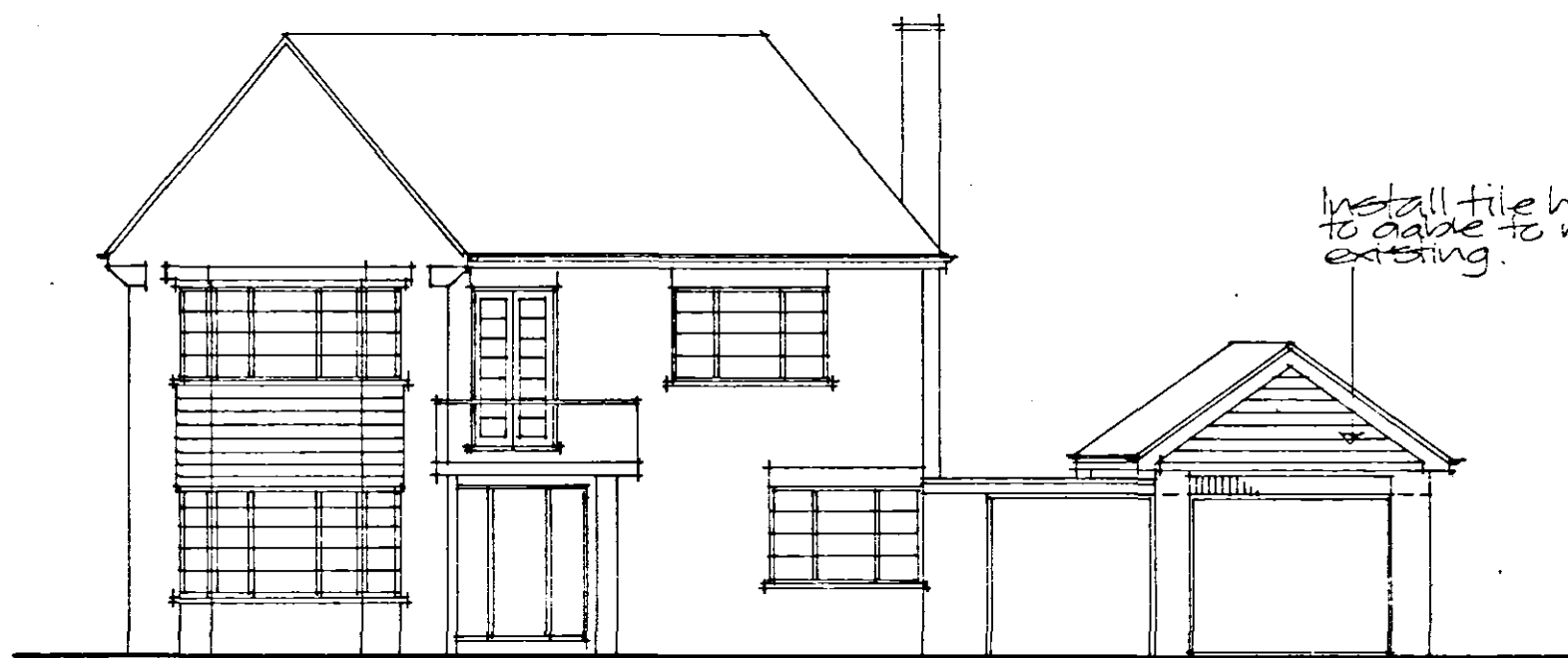
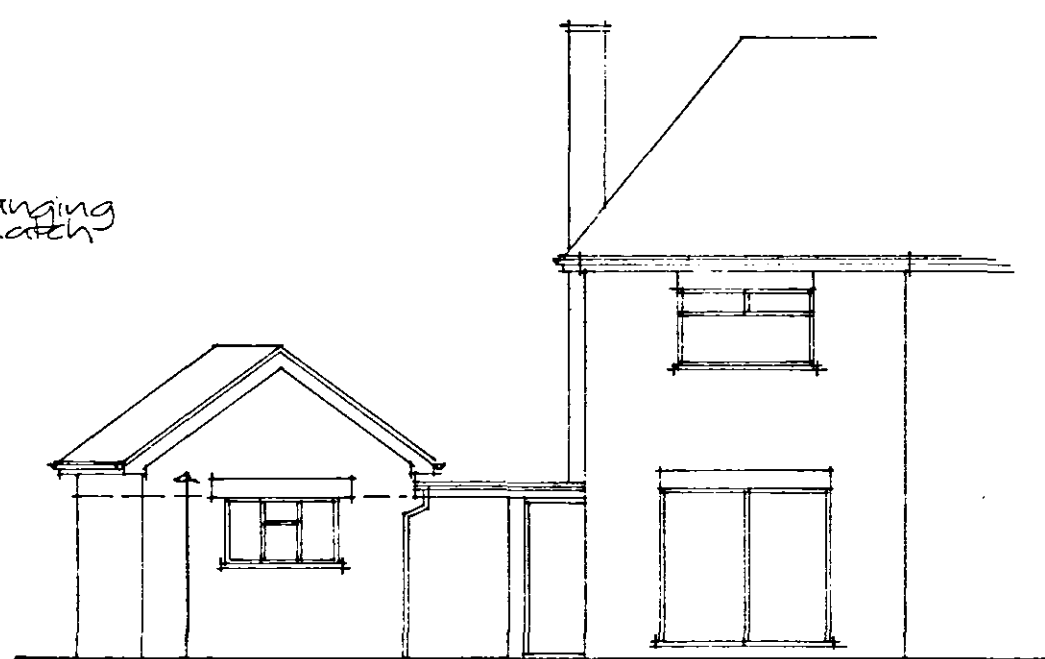




