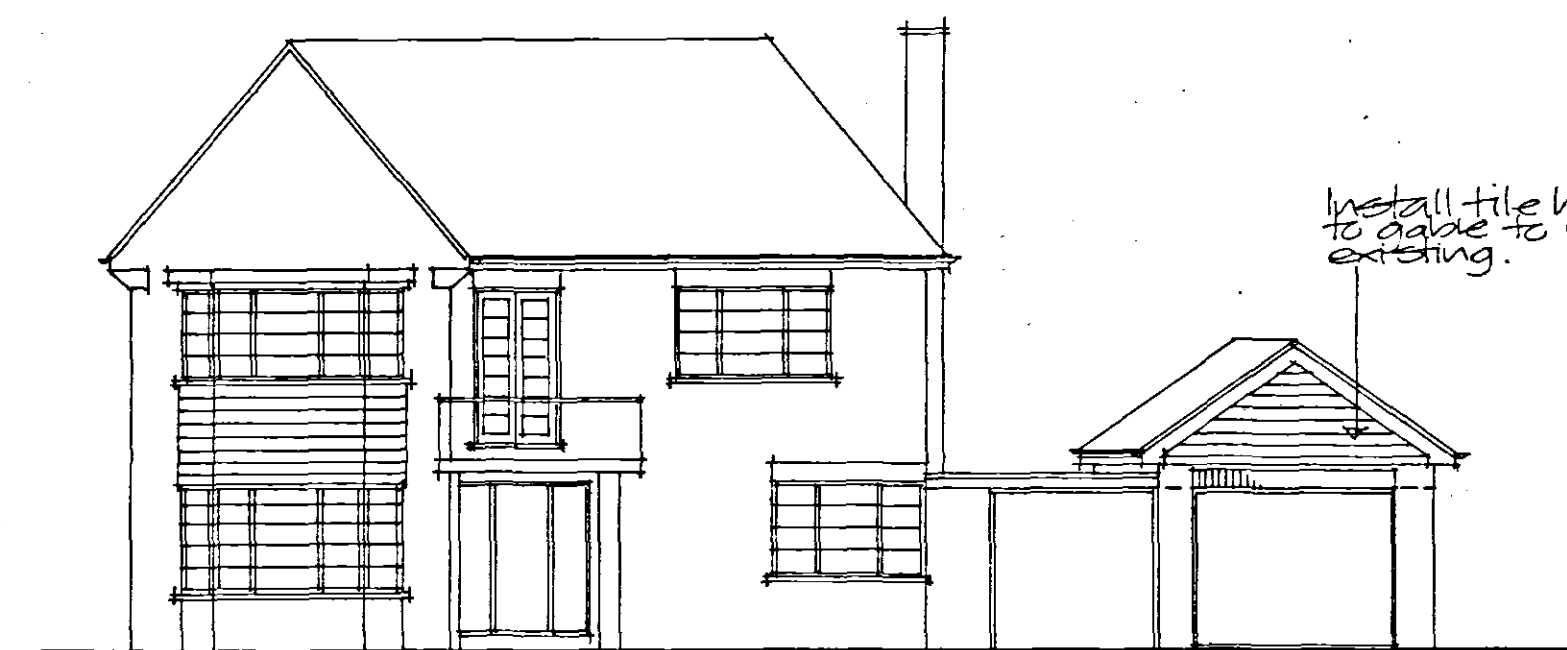
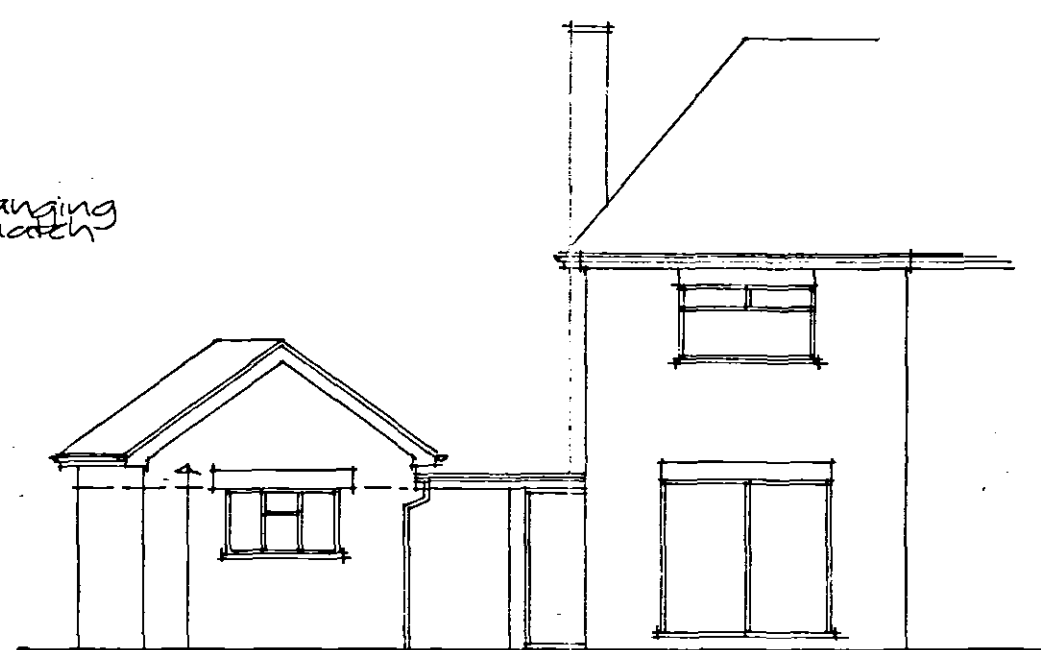
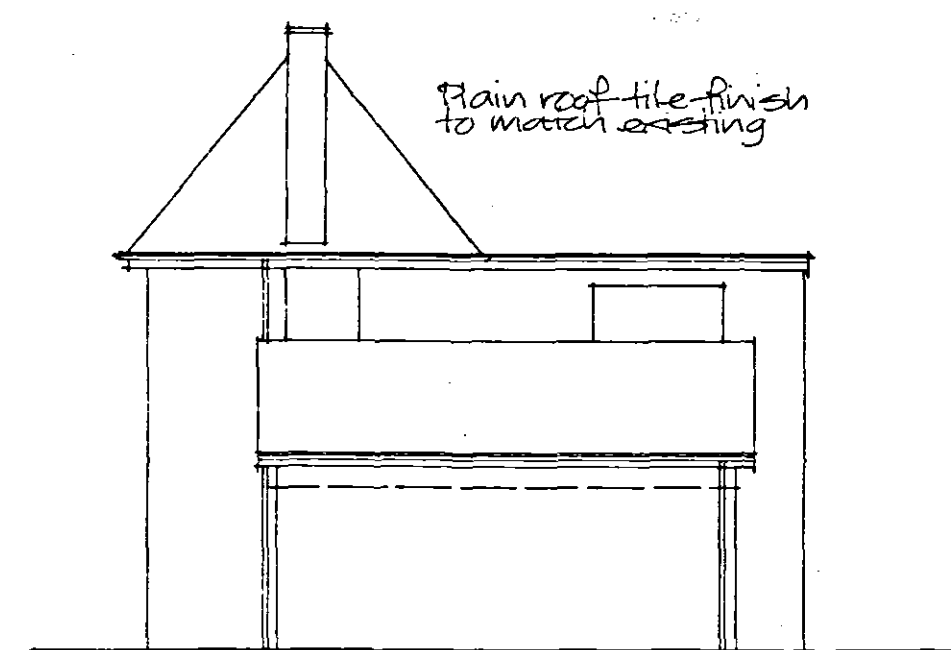




