

FRONT

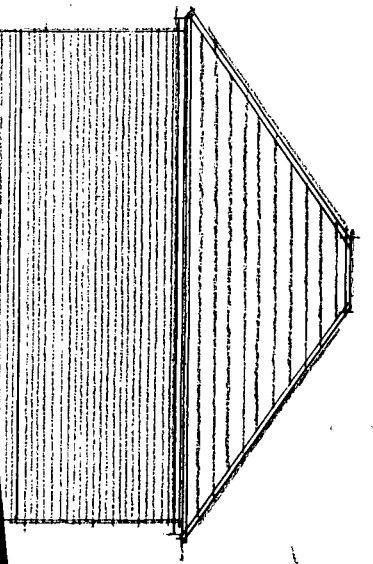
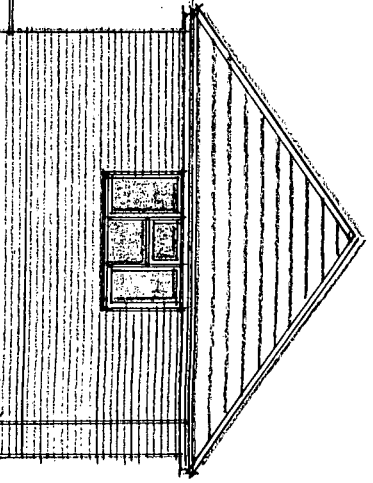
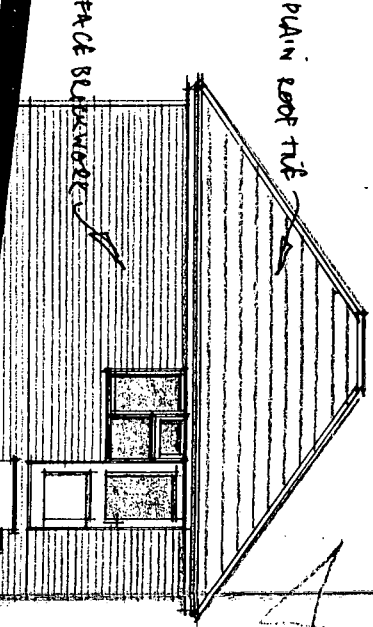
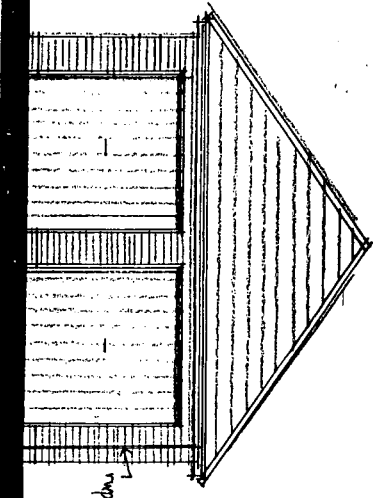
SIDE

5515 (18'0")

5515 (18'0")