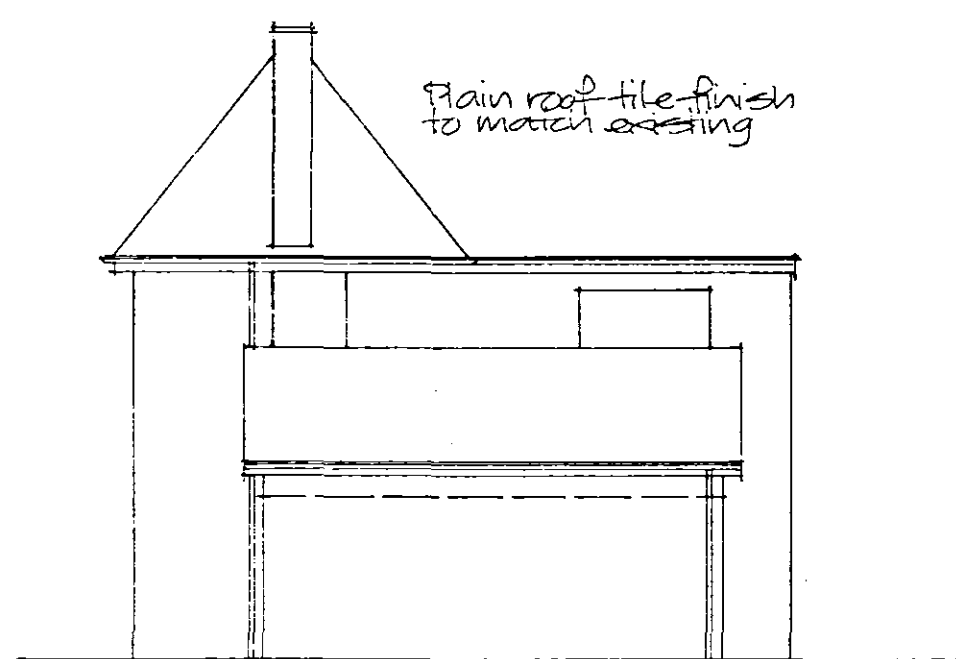
FRONT ELEVATION

Install tile hanging to gable to match existing.



