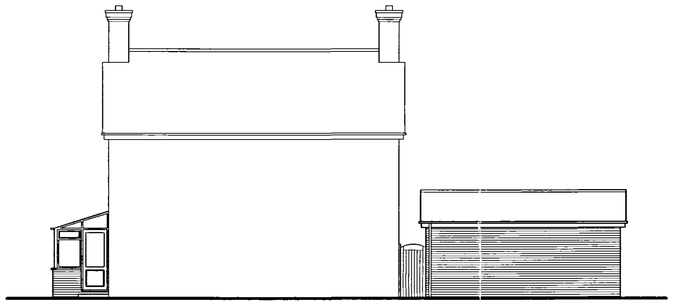
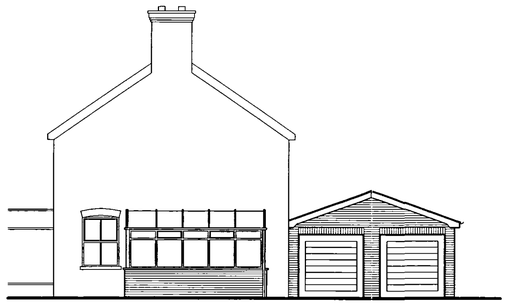
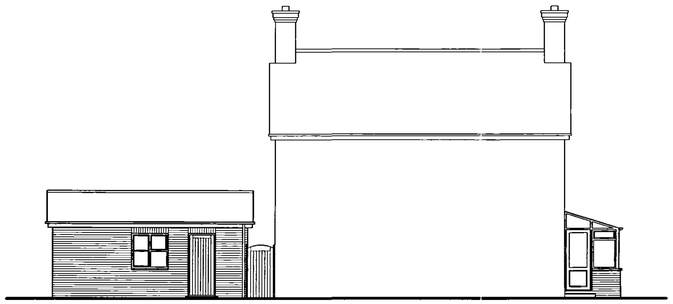


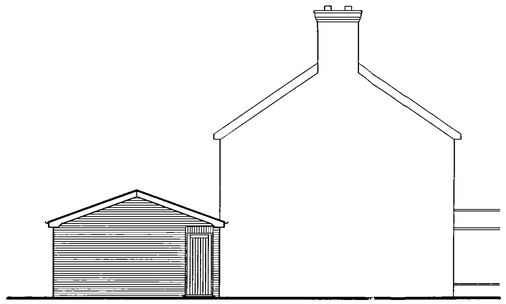
FRONT (NORTH EAST) ELEVATION 1:100



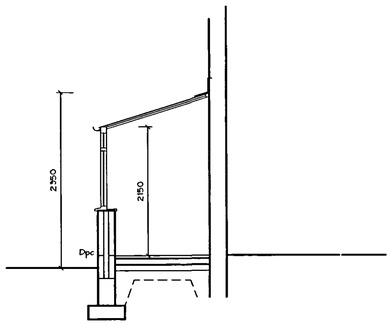
SIDE (SOUTH EAST) ELEVATION 1:100



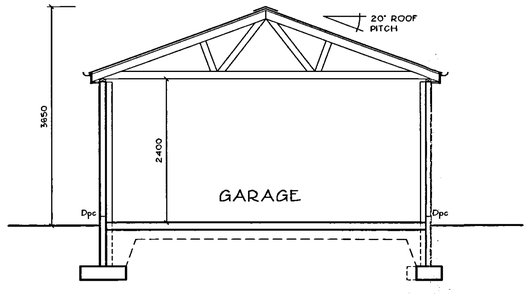
REAR (SOUTH WEST) ELEVATION 1:100



SIDE (NORTH WEST) ELEVATION 1:100



SECTION AA 1:50



SECTION BB 1:50

CONSERVATORY/PORCH GENERAL SPECIFICATION NOTES

FOUNDATIONS

Unless otherwise determined from site ground conditions, to be 600 wide x 225mm deep strip constructed from mass concrete all 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 minimum 750mm below external ground level for minimum 1000mm if shrinkable subsoil is encountered) - final depth to be agreed on site.

