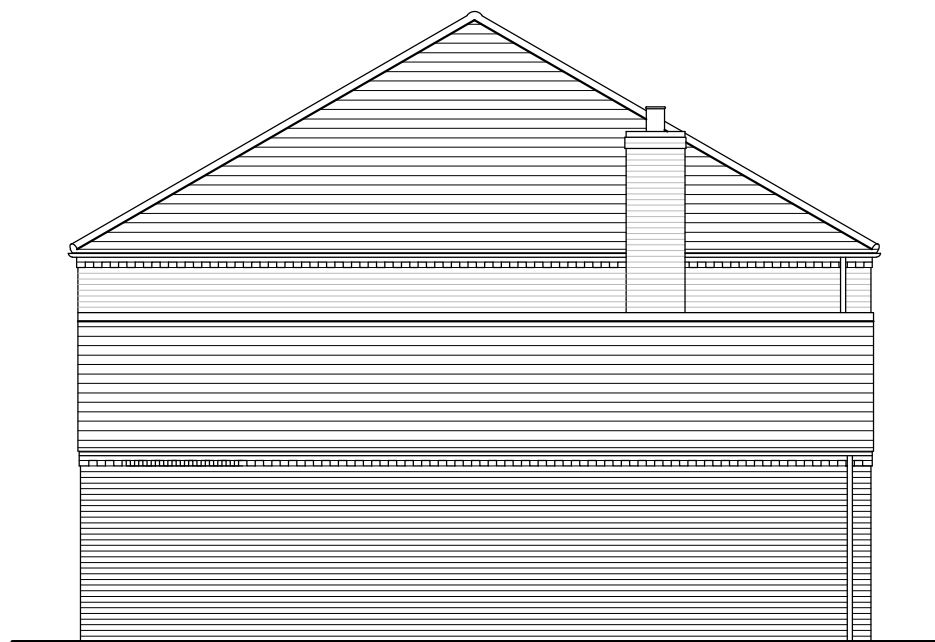
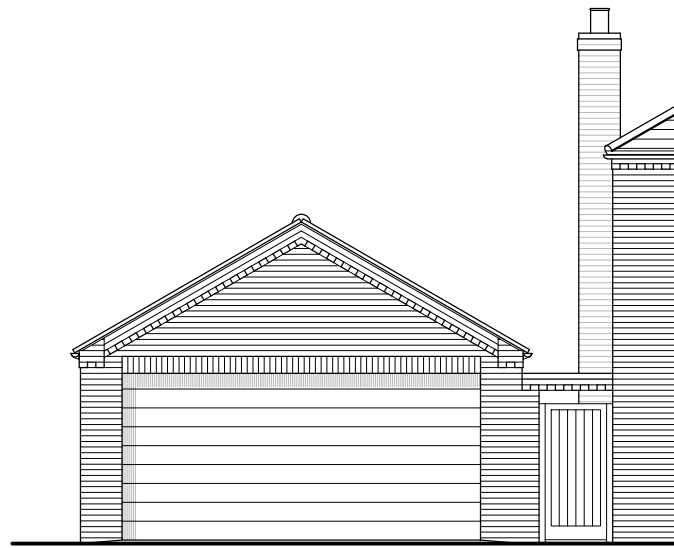
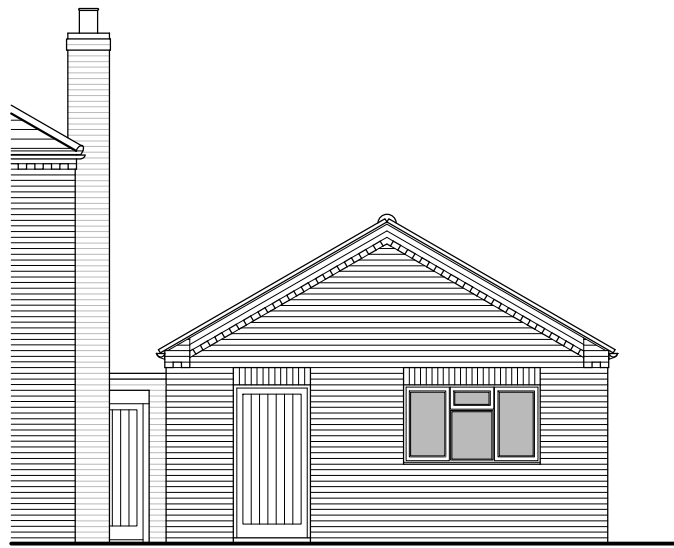