REAR

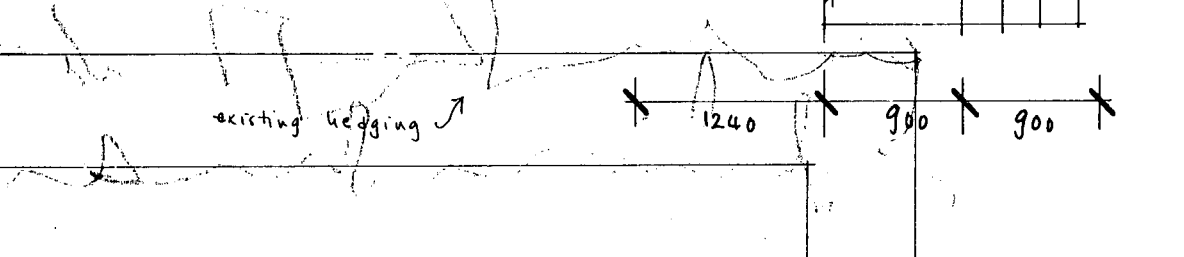
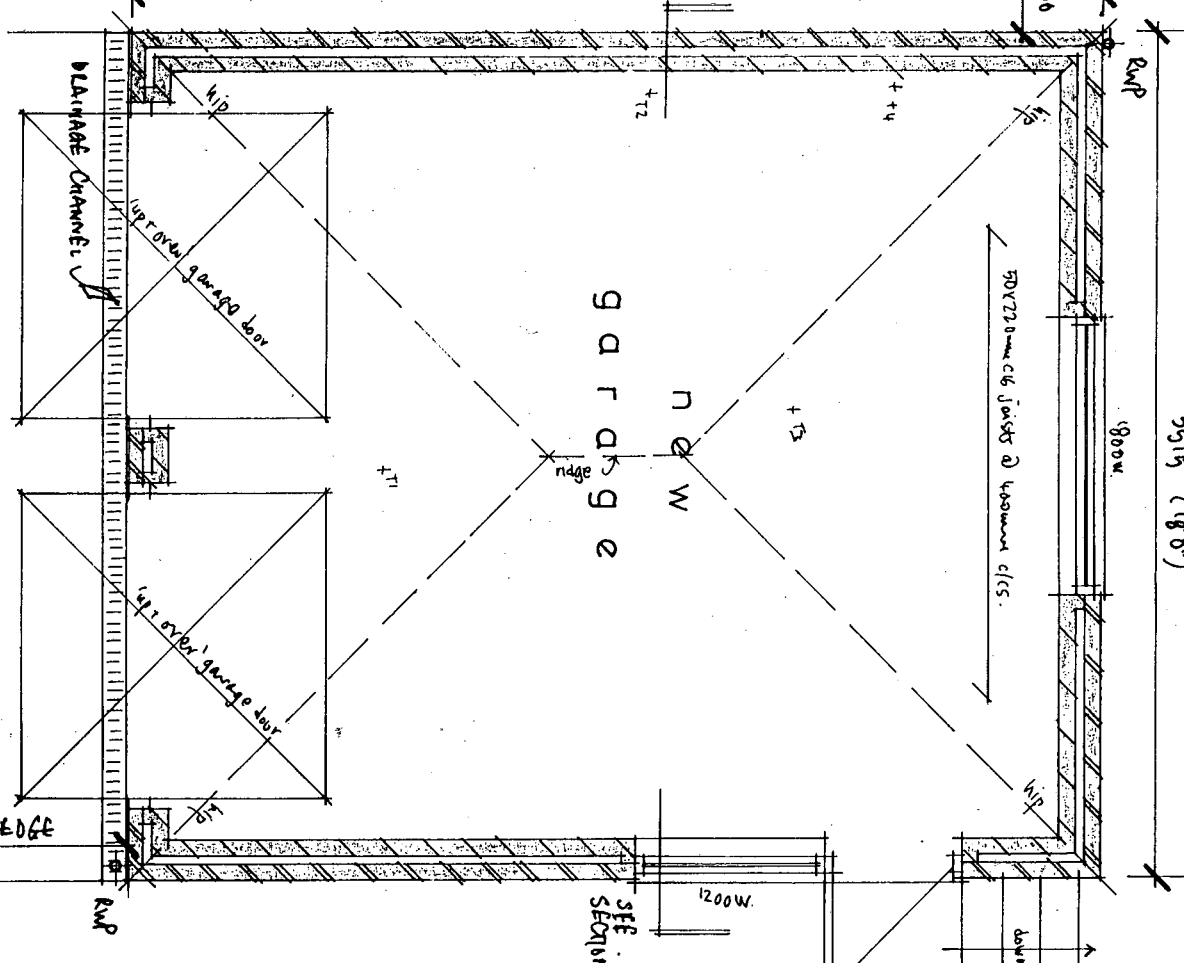
SIDE



GROUND FLOOR PLAN 1:50

(INTERNAL FLOOR AREA = 29.6 m²)

DRIVEWAY



GENERAL SPECIFICATION NOTES

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PARTS OF THE BUILDING REGULATIONS 1985 AND SUBSEQUENT AMENDMENTS, STRUCTURAL ENGINEERS DETAILS & CALCULATIONS (where applicable), CODES OF PRACTICE & MANUFACTURERS RECOMMENDATIONS.

