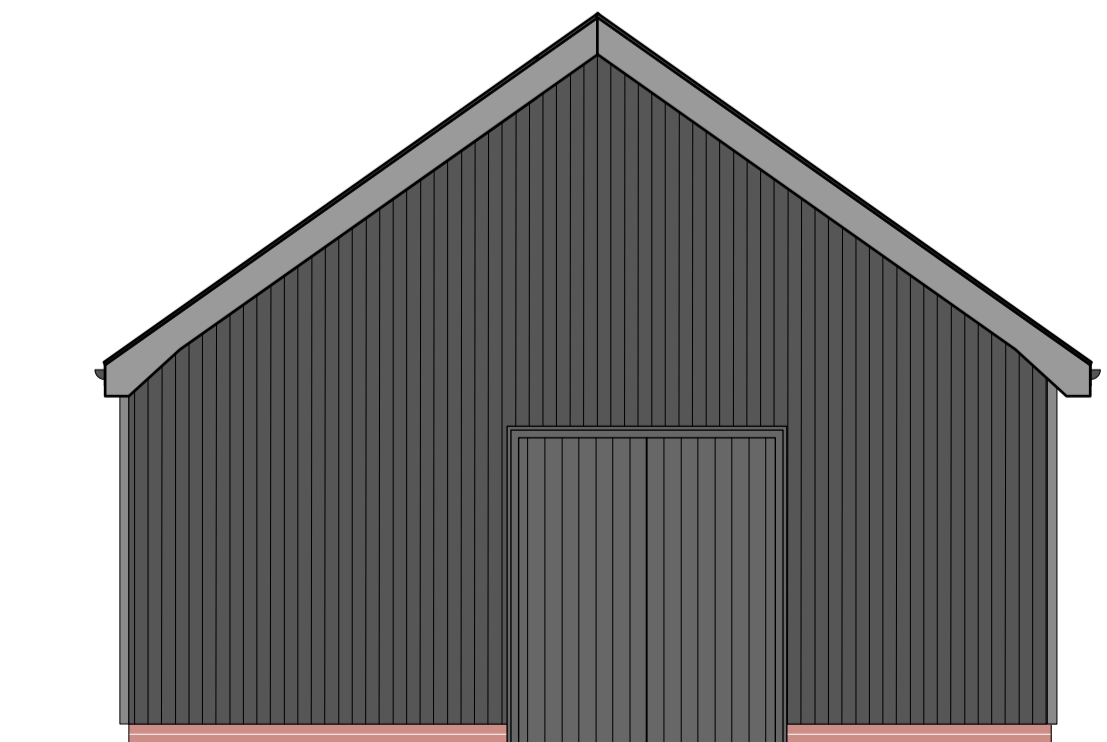
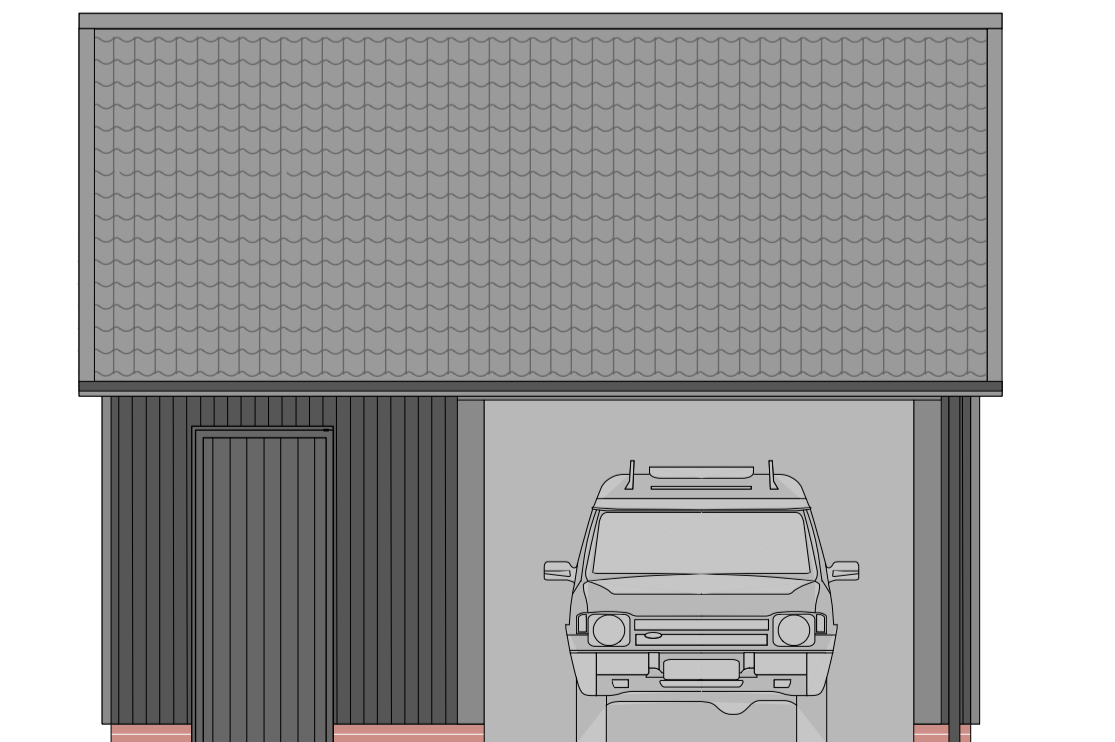