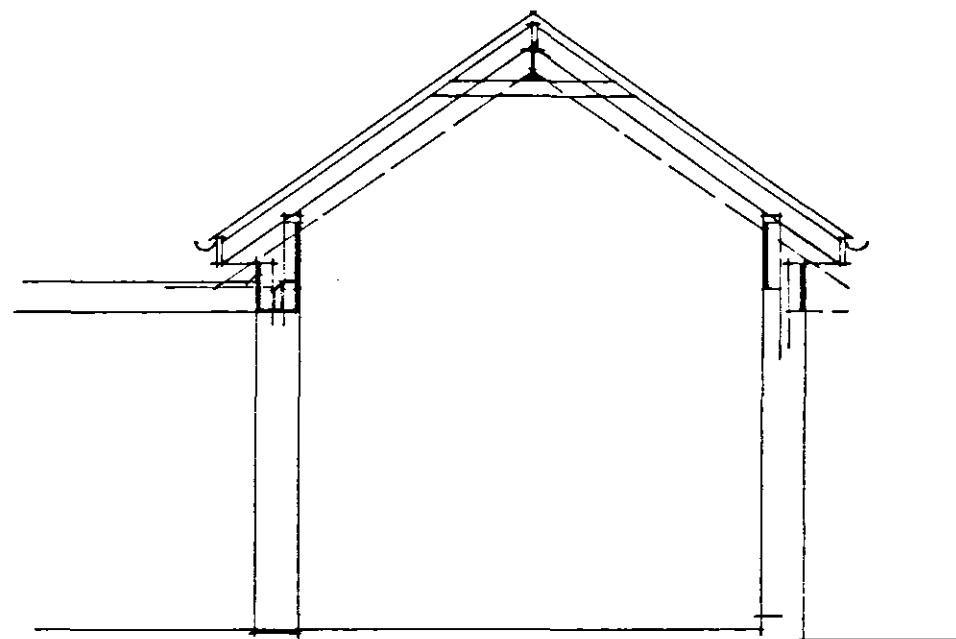
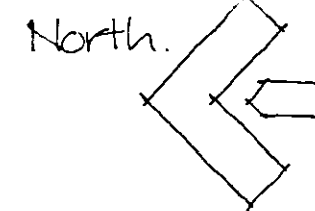
REAR ELEVATION

New facing brick to match existing.

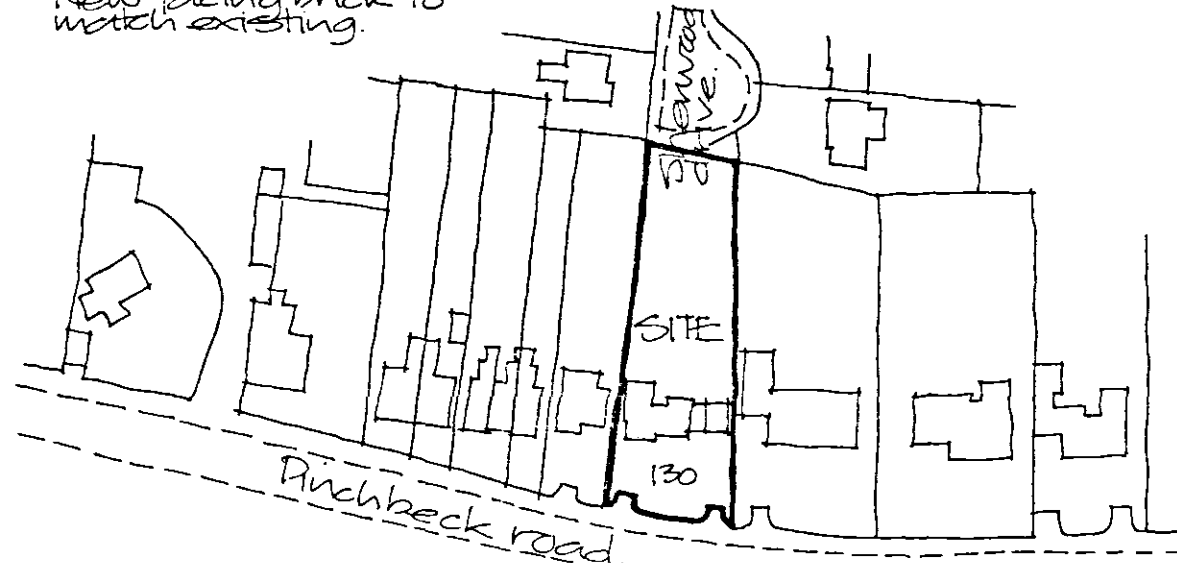


SIDE ELEVATION

Plain roof tile finish to match existing



SECTION



LOCATION PLAN Scale 1:250

Roof construction:

