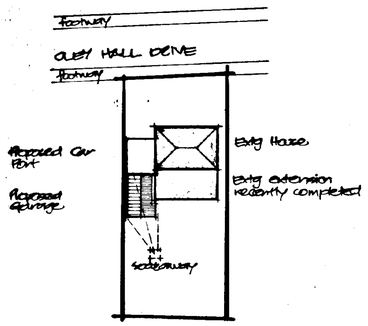
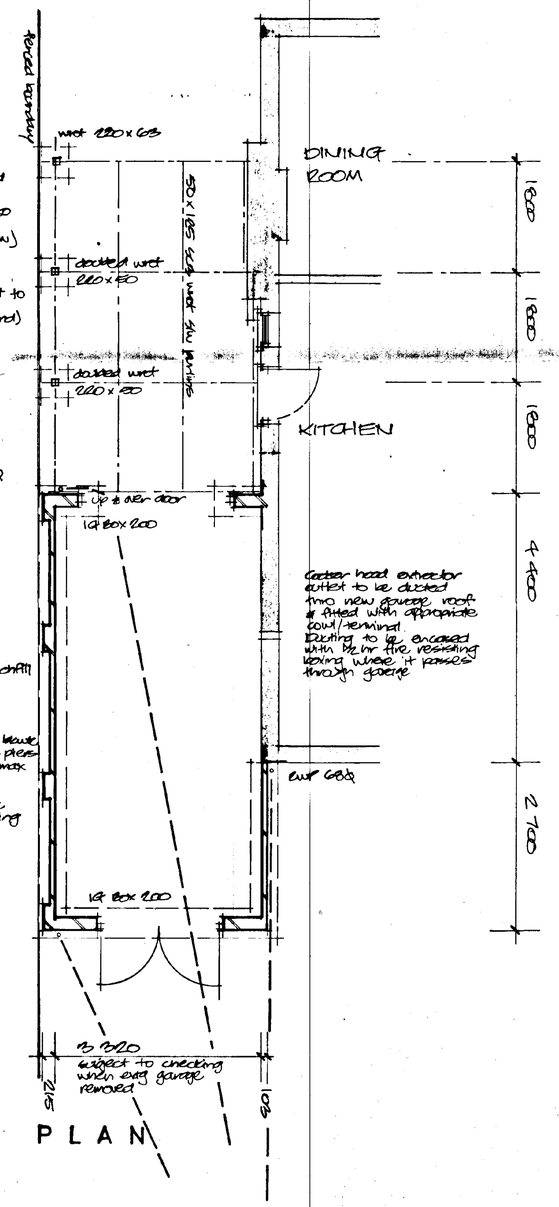


