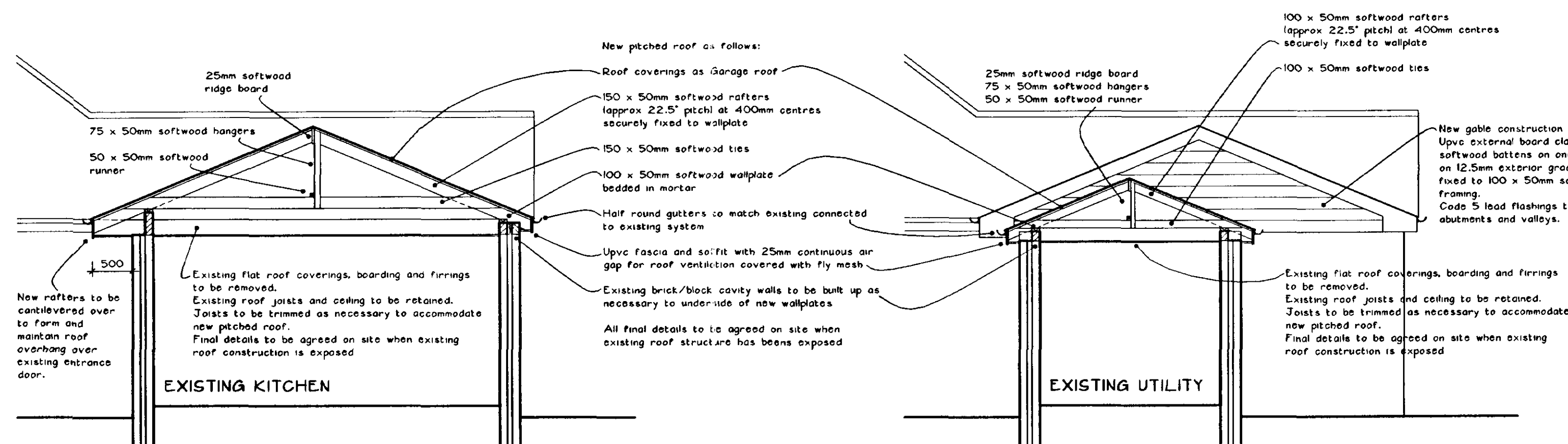
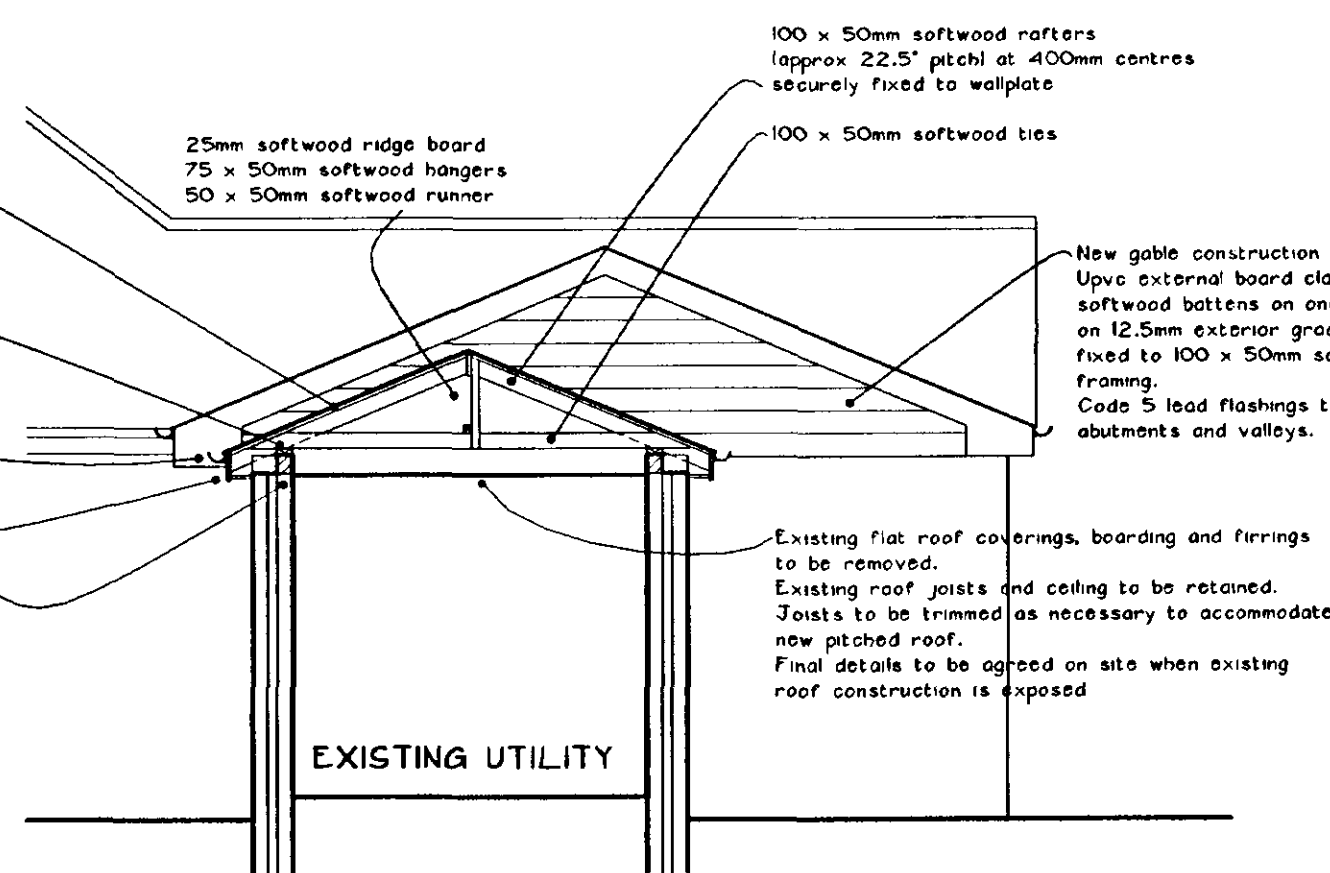
