Preparation: -
Excavate down approximately 100mm removing topsoil and vegetation.

Foundations: -
Provide generally GEN 3 concrete strip footings under walls as shown on drawing. 700 wide X 225 deep under cavity walls with 2 layers of A 152 mesh 75mm all round cover, Foundations taken down to an approved firm base approximately 1.0m below ground level, subject to Local authority specifications, 225mm min depth cavity to be maintained below lowest DPC.

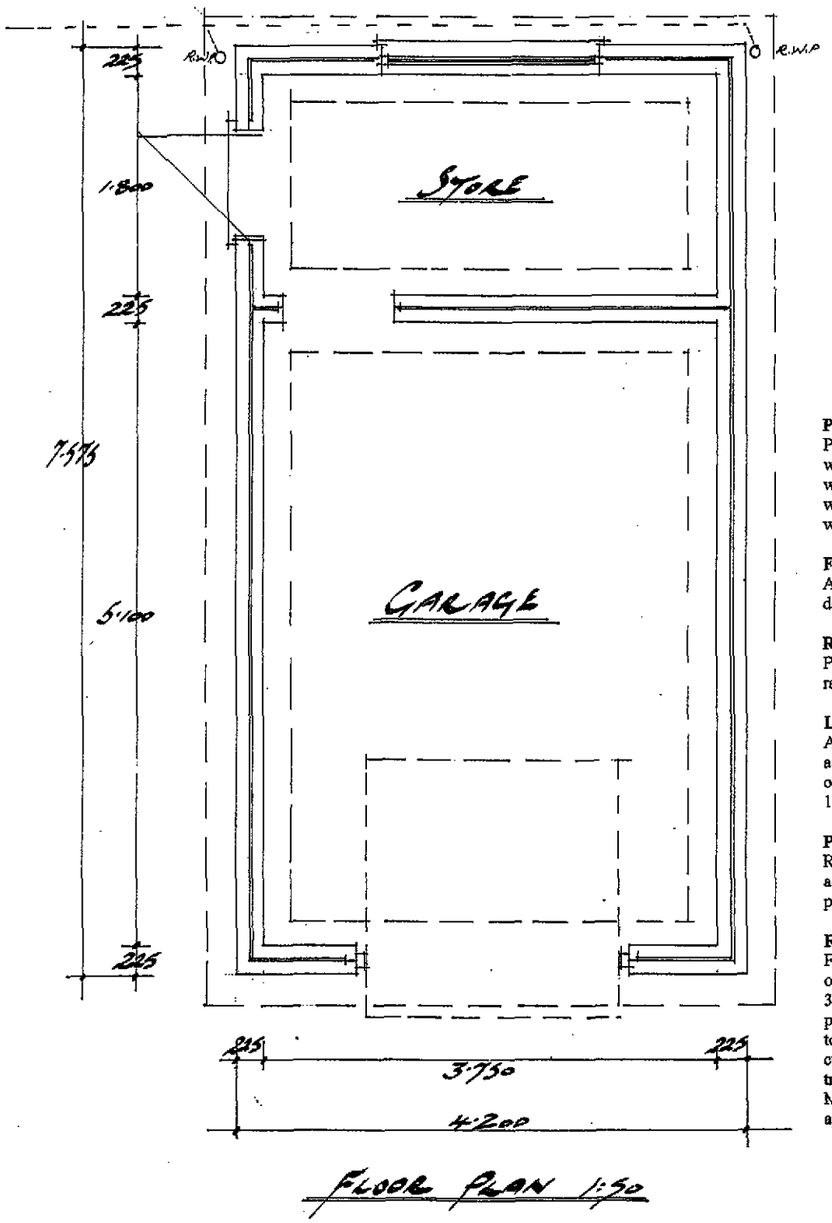
Sub-structure Walling: -
100mm thick class A dense concrete blocks (7N//mm2) made upped 150mm above ground level with FL quality splash course brickwork (commons internally, engineering or facing brickwork externally). Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level.

Ground Floor Construction:-
Provide 100mm oversite concrete on 1200g DPM linked to DPC in inner wall laid on 200mm sand blinded hardcore laid in 3 lifts & well consolidated.

DPC's: -
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC minimum 150mm above ground level to be lapped to DPM minimum 50mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stop-ends and at least 2no. catnic or sim. Weep-holes in brickwork per opening not more than 450mm apart.

Walling: -
225mm cavity walling to consist of 100mm facing bricks to match existing house: 25mm cavity: 100mm Thermalite Shield solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centre at all unbounded closures of cavity (within 225mm): close cavities with "Themabate" performed closer and provide bitumen felt DPC to CP 121: Movement joints to be installed in brickwork and block-work in accordance with BS:5628, part 3, 1985 and manufacturers own design considerations.

