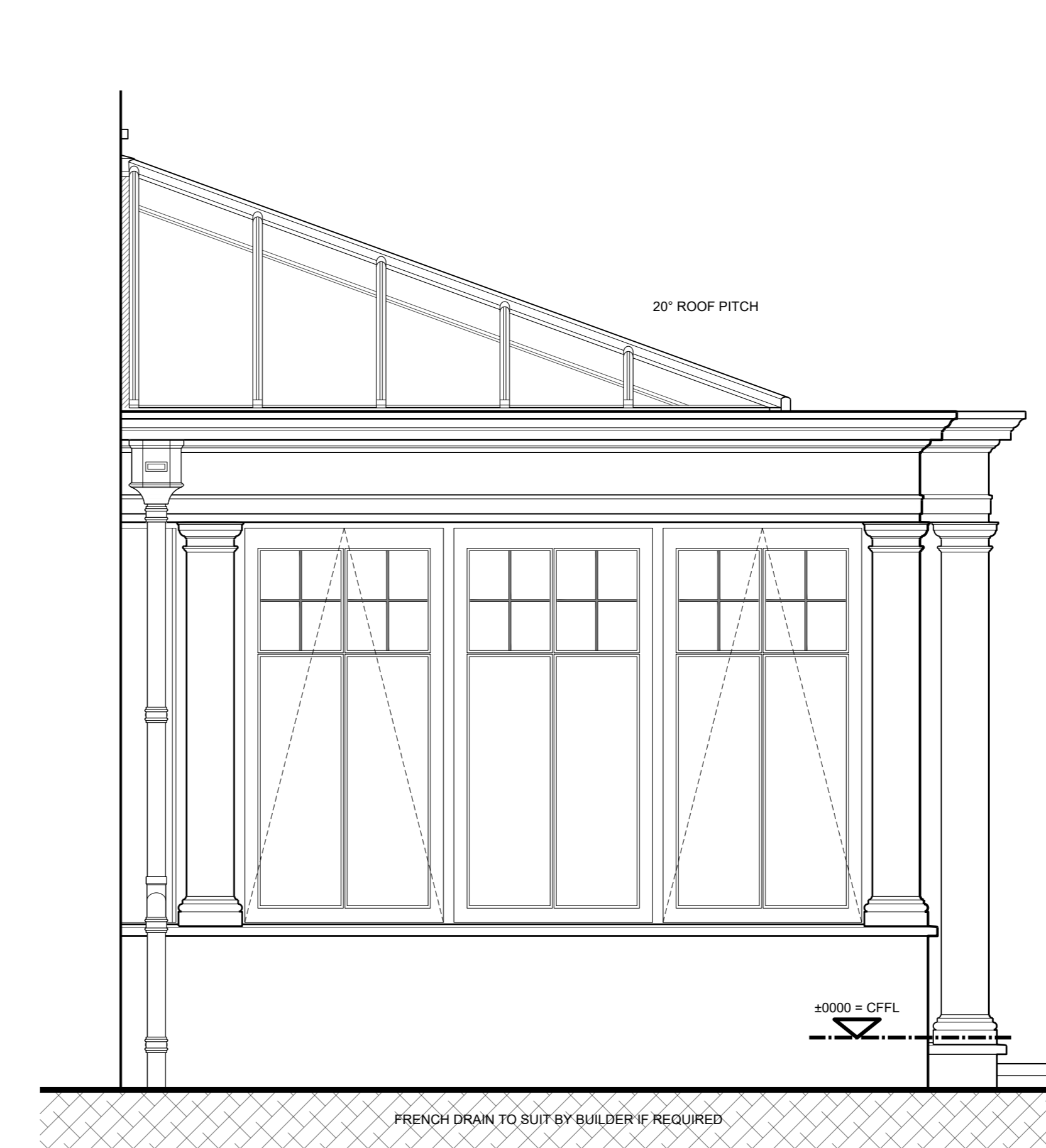
