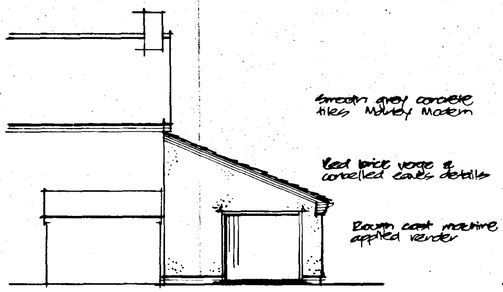
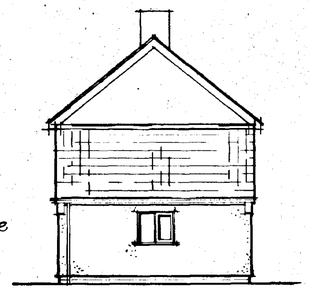
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

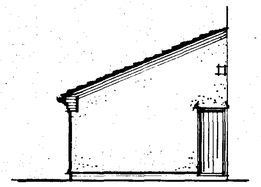
E L E V A T I O N S



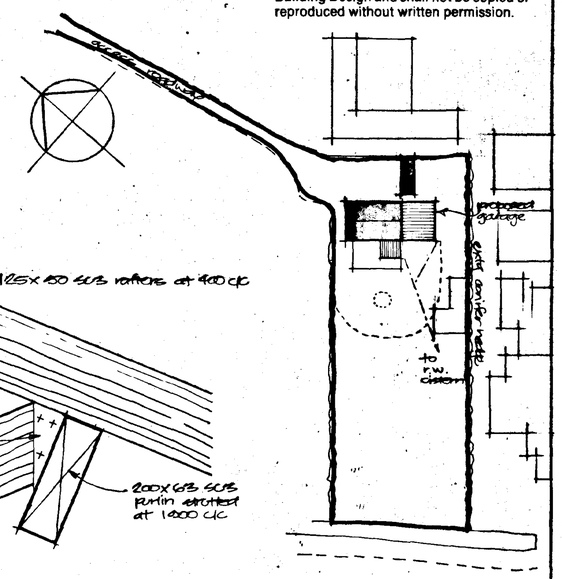
FRONT



SIDE



REAR



BLOCK PLAN 1:500

DETAIL 1:5

GENERAL
The Contractor shall make professional acceptance for works in relation to unforeseen items, e.g. buried objects such as redundant rainwater cisterns, wells, service pipes, cables and drains, old soakaways, soft spots etc.

FOUNDATIONS
Foundations to be in RC35 concrete 600mm wide x 275mm deep 450mm x 275mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. Where foundations to be founded on clay soils and in close proximity of trees, i.e. closer than 12 metres, shall be in accordance with the design guide produced by the NHBC Standards - Building Near Trees. Soils investigation by means of trial hole is strongly recommended prior to commencement of works to assess nature and consistency of sub soil conditions in order to determine appropriate foundation depth and type.
All foundations taken down to firm consistent loadbearing stratum and to the approval of the Local Authority Building Control Officer.

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 125mm thickness RC35 concrete. A193 reinforcing mesh fabric embedded within slab with 50mm minimum cover. 300 micron polythene damp proof membrane lapped up walls and trimmed off at finished slab top.
100mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material all thoroughly and completely compacted with mechanical plate compactor.

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. 215mm thick walls to be in 2no skins of 100mm thick blocks tied together with stainless steel ties. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level. Face brickwork between ground level and dpc to be FL durability designation, class A red engineering brickwork.

WALLS
External walls to be in 100mm and 215mm construction and comprising 100mm MEWELITE blocks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (inc AMD) at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 450mm. Brick detailing to be in red class A engineering brick to match brickwork below dpc.
Include stainless steel coil mesh bed joint reinforcement above and below openings as recommended by the block manufacturer and all in accordance with the principles of B.S.5628.
Render to brickwork externally to be two coat work 20mm thick 1:1:6 - 9 with rough cast machine applied finish or as otherwise directed, including stainless steel renderstops, bellcasts at dpc level and over door and window openings.
Damp proof course to be in ZEDCORE polythene and laid at 150mm above finished external ground level.

LINTELS
All lintels to be I.G. Box 200 type in walls. All to be installed with min 150mm end bearings and to the manufacturer's instructions.

WINDOWS AND DOORS
Window to be as Boulton & Paul standard joinery item to the code indicated (210C opp. cat. or as otherwise directed) and complete with weatherstripping and trickle vent to give 5,800mm² controllable background ventilation.
External door to be FLD26 with weatherboard and frame.
Fire door to be FDLR23 complete with intumescent and cold smoke neoprene blade seal SEALMASTER N30. Frame to be to suit fire door IFS25FD. Include overhead door closer BIRTON 3000 series or similar as appropriate.
All ironmongery and door furniture etc to be included.

GARAGE DOOR
Garage door to be standard item by HENDERSON size 2438mm wide x 2134mm high, Regent canopy type door to be complete with painted pretreated softwood frame and all gear etc.

GLAZING
Glazing to doors or provided and where closer to floor or ground level than 800mm to be in safety glass to B.S.6206:1981. All other glazing to be in accordance with B.S.6262:1982. All to be single glazing.

ROOF CONSTRUCTION
Provide, cut, fabricate and fix traditional softwood cut roof comprising 125mm x 50mm SC3 grade rafters and ceiling joists at 400mm centres. 200mm x 63mm SC3 purlin, 125mm x 50mm twin struts at 1900mm maximum centres, 175mm x 50mm SC3 binder with 50mm x 100mm SC3 hangers at 1800mm centres. 100mm x 50mm wallplate bedded on top of walling. See detail on drawing.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at roof joist level. Solid nog below straps. Additionally provide wallplate anchor straps in 30mm at 2.5mm galvanised mild steel at 2.0 metres intervals.

