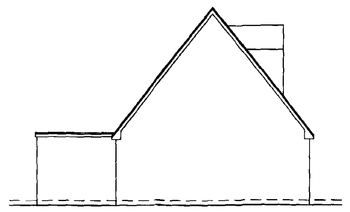
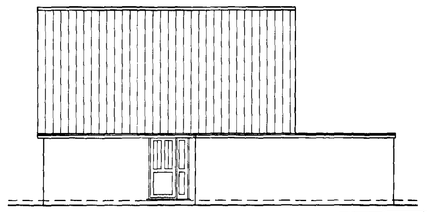


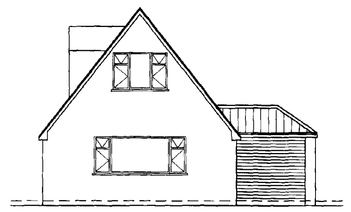
EXISTING FRONT ELEVATION



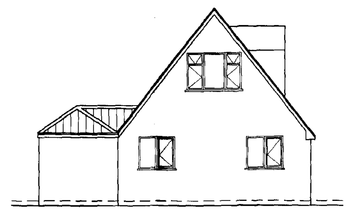
EXISTING REAR ELEVATION



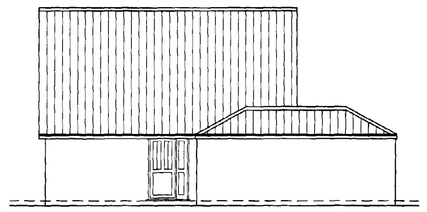
EXISTING SIDE ELEVATION



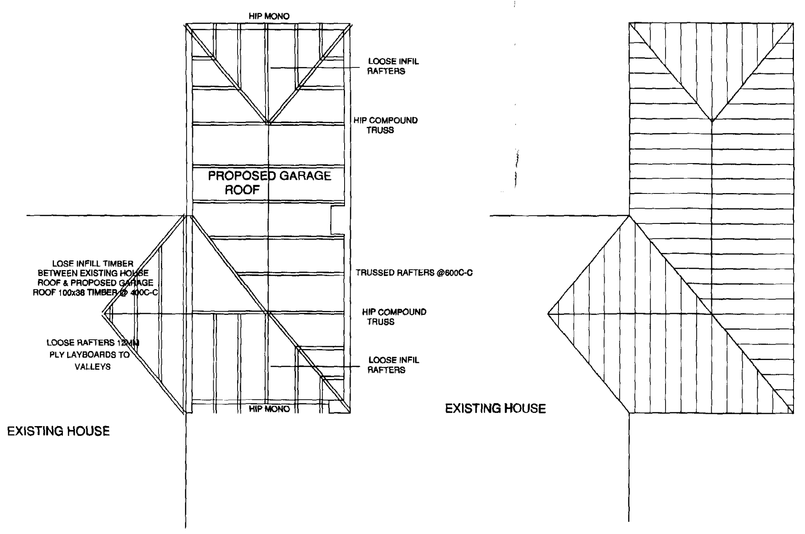
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

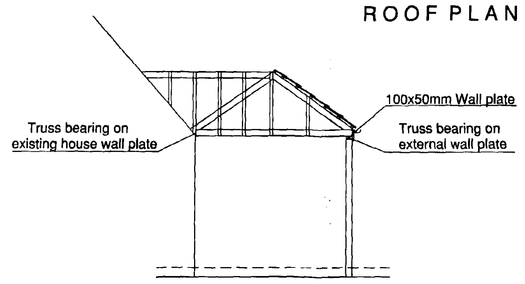


PROPOSED SIDE ELEVATION



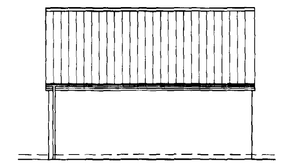
FLOOR PLAN

PROPOSED GARAGE ROOF PLAN

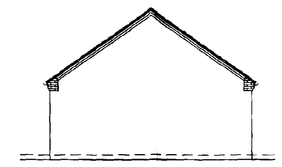


TYPICAL SECTION

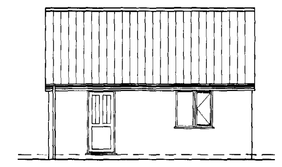
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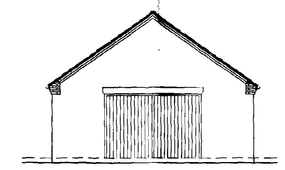
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