Doors and Windows: -
To be UPVC of specialist manufacturer. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units 28mm, to achieve either WER Band C or better or "U" value 1.6 W/m²-K. Existing windows & doors to be reused if possible.



FLOOR PLAN 1:50

Protected glazing areas: -
Provide toughened glass to BS 6206 (1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Fascia and bargeboards (if any): -
All to be 32mm thick treated PSE softwood timber, depth to be determined on application.

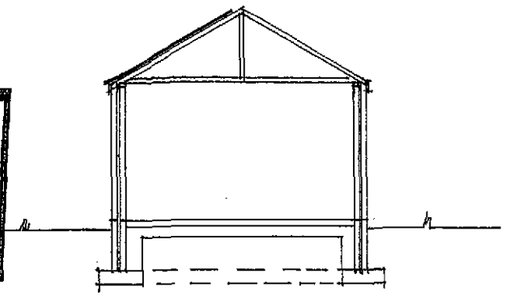
Rainwater goods: -
PVC gutters 115mm half round gutter to be connected to 63mm sq rainwater pipe and connected to soakaway

Lintels:-
All lintels to be manufactured by Messrs. IG and to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121.(See separate note).

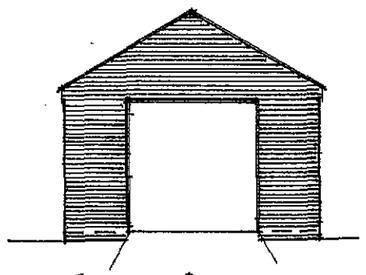
Pitched Roof: -
Roof tiles to match existing house on 25x38 treated battens spaced in accordance with manufacturers instructions for roof pitches indicated on plan, on one layer type Tyvek breather felt with 150mm laps.

Roof :-
Factory made trussed rafters 600mm centres of profile shape as shown on section, fabricated and erected in strict accordance with BS:5268 Part 3:1998 with 25 x 100 timber bracing throughout. Trusses secured to wall plates with proprietary galvanised mild steel truss clips. Trusses are **not** to be skew nailed. All details are to be checked on site by Builder or customer and confirmed to truss manufacturer before placing order. Any trimming/additional timbers to be as specified by the truss manufacturer. Manufacturers calculations to be deposited with Building Control for approval prior to erection on site. **Stage Approval requested.**

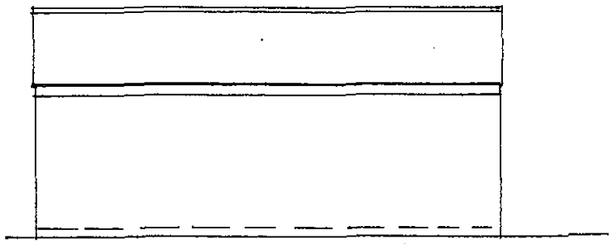
SHDC
Planning & Development
12 DEC 2011
Ref: 0982-11



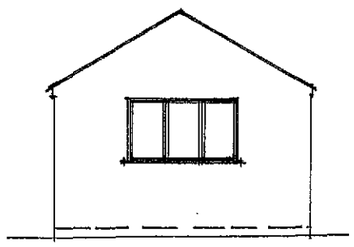
SECTION 1:100



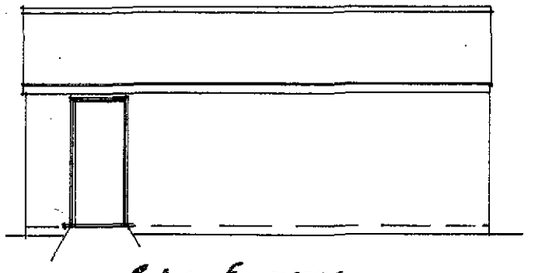
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

Lateral Restraint:-
To underside of rafters and top of ceiling ties fix 5x30 galvanised mild steel straps at max 1.8m centres over min 3 members, through inner leaf and 150mm crank down cavity tight to blockwork. Provide solid timber bridging between members at strap positions and wedge at wall.

Underground Drainage: -
To be 110mm diameter UPVC pipes by approved manufacture to be laid at a minimum fall of 1.70 except serving gullies only which should fall at 1:40 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin.

All details noted in this specification must be adhered to. Any deviation may affect the energy efficiency aspects of the construction. This may result in costly remedial works being necessary to achieve compliance with the Building Regulations

PROPOSED
SINGLE GARAGE

at

30 HOLDING
GRANGE ROAD
WINGLAND
TERRINGTON ST CLEMENT
PE34 4HQ

For

MR & MRS D. COPELAND

DATE NOV 2011 SCALE 1/50 & 1/100

SHDC
Planning & Development
12 DEC 2011
Ref: 0982-11