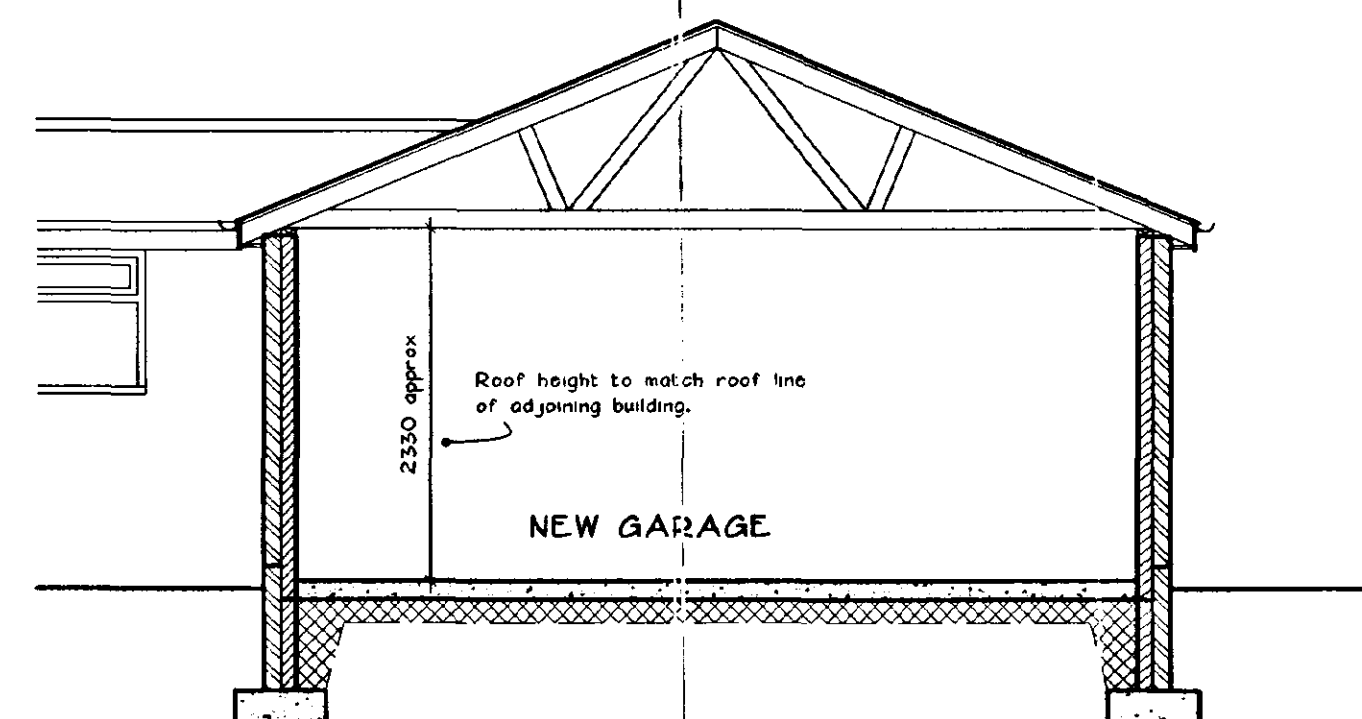




