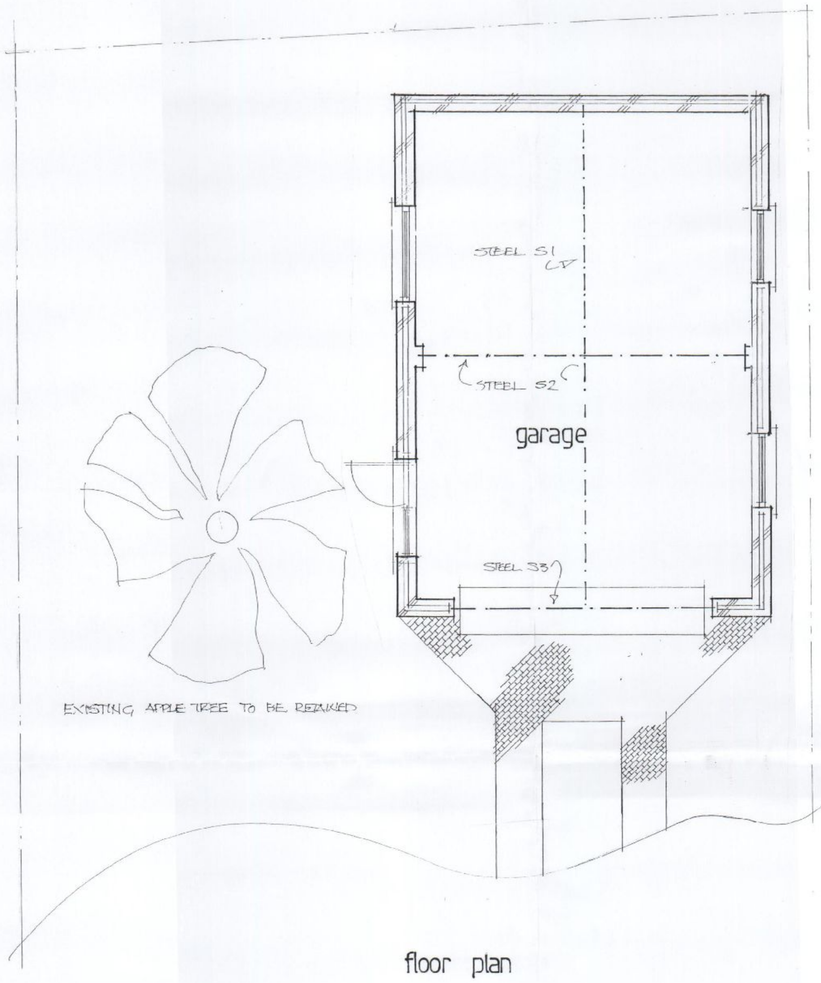
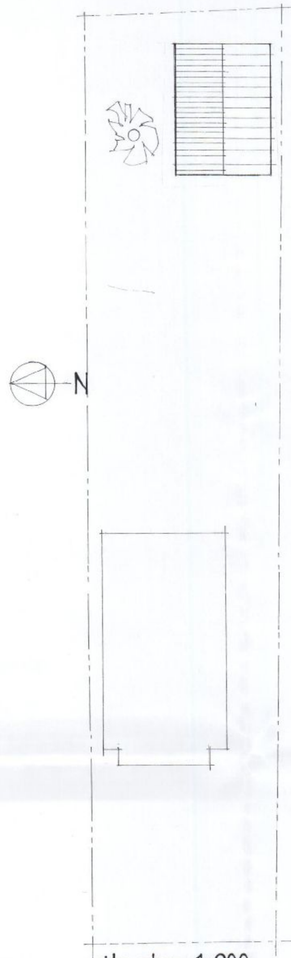
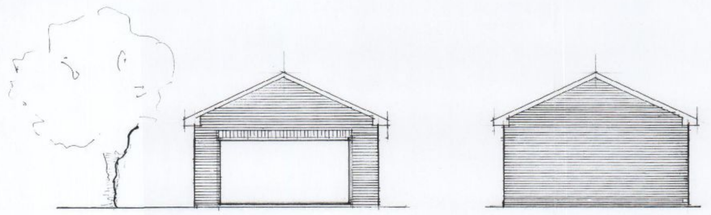


