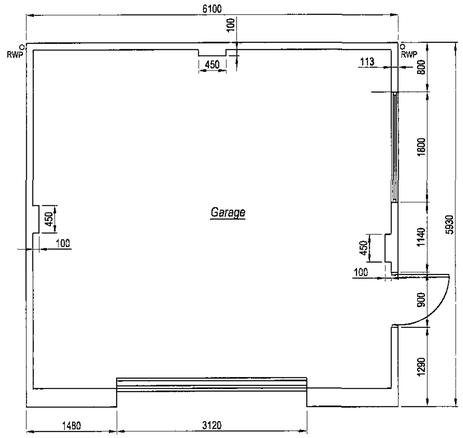
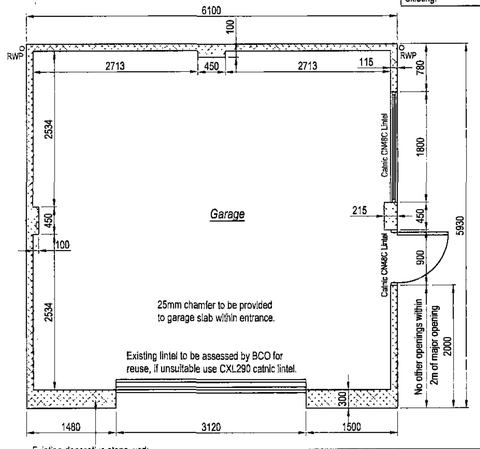


Front

Existing Plan
Scale 1:50



Existing decorative stone work to front elevation to be carefully removed for reuse.

Front

Proposed Plan
Scale 1:50

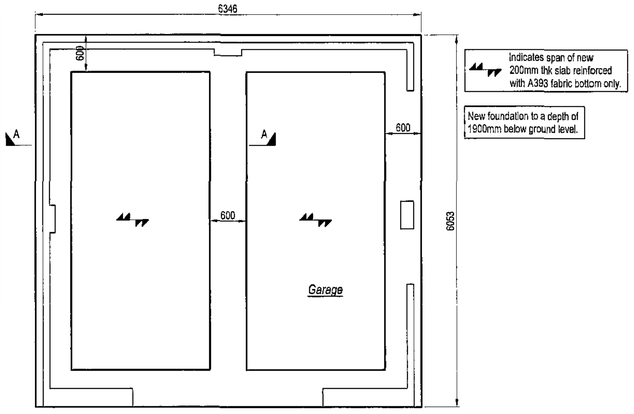
New rainwater goods to be be installed. Downpipe to be reconnected into existing surface water drainage system - as existing.

Existing roof structure to be assessed for reuse in the presence of Building Control Officer, as at the current stage of the design the roof is inaccessible. If existing roof is deemed acceptable the roof structure is to be carefully dismantled and set for re-use. Contractor to allow for replacing 10% of new materials.
If existing structure is deemed unacceptable for reuse, a `trussed rafter roof structure is to be designed and supplied by TRA approved specialist manufacturer.
Contractor to carry out a detailed survey of the existing structure to check and confirm all dimensions and levels prior to manufacturing trusses.

Existing roller shutter garage door to be carefully removed and set aside for reuse in position to match existing.

New personnel door, side window and round window to be installed, final style to be agreed with Client.

Trusses to be fixed to the new wall plate using Simpson truss connectors or equal approved and restrained from uplift by strapping down 1m to the wall using galvanised steel straps @ 1.2m max horizontal centres. Contractor to ensure that one strap is installed in each corner. Straps to also be fitted to tie gable wall to trusses.



Indicates span of new 200mm thk slab reinforced with A393 fabric bottom only.