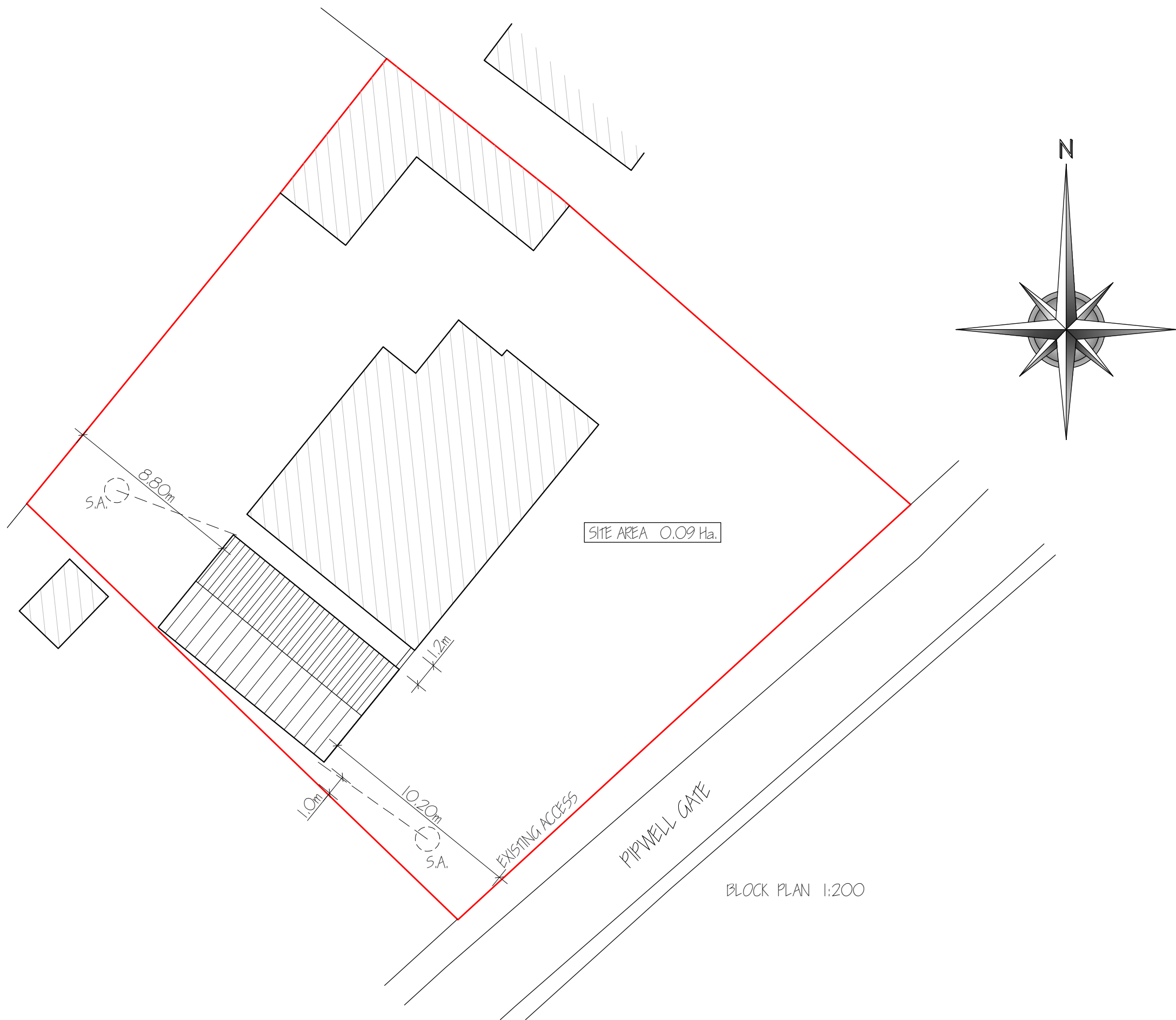
SOUTH - WEST ELEVATION



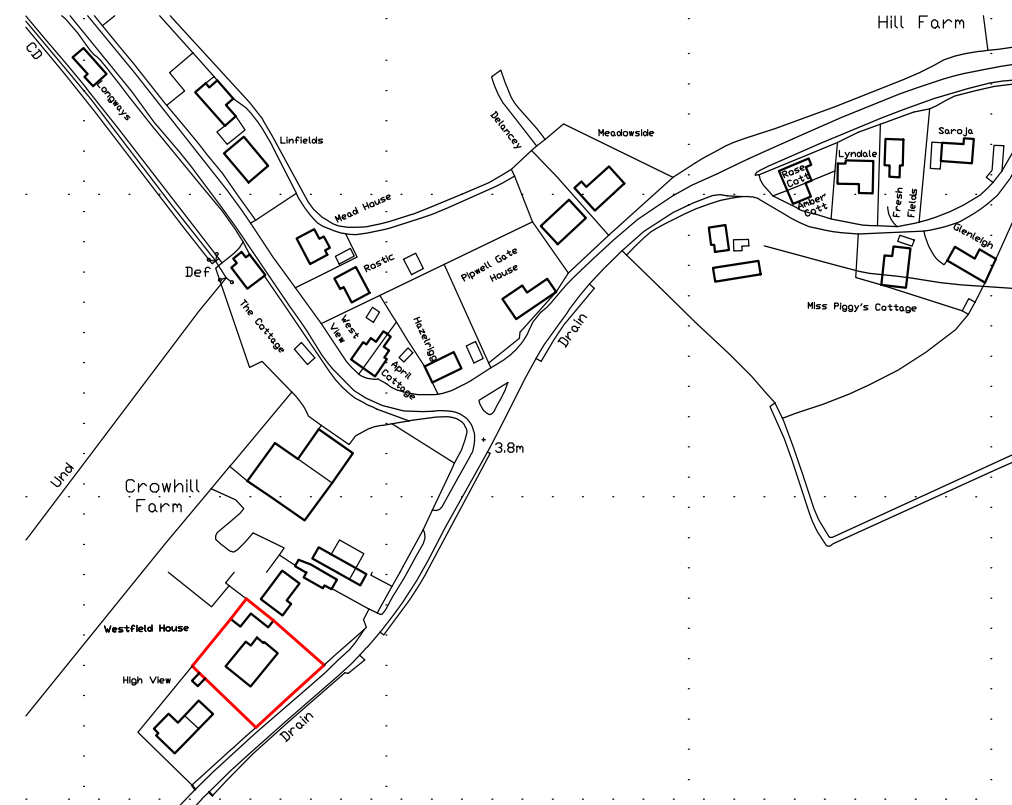
SOUTH - EAST ELEVATION



NORTH - WEST ELEVATION



BLOCK PLAN 1:200



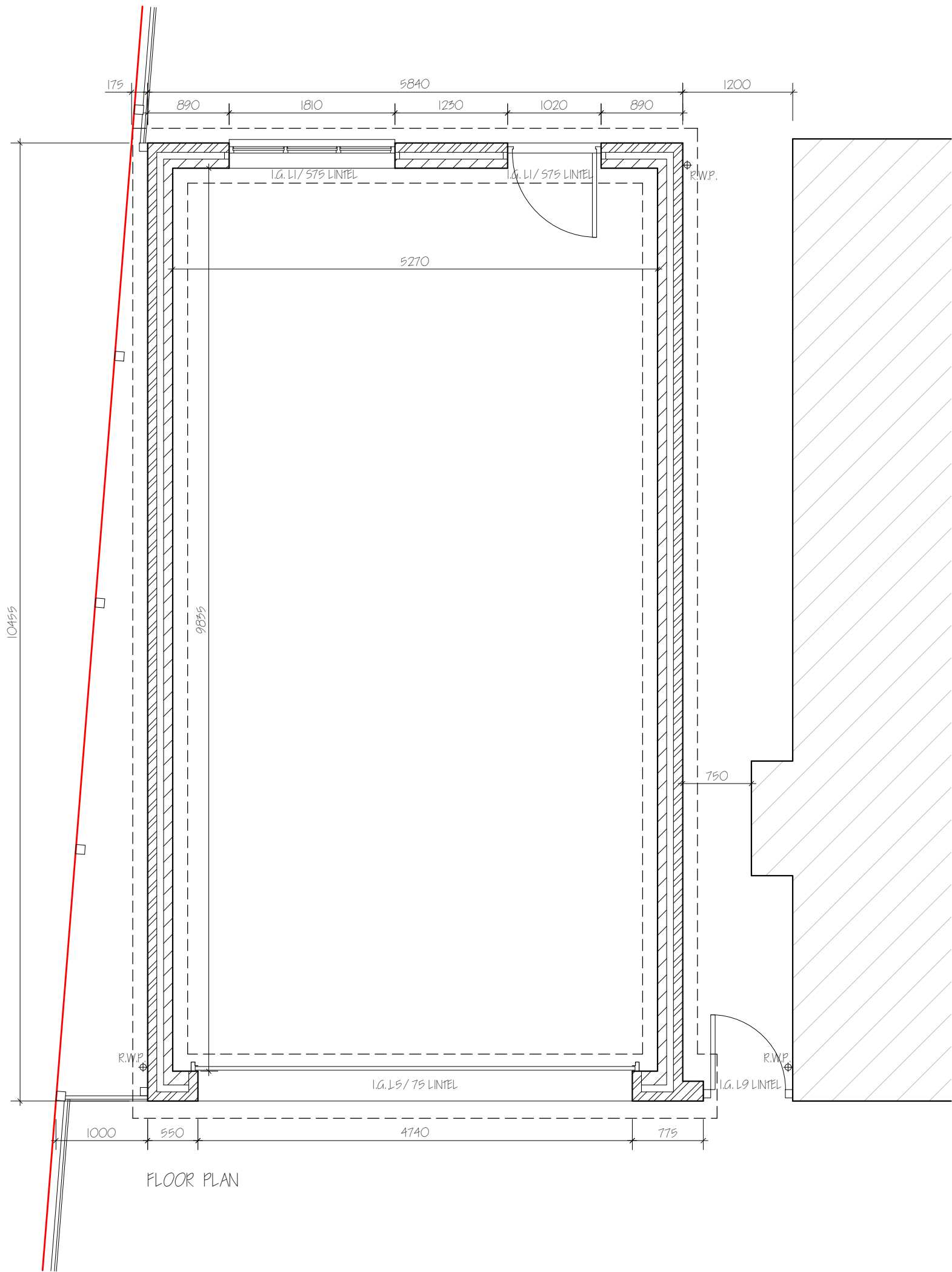
