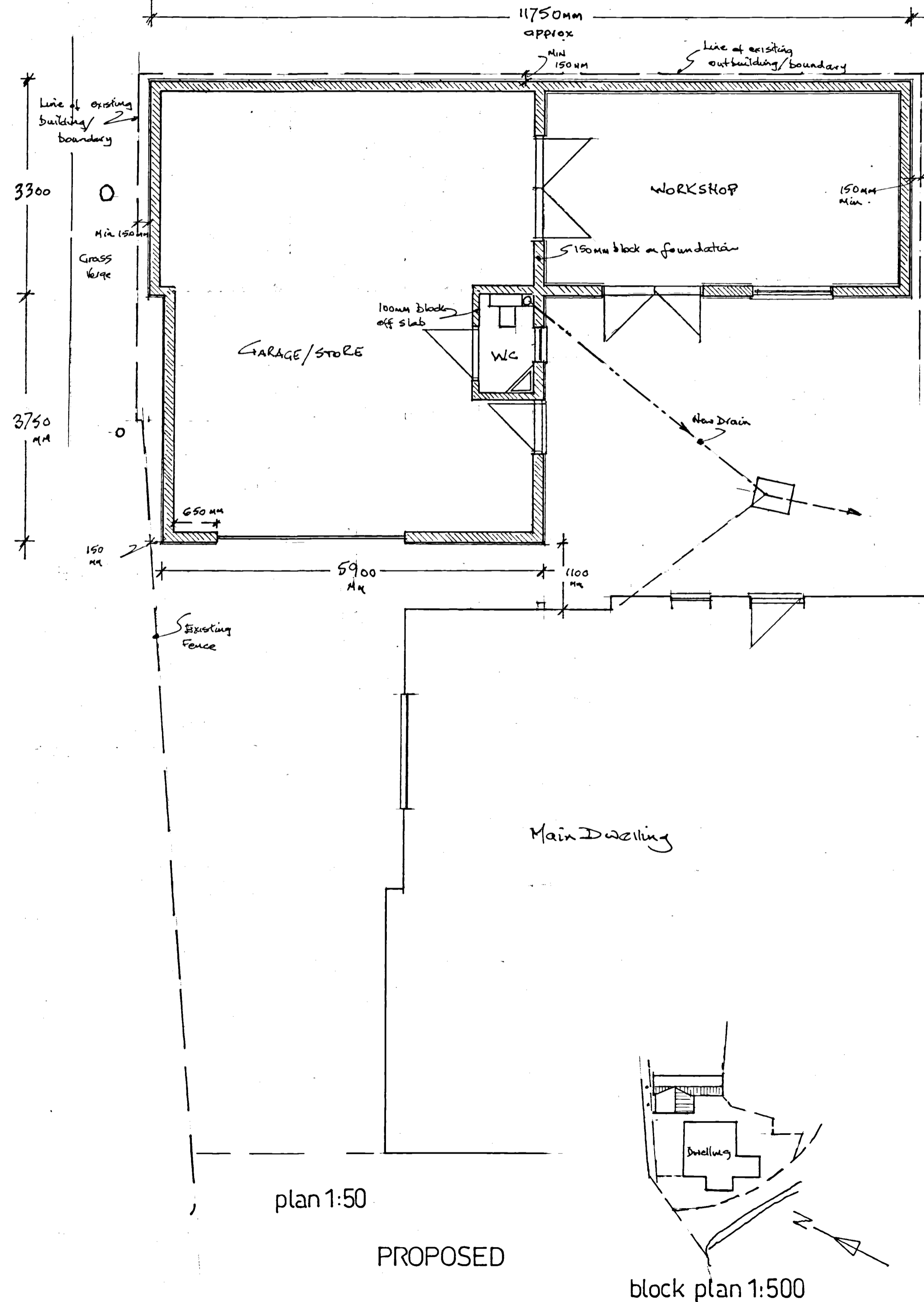
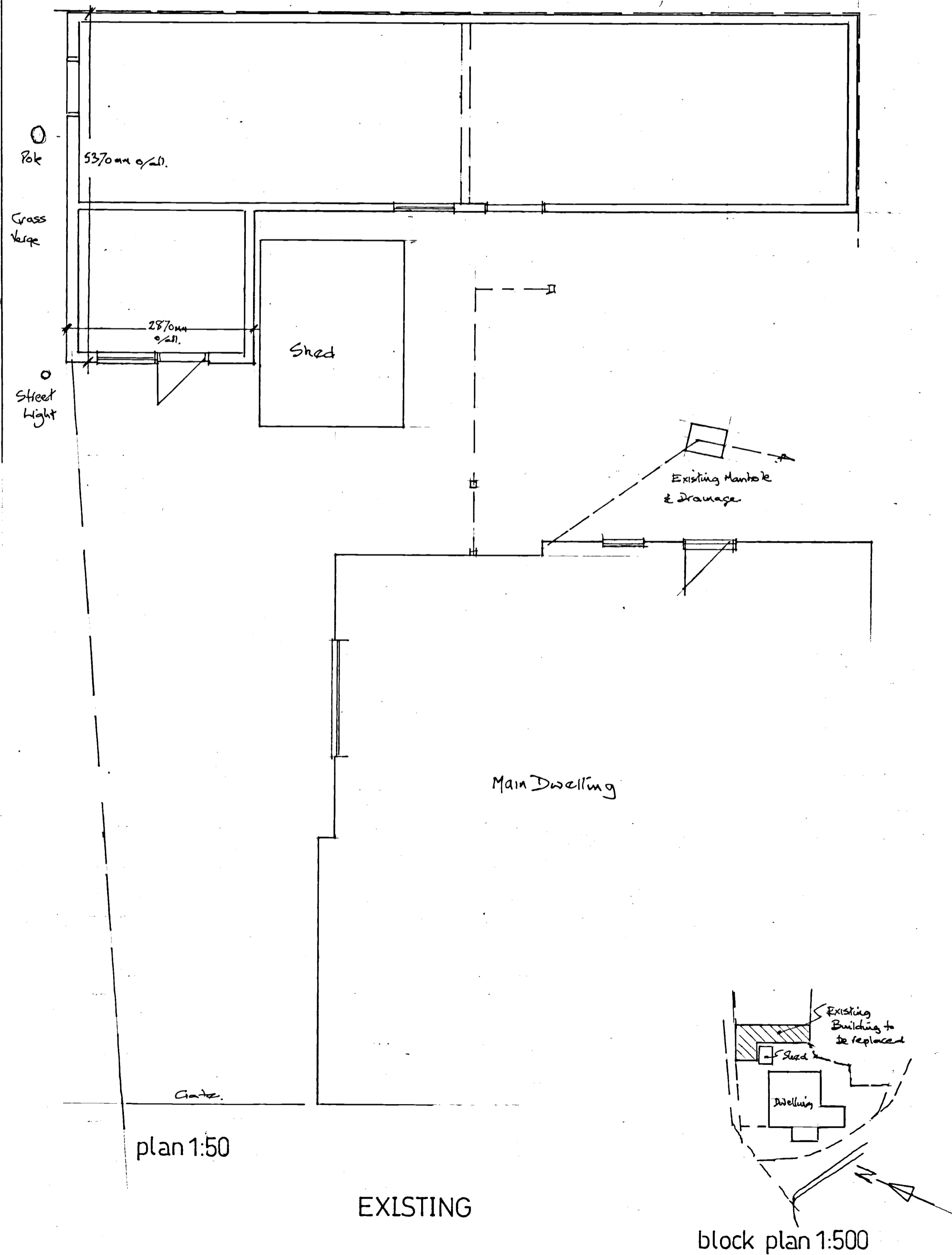