floor plan

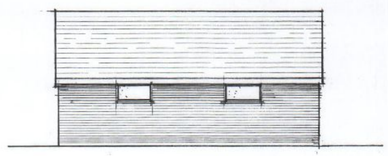


site plan 1:200



front

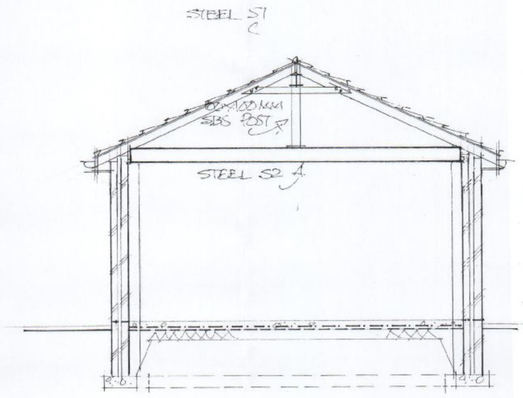
rear



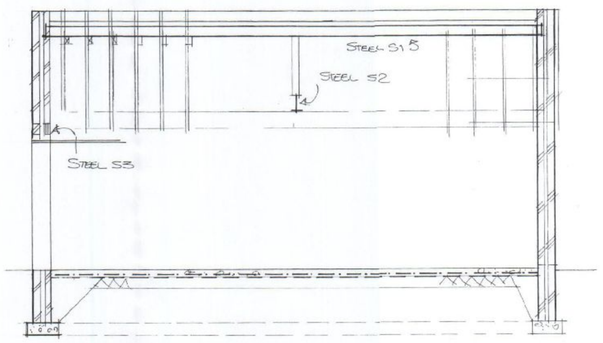
side



side



section a:a



section b:b

Foundations: concrete strip, 600mmx225mm at minimum depth of 1 metre or to suit local ground conditions (in clay soil minimum depth 1.2metres).

Floor: 150mm thick concrete reinforced with A142 mesh on 1200g DPM on 50mm sand blinding on 150mm well compacted hardcore.

External walls: Face brickwork to match existing on house, 50mm cavity with 100mm concrete block inner skin. Close cavities at eves with non combustible material. Wall ties to at 750mm ctrs horizontally and 450mm ctrs vertically. Catnic or similar lintels over openings

Steelwork: See structural calcs for sizes. Minimum bearing 100mm on concrete padstones.Length of steel to be site measured to include bearings.

Roof: Slates to match house on treated battens on roofing felt on 125mm x 50mm joists at 400mm ctrs on 225mm x 50mm ceiling quarters/ ties at 1200mm ctrs.

Electrical: all to be designed and installed , inspected and tested in accordance with BS7671 (IEE. 17th edition). The works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainware.

CONTRACTOR IS TO CONFIRM THAT ALL NECESSARY LOCAL AUTHORITY APPROVALS HAVE BEEN OBTAINED BEFORE COMMENCING WORKS. COMMENCEMENT OF ANY WORKS PRIOR TO THIS IS ENTIRELY AT THE CLIENTS/CONTRACTORS RISK. CHANGES TO THE SCHEME CARRIED OUT WITHOUT THE ARCHITECTS APPROVAL MAY INVALIDATE THEIR LIABILITY.

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR TIMBER DETAILS. THE CONTRACTOR IS TO SITE MEASURE ALL STRUCTURAL MEMBERS AND STAIRCASE, BEFORE ORDERING.

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY/ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE ARCHITECT.

Note:
All dimensions must be checked on site and not scaled from this drawing.
EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES.

B	APRIL 11	PLANNING AMENDMENT
A	APRIL 11	PLANNING AMENDMENT
	Date	Revision

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ARCHITECTURAL

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Client
MR AND MRS. P. DURHAM.

Job Title
15 RECORD ROAD.
EMSWORTH.

Drawing Title
PROPOSED GARAGE.

HAVANT BOROUGH COUNCIL
20 APR 2011
RECEIVED

Scale 1:50 1:100 1:200

Date JULY 2010 Drawn by CMC.

Drg. No. 3092:10 Rev. A B

MERCURY GRAPHICS 537451