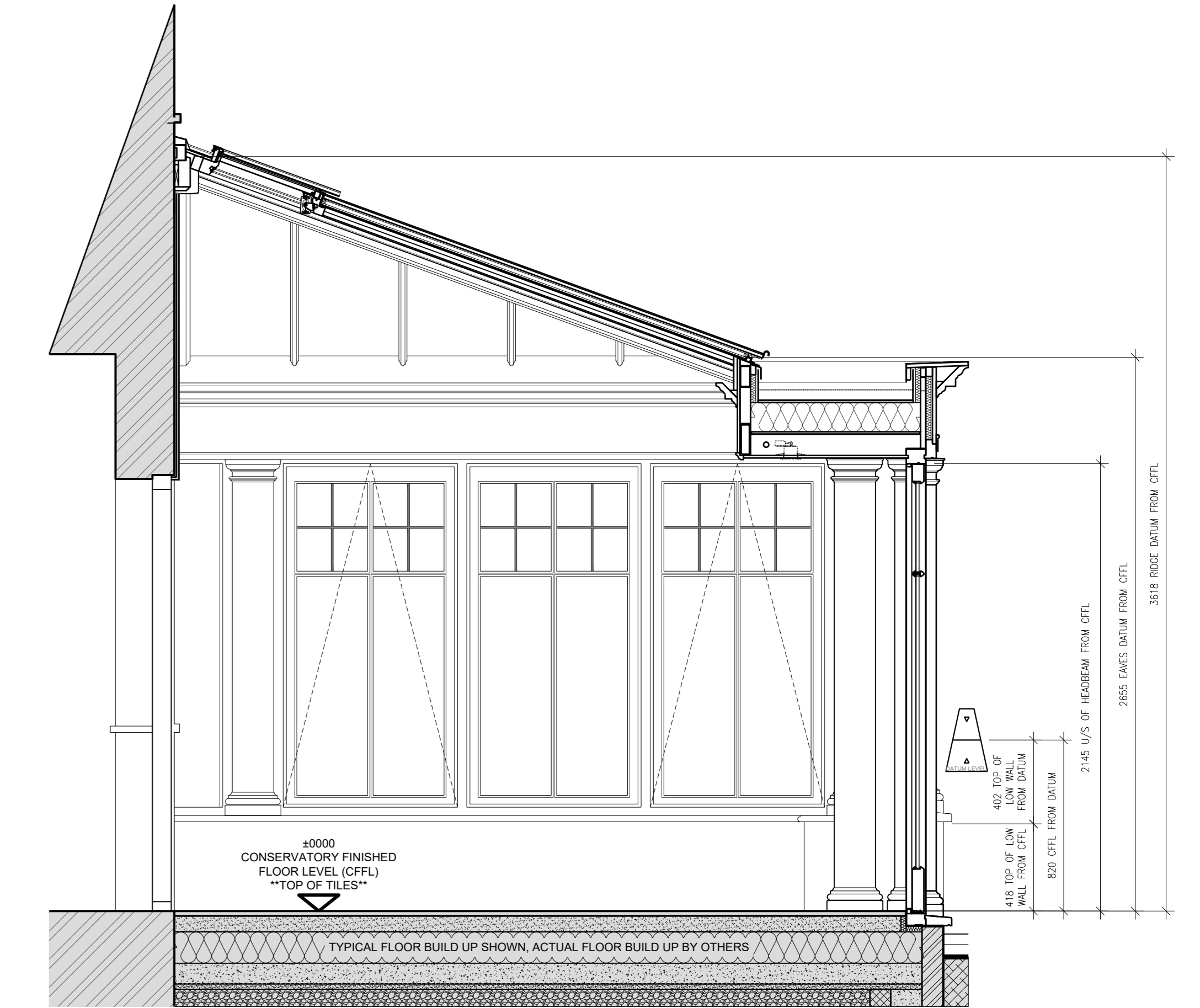