ROOF
Tiles laid to manufacturers instructions and specification on sarking felt and battens 22x38mm on 2x Trussed Rafters designed and fabricated to BS 5268 at 600mm c/c
Braced together to BS 5268 1988 pt3. 100x50mm binders at peak and ridge nodes and at plane of truss webs

Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch must be checked on site Manufacturers details/dimensions to be checked on site before ordering

Diagonal bracing 100x38mm running from eaves to inner binders on top of ceiling joists and inner truss plates78x100mm wall plates

Trusses fixed to 75x100mm sw wall plate with galvanised mi truss clips Plate strapped to Brickwork with Cavity straps 1200x5mm at 2m m.c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38

CEILINGS
One layer of 12.5mm Plasterboard and skim or Artex finish. All joints mocked/staggered

ELECTRICS
Electrical installation to comply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(asset to hatch).

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways c/w 5m from buildings.
Gutters 100mm square line UPVC. Down pipes in 65mm dia pvc

CEILINGS
One layer of 12.5mm Plasterboard and skim or Artex finish. All joints mocked/staggered

All structural timber to be in accordance with BS 4978
Timber grades either GS or by grade machine controls or SC4% or less and stamped KDs Dried (DRY or KD)

WALL
Outer leaf of Facing bricks,65mm cavity with 50mm Dupontglass kwastem .6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm serrulated blocks maximum density 1100kg/m

Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 13mm lightweight plaster. Cavity to extend min 150mm below dpc at perthwalls.

FLOOR.
Ground bearing floor slab
To BRE Specification vapeside soft.
100mm consolidated and blinded hardcore backfilled and rammed to internal foundations with 150mm Site Concrete

FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a doubtable nature,Out in all cases in full accordance with BS 8004 Foundations.
750mm wide to cavity walls, 600mm to internal walls.
Footing to be 250mm thick.Reinforced to soft spots as necessary

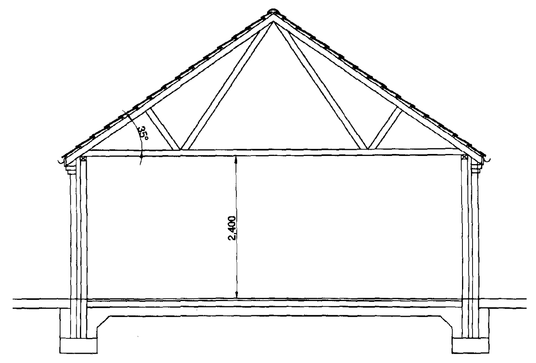
ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 22x38mm, on Trussed Rafters designed and fabricated to BS 5268 at 600mm c/c
Braced together to BS 5268 1988 pt3. 100x38mm binders at peak and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch must be checked on site Manufacturers details/dimensions to be checked on site before ordering

Diagonal bracing 100x38mm running from eaves to inner binders on top of ceiling joists and inner truss plates78x100mm wall plates

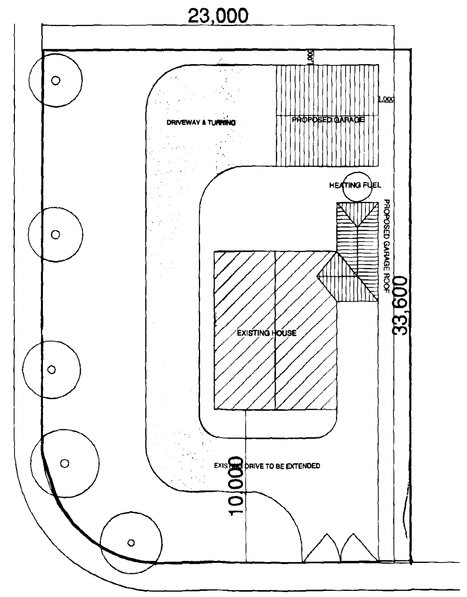
Trusses fixed to 75x100mm sw wall plate with galvanised mi truss clips Plate strapped to Brickwork with Cavity straps 1200x5mm at 2m m.c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38

D.P.M
Provide 1200g Polythene DPM over 150x2hardcore bd well up at sides and linked to DPC.