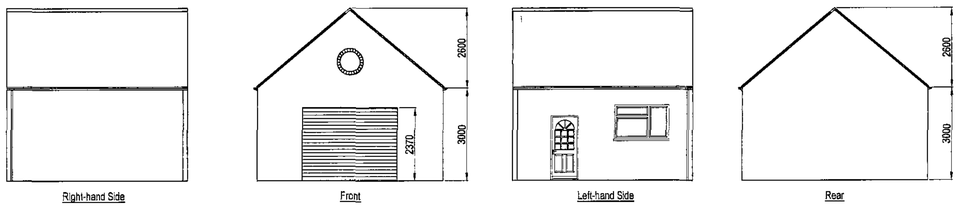
New foundation to a depth of 1900mm below ground level.

Front

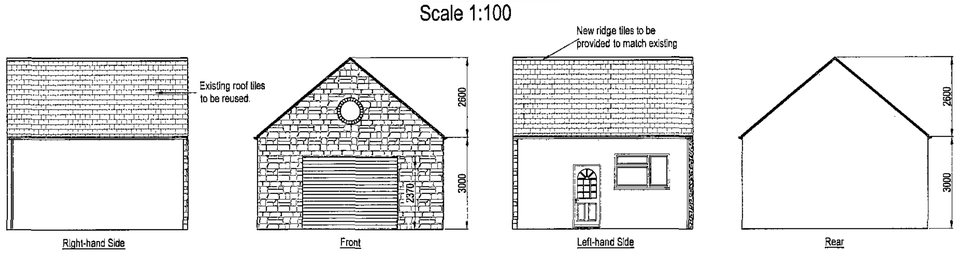
Foundation Plan
Scale 1:50

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

Scale 1:50.



Existing Elevations
Scale 1:100

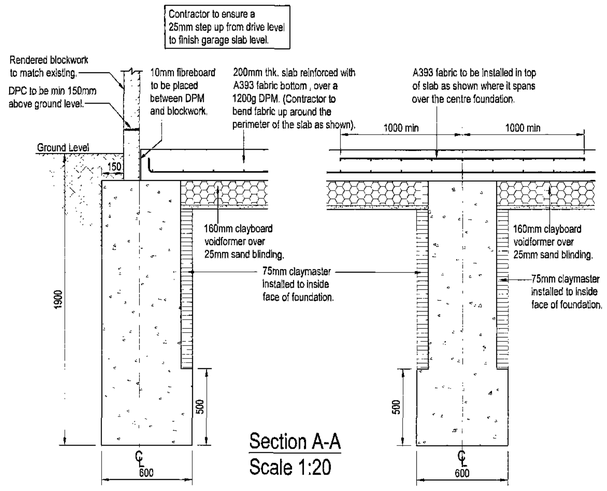


Proposed Elevations
Scale 1:100

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

Scale 1:100.

Contractor to ensure a 25mm step up from drive level to finish garage slab level.



Section A-A
Scale 1:20

Masonry

Front Wall: 300mm blockwork to match existing.
Other Walls 100mm rendered Blockwork to match existing.

The concrete fill in a cavity wall should stop 75mm below finished ground level. This may be reduced where special foundations such as rafts are used

Unless noted otherwise on the drawing masonry construction locally below lintel bearings to be minimum of 27.5 N/mm² bricks or 7.3 N/mm² blocks laid in class iM4 (1:6) mortar in accordance with BS 5628.

All masonry below ground level to be suitable for purpose, as designated by blockbrick manufacturer, laid in M5 (1:4) mortar.

Concrete blocks should not be used below dpc level where there are sulphates in the ground, unless suitability is confirmed by the block manufacturer.

Electrical System

To be designed and installed by a suitably qualified Electrical Engineer.

Proper design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical installations to be inspected and tested during and at the end of installation, before they are taken into service. Test certificate to be issued to Building Control upon completion of the works.

Design and installations shall comply with Part P of the Building Regulations, and BS 7671.

All sockets and switches are to be situated at appropriate heights between 450mm and 1200 above the finished floor level. Socket and switch boxes are not to be situated back to back.

Roof

If existing roof structure is deemed unsuitable for reuse, trussed rafter roof structure to be designed and supplied by TRA approved specialist manufacturer.