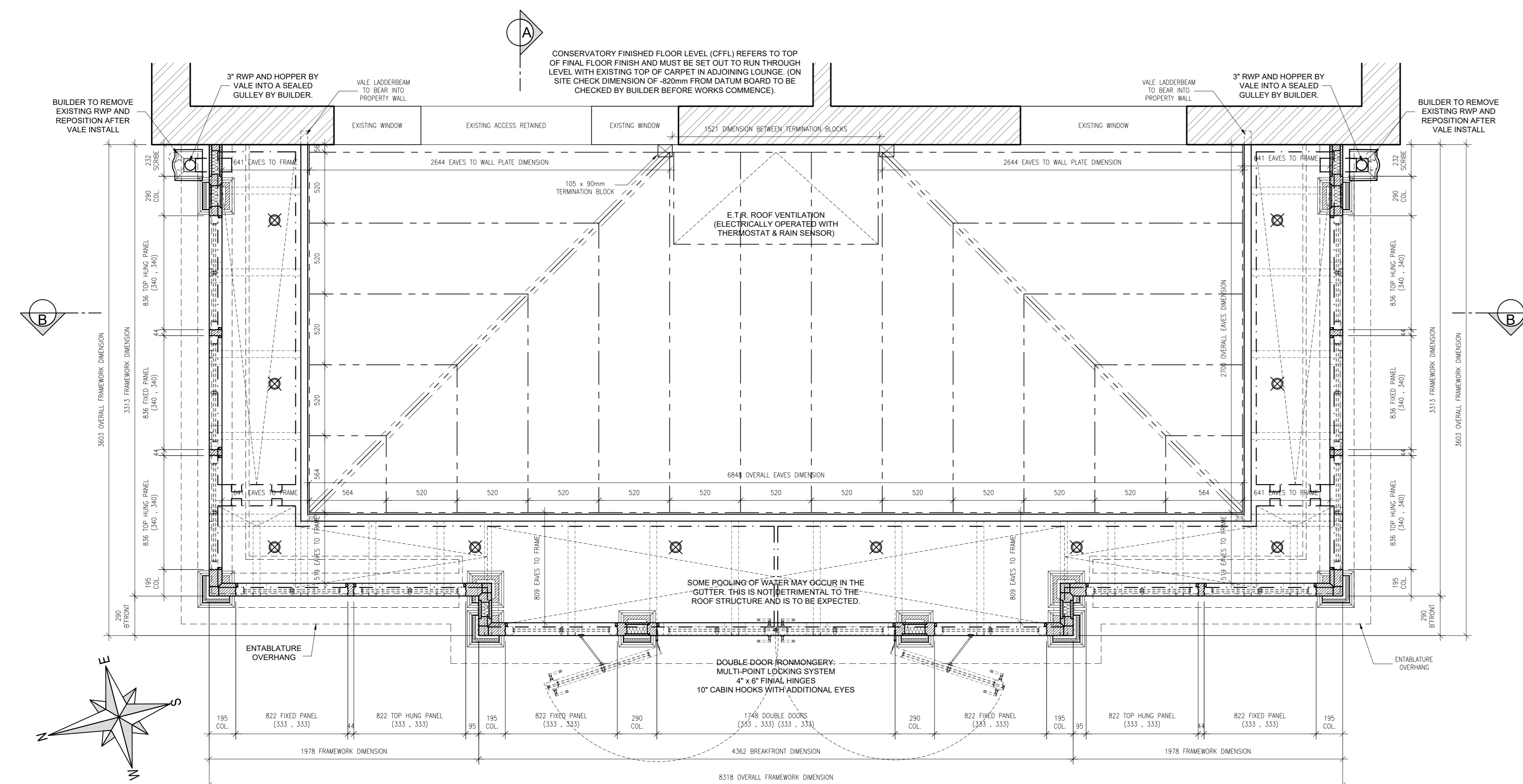
WEST ELEVATION



NORTH ELEVATION  
(MIRRORED SOUTH)