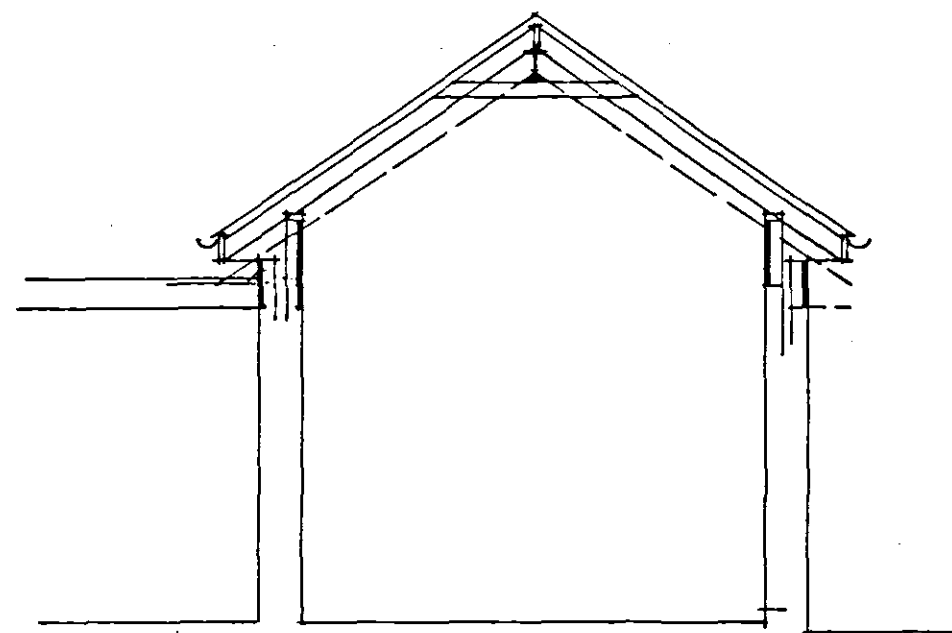
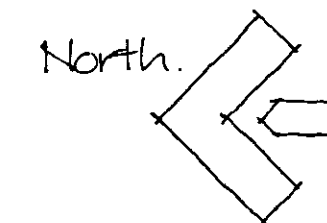
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION