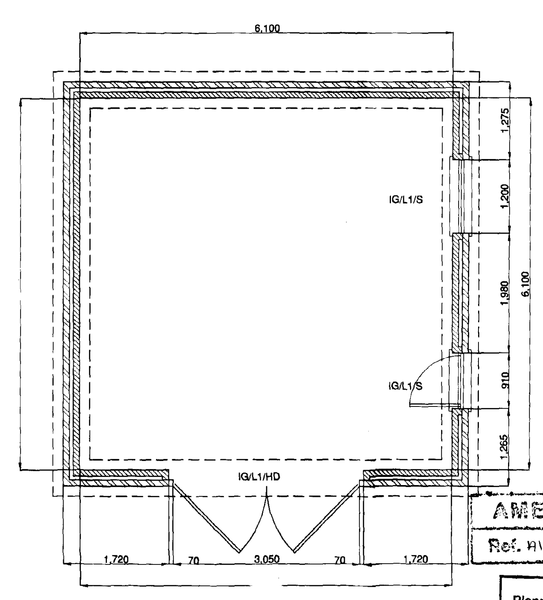
D.P.C
D.P.C linked fully Lead or similar dpc min 150mm above finished ground level that is clear of all openings in cavity walls. Pay d.p.c over all D.P.Lintels with weepholes to outer leaf.
Dpc,s to reveals



TYPICAL SECTION



BLOCK PLAN



FLOOR PLAN

AMENDED PLAN
Ref. H1

SHDC
Planning & Development
27 SEP 2002
Ref 1136/99

DAVID BROKER DESIG
SERVICES
2000
CONCEPT
ARCHITECTURE
COMPUTER AIDED DESI

CLIENT
MRS T SANDS
NO 1 CROSS ROAD SUTTON ST EDMONDS

LOCATION PLAN 1-2500
REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID
DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR O
ORDNANCE SURVEY.FOR BUSINESS USE. LICENCE No AR 37
HEALTH AND SAFETY C.D.M REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SU
CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH
IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PRO

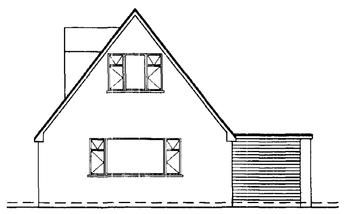
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DRAWING No 1 OF
SCALE 1=50 1=100 1=200
DATE
DRAWN M.D.BROKER
PROPOSED NEW GARAGE
FLOOR PLANS & ELEVATIONS
& New garage roof

Issued
Revisions

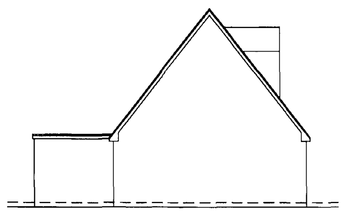
ARCHITECTURAL TECHNICIAN
DANBROOKE HOUSE STATION R
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421 Facsimile 01945410

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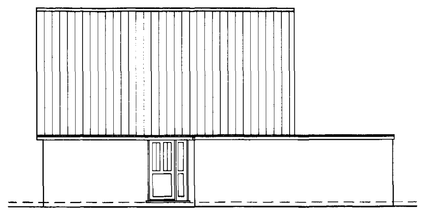
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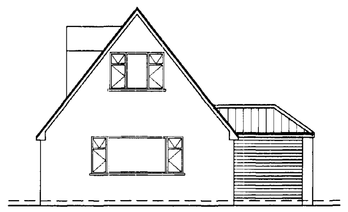
EXISTING FRONT ELEVATION