Concrete to be general grade of foundation mix - GEN 3 to BS5328.

GROUND FLOOR CONSTRUCTION

To comprise: 50mm sand/cement screed on 100mm thick (C20 grade) mass concrete slab on vapour barrier on 100mm thick 'Jablite' Flooring Grade insulation on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

NOTE: Vertical upstands of insulation to be provided to all edges of concrete slab in strict accordance with manufacturer's instructions.

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

EXTERNAL WALL CONSTRUCTION

280mm thick cavity wall to comprise 102mm external skin in red facing bricks to match as near as possible existing house, 75mm cavity infilled as work proceeds with 'Dritherm' or similar insulation bats, 100mm internal skin of 'Celcon, insulating blockwork with 13mm thick dense plaster finish internally.

Leaves of cavity wall to be tied together with galvanised wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level.

ROOF CONSTRUCTION

To comprise: triple polycarbonite roof sheeting fixed in white Upvc framework.

DOORS

External doors to be client's selected design.

WINDOWS

New windows to side walls to be constructed from Upvc frames with double glazed sealed units.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows below 800mm above floor level and to doors and sidelights below 1500mm above floor level (ie in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to client's requirements.

GARAGE GENERAL SPECIFICATION NOTES

FOUNDATIONS

Unless otherwise determined from site ground conditions, to be 225mm deep strip footings - widths as shown on plan with projections as shown under brick piers.
To be constructed from mass concrete all 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 minimum 750mm below external ground level for minimum 1000mm if shrinkable subsoil is encountered) - 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.

GROUND FLOOR CONSTRUCTION

GARAGE
To comprise 100mm thick mass concrete (C20 grade) slab with smooth steel float finish on 1200mm gauge polythene membrane with 150mm laps on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore.

Floor slab to be laid to 25mm fall as shown and to be thickened to 300mm in main doorways.

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

EXTERNAL WALL CONSTRUCTION

External wall construction to comprise 215mm and 102mm thick brickwork as indicated constructed in red facing bricks to match as near as possible existing house. Fair faced flush finish internally.

Brick piers to be incorporated as indicated.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level.

LINTELS

To be 'IG' or similar galvanised steel lintels with 150mm minimum end bearing types as follows:

Garage 'Up & Over' Door - BOX 200'.

Garage side door - 'L1'

ROOF CONSTRUCTION

To comprise: 'Eternit' or similar fibre cement slates (colour to match as near as possible existing house roof) on 38 x 25mm treated softwood battens gauged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on pre-made trussed rafters at 600mm centres.

Roof pitch to be 20°.

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

Specialist manufacture'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 roof ventilicion system to be installed in strict accordance with manufacturer's instructions and comprising continuous eves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match tiles (minimum 5mm continuous gap).

External walls to be stepped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps at eaves level fixed to wallplate and brickwork at 2000mm maximum centres and 300mm long lateral restraint straps fixed o gable wall at 600mm maximum centres across timber ceiling joists.

Fascias, barge board and overhang soffit to Eaves and Gable to be constructed from white Upvc.

DOORS

Garage door to be 'Up & over' type door to client's selected design.

Garage side and rear doors to be client's selected design.

WINDOW

Window to be constructed from white Upvc frame with single or double glazed sealed unit as required

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE regulations. Socket outlet and lighting positions all to client's requirements.

DETERMINED PLAN

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

SOUTH HOLLAND DISTRICT COUNCIL
Planning & Economic Development
23 JUL 2003
Ref 0908/03

Revisions

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Client
MR M STUART

Project
NEW DOUBLE GARAGE
AND CONSERVATORY

EAUDYKE FARM COTTAGE
WATERGATE
QUADRING EAUDYKE

Drawing
DETAIL DRAWING

SECTIONS
ELEVATIONS

Scale
1:50 / 1:100

Date
July 2003

Drawing Number
411-02