Install plain tiles to match existing. Tiles are 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 pea gravel 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:

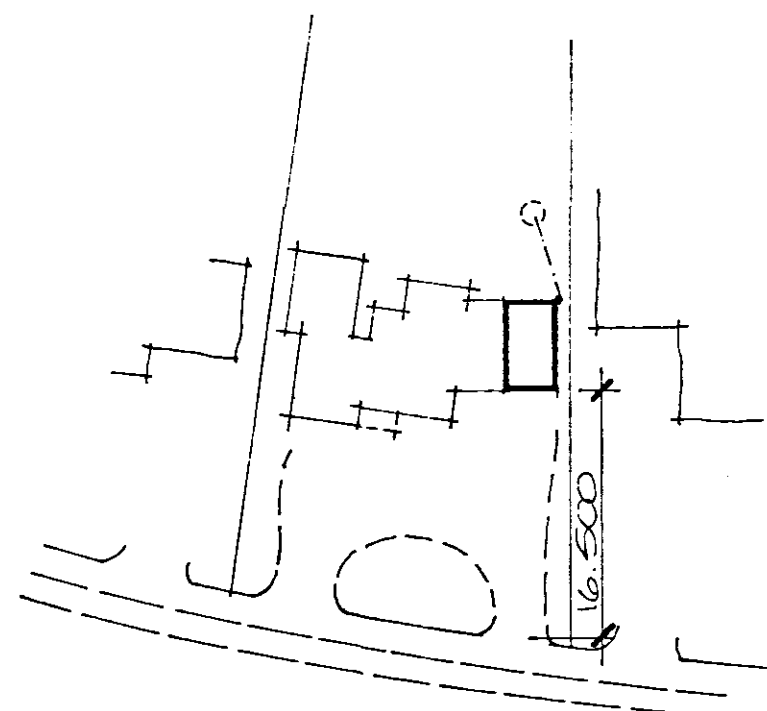
Check existing foundations for suitability.

Lintels:

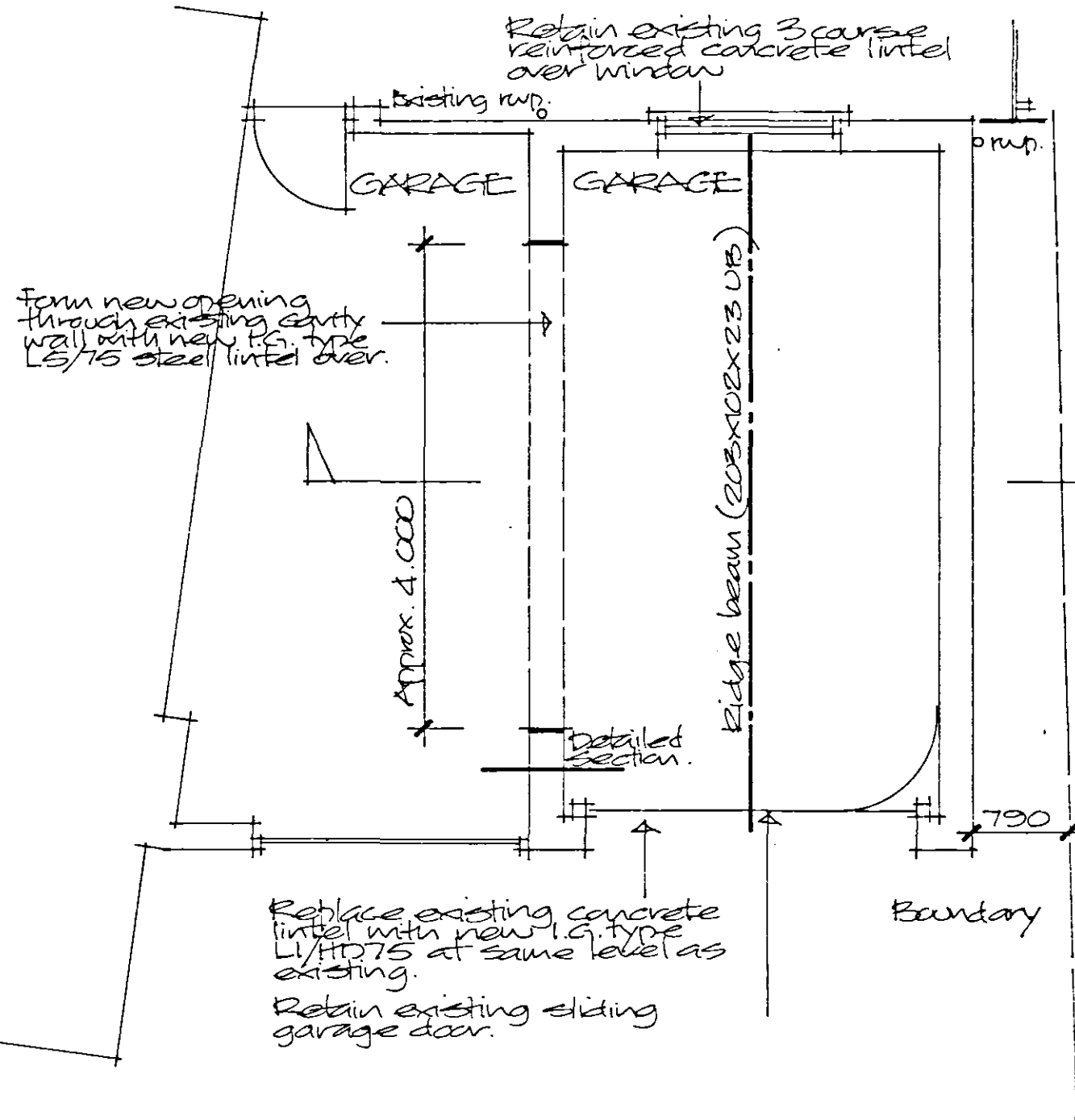
Install IG type L1/HD75 steel lintel with cavity tray DPC to main garage door and type L5/75 to new opening between garages.

