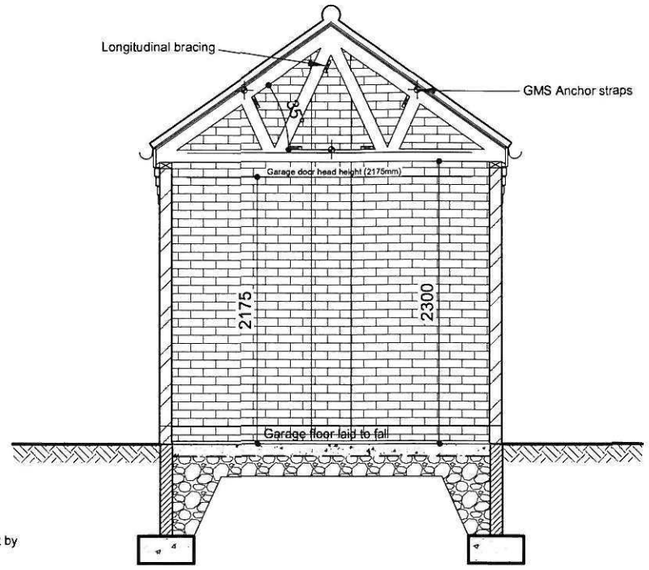


FRONT ELEVATION REAR ELEVATION SIDE ELEVATION

N.B. Refer to main dwelling for elevation treatment



FOUNDATIONS
Nominally 600/450 x 225 mm deep, to be at a min depth of 750 mm (1000mm in clay) below ground level & to the approval of L.A.

SECTION A-A

CONSTRUCTION NOTES

GROUND PREPARATION - Strip all top soil/vegetable matter from area occupied by buildings plus 2m all round, provisionally allow 150mm depth and store in site stockpile for later reuse. Reduce levels/grade oversite to levels indicated on site plans.

FOUNDATIONS - Unless otherwise stated, strip foundations to be 450/650mm wide of C15P mix concrete. Depth to suit site conditions, subject to 700mm min depth (1000mm on clay) and to the approval of the Local Authority Building Inspector.

GROUND FLOOR CONSTRUCTION - Insitu concrete ground bearing slab to be 100mm thickness C20P mix concrete reinforced with mesh on 1200 gauge DPM (300mm laps) on 150mm sand blinded clean hardcore (max 600mm filling below slab). DPM to be turned up and over all walls and overlaid with DPC.

SUB-STRUCTURE WALLS - Class A blocks of FL quality bricks in 1:3 mix mortar.

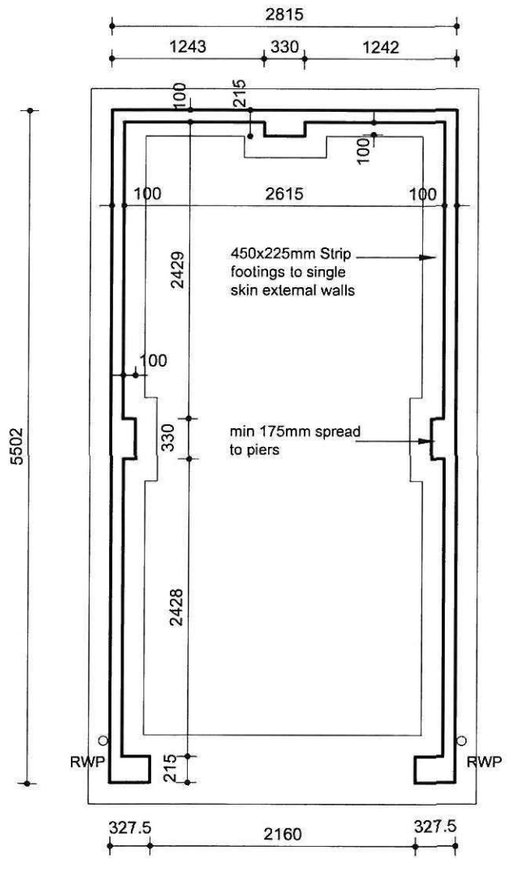
EXTERNAL WALLS - Made up of 102.5mm Brickwork.
Approved wall ties to be used to bond brickwork to blockwork and piers where required.
All piers to extend full height to gable up to roof line.

ROOF COVERING - Concrete interlocking, concrete/clay plain tiles or traditional/fibre cement slates with ridges/verges/special fittings all as site specification. 38 x 25mm treated SW battens gauge to suite tiling on BS747 type if untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for each site location, anticipated wind velocities and individual roof pitches.