LOCATION PLAN Scale 1:1250

Roof construction:

Install plain tiles to match existing. Tiles to be installed at 35 degrees and are to be installed to manufacturers recommendations. Tiles are to be installed on 25x50 fully treated battens on Proctor Roofshield or similar breathable sarking with eaves carrier on built up timber roof structure formed of:
47x100 rafters at max. 400mm cts.
32x150 ridge beam supported on top of new steel beam.
50x100 wall plates
25x100 collars to ridge.
The eaves are to be constructed to be similar to existing. No roof void vents are required.
All structural timber to be grade SC3 marked dry or kiln dry.
Install 30x5mm mild steel straps at average 1800mm cts. Between roof structure and external walls. Straps to be installed at ceiling level and at slope of roof.
Roof finish to existing flat roof dressed into new brickwork with upstand.
Install 203x102x23 UB at ridge level supported on front and rear gable walls.

Gutters, rainwater downpipes and stormwater drains:

Install approx. 112mm dia. half round UPVC gutters to be similar to existing connected to existing and new downpipes. New approx. 68mm dia. downpipe connected to new soakpit with 110mm dia. UPVC drains bedded on 100mm peagravel to fall to soakpit min. 1 metre cube at least 5 metres from building.

Cavity walls:

Extend height of existing cavity wall by 4 courses externally with approx. 103mm thick facing brick externally except where tile hanging installed and 100mm thick Hemelite standard or similar concrete blockwork internally and behind tile hanging. Wall thickness approx. 280mm.
Install one row of stainless steel wall ties at 900mm cts. Horizontally.
Install tile hanging to front gable to match other tile hanging on front elevation. Hanging tiles supported on 25x50 fully treated horizontal battens with larger tilting batten at base.