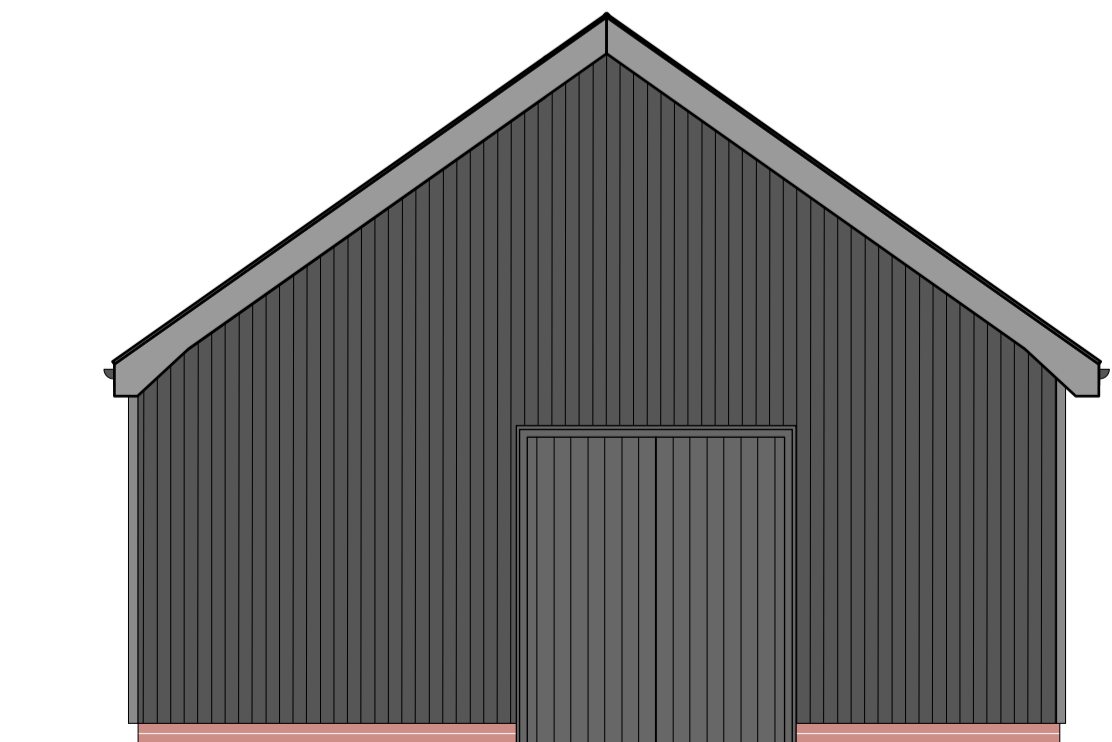
ELEMENT		SUPPLIER	COLOUR
ROOF	CLAY PAN TILE BARGEBOARDS/VERGES	Weinerberger Old English	Black/Dark Grey tile Painted - Black
WALLS	TIMBER WEATHERBOARDING	Brooks Bros Ltd vertical cladding	Bedec Barn paint - Black
DOORS	SOLID TIMBER		Painted - Black
PLINTH/BRICK	FACING BRICK	Traditional Brick & Stone Ltd-	'Waveney red Blend' Snowcrete white mortar
GUTTER/PIPES		ALUMASC DEEPFLOW HALF ROUND GUTTERS	Black