SECTION A - A



MAIN PLAN

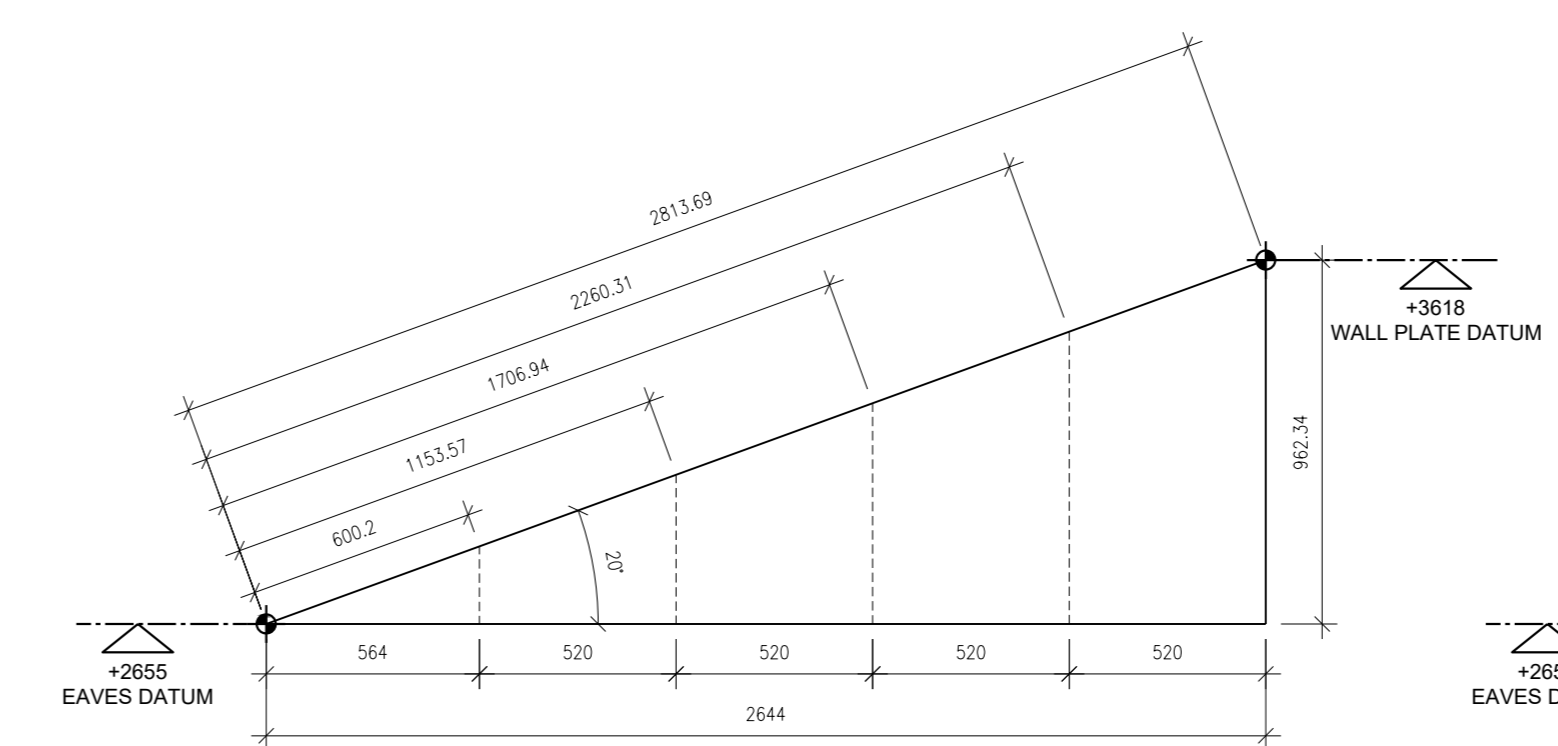
**PROPOSED LIGHTING KEY\*:**

☒ PROPOSED DOWNLIGHTER POSITIONS TO SUIT VALES STRUCTURAL MEMBERS WITHIN ROOF STRUCTURE.

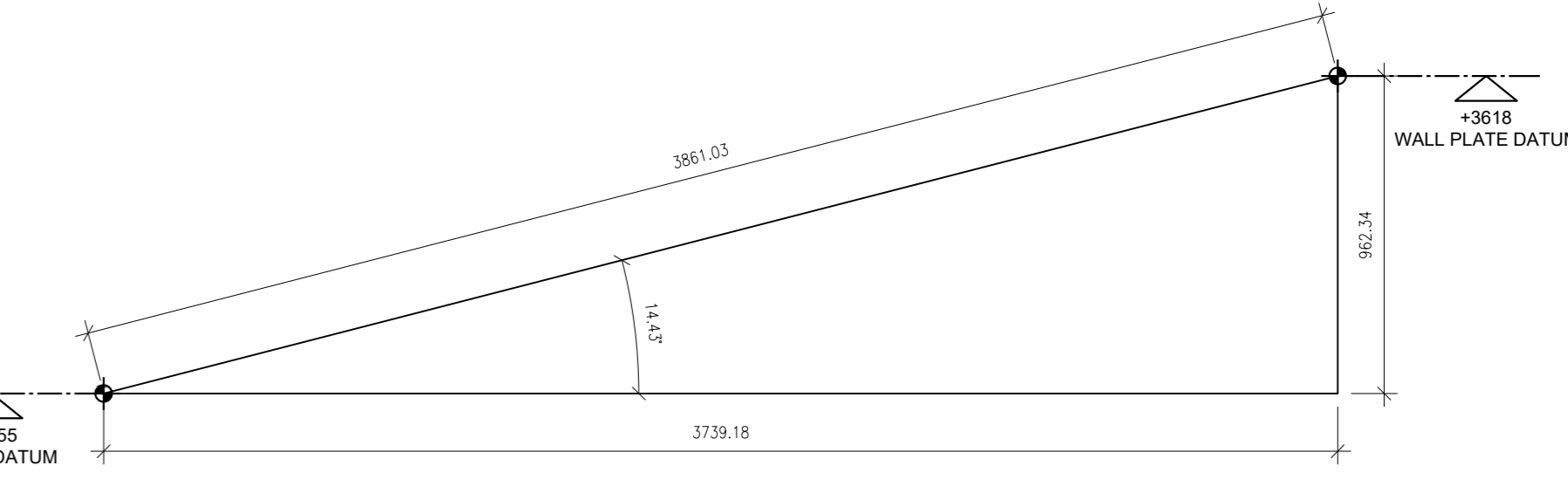
\* VALE WILL MAKE PROVISIONS FOR LIGHTING AND ELECTRICAL FITMENTS TO BE INSTALLED AT POSITIONS SHOWN IN THE ABOVE PLAN. WIRING TO BE ROUTED WITHIN VALES STRUCTURE MUST BE SUPPLIED AND INSTALLED BY A QUALIFIED ELECTRICAL CONTRACTOR DURING THE INITIAL STAGES OF SITE INSTALLATION. VALE FITTERS WILL ASSIST WITH CONCEALING WIRING. ALL LIGHTING AND ELECTRICAL FITMENTS TO BE SUPPLIED AND INSTALLED BY CLIENT'S CONTRACTORS.