Lighting:

Install low energy light fittings.



BLOCK PLAN Scale 1:500



Retain existing 3 course reinforced concrete lintel over window

Existing rwp.

GARAGE

GARAGE

Ridge beam (203x102x23 UB)

Detailed section.

Approx. 4.000

Boundary

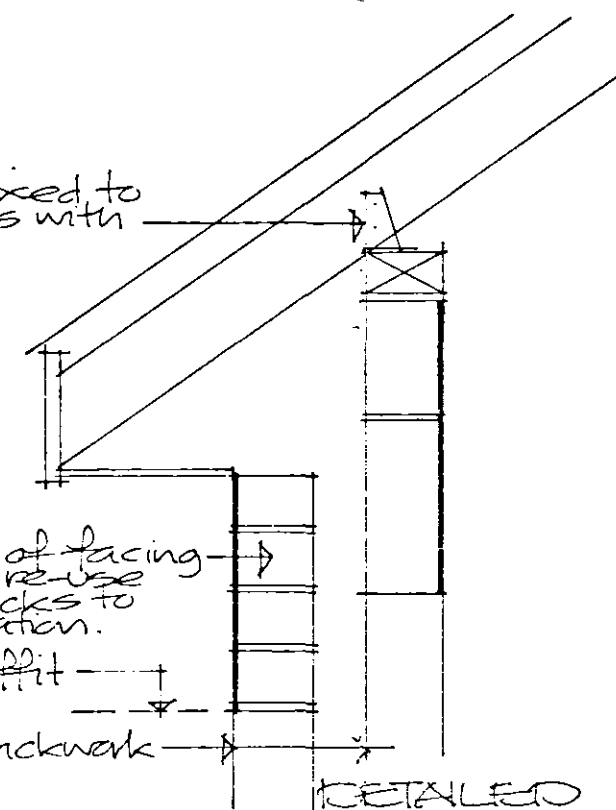
Replace existing concrete lintel with new L.G. type L1/HD75 at same level as existing.
 Retain existing sliding garage door.

Rafters fixed to wall plates with tuss clips

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

Existing soffit level

Existing brickwork



DETAILED EAVES SECTION.

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

SUPERSEDED

BROADGATE BUILDERS LTD

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

SHDC
 PLANNING & DEVELOPMENT
 11 NOV 2005
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