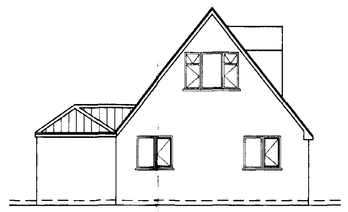
EXISTING REAR ELEVATION



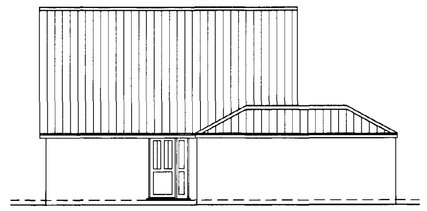
EXISTING SIDE ELEVATION



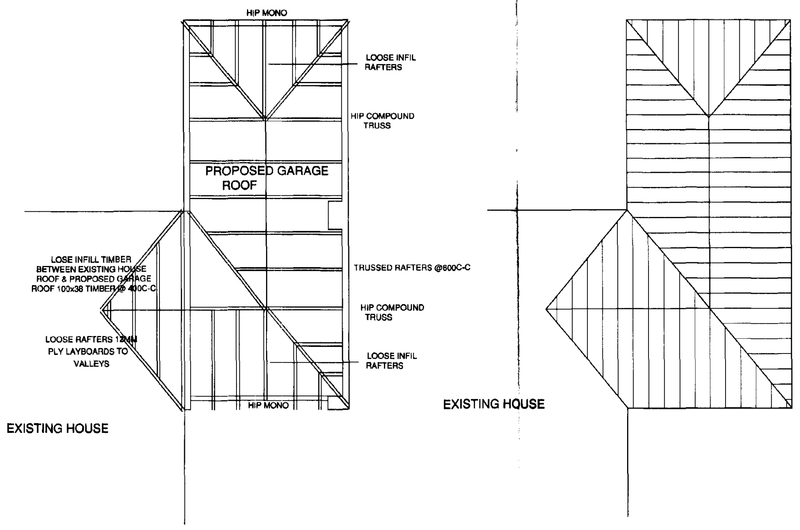
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

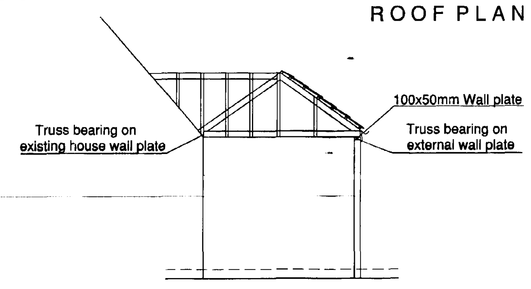


PROPOSED SIDE ELEVATION



FLOOR PLAN

PROPOSED GARAGE ROOF PLAN



TYPICAL SECTION

ROOF
Tiles laid to manufacturers instructions and specification on ea/long felt and tile battens 25x38mm, on Trussed Rafters designed and fabricated to BS.5268.1983 pt3. 100x38mm timbers at joint and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site Manufacturers details/dimensions to be checked on site before ordering
Diagonal bracing 100x25mm running from eaves to three binders on top of ceiling joists and inner truss plane.75x150mm wall plates
Trusses fixed to 75x100mm ew wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m.c/c Rafters strapped to gables with 1500x5mm straps spanning min 3no rafters and fixed to 75x38

CEILINGS
One layer of 12.5mm Plasterboard and skim or Artex finish.
All joints moduled/staggered

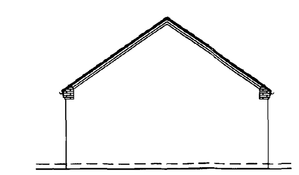
ELECTRICS
Electrical installation to comply with 15th Edition IEE wiring regulations.Safe provide lighting in roof space for safe access and working to roof terms(close to hatch).

STORM DRAINS
All drains as specified,but installers are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site
soakaways min 5m from buildings.
Gutters 100mm square line UPVC. Down pipes in 65mm dia pvc.

CEILINGS
One layer of 12.5mm Plasterboard and skim or Artex finish.
All joints moduled/staggered

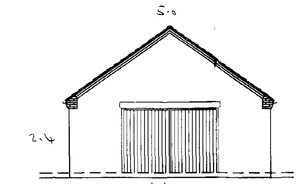
All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less
and stamped Kiln Dried (DRY or KD)

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION

WALL:
Outer leaf of Facing bricks,40mm cavity with 50mm Supergloss insulation, 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerrated blocks maximum density 1100kg/m

Inner face of all blockwork rendered and skimmed, Internal faces of steel lintels to be covered with min 10mm lightweight plaster.
Cavity to extend min 150mm below dpc at perthers.

