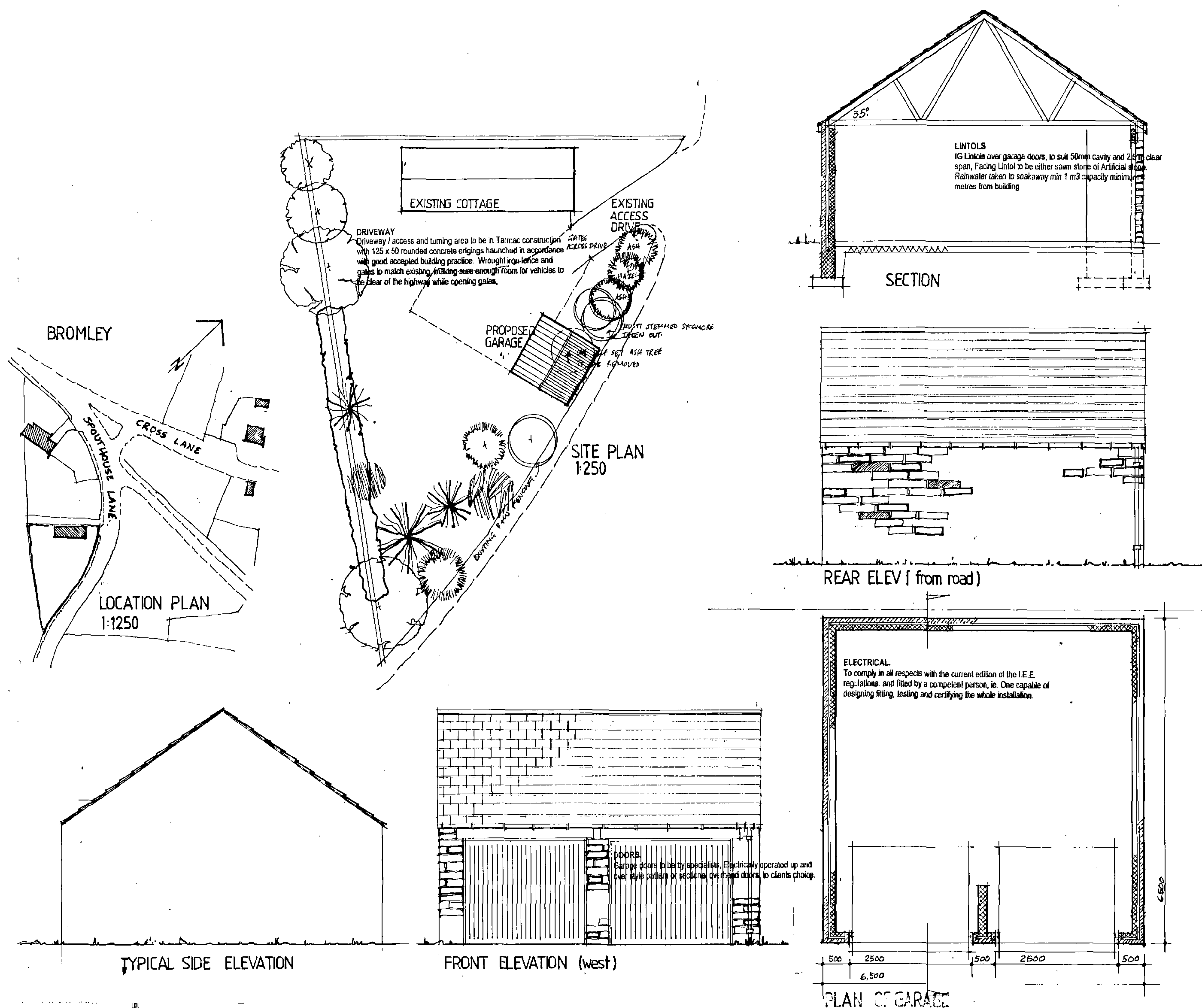




NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

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GENERAL
All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand.
Any discrepancies to be cleared with Architect before proceeding with any further work.

FOUNDATIONS
Foundations down to solid natural ground, minimum 900mm to bottom of concrete, to external walls to be 600mm wide x 150mm thick. Walls below ground level to be in 7N/mm high strength foundation blocks. Where changing to cavity wall to have stone outer leaf, 10mm cavity and 100mm internal leaf of blockwork to D.P.C. level, minimum 150mm above ground.

EXTERNAL WALLS
To consist of Natural reclaimed stone, type and coursing to match existing cottage, 100 thick on bed, 50mm clear cavity to front pliers, and rest of walls, with 100mm thick inner leaf of PLASMOX blocks with S / S wall ties at the rate of 6 / M2 maximum horizontal cts 750mm max vertical cts 450. And every block course to reveal. Inner leaf of Giving a wall width of 250mm.

GARAGE FLOOR
To consist of a 125mm thick concrete floor slab, to fall 50mm towards garage doors, on 1200 gauge D.P.M. on sand blinded hardcore. Hardcore to be clean dry crushed brick or stone to be well consolidated and laid in layers not exceeding 150mm thick each layer compacted separately. D.P.M. to join D.P.C. in walls.

ROOF CONSTRUCTION
Artificial stone slates, to match the existing dwelling on tanalised battens, on draped TYVEK breathable roofing membrane on Prefabricated Insulated timber Rafters by specialists at 450mm cts. 100 x 25 Diagonal bracing and continuous binders at main node points of trusses.
100 x 75 S.W. wall plates to top of walls on mortar bed held down to walls with M.S. straps min 450mm long at 1200 cts.
Verge straps to gable verges at 1200 cts to cover first three rafters with nogging directly below straps to prevent deflection. Concrete block type anchor ties to gable walls at ceiling level to cover first three trusses with noggings directly below straps to prevent deflection.
125 x 25 Wrot Softwood fascia supported by 100 x 50 framing. (Alternatively use P.V.C. u profiles.)

23 MAY 2011		
REV.	DATE	AMENDMENT
CLIENT MR N. ROE		
TITLE PROPOSED DOUBLE GARAGE FOR PRIVATE CARS, ADJACENT TO EXISTING COTTAGE, CRANE FORD SMITHY SPOUTHOUSE LANE BROMLEY, SHEFFIELD S35 7DE		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant Ash Barn Finkle Street Worley Sheffield, S35 7DH 0114 2684937		
SCALE 1:50	DATE MAY 2011	DRAWN P.D
DRAWING No. NRB - 511 - 1.		REV.