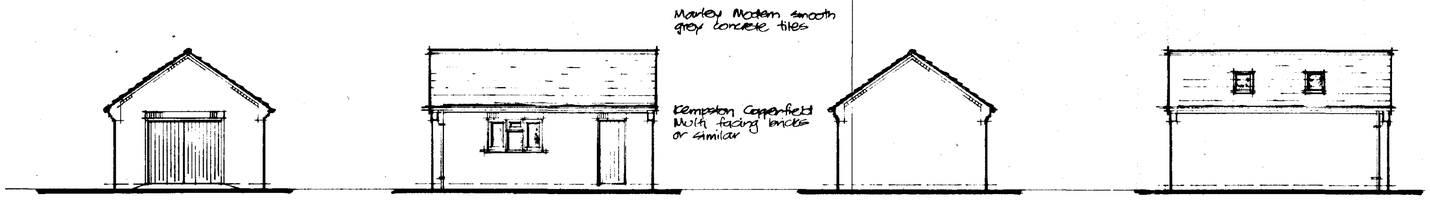
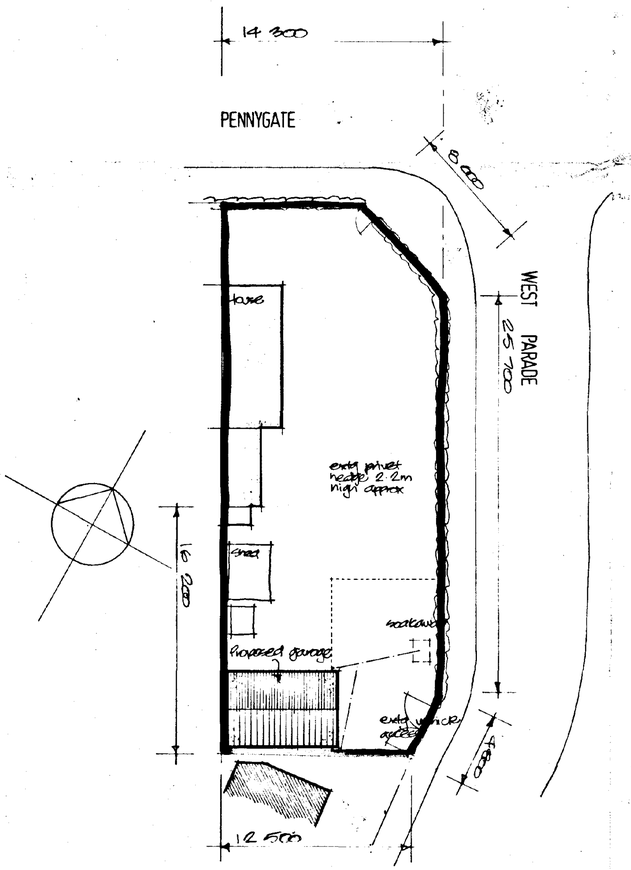
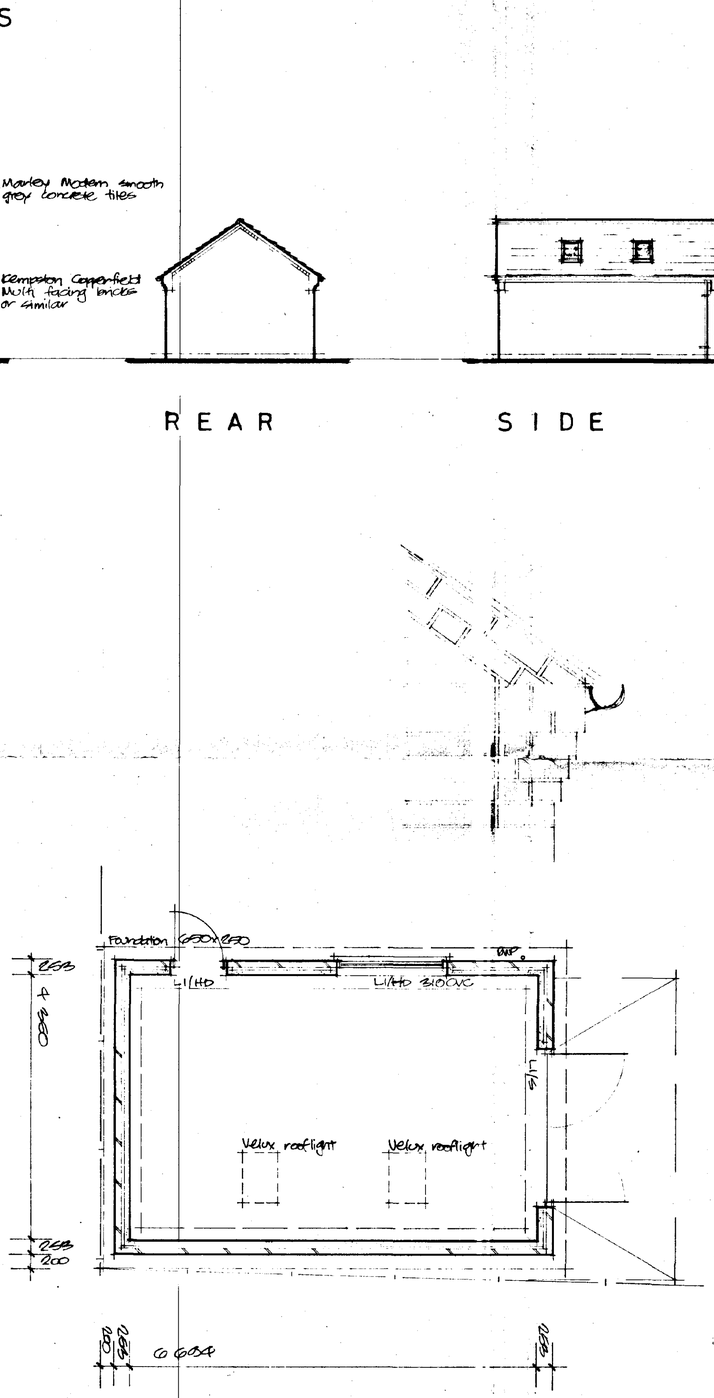
E L E V A T I O N S