SECTION B - B



ROOF CONSTRUCTION TRIANGLE



HIP CONSTRUCTION TRIANGLE

**VALE GARDEN HOUSES LTD**  
 LONDONTHORPE ROAD  
 GRANTHAM  
 LINCOLNSHIRE, NG31 9JH  
 TEL: 01509 264333 FAX: 01509 276555

NOTE: BASEWORKS ARE TO BE SET OUT ONLY TO FOUNDATION DRAWINGS. CONTRACTORS AND ERectors MUST VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

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Rev	Date	Details

**Client:** Mr & Mrs Barker  
**Address:** Bridge House, Fishery Road, Maidenhead, Berkshire, SL6 1UN

**Title:** Main Plan, Elevations and Sections

**Scale:** 1 : 20 @ A0  
**Date:** 10/11/2023  
**Drawn By:** C.M  
**Checked By:** R.B.N.F

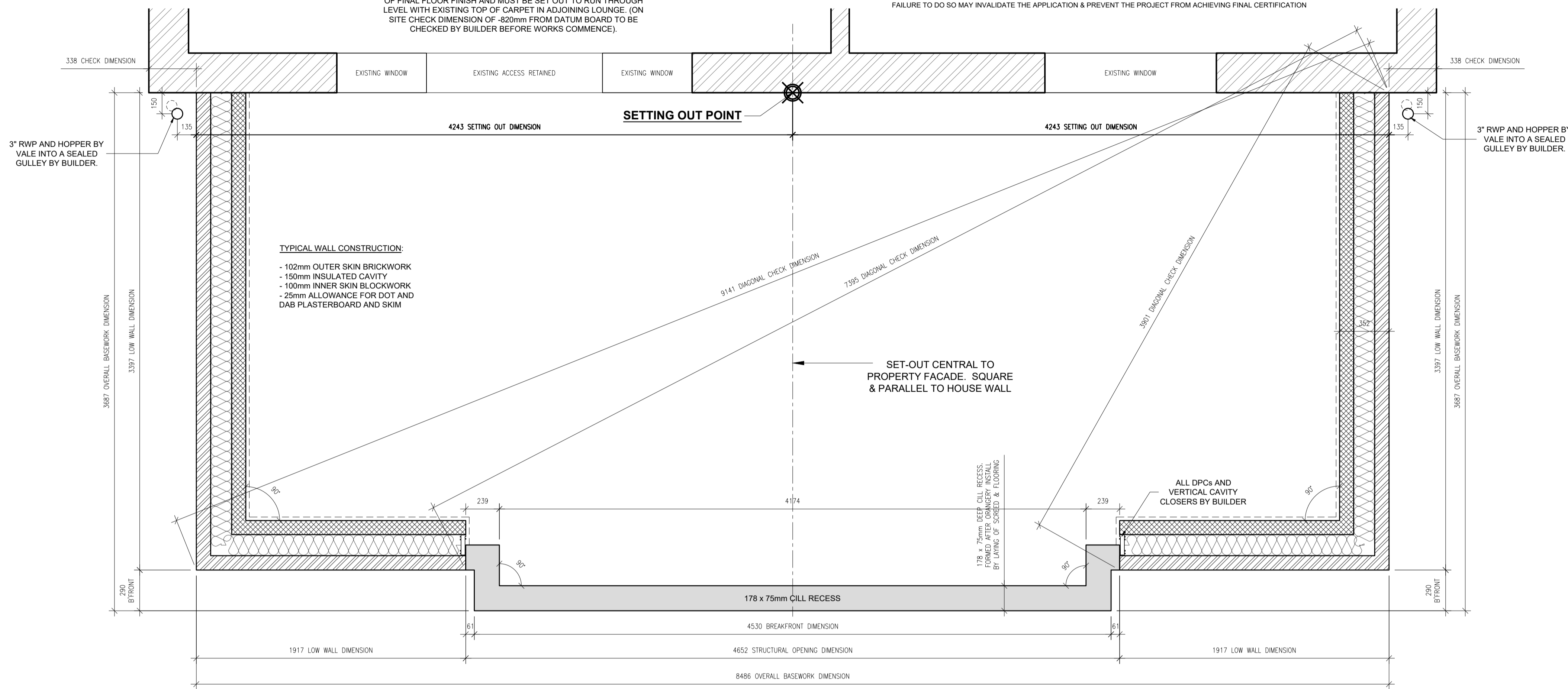
**Drawing No:** BAR2843/01  
**Revision:**