ROOF COVERING
Provide, lay and fix concrete interlocking roof tiles as Marley Modern smooth grey all in accordance with the manufacturer's instructions, details and specification, include for all accessories, fittings, fixings, verges etc. Battens to be 38mm x 40mm preservative treated fixed at gauge centres on untearable sarking underlay. All works to be in strict accordance with B.S.5534:Part1:1990 & Part2:1986.

CEILING
Provide and fix 12.7mm Gyproc plasterboard to ceiling, nog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

BOXINGS
Provide and fix treated wrot softwood nominal 25mm thickness as indicated and finish with white paint.

RAINWATER GOODS
Underground pipework: 100mm diameter UPC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/pea gravel mixture, backfill with selected granular fill. Where below driveway/turning head to be surrounded in concrete 150mm thick and maintain flexible joints at max 3.0m intervals.
Provide and fit 115mm squareline guttering with 68mm down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc to match existing and connect to 100mm diameter rainwater drain and run to existing drainage system.

EXTRACTOR FAN DUCTING
Include for extending ductwork for kitchen cooker hood extractor fan through roof space and terminate with louvre cap/grill to new gable wall. Allow for encasing duct with 15mm thickness FIRELINE board on and including 40mm x 100mm softwood framing. Wrap duct with 100mm glasstfibre insulation within fire resisting duct casing to reduce condensation risk.

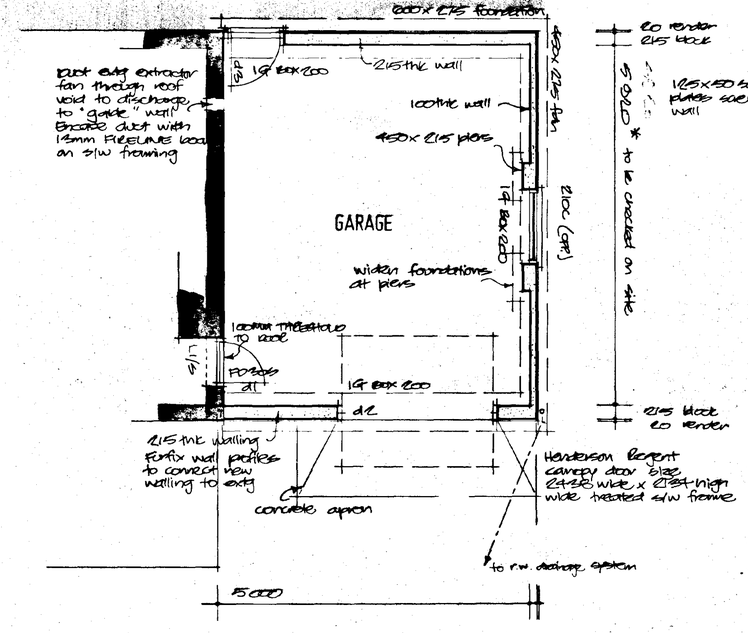
DECORATION
Include for decoration of new surfaces, windows, doors, frames and fascias etc. Allow for thorough and proper surface preparation and application of coatings all in accordance with the coatings manufacturer's instructions.

QUANTITIES
This drawing is limited to the amount of information contained and is solely for the purpose of gaining Planning Approval and Building Regulations consent. The works are not fully specified and the drawings must not be used as Contract Documents alone.
The contractor shall allow for all work shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

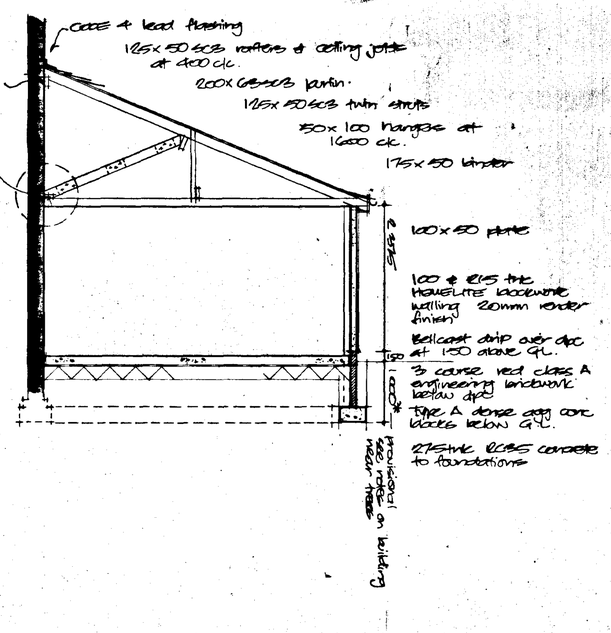
STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.
Materials shall conform with the appropriate British Standard specification or BBA Certificate or European Code equivalent.

All work shall be in accordance with and comply with current Building Regulations.

HEALTH AND SAFETY
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with the Health and Safety legislation for building sites and work places.
The Contractor shall carry out the works in a safe and practical manner with due regard for all matters of Health and Safety incorporating safe working systems and practices which he shall implement.



P L A N



S E C T I O N

SOUTH HOLLAND DISTRICT COUNCIL PLANNING DEPARTMENT
DETERMINED
09 JUL 1997
Ref: H/0616/97

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED GARAGE AT
HOMELEIGH
COUNTER DRAIN DROVE
TONGUE END

client
MR AND MRS K TREW

drawing
PLANNING AND BUILDING REGULATIONS SUBMISSION

date	scale(s)
JUN 97	1100 1 50 1 500
job no	drg no
97/14	01