All Dimensions Subject to on site check



**General Construction Notes.**

THESE ARE NOT WORKING DETAILS, they have been produced solely for the purpose of making Local Authority Applications and do not form part of any CDM requirements. Notes are to be read in conjunction with details shown on Drawings 2023.12; Manufacturer's Specifications and also on any separate Structural Engineer's calculations and details.

All work must be carried out in a proper workmanlike manner and in accordance with all British Standards, Codes of Practice and Manufacturers' specifications.

All details and Dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Carry out all works necessary, associated and required to enable the completion of the works indicated on the drawings whether particularly included in these Construction Notes or not.

**Enabling Works**

Carefully take down the existing unsafe outbuilding complete including concrete base and clear away materials from site.

**Foundations to External Walls**

Carry out a scan of the existing garden etc as required to establish any underground services prior to excavations and protect/divert as necessary.

New concrete deep strip foundations, standard mix complying with current standards (min GEN 1) adequately compacted and laid on sound trimmed trench bottoms. Stepped to suit site levels. Min. width 450mm and a min. depth of 1.00m if in clay.

Depth to be confirmed on site with Building Inspector. Particular regard shall be paid to structure where there are trees on or near the site. Additional works in such cases shall be in accordance with NHBC chapter 4.2 and as agreed on site with the Building Inspector.