# DO NOT SCALE - IF IN DOUBT ASK

**IMPORTANT NOTE: BUILDER MUST REFER TO SAP REPORT FOR REQUIRED INSULATION LEVELS & MUST NOTIFY THE APPOINTED BUILDING CONTROL BODY IN ADVANCE OF ALL REQUIRED INSPECTIONS.**

FAILURE TO DO SO MAY INVALIDATE THE APPLICATION & PREVENT THE PROJECT FROM ACHIEVING FINAL CERTIFICATION

CONSERVATORY FINISHED FLOOR LEVEL (CFFL) REFERS TO TOP OF FINAL FLOOR FINISH AND MUST BE SET OUT TO RUN THROUGH LEVEL WITH EXISTING TOP OF CARPET IN ADJOINING LOUNGE, (ON SITE CHECK DIMENSION OF -820mm FROM DATUM BOARD TO BE CHECKED BY BUILDER BEFORE WORKS COMMENCE).



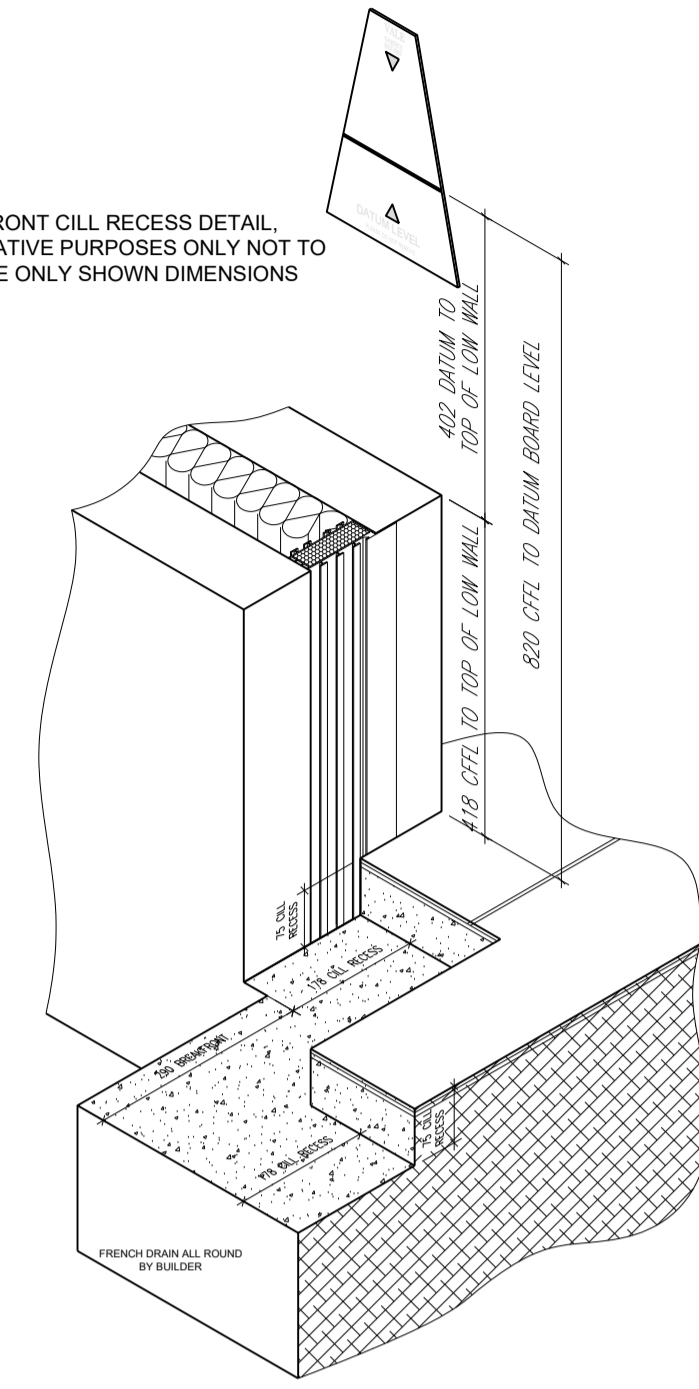
**TYPICAL WALL CONSTRUCTION:**  
 - 102mm OUTER SKIN BRICKWORK  
 - 150mm INSULATED CAVITY  
 - 100mm INNER SKIN BLOCKWORK  
 - 25mm ALLOWANCE FOR DOT AND DAB PLASTERBOARD AND SKIM