SOUTH WEST NORTH

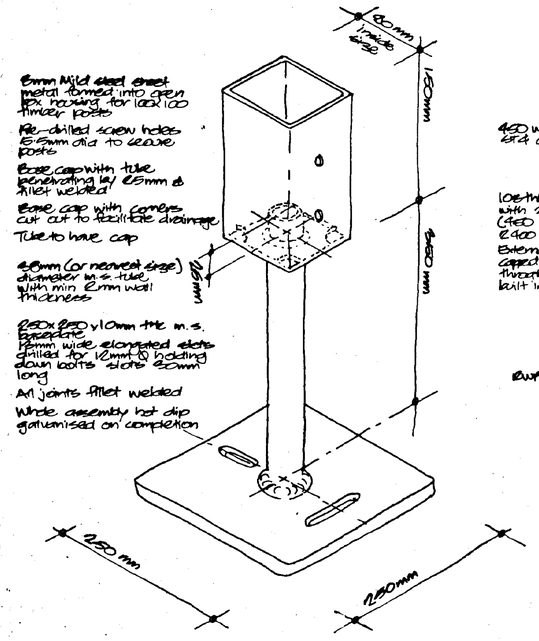
E L E V A T I O N S

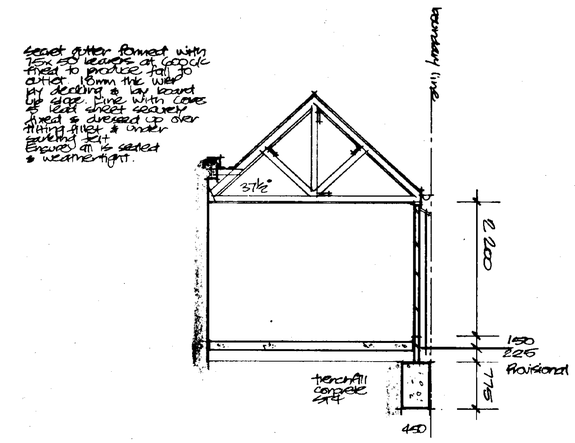


B L O C K P L A N 1 : 5 0 0



P L A N





S E C T I O N

DEMOLITIONS
Dismantle and remove from site existing timber garage and buildings, dig up existing oversite concrete and surfacing and reduce levels in readiness for new garage and car port construction.

GARAGE
FOUNDATIONS
Foundations to be in ST4 mix concrete trenchfill 450mm wide up to 225mm of ground level. Foundation formation to be (provisionally) 1000mm below ground level where subsoil conditions are shrinkable clay, subject to ground conditions and Building Inspector requirements.
In all cases all foundations to be taken down to firm consistent loadbearing stratum and strictly subject to the requirements and approval of the Local Authority Building Control Officer.

GROUND FLOOR SLAB
Ground floor slab to be 125mm thickness ST4 mix concrete on 300 micron polythene damp proof membrane turned up at walls and trimmed off on completion of works.
150mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material.
Floor to be single pour with wood float finish, form 25mm fall from rear wall of garage to front door opening.

WALLS
External walls to be in single leaf with piers (450 x 215mm) and 215mm construction at gable walls, as appropriate. Brickwork to be 103mm thickness clay facing bricks to match existing, type to be determined.
Form parapet upstand walling as shown and bed, joint and fix precast concrete twin throated capping.
Facing bricks to be selected from a range of FL durability designation bricks.
Damp proof course to be in ZEDCORE polythene and laid at 150mm above finished external ground level.

ROOF STRUCTURE
Provide, fix and fully brace Twinaplate or equal trussed rafters at 600mm centres. All bracing to be in 100mm x 25mm sawn SC3 timber and twice nailed to all supported members and all in accordance with B.S.5268:Part3:1985 etc. 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 rafter and ceiling joist levels. Solid nog below straps.

ROOF COVERING
Roof covering to be in double lap clay plain tiles to match existing on 25mm x 40mm battens at gauge centres on COROVIN 150 underlay lapped minimum 150mm over rafters and at headlaps. All roofing work to comply with B.S.5534:1991. Include all clips, fixings and matching accessories etc.
FLASHINGS: To be in Code 3 lead soakers with Code 4 lead cover flashings.

CEILINGS
Provide and fix 12.5mm Gyproc Wallboard plasterboard to new ceiling. Nog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

LINTELS
Lintels to be I.G. type BOX 200. All to be installed with min 150mm end bearings and to the manufacturer's instructions.

BASCIAS AND BARGEBOARDS
Provide and fix wrot 25mm nominal preservative treated softwood fascias and bargboards.

GARAGE DOOR
Garage door to be as HENDERSON standard 'Iam Dark Cladibar' canopy type size 2438mm wide x 2134mm high with high security locking. Door to be complete with painted pretreated softwood frame and all gear etc.

SOAKAWAY
Construct soakaway size 1.0m x 1.2m x 1.0m deep and fill to within 300mm of ground surface with broken brick rubble, cover with geotextile membrane and backfill with topsoil. Pipe to discharge to centre of soakaway and soakaway to be sited not less than 5.0 metres from any building.

LIMITATIONS
1.
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Building Regulations consent, where appropriate. The works are not 'fully specified'.
2.
The drawing(s) must not be used as Contract Document(s) alone.
3.
All dimensions shall be taken from site from the actual work.
Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the builder/contractor and will be the responsibility of the builder from the commencement of site works.
4.
The Works will not be supervised or inspected on site by L. A. Building Design or any representative thereof. It is therefore the clients responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract or design etc.