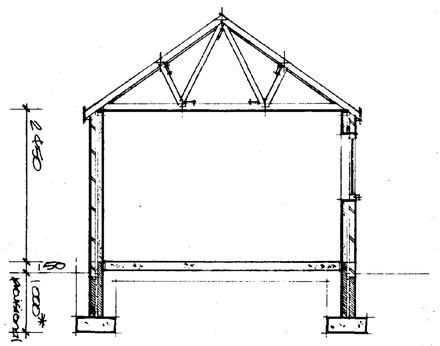
FRONT SIDE REAR SIDE



BLOCK PLAN 1 200



P L A N



S E C T I O N

ROOF CONSTRUCTION
Provide and fix Twinaplate system trussed rafters at 900mm maximum centres. Fix trussed rafters to 100mm x 50mm SC3 wallplate bedded to top of walling. 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 and rafter level. Solid nog below straps. Additionally provide vertical type anchor straps in 30mm x 2.5mm galvanised mild steel at 1.2 metres intervals to locate and restrain wallplate. Provide and fix whole roof bracing in 100mm x 25mm SC3 softwood to underside of rafter components and as longitudinal bracing at all node points. Where continuity disrupted at rooflights provide additional bracing to bridge above and below trimming of opening. Provide double trussed rafters to both sides of rooflight and trim out for rooflight as necessary, form lightwell within roof void in 75mm x 50mm softwood studwork with noggings, linings etc as necessary ready for rooflight units. Clad soffitframe with 12.7mm plasterboard and skim to finish.
All structural timbers to be double vacuum pressure impregnated preservative treated, PROTIM or equal, and all site cut ends to be liberally coated with similar preservative fluid prior to fixing.