Foundations:

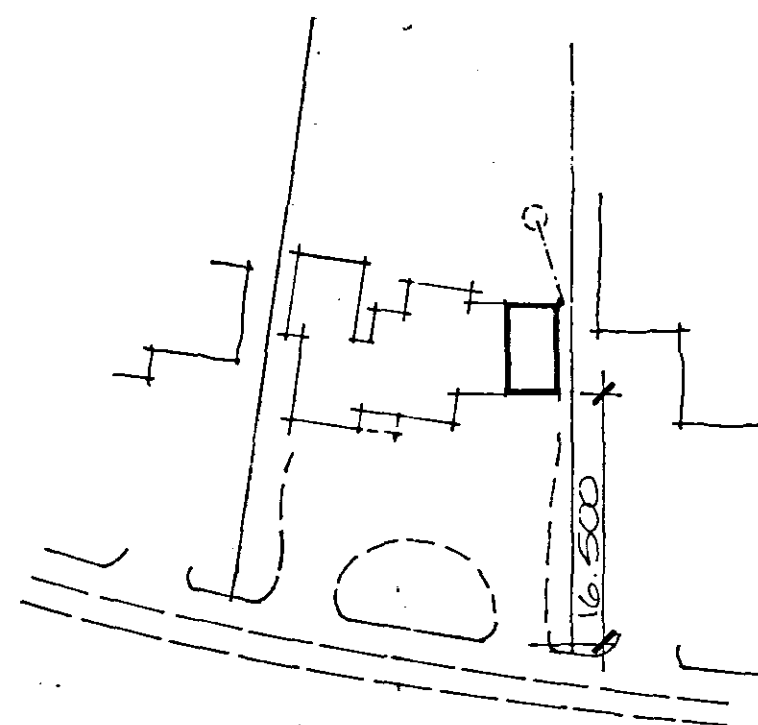
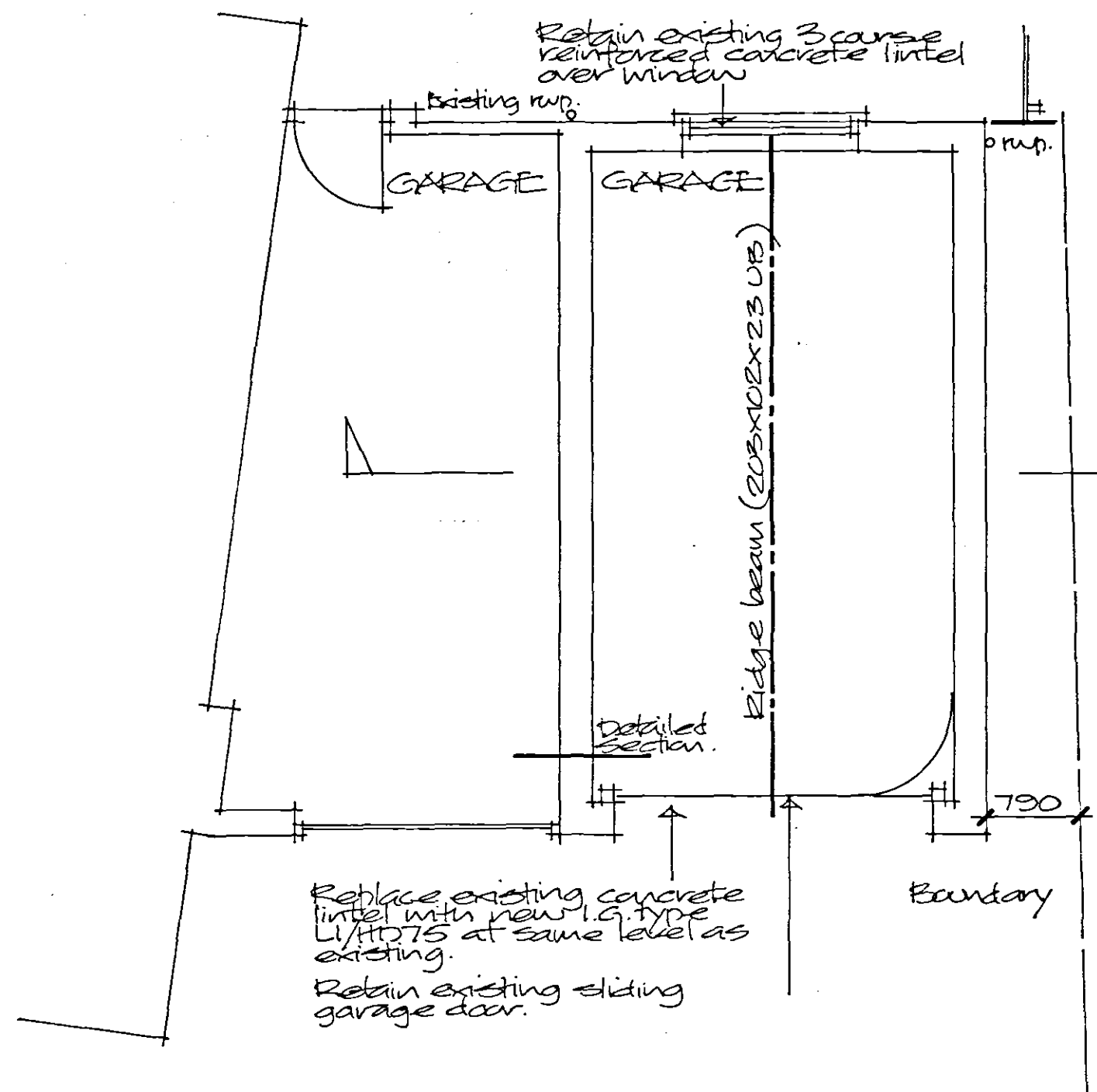
Check existing foundations for suitability.