FLOOR
Ground bearing floor slab.
Strip back 150mm approx vegetable soil
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations with 150mm Site Concrete

FOUNDATIONS
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature,but in all cases in full compliance with Soil report recommendations
750mm wide to cavity walls, 600mm to internal walls.
Fourcrete to be 250mm thick,Reinforced to suit spans as necessary

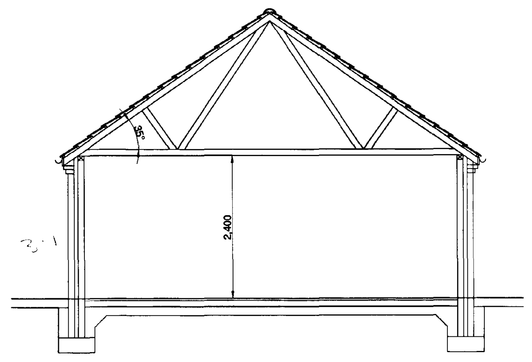
D.P.M
Provide 1200g Polythene DPM over floor hardcore turned up at sides and linked to DPC.

D.P.C
Install Asbestingh Lead or similar dpc min 150mm above finished ground level to inside faces of all openings to cavity walls.Tray dpc over all DG Lintels with weepholes to outer leaf.
Dpcs to reveals

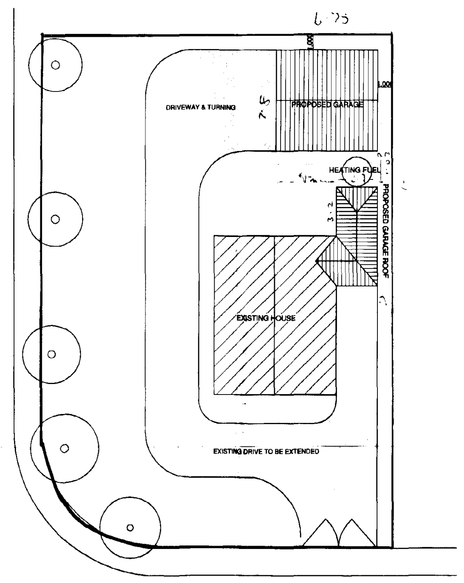
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Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site Manufacturers details/dimensions to be checked on site before ordering

Diagonal bracing 100x25mm running from eaves to three binders on top of ceiling joists and inner truss plane.75x150mm wall plates

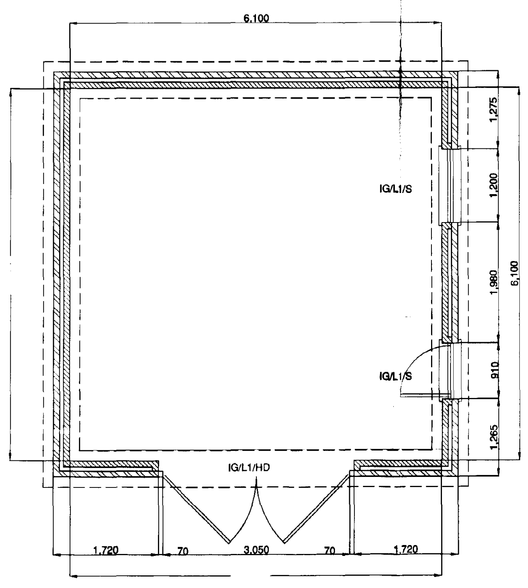
Trusses fixed to 75x100mm ew wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m.c/c Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38



TYPICAL SECTION



BLOCK PLAN



FLOOR PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
-9 NOV 1999
P+E 1124/99

DETERMINED
PLAN

DAVID BROKER DESIGN SERVICES
2000
CONCEPT
ARCHITECTURE
COMPUTER AIDED DESIGN

CLIENT
MRS T SANDS
NO 1 CROSS ROAD SUTTON ST EDMONDS

LOCATION PLAN 1-2500
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HEALTH AND SAFETY C.D.M. REGULATIONS 1995
THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT.

DRAWING/FILE No T SANDS
DRAWING No 1 OF
SCALE 1=50 1=100 1=200
DATE
DRAWN M.D.BROKER
PROPOSED NEW GARAGE
FLOOR PLANS & ELEVATIONS
* New garage roof

Issued
Revisions

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
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Telephone 01945410421 Facsimile 01945410400

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