FOUNDATIONS

The building area is to be stripped of all vegetable soil and rubbish, minimum 150mm deep. Generally concrete trench fill foundations, minimum depth of 1.0m or to suit local ground conditions. Foundation width 450mm wide below external walls, concrete to be grade GEN1.

EXTERNAL WALLS

All blockwork below dpc to high density block otherwise skin formed in brickwork. Blitmen polythene dpc to BS743, to external walls at eaves of openings and be a minimum of 150mm above finished ground level. Cavities to be filled up to ground level with fine concrete and weepholes left. Reinstate ground around the new building where excavated for foundations. Wall generally to be of cavity construction 250mm thick, comprising of 100mm brick, 50mm clear cavity, 100mm top/bottom standard 3.5kN lightweight blockwork and left facing/interior. Head of cavity closed with a slate/supplux board or similar material, cavities closed at jamb with block on edge inserting a dpc. Both skins to be tied together @ 900mm c/c's horizontally and 450mm c/c's vertically, by vertical twist wall ties to BS1243, doubled up at reveals. Cavity trays to BS743, with weepholes to be formed over all new external openings.

GROUND FLOOR SLAB

150mm thick grade 20 concrete oversite slab reinforced with A252 mesh top and bottom (minimum cover 35mm) on 1200 gauge polythene on sand blinding on 150mm well compacted hardcore. Slab to have a powerfloated smooth finish.

LINTELS

Galvanised steel lintels by Garador Catic to BS5950 with minimum 150mm end bearings, to all new openings. Catic lintel reference CG/E150/100 to personnel door, windows and 'up and over' doors. Provide with proprietary cavity tray over complete with stop ends.

SIDE DOOR / WINDOWS

To be white upvc and double glazed. Glazing to comply with BS6206 for safe breakage and is to be clearly marked as such and shall be formed in a 24mm double glazed unit comprising 4mm outer, 16mm cavity, 4mm inner pane, glass to be Pilkington 'K' (U' value = 1.80W/m²K). Client to advise of exact specification requirements and overall design with the contractor verifying all sizes with client prior to manufacture. Finish internal sill of window with 18mm thick, white MDF window board. All new windows to be manufactured and installed by a FENSA approved contractor.

GARAGE DOORS

Supply and fit new galvanised steel 'up and over' garage doors by Garador to the main opening, size, type and style to be advised by client.