Contractor to carry out a detailed survey of the existing structure to check and confirm all dimensions, levels and pitch for forwarding on to the truss manufacturer.

All calculations and construction details are to be submitted to Building Control for approval a minimum of 21 days prior to commencement of the construction process.

Roof covering to match the existing and to be approved by the Contract Administrator prior to installation.

All 100x25 longitudinal, diagonal and chevron bracing shall be fixed throughout the roof in accordance with BS 5268 Part 3 .

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements

All works to be in accordance with current Building Regulations.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state .

Lead Work

All lead work to be in accordance with all LSA requirements current at time of installation

Concrete

All work to be in accordance with BS 8110. All mass concrete for foundations to be minimum C25/30.

All reinforced concrete to be Grade C30/37 with 20mm max aggregate, minimum cement content of 320 kg / m³, and to have Class 2 sulphate resistance. The water:cement ratio to be 0.55 (ratio may change depending on the requirements of BS EN 206-1 / BS 8500). All concrete shall be vibrated.

All spacers required for the correct installation of the reinforcement are to be proprietary spacers and shall be supplied by the Contractor.

No site batching unless authorised by Contract Administrator and the Design Engineer.

Contractor must ensure that 'Clayboard' voidformer is installed to the manufacturers requirements, including the provision and installation of the 'Voidpak' system

The foundation design is based on a Gross Ground Bearing Capacity of 100 kN/m² and it has been assumed that there is no substantial variation in soil quality over the area of the site. Depths of foundations shown may be subject to variation on site once the subsoil has been exposed.

It must not be inferred that on completion of the work any of the foundations will comply with the Building Regulations (or the NHBC) requirements for new buildings.

No holes may be formed through any concrete member without written approval from the Design Engineer.

No reinforcement may be cut or bent without written approval from the Design Engineer.

All dimensions to be verified on site by the Contractor and any discrepancies shall be immediately notified to the Contract Administrator and the Design Engineer. This layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Reinforcement

Unless noted otherwise all cover is to be 50mm to all steel to all faces

All steel denoted 'H' to be deformed bars type 2, high yield Grade B500 A, B or C to BS 4449 and, if required, bent in accordance with BS 8666.

Minimum laps to fabric to be 400mm minimum .

Lintels

All external wall lintels to have a minimum of 50 years life guarantee.

Unless noted otherwise on the drawing, Catnic CN48C and CXL290 lintels (or equal approved by the Engineer) to be used over all internal openings, with minimum of 150mm end bearings.

Window and door frames should be positioned so that the back face of the frame overlaps the inner face of the outer leaf by a minimum of 30mm .

Drainage

New rainwater goods to be installed a in position to match existing. Downpipes to be re-connected to the existing surface water drainage system. Existing surface water drainage system to be tested in presence of BC Officer to prove suitability.

SUBJECT TO LOCAL AUTHORITY APPROVAL — CONTRACTOR TO SUBMIT A BUILDING NOTICE

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL — NOT FOR CONSTRUCTION

...ley Metropolitan ...ncil
23 JUN 2010
...ning Room

THIS DRAWING WAS PRODUCED AT A1

REV	DRAWN	DATE	DESCRIPTION
A	LDS	25.06.10	Drawing approved by Lead Office

Oriel
1st Floor Design Office, Solent House,
Solent Business Park, Whiteley,
FAREHAM, Hampshire PO15 7AF

JOB ID
Anderson

SITE ADDRESS
32 Summer Lane
Royston
Barnsley, S Yorkshire
S71 4SE

PROJECT
Demolition & Reconstruction of Garage on New Foundations

DRAWING TITLE
Plans, Sections & Elevations

INITIAL DRG DATE	DRAWN BY
June 2010	Lee Swain
SCALE: As Shown	CHECKED BY: MB

REFERENCE	DRG No.	Rev.
3453496	101	A