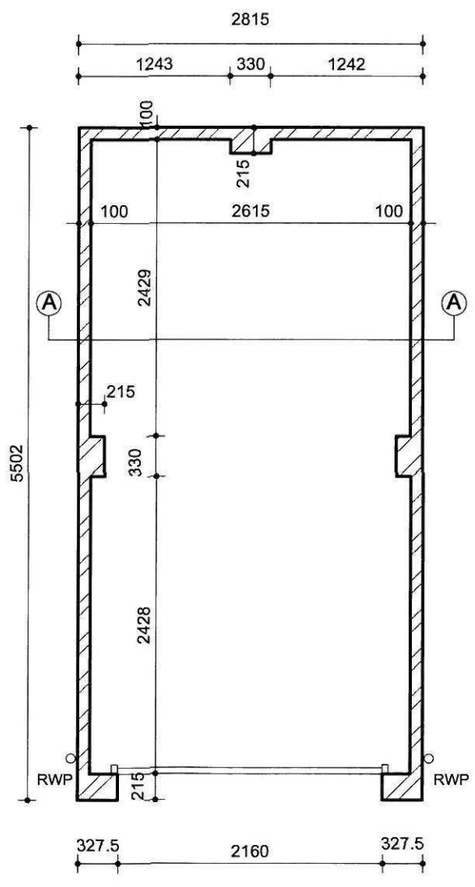
ROOF CONSTRUCTION - Wall plates generally 100 x 50mm treated SW, with half lapped joints and fully bedded, strapped down to supporting wall with 30 x 5mm GMS straps at 1.0m cc's. Cut pitch rafters to be fully birdsmouthed over 4 twice nailed to manufacturer and fixed together with 100 x 25mm sawn SW binders and bracing, in strict accordance with BS5268 part 3 1985 (and any subsequent amendment) at 600mm max centres. Provide 30 x 5mm once bent (900/100) galvanised mild steel lateral restrain straps to external walls at ceiling and rafter level where shown at 2m max cc's) fixed with 4 no. 50mm 8 gauge CSK screws or 5 no. 3.5 x 50mm galvanised round wire nails to 2 trusses/ceiling joists min C/W solid blocking support and edge packing.

RAINWATER GOODS - 115mm dia HR or 100mm square line UPVC guttering, fixed level using standard fascia brackets at 1000mm cc's and 68mm dia/65mm square RWP's sealed to drain at ground level. Colour/profile as site specification.

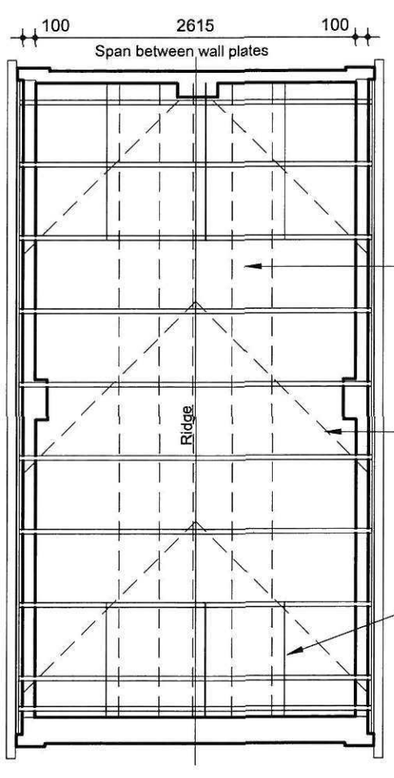
FOUL AND STORM DRAINAGE - Rainwater to discharge to rubble filled soakaways, but refer to drainage layout plan on a site by site and plot by plot basis.



FDN PLAN



FLOOR PLAN



ROOF TRUSS PLAN

Roof Truss Schedule
10 No Fink Trusses
2815 Clear Span
35° Pitch
50mm Overhang

Date :	Description :	
24/08/08	Mesh added to floor. Vent note to roof space removed.	A pw

R E V I S I O N S

LARKFLEET HOMES
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LARKFLEET HOMES is a trading name of LARKFLEET Limited

Project :
SINGLE DETACHED GARAGE

Drawing Title :
CONSTRUCTION DRAWING

Reference No :	Scales : 1:50, 1:100
Drawing No : WD/DSG/01	Date : 09/01/06
	Drawn: PDW

Do not scale directly from this drawing . All discrepancies to be brought to the attention of the above office.