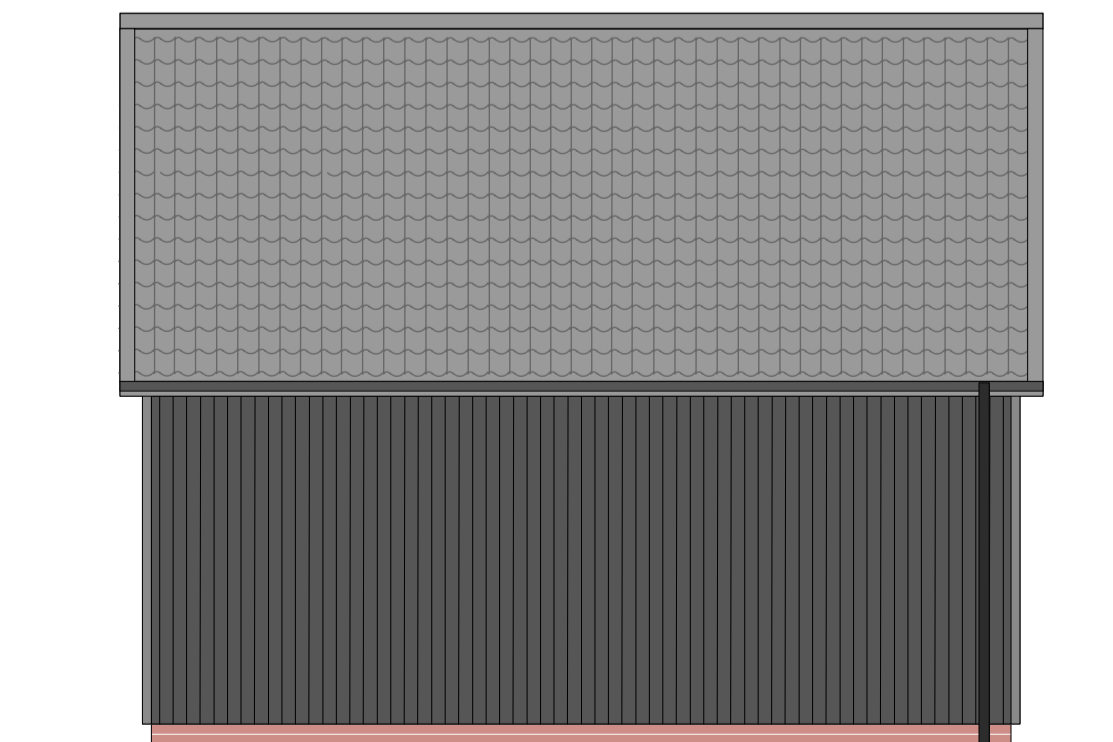
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING REGULATIONS NOTES
REFER ALSO TO DRAWING W01 FOR DRAINAGE AND EXTERNAL NOTES

GENERAL All materials, fittings and workmanship must be to current British Standards and where applicable BBA Agreement Certificates and used in accordance with all relevant Code of Practice and manufacturers instructions. All components/products are to be fitted in a manner and location for which they are intended by the manufacturer. All work must be to the satisfaction of the Building Control Officer and Supervising agent.

STRUCTURAL DESIGN Structural design is to be in accordance with structural engineers / roof truss manufacturers calculations and drawings and to Building Control approval.

FOUNDATIONS to Structural Engineers details taken down to loadbearing strata all to Structural engineers and Building Control approval. Concrete lintels over drainage/duct positions where sleeved through walls.

DAMP PROOFING TO STEELWORK
 2 coats of Bitumen paint to be applied to all steelwork work below finished ground floor level and concrete encased where indicated by engineer.

NEW EXTERNAL TIMBER FRAMED WALLS ABOVE PLINTH TO CART LODGE Built off plinth wall as below.
External weatherboarded finish: New pressure treated softwood weatherboarding, traditional feather edge profile, size 175 x 24 / 6mm (cover 125mm). Fixed with 65 x 3.35mm stainless steel round head nails. Nails a third of distance up board in a neat single row.
Painted finish using 2 coats Bedec Barn paint applied prior to installation and 1 coat of Bedec Barn paint applied post installation. Colour: Black
Cladding battens: 50 x 25 counterbattens and 50 x 25 battens to support vertical cladding or 50mm wide x 38mm thick pressure treated sw vertical battens to horizontal cladding (to provide min 38mm ventilation zone) at max 600mm centres fixed using heat treated steel Timberlock screws through breather membrane and fire board into counter battens. **Continuous black insect mesh & 10mm ventilation gap** to bottom and head of ventilation battens.
Breather membrane: Proctors Frameshield 100 or similar approved to outside of sheathing board. Min 150mm laps. All joints taped. Installed in accordance with manufacturers instructions.
Sheathing board: 11mm thick OSB sheathing board fixed to outside of timber framing screwed to frame all as structural engineers details.
Timber frame structural wall in accordance with structural engineers design & fixing details. Sole & head plates all as structural engineers details. 100mm timber frame depth.
DPC below sole plate.
 Sole plate fixing to plinth as engineers details with galv. holding down straps.

