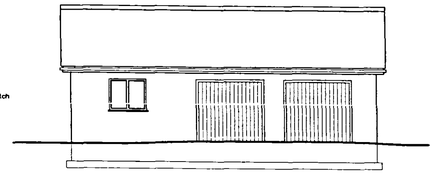
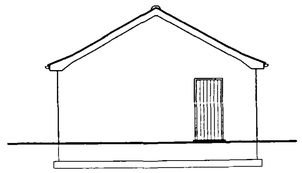


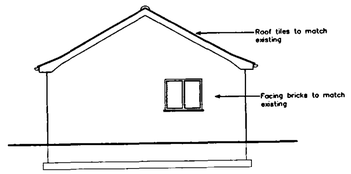
SOUTH EAST ELEVATION



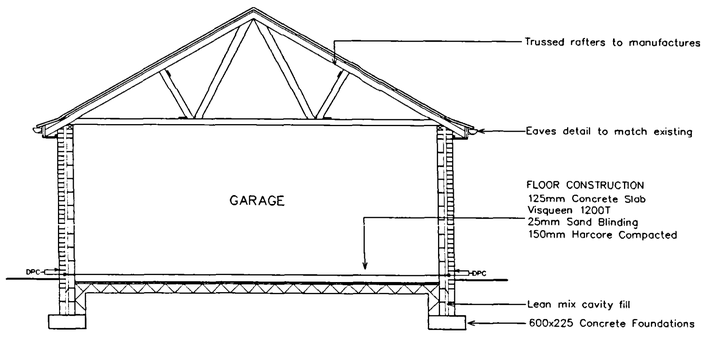
NORTH WEST ELEVATION



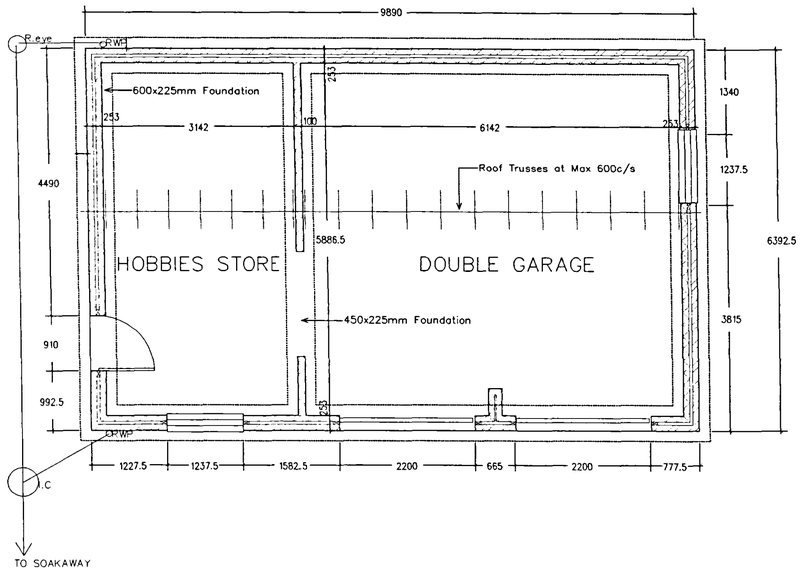
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SECTION



BS 8000 – BASIC WORKMANSHIP

Where BS8000 gives recommendations on a particular working method where the matters which are properly within the province and responsibility of the contractor, compliance therewith will be deemed to be a matter of general industry good practice and not a specific requirement of the Architect for this project.

APPEARANCE AND FIT

Arrange the setting out, erection, juxtaposition of components and application of finishes (working within the practical limits of the design and specification) to ensure that there is satisfactory fit a junctions, that there are no practically or visually unacceptable changes in plane, line or level and that the finished work has a true and regular appearance. Without prejudice to the above, and unless specified otherwise, tolerances (where applicable) will not be greater than those given in BS5606, tables 1 and 2.

BRICK/BLOCK WALLING

Colour Mixing:
Mix different packs and deliveries which vary in colour to avoid patches, horizontal stripes and raking back marks in the finished work. Bricks to be taken from at least 5 Nr. working packs.

Appearance:
Select bricks/blocks with unchipped arrisses. Cut with a masonry saw where cut edges will be exposed to view. Keep courses evenly spaced using gauge rods. Set out carefully to ensure satisfactory junctions and joints with adjoining or built in elements of components. Protect face work against damage and disfigurement during the course of the works, particularly arrisses of openings and corners.

Ground Level:
Face work to start not less than 75mm below finished ground level of external paving or soil except where shown otherwise. Putlog scaffolding to face work will not be permitted.

CROSS REFERENCES

Where a cross reference is given on a drawing or in any other document, the Contractor must verify its accuracy by checking the remainder of the annotations or item description against the terminology used in the referred to section clause. The Contractor must, before proceeding, obtain clarification or instructions in relation to any discrepancy or ambiguity which he may discover.

SIZES

Unless otherwise stated products are specified by their co-ordinating sizes. Cross section dimensions of timber shown on drawings are nominal sizes before any required planning – check notes on drawing.

FORMED MATERIALS AND WORKS GENERALLY:

Good Practice:
Where, and to the extent that, materials, products and workmanship are not fully detailed or specified they are to be:

of a standard appropriate to the works and suitable for the functions stated in, or reasonably to be inferred, from the project documents and are to be in accordance with good building practice for the standard of the project.

