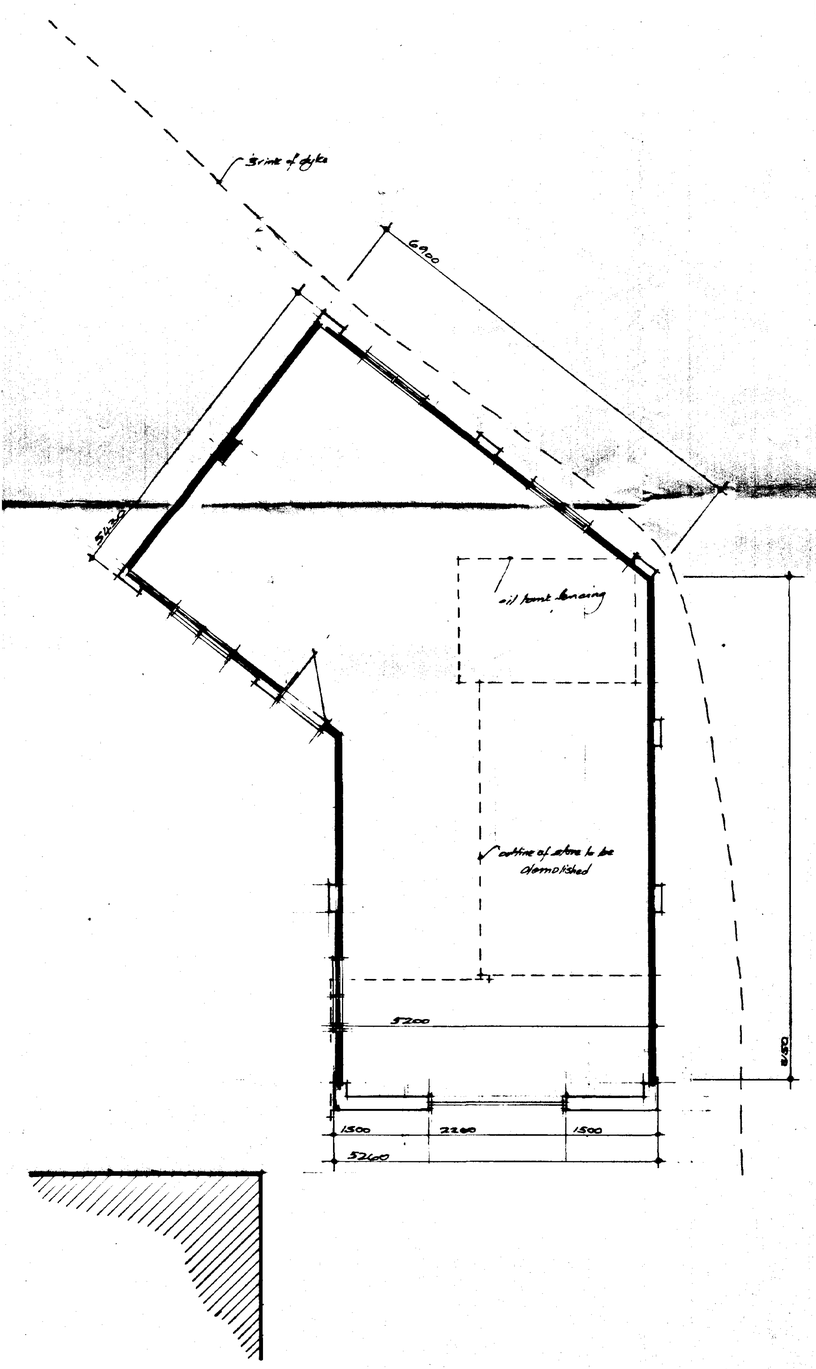
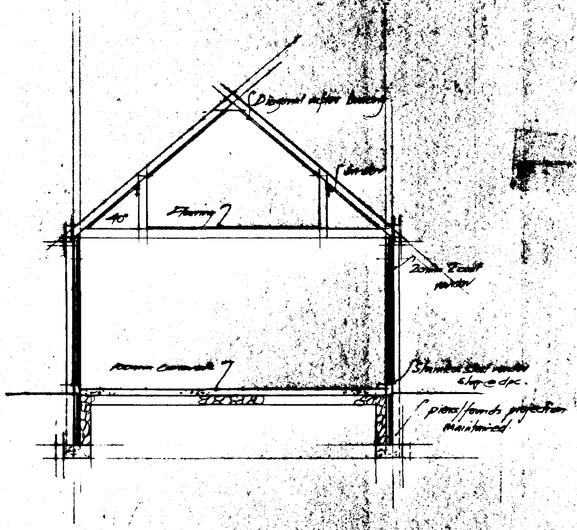