SET-OUT CENTRAL TO PROPERTY FACADE, SQUARE & PARALLEL TO HOUSE WALL

178 x 75mm CILL RECESS. FINISH TO BE DETERMINED BY LAYING OF SCREED & FLOORING

ALL DPCs AND VERTICAL CAVITY CLOSERS BY BUILDER

BREAKFRONT CILL RECESS DETAIL. FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE. USE ONLY SHOWN DIMENSIONS

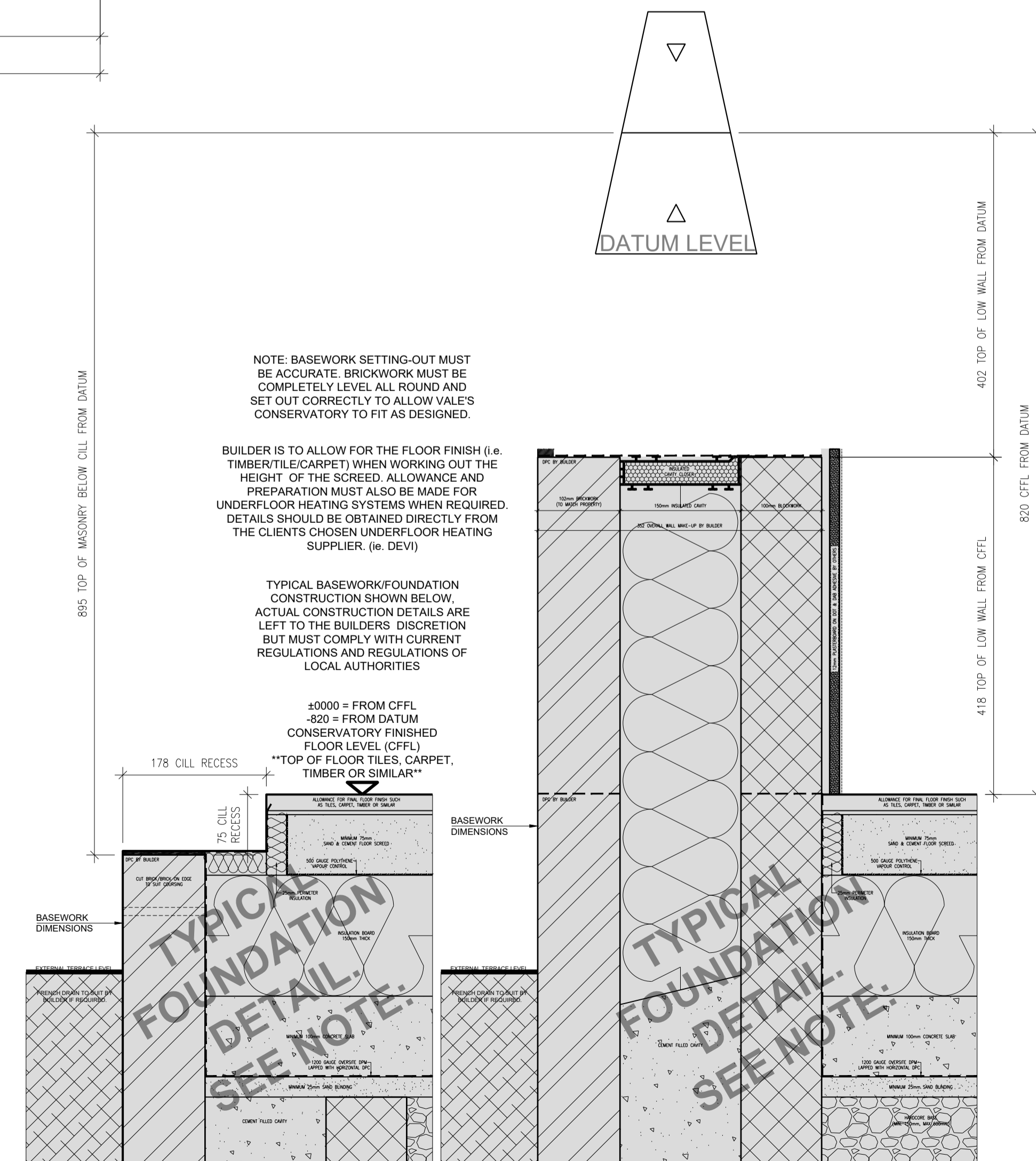


## IMPORTANT SETTING-OUT INFORMATION:

- VALE'S STRUCTURE WILL BE FULLY ASSEMBLED IN OUR FACTORY TO EXACT PLANNED DIMENSIONS, THEREFORE IT IS ESSENTIAL THAT ALL SETTING OUT DIMENSIONS ARE FOLLOWED PRECISELY AND ALL WALLS ARE LEVEL AND PLUMB.
- WHERE VALE'S DRAWINGS SHOW WORKS TO BE CARRIED OUT BY OTHERS, THIS IS SHOWN FOR CRITICAL SETTING OUT INFORMATION ONLY. ACTUAL DESIGN, CONSTRUCTION METHODS AND FINISHES ARE THE SOLE RESPONSIBILITY OF THE APPOINTED CONTRACTOR, MUST BE IN ACCORDANCE WITH RELEVANT PERMISSIONS AND BE APPROVED BY THE CLIENT. ALL DETAILS MUST COMPLY WITH CURRENT LEGISLATION AND BUILDING CONTROL.
- VALE'S DATUM TO FINISHED FLOOR LEVEL MUST BE CHECKED ON SITE AHEAD OF ANY WORK BEING CARRIED OUT RELATIVE TO THIS POINT. ANY DISCREPANCY FOUND BEYOND +/- 7mm MUST BE REPORTED BACK TO VALE IMMEDIATELY.
- ALL BASEWORK SETTING-OUT DIMENSIONS SHOWN ARE TAKEN TO THE FRONT FACE OF OUTER SKIN OF BRICKWORK. (REFER TO CONSERVATORY CILL AND LOW WALL SECTION FOR FURTHER DETAILS.)
- CONSERVATORY BASEWORK TO BE SET OUT PERPENDICULAR TO HOUSE WALLS.
- CONSERVATORY FINISHED FLOOR LEVEL TO RUN THROUGH LEVEL WITH EXISTING TOP OF CARPET IN ADJOINING LOUNGE. MEASURED AT -820 FROM VALE'S DATUM LINE AND SUBJECT TO SITE CHECK BY BUILDER.
- IF ANY OF YOUR PHYSICAL DIMENSIONS DIFFER TO THOSE ON THE DRAWING IT IS IMPERATIVE YOU CONTACT VALE GARDEN HOUSES IMMEDIATELY.

## ADDITIONAL NOTES:-

- CHECK ALL DIMENSIONS.