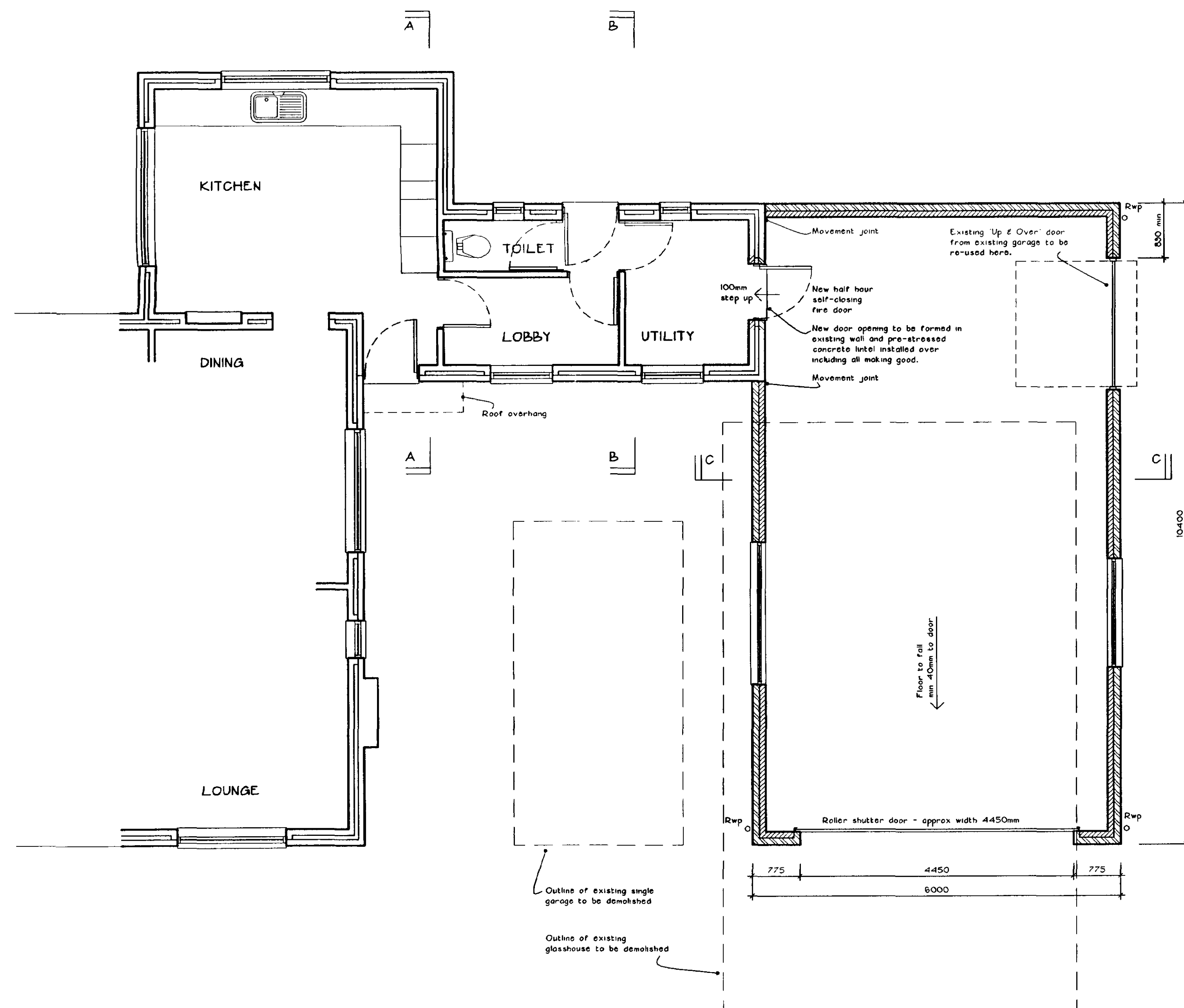
SECTION AA 1:50



SECTION BB 1:50



SECTION CC 1:50



FLOOR PLAN 1:50

GENERAL SPECIFICATION NOTES

FOUNDATIONS

Unless otherwise determined from site ground conditions, to be 600mm wide x 225mm deep mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Underside to be founded at approx 300mm below external ground level. Final depth to be agreed on site with Local Authority Building Control Officer. Concrete to be general grade of foundation mix - GEN 3 to BS5328. Movement joint to be formed between new and existing foundations.