GARAGE

ROOFING: Half round concrete ridge bedded in 1:3 cement mortar on concrete interlocking tiles laid in strict accordance with the Manufacturers specification and clipped at all perimeters. At base of hips install galvanised mild steel hip irons in accordance with the tile specification. Tiles on 38x25mm Tanalised softwood battens with no more than 1 in 4 butt jointed over the same rafter. Battens on layer type 1F untearable sarking with minimum 150mm laps. Form valleys with Glidevale pre-formed G.R.P. trough installed in strict accordance with manufacturers specification or Code 5 lead with joints with fall formed at maximum 675mm end joints across fall maximum 2 metres.

ROOF: Factory made Attic type trussed rafters, 40° pitch, 600mm centres designed, fabricated and erected in strict accordance with BS 5268 Part 3 1985 with 100x25mm SC3[C16] Class timber binders and bracing throughout as section. Infill at angle to be constructed as indicated by the truss manufacturer. Trusses secured to wall plates with proprietary galvanised mild steel truss clips. Trusses are not to be skew nailed. Manufacturers calculations to be deposited with Building Control for approval prior to erection on site. **Stage Approval requested.** Provide lighting controllable from point of entry to roof space. All structural timber to be Dry Graded Carcassing. Provide 22mm flooring grade chipboard over joists to form **shallow storage area** for domestic use only.

LATERAL RESTRAINT: To underside of rafters and top of ceiling ties fix 5x30mm galvanised mild steel straps at maximum 1.8m aggregate centres over minimum 3 members, down face of wall 150mm and rawl bolted to brick/block walls with 10mm rawl bolts. Provide solid timber bridging between members at strap positions and wedge at wall.

WALL PLATE: 100x47mm timber wall plate bedded in mortar and secured by 2 5x50mm galvanised mild steel straps maximum 400mm from ends and 1.8m aggregate centres. Fix 75mm over plate, 1 m down wall thrice fixed to each element. At hips provide 100x47mm diagonal plate ties with 5x30mm galvanised mild steel vertical twist strap as dragon tie, thrice screwed to hip rafter, over tie and hooked round and thrice nailed to same.

CEILINGS: Ground floor to be 12.5mm Gyproc Plasterboard with skim finish or 9mm Cape Masterboard. In the attic area no ceiling is to be provided as the space is only intended for light domestic storage. In addition it will not be continuous around the angle section of the roofing due to infill timbers required.

WALLS: (External) - 215mm facings to front wall, pier faces externally brick and remainder of walls to be 100mm medium density blocks with mortar to be measured by volume [dry] and to be 1:1:6 cement lime sand or 1:5 masonry cement sand. To block course above and below all openings in external walls bed expanded metal bed reinforcement minimum 1.2m wider than opening to prevent cracking. Blocks finished fair internally. Externally apply 20mm two coat 1:1:6 render to BS 5262 Code of Practice External Rendered Finishes. Install stainless steel render stop at base of walls and at head of openings and stainless steel angle bead to corners and reveals.

ROOFLIGHTS: Fit galvanised mild steel lights throughout, type and size as plan and installed in strict accordance with makers specification.

FRAMES: Modified BS Boulton & Paul joinery with draught proofing to door and window frames. All glazing to comply with BS 6262 and any glazing within 800mm of finished floor level or 1500mm in the case of a door or glazed panel adjacent a door should be of laminated or toughened glass or other approved impact resistant material. Glazing below the height of 1500mm in doors and adjacent glazed panels should be Class B in accordance with BS 6206 if over 900mm wide or Class C is less than 900mm wide.

D.P.C.'s: Install 100mm horizontal d.p.c to all ground floor walls to finish minimum 150mm above finished ground level.

GROUND FLOOR: 100mm (GEN2) concrete oversite on 300 mu polythene d.p.m. linked to inner leaf d.p.c. on minimum 150mm of blinded and consolidated hardcore. Site area to be stripped of all vegetable matter, all soft spots removed and filled with compacted hardcore.