Lintels:

Install IG type L1/HD75 steel lintel with cavity tray DPC to main garage door.

Lighting:

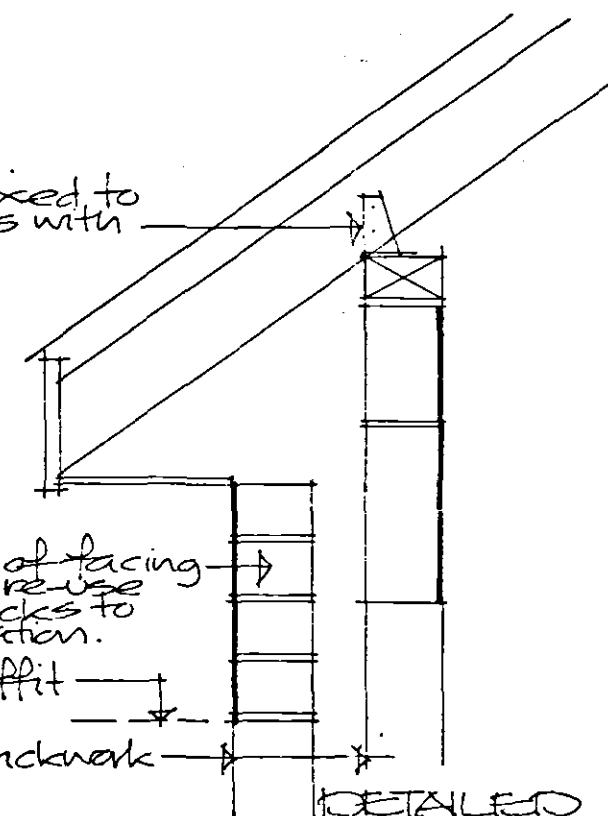
Install low energy light fittings.



BLOCK PLAN Scale 1:500

Rafters fixed to wall plates with truss clips

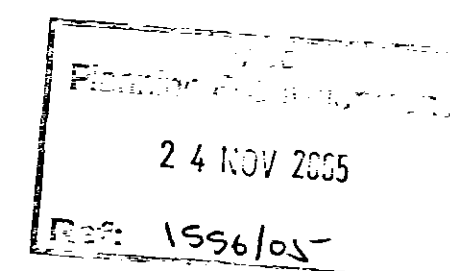
4 courses of facing brickwork, re-use existing bricks to front elevation.
Existing soffit level.
Existing brickwork



DETAILED EAVES SECTION.

AMENDED PLAN

Ref. A1



PROPOSED ALTERATIONS TO
EXISTING GARAGE
130 PINCHBECK ROAD, SPALDING.
MR & MRS J BEMBRIDGE

**BROADGATE
BUILDERS LTD**

The Race Ground
Spalding
Lincolnshire
Scales 1:50 / 1:100
November 05