GROUND FLOOR CONSTRUCTION

To comprise 125mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200mm gauge polythene membrane with 150mm laps turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand bedding on 150mm minimum thickness well rolled and consolidated hardcore.

Garage floor slab to be thickened to 300mm in doorways.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

EXTERNAL WALL CONSTRUCTION

212mm solid wall construction to comprise: 102mm external skin in facing bricks to match existing house, 10mm mortar joint and 100mm internal skin in 'Thermalite' or similar smooth faced blocks with flush joints.

Brick soldier course to be incorporated over all window and door openings to match existing house.

Brick and block skins to be tied together with galvanised wall ties at 300mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

New walls to be tied to existing by building in galvanised crocodile ties in strict accordance with manufacturer's instructions and forming 15mm movement joint at junction by inserting 'Flexcell' or similar proprietary infill and finished externally with mastic pointing to match colour of brickwork.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external skin and at lowest floor level to internal skin. Dpc to be stepped between skins to ensure continuity of dpc.

LINTELS

To be IG type 'BOX LINTEL 200' or similar heavy galvanised steel lintels with 150mm minimum web bearing.

WINDOWS

To be 2300 and 1750 x 1000mm white aluminium framed windows with sliding panels.

ROOF CONSTRUCTION

To comprise: Concrete interlocking tile (colour to match existing house roof) on 38 x 25mm treated softwood battens gauged to suit tiling on unseasonable sarking felt to BS747 : Part 2 : Type IF on pre-made trussed rafters at 600mm centres.

Roof pitch to be approx 22.5° to suit existing site conditions.

All to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Local Authority for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plan of rafters and ceiling ties to BS5268 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

Proprietary ridge ventilators to match tiles to be installed in strict accordance with manufacturer's instructions (equivalent to 5mm continuous air gap).

Roof overhang to be framed to eaves and gables to match existing. Fascias, soffits and barge boards to be upvc. Eaves soffit to incorporate 25mm continuous air gap covered with fly mesh for roof ventilation.

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps at eaves level fixed to wallplate and blockwork and lateral restraint straps fixed to gable walls and across first three gable rafters. All straps to be at 2000mm maximum centres. Timber noggin to be provided under straps where necessary.

FLASHINGS

Code 5 lead flashings to be provided at all roof abutments and valleys.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE Regulations.

Lighting and power to be installed to client's requirements.

STORM WATER DRAINAGE

UNDERGROUND DRAINAGE PIPES

To be 110mm diameter upvc flexibly jointed pipes to BS4660 laid to self-cleansing gradient.

To be bedded and surrounded in 150mm minimum thickness of 10mm pea gravel.

SOAKAWAY

Storm water pipes to drain into new soakaway constructed to CP501 and minimum 5000mm from any building (6000mm in clay soil). To be 100 x 100 x 1000mm deep filled with rubble to within 450mm of ground level and overlaid with polythene sheet and backfilled to ground level with vegetable soil.

RAINWATER GOODS

To be upvc to BS4576 : Part 1 installed in strict accordance with manufacturer's instructions.

Gutters to match existing and to be securely fixed at eaves and laid to falls complete with all required outlet positions, stop ends etc.

Downpipes to match existing and to be securely fixed to walls using proprietary clips and complete with all necessary offsets, swan necks, shoe outlets etc.

EXTERNAL WORKS

All existing external paved areas where disturbed by the building works to be made good to match existing.

Existing gravel driveway to be altered and adapted as necessary.

New concrete apron 1000mm wide to be constructed in front of garage door comprising 125mm thick concrete slab on 25mm minimum thickness sand bedding on 150mm minimum thickness well rolled and consolidated hardcore. New concrete apron to be extended across to join with existing apron.

NOTES

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.

DIMENSIONS

Do not scale from this drawing.

All dimensions are to be checked on site by the builder who shall take responsibility for measurements for construction and ordering purposes from commencement of site works.