PITCHED ROOF –

Concrete interlocking roof tiles on 38 x 25mm tanalised treated softwood battens on Tyvek Supro on 37.5 degree pitch trussed attic rafters at maximum 600mm ctrs. with binders and wind bracing all to comply to BS5268 Part 3 1985.
25 x 100mm ridge and ceiling binders and diagonal wind bracing.
External ply support strip for sarking felt at eaves - see drawing.
50 x 100mm preservative treated softwood wall plates fastened to inner leaf with 30 x 5 x 1000mm long mild steel straps at max. 2000 ctrs. with 6 Nr. fixings into blockwork.
30 x 5 x 1500mm long galvanised steel lateral restraint straps with 100mm built into blockwork and fastened to rafters and ceiling joists of 3 Nr. trussed rafters at gable noggins beneath straps between rafters and joists.
Truss details to be supplied to Local Authority Building Inspector when approved manufacturer has been appointed.

Underlay
Handle with care to avoid tears and punctures. Use Tyvek Supro underlay. Starting at eaves and working upwards lay and fix with a minimum of clout nails over rafters with a horizontal lap of at least 225mm. Lap well into gutters, avoiding the formation of a pocket behind the gutter. To achieve this a plywood support should be attached to the rafters behind the fascia board and an elastromeric underlay should be applied and fixed at the eaves.

Battens
Battens complying with BE and BE5534 Part 1 should be used. Moisture content should not exceed 22% at the time of fixing. Ensure that battens are at least 1200mm long. Batten joints should occur midway across the top edge of the rafter giving maximum support. Battens should be gauged sop that the maximum gauge for the tile is not exceeded with Table 2a/2b (P45) and BE8000 Part 6.

GARAGE FLOOR

100mm concrete oversite on 1200T
Visqueen damp proof membrane on 150mm well consolidated blinded clean hardcore with 1:150mm fall towards door.

STEELWORKS

Galvanised steel lintels to all openings in external walls by IG Lintels Limited type L1/HD (insulated) lintels, or equal with dpc cavity trays as manufacturers recommendations complete with stop ends and weep holes.
Joist hangers, wall plate anchors and restraint straps to be galvanised steel manufactured by BAT or other approved.
Wall ties to be stainless steel to BS1243.

DOORS AND WINDOWS

Doors and windows are to be supplied by a firm to be selected by Builder. All windows to be double glazed with high performance insulating glass – Pilkington K with 16mm cavity.

SURFACE WATER DRAINAGE

Profiled PVC-U guttering and rainwater pipes to discharge into gullies connecting to 100mm diameter surface water drain at 1:100 gradient complete with inspection chambers and rodding eyes as shown to discharge to soakaways.
Gutters and downpipes by Polypipe or equal s.w. system.
Gutters black ½ round 115mm dia.
Outlets/downpipes 63mm dia.

FOUNDATIONS

600 x 225mm concrete strip foundations to cavity walls.
Concrete grade C20P mix.
Depth to be as drawing or agreed with the Local Authority Building Inspector. (If clay, minimum depth to be 1000mm).

SUBSTRUCTURES, BRICKWORK AND BLOCKWORK

Substructures and blockwork to be thicknesses shown on drawings and Class A 7.0 N solid dense aggregate concrete blocks laid in 1:3 cement: sand mortar.
Alternatively use foundation blocks.
Substructure brickwork (below dpc) to be laid in 1:3 coloured cement:sand mortar to match colour of mortar joint in face brickwork above.
Lean mix cavity fill to heights shown on drawing and Dritherm cavity insulation to levels shown on drawing to ensure no cold bridging.

EXTERNAL WALLS – GENERALLY 253MM THICK

103mm facing bricks to be selected by Client and approved by LPA.
50mm cavity built in as the work proceeds.
Mortar mix to 1:1:6 cement:lime:sand mortar.
Internal leaf to be 100mm Celcon or equal blocks laid in 1:1:6 mortar or equal thermal performance.
All cavities are to be closed at eaves and verges where they occur with cement particle board. Cavities to be closed at door and window reveals using blockwork cavity closers and dpc.
Wall ties to be stainless steel and fixed at 450mm centres vertically and 900mm horizontally, courses to be staggered. Wall ties around openings and wall starters to be at 225mm centres vertically.
Provide and fix dpc cavity trays over all lintels in external walls including stop ends and weep holes strictly in accordance with manufacturers recommendation. Weep holes at 70mm c/s with at least 2 Nr. per opening.
Provide and fix cavity trays by Cavity Trays

DPC

2000g textured polythene, bituminous felt or high performance dpcs to suit width of masonry, 150mm above ground level and 150mm vertical dpc to all openings in external walls, all to comply with BS and in accordance with details.

ELECTRICAL SYSTEM

To be in accordance with IEE and electricity supply company regulations.

Switches and Sockets etc.
Switches, bell pushes, etc. max. 1200mm – min. 450mm above finished floor level.
Sockets min. 450mm – max. 1200mm above finished floor level.

PART 'P' NOTES-from 1st. January 2005

All electrical work required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by a person competent to do so. On completion an Electrical Installation Certificate to BS 7671 should be provided for the work.

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report any discrepancy to the Architect.

SHDC
Planning & Development
2 0 SEP 2005
Ref: 1308/05

Revisions

Client

Mr. & Mrs. Read

Job Title

PROPOSED GARAGE
at 180 Main Road
Quadring
LINCOLNSHIRE

Drawing Title

PLAN, ELEVATIONS & SECTION AS PRPOSED

Scale	Date	
1:100/50	02:06:05	C.A.D.

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Lincolnshire PE21 6QN
Telephone 01205 367929
Facsimile 01205 356031

Job No.		Drawing No	
1123	A	31	A

DEVELOPMENT PLAN