FIRE TREATMENT TO NORTH GABLE WALL TO WITHIN ZONE 1M TO BOUNDARY
Fire treatment to weatherboard cladding, cladding battens, verges etc: Prior to installation, all faces of timber including all cut edges are to receive Fire treatment either factory applied by cladding supplier or site treatment Rawlins Paints Zeroflame Fire Retardant Treatment Reference ZRF400168 (achieves surface spread of flame EuroClass B), applied in strict accordance with manufacturers instructions, so as to achieve manufacturers certificate.
Contractor is to liaise direct with supplier and Building Inspector, obtain fire certification and submit to the Building Inspector for approval by Building Control.
<https://www.rawlinspaints.com/home/fire-retardant-paints/timber-plasterboard/128-zeroflame-fire-retardant-treatment.html>
Fire treated External weatherboarded finish: TBC by client - Vertical timber cladding fixed to suppliers installation details & fixings OR New pressure treated softwood weatherboarding, traditional feather edge profile, size 175 x 24 / 6mm (cover 125mm). Fixed with 65 x 3.35mm stainless steel round head nails. Nails a third of distance up board in a neat single row.
Painted finish using 2 coats Bedec Barn paint applied prior to installation and 1 coat of Bedec Barn paint applied post installation. Colour: Black
Note: Paint needs to be confirmed as compatible with the fire treatment by supplier/ manufacturer.
Fire treated Cladding battens: 25 x 50 counterbattens and 25 x 50 battens for vertical cladding fixing OR 50mm wide x 38mm thick pressure treated sw vertical battens (to provide min 38mm ventilation zone) at max 600mm horizontal c/c fixed using heat treated steel Timberlock screws through breather and external insulation into the brickwork / flintwork wall (min 50mm embedment).
Black insect mesh continuous & 10mm gap to bottom and head of ventilation battens.
Breather membrane: Proctors Frameshield 100 or similar approved to outside of sheathing. Min 150mm laps. All joints taped. Installed in accordance with manufacturers instructions.
Fire Board: 9mm Enviroboards Fire protection board installed over sheathing board & timber frame with joints fire sealed using external use intumescent sealant to manufacturers details. Fire board fixed securely through the outer insulation layer into frame to manufacturers details.
Sheathing board: 11mm thick OSB sheathing board fixed to outside of timber framing screwed to frame all as structural engineers details.

NEW PLINTH WALLS TO CART LODGE
 103mm thick facing brickwork generally, & 215mm brickwork to open side of cart lodge. Bricks to match barn.
 F2/S2 grade bricks. 100mm thick 7N/mm2 compressive strength blockwork suitable for use below DPC.
Mortar mix below DPC to be 3:1 (Sand:Cement) class ii. All as NHBC table 6. Use Snowcrete white cement mortar for all walls, to imitate lime mortar.
Foundations all to structural engineers details.

NEW CONCRETE GROUND FLOOR TO CART LODGE
 Finished top surface to be 15mm above external ground level at open side and have 1 in 100 (50mm) constant fall to entrance.
 Concrete structural floor to structural engineers details and as agreed with Building Inspector with floated finish to a good standard of evenness, with water based penetrating sealer.
 2000 gauge black polythene DPM fully taped and lapped up walls to DPC.
 Sub base, curing membrane, reinforcement all to structural engineers details and as agreed with Building Inspector.

