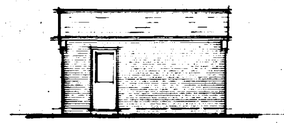
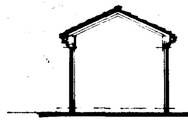
E L E V A T I O N S



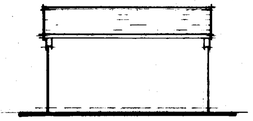
SOUTH



EAST



WEST



NORTH

ROOF COVERING
Provide, lay and fix concrete interlocking roof tiles, as Marley or Redland, to match existing bungalow, and fixed all in accordance with the manufacturer's instructions, details and specification. Include for all accessories, fittings, fixings, verges etc. Battens to be 25mm 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.

FASCIAS
Provide and fix white PVC-U nominal 25mm thickness as indicated, as required - consult client.

DRAINAGE
Underground pipework: 100mm diameter GVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/peagravel mixture, backfill with selected granular fill.

RAINWATER GOODS
Provide and fit 115mm half round 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 soakaway site a minimum 5.0 metres away from building. Soakaway to be 3.0 metres long x 600mm wide x 1.0 metre deep filled with broken brick up to 300mm below ground level with a layer of TERRAM 500 geotextile over and back filled with topsoil, seed or re-lay turf and make good.

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.

LIMITATIONS
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Planning approval. 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.

GENERAL
The Contractor shall make provisional allowance 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 GEN4 concrete 500mm wide x 250mm and 450mm x 250mm 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.

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 120mm thickness GEN4 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. 200mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material all thoroughly and completely compacted with mechanical plate compactor. Form apron and ramp up into garage and lip for garage door to seat into at threshold.

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 blue or grey engineering brickwork.

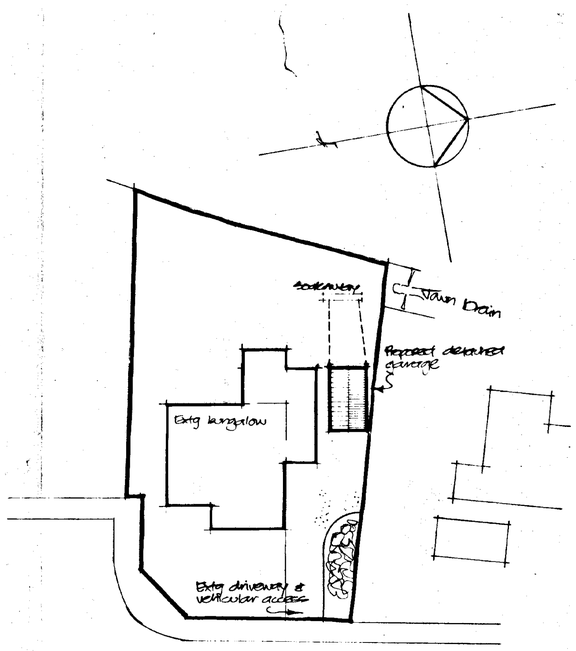
WALLS
External walls to be in 100mm and 215mm construction and comprising 103mm clay facing bricks to match existing bungalow. Where walls indicated as 215mm thickness provide backing blocks in 100mm HEMELITE blocks with wall ties of metal strip type in stainless steel to B.S. 1243:1978 linc AMD3 at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 450mm.
Brick detailing to be in brick to match main brickwork.
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
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. and are shown

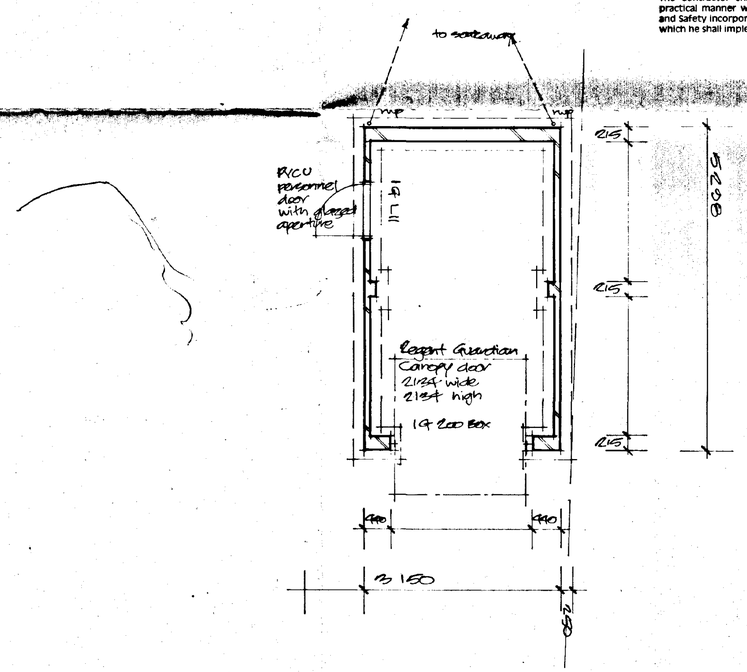
GARAGE DOOR
Garage door to be standard item by HENDERSON size 2134mm wide x ~~2286mm high, elsecline~~ canopy type. Door to be complete with painted pretreated softwood frame and all gear etc - see plan note

ROOF CONSTRUCTION
Provide, cut, fabricate and fix traditional softwood cut roof comprising 100mm x 50mm SC3 grade rafters and ceiling joists at 400mm centres. 125mm x 30mm ridge board with 100mm x 50mm ridgeties at 1600mm centres. 150mm x 50mm SC3 binder with 50mm x 75mm SC3 hangers at 1600mm 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 x 2.5mm galvanised mild steel at 2.0 metres intervals.

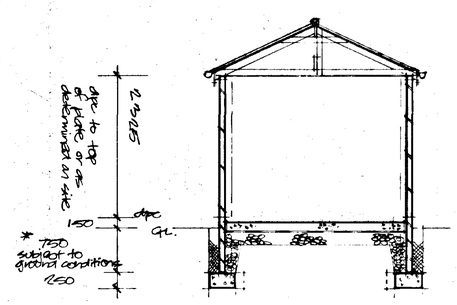
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



BLOCK PLAN 1 250



P L A N



125 x 30 ridge board
100 x 50 ridgeties at 1600 dc
100 x 50 rafters & ceiling joists at 400 dc
150 x 50 binder at midspan of ceiling joists
50 x 75 hangers at 1650 centres
100 x 6ft wallplate bedded on wall
100 & 215 walling with attached piers as plan
FL type bricks below dpc
dpc at 150 above ground level
GEN4 concrete floor 120mm thick with A193 mesh reinforcement
300 micron dpm
200mm grade clean stone hardcore fully compacted
450 wide & 500 wide x 250 thick concrete strip foundations in GEN4 concrete

S E C T I O N

A Amendments
- RICU personnel door
- Regent Guardian canopy door 7'8" x 7'0" (2134 x 2134)
- Block plan corrected

28/10/97

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

project
PROPOSED DETACHED GARAGE AT
6 OAKLAND WAY
PINCHBECK
LINCOLNSHIRE

client
MR & MRS D PATEMAN

drawing
PLANNING SUBMISSION
GENERAL ARRANGEMENT

date	scale(s)
OCT 97	1 50, 1 100, 1 250.
job no	drg no
97/16	01A

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
31 OCT 1997
Ref: H/58/97

Adimet A/B/024