**Ground Floor Slab**

Fill, spread, level and compact crushed hardcore in max 150mm layers to suit site levels, bladed with sand. Cover with 1200g polythene DPM well lapped at joints and carried up against external walls to marry with DPC. 125mm thick concrete sub-floor.

**External Walls and Internal Cross Partition**

150mm concrete blockwork built off foundations. Clad walls externally with black timber weatherboarding on treated timber battens fixed to blockwork and breather membrane. Incorporate dpc min 150mm above external ground levels. Provide lintels over the new doors and windows. Bed timber wallplate to top course of blocks secured with galvanised straps at max 1800mm spacings.

**Roof**

New roof construction to be raised tie trusses designed and manufactured by a specialist timber engineering company. Note different roof pitches required to ensure ridge heights match.

Calculations and details to be provided to the Building Inspector for approval before manufacture.

Trusses to be fixed to timber wall plates with galv. clips. Binders and wind bracing to be provided and fitted as required to comply with B.S. 5268: part 3: 1985

Provide selected roof tiles similar to those on the existing outbuilding. Lay roof tiles on 50x25mm treated timber battens and Tyvek Supro breather membrane.

Provide proprietary pvc continuous vent (Glidevale) with equivalent 25 mm air gap to provide roof ventilation to all new roof areas. Maintain 50mm clear air space for through ventilation.

Roof tiling to be installed to the new standard in BS5534. This includes mechanically fixed ridge and hip tiles, with bonded felt or additional battens on the laps.

The tiles should be fixed in accordance with the new requirements which may require fixing each tile and double fixing to all verges etc. Provide eaves carrier or high load dpc to eaves gutter area with the Tyvek breather membrane.

**Fascias and Bargeboards**

Provide black timber fascias and bargeboards. Ex 100mm black timber cappings to verges.

**Rainwater Goods**

New gutters are to be 100mm upvc. Connected to new 63mm d/peeps. There are no downpipes serving the existing building.

**Doors and windows**

Provide garage door, windows and personnel door as indicated.

**Internal Wall Finishes**

Walls within garage and wc areas to be fairfaced blockwork. Tiled splashback over wash basin. Walls to workshop to be drylined with timber battens and wall boarding

**Electrical**

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations latest Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works.

Provide new electrical supply from main dwelling to new outbuilding including new consumer unit/fuseboard to suit current regulations.

Electric sockets and switches to be positioned between 450mm and 1200mm above floor level. Provide low energy light fittings with luminous efficacy greater than 40 lumens/circuit watt to all areas.

**Plumbing**

All works are to be carried out by competent and fully qualified tradesmen in accordance with current regulations. Provide new mains water supply from main dwelling to new outbuilding

Hot and cold water services to be provided and connected to new basin; cold water supply to wc in toilet. 38mm plastic trapped wastes from new basin to be connected to new 100mm upvc stub stack fitted with automatic air admittance valve. Traps to be 75mm deep seal.

Provide access fittings at angles of waste pipe runs.

**Drainage (PROVISIONAL SUBJECT TO SURVEY)**

Carry out full survey of the existing foul and surface water drainage system to establish and agree details with Building Inspector before commencing works.

Connect new upvc stub stack to existing FW manhole. Surface water to be connected to a new soakways min 5000mm from any building or connected to existing subject to agreement with the Building Inspector on site.

All new drains to be 100mm underground plastic laid to falls, bedded and surrounded in pea shingle. Drains passing through foundations to be bridged with concrete lintels and wrapped in fibreglass.

All Details are Subject to Planning and Building Regulations Approvals.



**BuildtoPlans**

19 Aldham Gardens, Stowmarket, Suffolk IP14 2PS  
Telephone Stowmarket (01449) 675721 / 07724037774  
E-mail: paul@buildtoplans.co.uk  
www.buildtoplans.co.uk



THIS IS NOT A WORKING DRAWING. It has been produced solely for the purpose of submitting to the Local Authority. Build to Plans Partnership Ltd Are Not the CDM Appointed Principal Designer, the details therefore Do Not Form Part Of CDM Refer Also to Construction Notes, Manufacturer's Specifications & any Separate Structural Engineer's Design Details

All details and dimensions to be checked and verified on site BEFORE commencement. DO NOT SCALE

Client:	Mr M Keeble
Site Address:	23 Old Market Street, Mendlesham IP14 5RZ
Job Title:	Construction of New Detached Garage/Outbuilding following Demolition of Existing.
Drawing Title:	Plans, Elevations, Block Plan and Typical Section.
Drawing No:	2023.12
Scales:	As Shown @ A1 Date: 30th April 2023