Whilst every effort is made to ensure accuracy in dimensioning, measurements should be carefully checked to ensure compatibility with existing structures and features.

SUPERVISION

The works will not be supervised by Richard J Diggle or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used, fitted and installed in strict accordance with manufacturers instructions and relevant Code of Practice.

Materials shall conform to the appropriate British Standard Specification or BBA Certificate or European Code equivalent.

Preservative treatment to BS 5268 : Part A is to be carried out to all timber prior to delivery to site.

DETAILS / FOUNDATIONS

All details shown on this drawing including foundations, are based upon typical site conditions including soil of good bearing capacity.

Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

If adverse ground conditions are encountered, then the advice of a qualified structural engineer should be sought.

HEALTH AND SAFETY

The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building Sites and Work Places.

The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations, and independent Planning Supervisor will be required.

SCOPE OF THE WORKS

The works comprise all that is shown on the drawings and details. Any work that may not be specifically shown, but may reasonably be inferred as necessary to carry out the works will be deemed to be included.

Revisions

Richard J Diggle

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Client

MR B J HILL

Project

PROPOSED NEW GARAGE
& PITCHED ROOF
'CROSSROADS'
FENGATE ROAD
WEST PINCHBECK

Drawing

DETAIL DRAWING

FLOOR PLAN
SECTIONS

Scale

1:50

Date

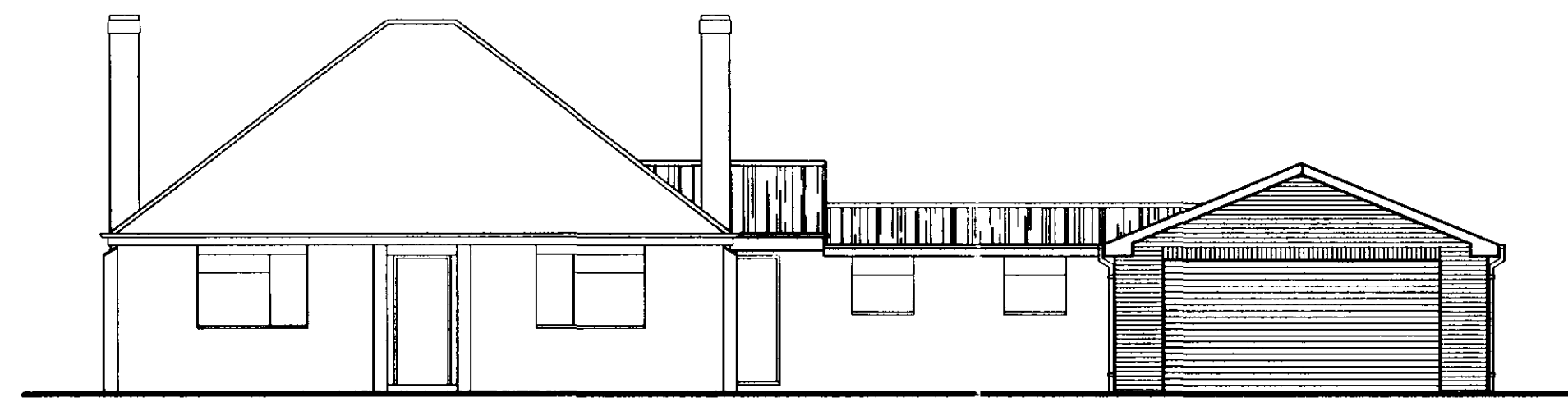
27/02/2002

Drawing Number

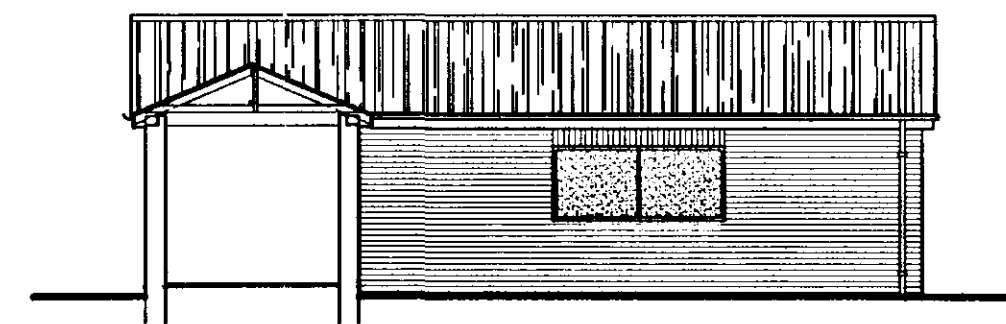
346-01

DETERMINED
PLAN

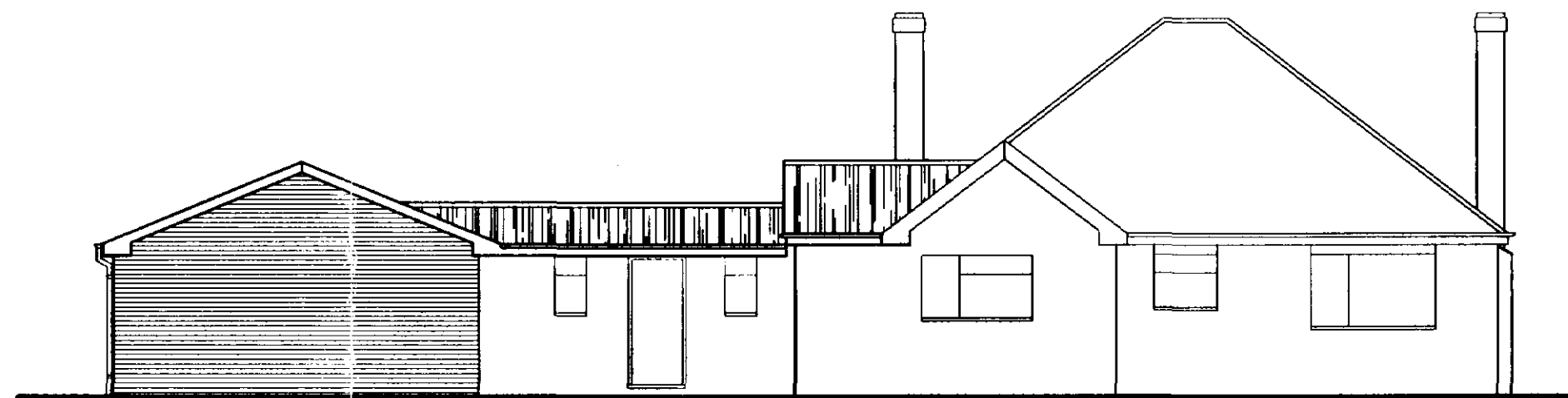
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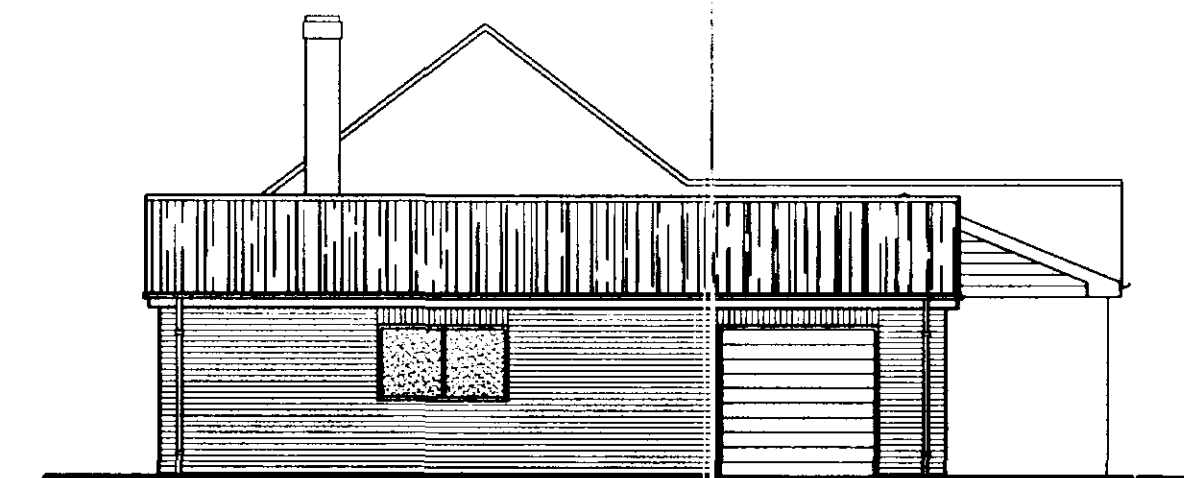
FRONT ELEVATION 1:100