LOCATION PLAN 1:2500

LIMITATIONS:
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used for any other purpose than above. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

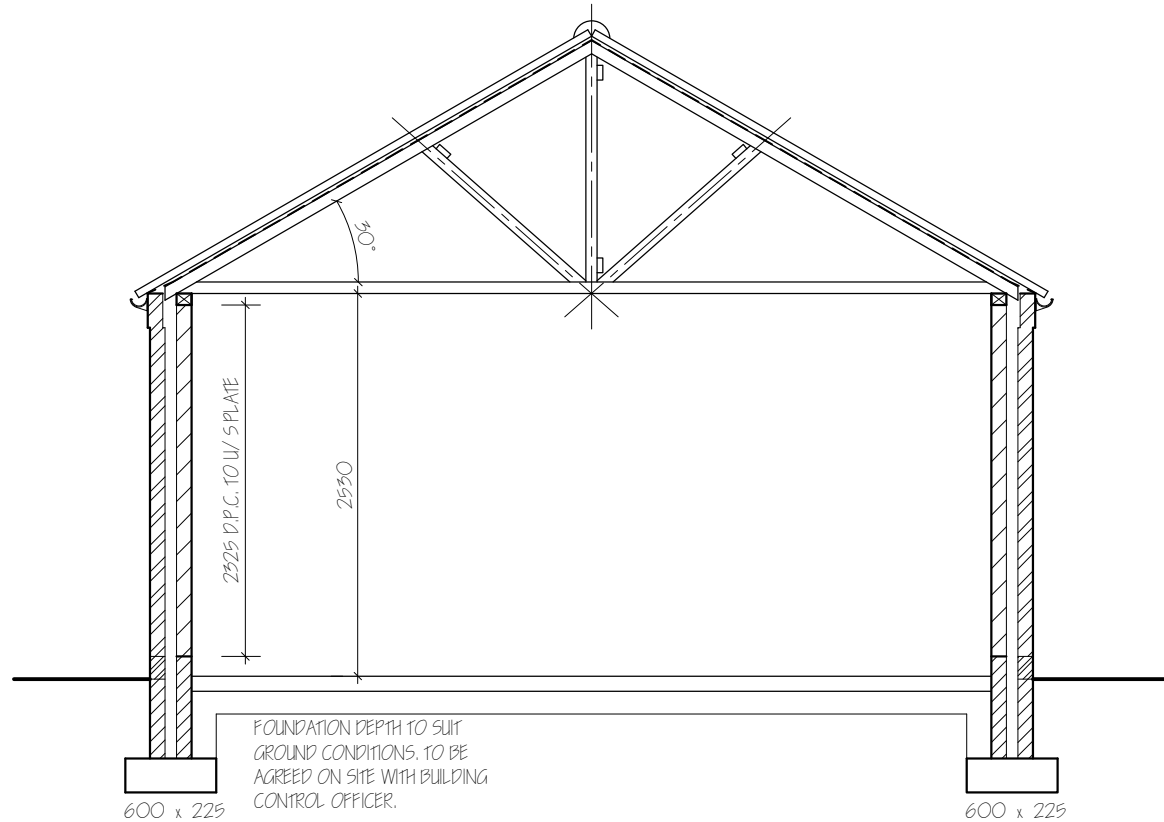
COPYRIGHT RESERVED:
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STANDARDS:
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY:
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS:
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