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, specifications and details and relevant Code of Practice.

Materials shall conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.
Materials shall be fit for their purpose and conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent.
Workmanship will be of a high standard and to that expected of fully trained and experienced tradesmen and craftsmen. No substandard work will be accepted and shall be removed and done again.

HEALTH AND SAFETY
(Construction Design and Management Regulations 1994).
Where works are small/domestic contract works as deemed exempt from CDM Regulations the Employer/Client shall ensure and require 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.

SCOPE OF THE WORKS
The Works shall comprise of all that is shown on the drawing and calculations and details and include works that whilst not specifically shown but may reasonably be inferred as necessary to carry out the works shall be deemed to be included.

DETERMINED PLAN

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.

REAR ACCESS DOOR
Provide and fix as work proceeds purpose made pair of framed, ledged and boarded doors with frame to suit opening size approximately 1500mm wide x 2100mm high.

EXTRACTOR FAN DUCTING
Where existing kitchen extractor fan discharges through wall connect PVC-U ducting (or flexible ducting and run to discharge through new garage roof. Including all trimming, support framing, Tanalising, flashings and weatherings and ventilator cowl/terminal. Additionally frame out around ducting in softwood, wrap ducting in 80mm glassfibre wool and clad framing with 2no layers13mm Gyproc Fireline boarding to give half hour fire resistance where it passes through garage compartment. Ensure all junctions are properly formed and sealed and firestopped.

CARPORT
PAD FOUNDATIONS
Excavate for and form isolated pad foundations size 450mm x 450mm x 850mm deep in concrete ST4 quality. Cast in 10mm diameter anchor bolts and washer assemblies with proprietary bolt boxes for prefabricated socket baseplates (as detail).

TIMBER FRAMEWORK
GENERAL: Timber to be in PROTIM pretreated wast SC3 softwood selcted for straightness. All cut ends to be liberally coated with preservative fluid supplied by the pretreatment firm.
POSTS: Ex 100mm x 100mm rebated at socket end to tightly fit into socket baseplate.
MAIN BEARERS: To be 220mm x 63mm and 220mm x 50mm doubled up and bolted together at 600mm centres with 10mm diameter machined bolts and 50mm x 5mm mild steel washers.
PURLINS: To be 125mm x 50mm
CONNECTIONS: Bearers to posts and purlins to bearers to be connected using prefabricated galvanised mild steel joist hangers securely nails to timber using BZP improved nails minimum 3.35mm diameter x 50mm long.
Main bearers to be connected to walling with proprietary or purpose made galvanised mild steel joist hangers securely fixed to brickwork using masonry plug and screw system, FISCHER FIXING or other approved.
SOCKET BASEPLATES: To be fabricated and hot dip galvanised and as shown on detail.

COVERING
Covering to car port to be in 16mm thick twinwall polycarbonate sheeting complete with all edge connectors, cover strips, caps, flashings, joining strips etc and securely fixed to timber framework all as manufacturer's details and requirements.

FLOOR CONSTRUCTION
200mm thoroughly machine compacted hardcore base with 50mm sand layer and 65mm block paviors to match existing all laid to falls as required.

GENERAL

ELECTRICAL INSTALLATION
Extend wiring to include new lighting and power points within Garage and Carport as required. All work to comply with the latest edition of the IEE Regulations. Allow for all alterations etc required to the existing system and supply installations as necessary.

DRAINAGE
Underground pipework: 100mm diameter CVC 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 diameter half round guttering with 68mm diameter down pipe and discharge over gulley with rainwater shoe. Include all clips, brackets, couplings, connectors, bends, stop ends, outlets etc.

SOUTH HO[illegible]ND DC
HOUSING [illegible]NING
12 FEB 1996
Ref: 0129/96

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

project
PROPOSED GARAGE & CARPORT AT
16 CLEY HALL DRIVE
SPALDING
LINCOLNSHIRE

client
MR & MRS M G FOWLER

drawing
GENERAL ARRANGEMENT
[PLANNING & BUILDING REGULATIONS]

date	scale(s)
11 FEB 1996	1:50 1:100 1:500
job no	drg no
94/24	03