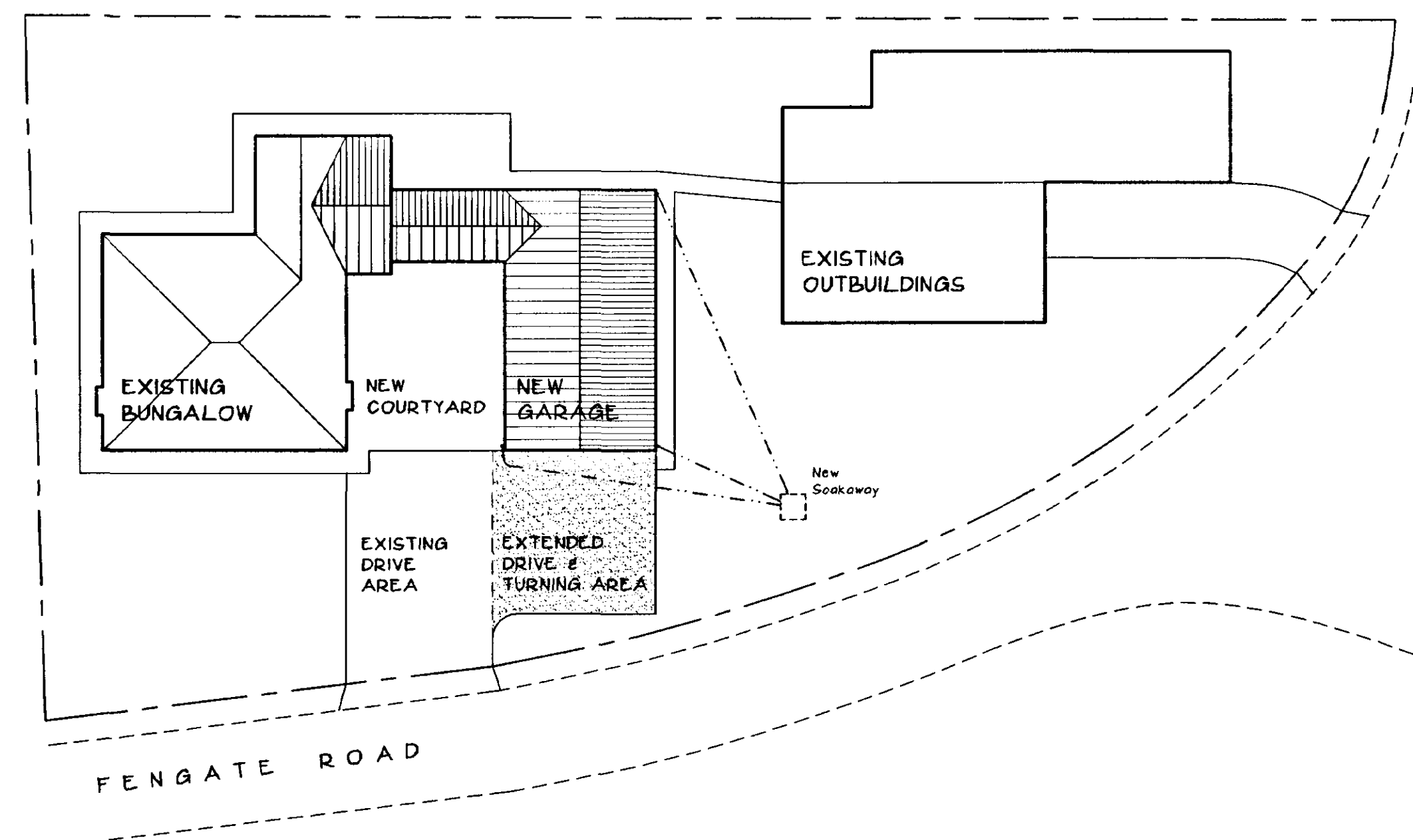
SIDE ELEVATION (TO COURTYARD) 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SITE PLAN 1:200

NOTES

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Revisions

Richard J Diggle

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Client

MR B J HILL

Project

PROPOSED NEW GARAGE
& PITCHED ROOF
'CROSSROADS'
FENGATE ROAD
WEST PINCHBECK

Drawing

DETAIL DRAWING

ELEVATIONS

SITE PLAN

Scale Date

1:100 / 1:200 27/02/2002

Drawing Number

346-02

DETERMINED
PLAN

SHD
Planning & Design
- 1 MAR 2002
Ref 0248/b2