FLOOR PLAN



SECTION

PITCHED ROOF CONSTRUCTION.
Concrete interlocking tiles to BS EN 490:2011. Laid in accordance with BS 5554:2014 on 25 x 38 softwood treated battens on bwek® supro PBA certificate: 05/ 4548 or similar over rafter unsupported breather membrane fitted in full accordance with manufacturers instructions in all cases to be lapped by 150mm vertically, and 300mm horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in BS 5554:2014 Pt 2. Two-plate specialist made prefabricated roof trusses to comply with BS 5554:2014 part 3:1988. TRUSSES TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. 38 x 100 ridge node brider 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 2.5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bracing beneath straps: 50 x 100 wall plate bedded on sand and cement. Fit 'Glidecrete FV100' vent to eaves. All structural timber to be min. SC5 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

Ceilings / INSULATION.
Roof Level: Flat ceiling lay 300mm total thickness of Knauf Earthwool Loft Roll 400 glass mineral wool insulation. 100mm between joists & 200mm over joists. 15mm Gypoc wallboard with skim finish.
'U' value of 0.13 W/m2K.
Ensure 50mm air gap over all insulation. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 plastered steps: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablette to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
285 cavity walling to consist of face brickwork to BS 3921:1974 for clay bricks and BS 187:1978 for calcium silicate bricks. 100mm cavity. Build into cavity 85mm lower H1 Cav 52 (Thermal Conductivity 0.052W/mK) or similar cavity wall batt insulation in accord. with makers instructions and agreement cert. No.90/ 2465. 100mm Tarmac Toplite Standard 5.6 1/2" m2 (Thermal Conductivity 0.16W/mK) or similar solid insulation blocks or similar.
'U' value 0.28 W/m2K.
Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to BS EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 121 Movement joints to be installed in blockwork in accordance with BS 5623 pt. 3:1985.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site: Concrete mix (EN1) in non aggressive soils and FND2 mix in sulphate bearing soils to BS 5523: pt1 1991 on 150mm blinbed and consolidated hardcore

FOUNDATIONS.
Under 285 cavity walls as shown provide strip concrete foundations 225 x 600 all (EN5) mix to BS 5523: pt1 1991. All Foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. In all cases foundations are to be designed in accord with NHP.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

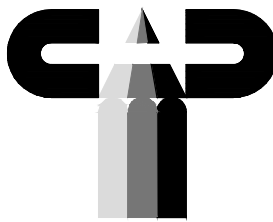
SUB STRUCTURE WALLING.
100mm dense concrete blocks to BS 6073 pt1 1988. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be P.L. quality.

LINELS.
All lintels to be as manufactured by Messrs. LG Limited LG Hi-Therm or similar and to be installed in accordance with makers' instructions, all to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to C.P. 121. Lintels in garage to be underlined with 12.7 Fire line board or resene 12mm render and skim. Provide Pwp and weep holes and stop ends to cavity tray

SURFACE WATER DRAINAGE.
112mm dia. half round rainwater gutters to 68mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
All electrical switches, socket outlets to be positioned at appropriate heights between 450mm & 1200mm from F.F.I.
Electrical consumer units to be positioned so that switches are mounted between 1350mm & 1450mm above F.F.I.
Prior to completion of the works the Local Authority must be satisfied that either:
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES				
revision	date	init.	revision details.	



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Client.	MR & MRS C WOODS
Project.	PROPOSED DOMESTIC GARAGE WESTFIELD HOUSE PIPWELL GATE SARACENS HEAD PE12 8BA
Drawing.	

Scale	1:50	Drawing No.	2006-01
Date.	JUNE '20	Drawn.	J.C.