ROOFLIGHTS
Rooflights to be Velux type in double glazed with toughened safety glass glazing material to AA rating. Complete with all upstands, cloaking pieces and flashings etc and remote opening/closing devices.

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 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.

FOUNDATIONS
Foundations to be in C20P concrete 650mm wide 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. 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 C20P concrete, 300 micron polythene damp proof membrane linked with dpc in walls.
280mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material.

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. Hollow walls to be in two skins of 100mm thick blocks with 50mm cavity. Fill cavity to 225mm below lowest damp proof course. 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.

WALLS
External walls to be in cavity construction and comprising 100mm HEMELITE blocks with 50mm cavity and 103mm thickness clay facing bricks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (inc AMDs) at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 450mm. Provide additional ties at 225mm centres vertically at all window and door openings and within 150mm of the reveal face.
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.
DPCs in cavity wall closures to be DAMCOR insulated material.
Close all cavities at top of walls.

LINTELS + LI/HD
All lintels to be I.G. type L1/HD in cavity walls. All to be installed with min 150mm end bearings and to the manufacturer's instructions. Lintels to cavity walls to have cavity trays over and cavity to be drained with proprietary weep vents.

WINDOWS AND DOORS
Windows to be as Boulton & Paul standard joinery items to the codes indicated and all complete with weatherstripping and trickle vents to give 8,000mm² controllable background ventilation.

GARAGE DOOR
Garage door (pair of doors) to be purpose made item size 2286mm wide x 2134mm high. Doors to be complete with painted pretreated softwood frame and all gear etc.

GLAZING
Glazing to doors and sidelights, where provided, and where glazing is 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 and all to be sealed unit type double glazing.

FLOORS GROUND FLOOR
Provide and fix 200mm x 50mm SC3 grade roof joists at 400mm centres. Fix to top of joists ex 125mm to 10mm firrings to give fall. Fix over firrings 18mm thickness WBP plywood decking.
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 vertical twist type anchor straps in 30mm x 2.5mm galvanised mild steel at 1.2 metres intervals or every fourth joist and at each gable end. Form all kerb upstands, angles and perimeter/edge drips in treated softwood. Provide double joists to both sides of rooflight and trim out for rooflight as necessary, form upstand and kerb with angle fillets etc ready for preformed rooflight units.

ROOFLIGHTS
Rooflights to be dome type in PVC translucent material with

Provide [illegible] Polyester based high performance SBS modified bitumen [illegible] felt to B.S.747: 1977 AMD 3 1986 in two layers using the hot bitumin pour and roll system. All work to be in strict accordance with B.S.6229 and the British Flat Roofing Council Technical Guidance Document. Form all drips and upstands as required and form chase into [illegible] Ensure whole of roof is weathertight.

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

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

DRAINAGE
Underground pipework: 100mm diameter CWC 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 8.0m intervals.

RAINWATER GOODS
Provide and fit 115mm diameter half round guttering with 68mm diameter down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc and connect to 100mm diameter rainwater drain and run to soakaway.

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

LIMITATIONS
This drawing is limited in 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.

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.

HEALTH AND SAFETY
The Employer/Client shall be responsible for ensuring that a Planning Supervisor is employed for this construction project if commenced after 31st March 1995 (Construction Design and Management) Regulations 1995).
Where works are commenced prior to that date 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.

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.

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING 18 JUL 1996 Ref: S 391/96

DETERMINED PLAN

A Pitched roof amendment required by Planning Department plus client door/window amendment July 96

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

project
PROPOSED GARAGE & STORE AT
78 PENNYGATE
SPALDING
LINCOLNSHIRE

client
MR K SANDOM

drawing
PLANNING

date	scale(s)
JUN 96	1 50 1 100 1 200
job no	drg no
96/12	01 A