SUB-STRUCTURE: Minimum 2 course facings to outer leaf below d.p.c. to ground level, remainder medium density blocks and/or commons off 600 and 450mm wide (projections maintained at piers), 225mm deep, GEN2 concrete strip foundations taken down to minimum 750mm deep or 1m if in shrinkable sub soil from finished ground level. All foundations to be taken down to firm undisturbed formation.

ABOVE GROUND DRAINAGE: Gutters to be Osma Roundline gutters fixed to fall 1 in 600 to 63mm diameter downpipes.

ELECTRIC'S: Installation to comply with I.E.E. wiring regulations 16th Edition. Seal around all cables passing through ceilings into roof voids.

DRAINS: All drains to be 110mm Osma drain surrounded in 100mm gravel with 75mm concrete trench capping where less than 600mm cover or subject to vehicular loads. Exceptions are where the drains are protected by concrete drives or paving. Drains to fall minimum 1 in 100 from downpipes. Surface water discharge to be via minimum 1m³ soakaways situated minimum 4.5m from any building.

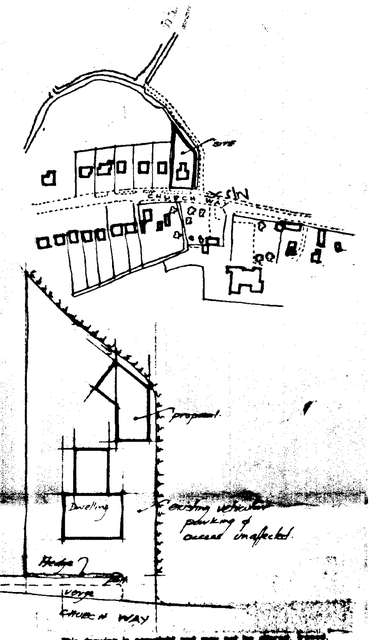
STRUCTURAL TIMBER: All structural timber that is used on this scheme is to be Dry Graded Carcassing.

SITE OF THE WORKS: The site is located at Greenwood House Churchgate Tydd St Mary. The contractor and his workmen shall be confined to the immediate vicinity of the proposed operations and the contractor shall take every precaution to see his own and sub contractors employees do not trespass onto the adjoining properties or cause annoyance or interference to owners or tenants of surrounding properties. The contractor shall be deemed to have visited the site to have taken into consideration all local and existing conditions and to have made himself thoroughly acquainted with the position and accessibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any matters which may affect his tender as no claim on the grounds of lack of knowledge in any respect will be entertained.

Where works include an extension all skirtings, dado's, coving, finings, doors ironmongery etc are to match existing unless specifically stated otherwise. Where works include disturbance to existing, all should be made good to match existing unless specifically stated otherwise.

MATERIALS AND WORKMANSHIP: The materials and workmanship shall be to the satisfaction of the Agent and shall be the best of their respective kinds. Materials where applicable shall comply with the current British Standard, Code of Practice and/or be British Board of Agrément Approved. Where structural timber is not specified as Kiln Dried it shall be Dry-Graded to accord with the requirements of BS4978 and BS5268. The contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the specification provided the same may be reasonably inferred therefrom.

SAFETY: The Contractor has a statutory duty to notify this project to the Health and Safety Executive under the Construction Regulations and should comply in all respects with the relevant Health and Safety legislation for the construction industry. Forms for notification are available from this office upon request.



This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued, without prior written permission from K.L. Elener.

Do not scale from this drawing.

THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN.

Nothing on this drawing should be taken as constituting between client/builder or builder/buyer unless specifically referred to in a third party contract.

Ordnance Survey extract reproduced from the 1978 Ordnance Survey 1/2500 map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright, K.L. Elener, 9 The Greys, March, Cambs, PE15 9HN. License No.AR771488

SOUTH HOLLAND DC
HOUSING & PLANNING
26 APR 1999
Ref: 0449/99

DETERMINED
PLAN

Rev.E	
Rev.D	
Rev.C	
Rev.B	
Rev.A	

K. L. Elener
Architectural Design
9 The Greys, March,
Cambs, PE15 9HN
Tel : 01354 - 656854 Fax : 01354 - 659328

Project
Double Garage
"Greenwood House"
Church Way
Tydd St Mary

Client
M Vickers

Title
Working Drawing

Ref
V.1733

Rev.

Scale 1:100, 50, 500 | Date April 99