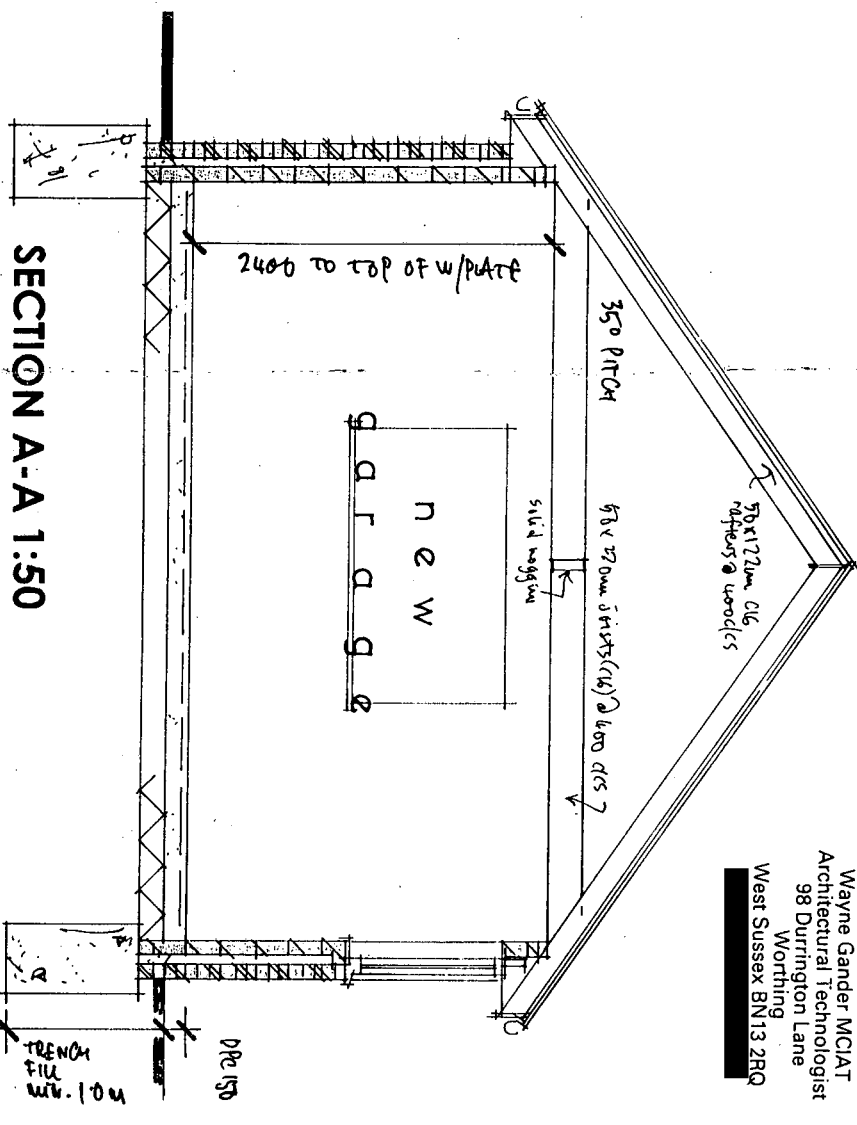
PITCHED ROOF CONSTRUCTION

Construction : erect 50x12mm C16 rafters @ maximum 400mm centres, bismoulded on 75x100mm s/w timber wallopple held down with 900x30x5mm mild steel galvanised straps fixed to wall @ maximum 2m centres. Ceiling joists to be 50x220mm C16 @ maximum 400mm centres, fixed between and spiked to timber wallopples to top of wall. Where ceiling joists are parallel to wallopple provide 30x5mm mild steel galvanised straps taken over three joists @ maximum 1800mm centres with noggins fixed between joists not less than half the depth of the joist.

Roof finish : to comprise of clay plain roof tile, sample to be submitted to client for approval, laid in accordance with manufacturers recommendations including for matching half round ridge tiles bedded in 1:3 sharp sand mortar butt jointed together to the ridge with bunnets to the hips, fix galvanised hip iron to support half round hip tiles. Roof tiling to be fixed to 22x38mm treated timber battens (gauge and lap to be determined on site) with galvanised nails. All battens fixed to uninterable roofing felt, type IF, with minimum 100mm lap, at all joints and laid parallel to the eaves. Ridge detail to have 1m wide strip over underlay.

Note - underside of ceiling joists to be left exposed, no ventilation required to roof space.

SECTION A-A 1:50



ARUN DISTRICT COUNCIL			
No.	AB	110	07

18/7/07

Wayne Gander MCAT
Architectural Technologist
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Worthing
West Sussex BN13 2RQ

RAINWATER GOODS
To be finished in black upvc. Generally to be 100mm half round gutters draining into 63mm diameter downpipes as shown and discharging into new soakaway minimum 5m from any building. Underground pipes to be 100mm diameter upvc laid in bed shingle bedding. Soakaway generally to be 1.0m² below the invert of the incoming drain and backfilled with clean hardcore and finished with roofing felt topping before topsoil. Provide channel gully along the front edge of the garage, this in turn shall connect into the new soakaway.

ELECTRICAL WORKS
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so. A copy of a certificate in accordance with BS7671 provided by a person competent to do so to be given to the local authority. Exact specification requirements to be verified in due course with client.

THIS SPECIFICATION DOES NOT PURPORT TO COVER EACH AND EVERY ITEM REQUIRED TO COMPLETE THE PROJECT HOWEVER THE CONTRACTOR IS ADVISED TO VERIFY THE FULL EXTENT OF THE WORKS WITH THE CLIENT.

THE CONTRACTOR IS TO ENSURE ADEQUATE PRECAUTIONS ARE TAKEN IN RESPECT OF HEALTH AND SAFETY LEGISLATION THROUGHOUT THE DURATION OF THE WORKS.