NEW PITCHED ROOF TO CART LODGE (PANTILES) Pitch: 35 degrees.
Tiles: New Clay pantile roof covering to match house, fixed and installed in strict accordance with manufacturers instructions. Min headlap 100mm. Headlap / gauge to comply with manufacturers instructions.
NOTE: Installation of all roof tiling is to be strictly in accordance with the current version of BS5334 and BS 8000 Part 6 of the British Standard Code of practice for workmanship on building sites. All single lap tiles mechanically clipped or nailed (in certain areas both clipped and nailed), and all ridge, hip, valley, perimeter and verge tiles mechanically fixed and mortar bedded.
Ridge: Clay half round ridge tiles to match, mechanically fixed to comply with BS5334.
Tiling battens: 50 x 25mm pressure treated sw tiling battens to comply with BS 5534, fixed with galvanised or stainless steel nails to rafters (min 50mm embedment).
Breather Membrane: Proctors Roofshield or similar approved breather membrane installed as manufacturers instructions to entire roof. Min 150mm vertical laps and 300mm horizontal laps. To lap over ridge min 150mm over sheet other side. To lap eaves trays by 150mm and taped.
Roof structure: New timber trussed rafter pitched roof structure all to structural engineers & roof truss manufacturers details & calculations.
 3mm Galvanised holding down straps over wall plates @ max 1m centres all in accordance with structural engineers details.
 Gable walls should be strapped to roofs as shown in Diagram 16(a) and (b) of Building Regulation Approved Document A with galvanised tension straps at no more than 2m centres. Noggins or packers should be provided between minimum 3 number rafters/trusses to ensure adequate fixing. All as per structural engineers requirements. Roof truss manufacturer to provide calculations for Building Control approval.
Fascias, soffits & gable verge bargeboards: Pressure treated sw. Fixed to roof structure using stainless steel fixings. Fixings to be evenly spaced in straight lines.
 Finish: Painted with Bedec Barn paint, 2 coats applied prior to installation. Fill all screw holes after installation and apply 1 no top coat of Bedec Barn paint as manufacturers instructions.
Eaves Fascias & soffits: 130 x 32mm (contractor to check measurement on site) fascia with 10mm chamfer to bottom edge to form drip. To be stainless steel screwed (min 50mm embedment) to each rafter behind.
Eaves: 21mm depth removed from top face of rafters for last 200mm at eaves end to allow for 21 x 100mm pressure treated sw soffit boards to be nailed in place. Black polythene fitted over the top as inner roof boarding. Exposed rafter ends to be painted to match fascias.
Eaves tray: Redland or similar approved black eaves tray fitted to top of fascia ventilator and dressed up roof with a min of 200mm underlap to breather membrane.
Redland eaves filler comb: fixed to top of fascia ventilator as continuous insect barrier. Colour: black.
Gable Verge: 150mm overhang at gable verge. 170 x 32 bargeboard with 10mm chamfer to bottom edge to form drip and 100 x 25mm verge cover board. To be stainless steel screwed (min 50mm embedment) to each gable louver timber behind.
Verge cover board: fixed over Code 4 lead flashing turned in below tiles to prevent water ingress.
Verge soffit boards: 25mm thick boards stainless steel screwed to underside of gable ladder / noggins as required for fixings.

OAK FRAMING TO FRONT OPENINGS OF CART LODGE
 All in accordance with Structural Engineers details.
 Oak Beams and oak columns to front openings, structurally graded to achieve strength class D30 min stainless steel fixings. Oak to be natural, no finish.
 Oak columns fixed to brickwork plinth walls as Structural Engineers details.

General Notes

- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
- All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
- All work to be to the satisfaction of the Building Control checking authority.
- Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
- Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
- The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
- All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
- This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:

- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
- The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.
- The locations of all existing services and utilities must be confirmed prior to commencement of the works.
- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.

DRAINAGE LAYOUT SHOWN AS INDICATIVE- DRAINAGE DESIGN & LAYOUT TO BE IN ACCORDANCE WITH ENGINEERS DETAILS

NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE.

NOTE: BUILDING REGULATIONS CONSTRUCTION NOTES: REFER TO DRAWING W010

SUBJECT TO AND TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.

MC IS TO ENSURE THAT ALL DEMOLITIONS ARE CARRIED OUT IN STRICT COMPLIANCE WITH ALL CURRENT APPLICABLE HSE GUIDANCE INCLUDING REFURBISHMENT / DEMOLITION ASBESTOS SURVEY.

Preliminary
 NOT FOR CONSTRUCTION

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DRAWING CART LODGE			
SCALE 1:50/25 @ A1	DATE March 2023	DRAWN BY	CHECKED
DRAWING NUMBER WD11	JOB NUMBER 704	STATUS Building Regulations plan check	REV

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