- FOUNDATION CONSTRUCTION IS LEFT TO THE BUILDER'S DISCRETION, BUT MUST COMPLY WITH LOCAL BUILDING REGULATIONS.
- CONTRACTOR MUST LEAVE A CLEAR, LEVEL, 1.5m PERIMETER AROUND BASEWORK FOR VALE TO FIT CONSERVATORY.
- CONTRACTOR MUST LEAVE AN INTERNAL LEVEL PLATFORM (PREFERABLY CONCRETE SLAB) ON WHICH TO WORK.
- ALL VENTS, OVERFLOWS, SOIL PIPES AND INSPECTION COVERS TO BE CONTRACTORS RESPONSIBILITY TO RE-POSITION OR REMOVE.
- WHERE APPROPRIATE (TYPICALLY WHERE THERE IS NO THERMAL SEPARATION BETWEEN THE CONSERVATORY AND THE PROPERTY), BUILDER MUST REFER TO THE SAP ENGINEER'S REPORT AS HIGHER THAN NORMAL THERMAL PROPERTIES MAY BE REQUIRED WITHIN THE FLOOR AND WALL BUILD UP TO OFFSET THE HIGH AMOUNTS OF GLAZING AND MINIMISE ANY TRADE OFFS WITHIN THE PROPERTY.
- IF CAVITY TRAYS ARE REQUIRED TO SUIT LOCAL AUTHORITIES, THESE ARE THE SOLE RESPONSIBILITY OF THE BUILDING CONTRACTOR. ANY ADDITIONAL INFORMATION IN REGARD TO ABUTMENT FLASHING HEIGHTS ETC. ARE AVAILABLE FROM VALE UPON REQUEST.
- IT IS THE BUILDER'S RESPONSIBILITY TO NOTIFY THE CLIENT IF MASONRY ABOVE OR AROUND VALE'S STRUCTURE IS IN POOR CONDITION, SHOWING SIGNS OF MOISTURE INGRESS OR IN NEED OF REPAIR. CORRECTIVE WORKS IN THESE AREAS SHOULD BE CARRIED OUT AHEAD OF VALE'S INSTALLATION.
- WHERE REQUIRED, IT IS THE RESPONSIBILITY OF THE BUILDER TO CONTACT THE APPOINTED BUILDING CONTROL AUTHORITY TO ARRANGE INSPECTIONS.
- ALL ERRORS AND OMISSIONS ARE EXCLUDED.



**VALE GARDEN HOUSES LTD**  
 LONDONTHORPE ROAD  
 GRANTHAM  
 LINCOLNSHIRE, NG31 9SJ  
 TEL: 01476 564433 FAX: 01476 578555

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Rev:	Date:	Details:

Client: **Mr & Mrs Barker**  
 Address: Bridge House,  
 Fishery Road,  
 Maidenhead,  
 Berkshire,  
 SL6 1UN

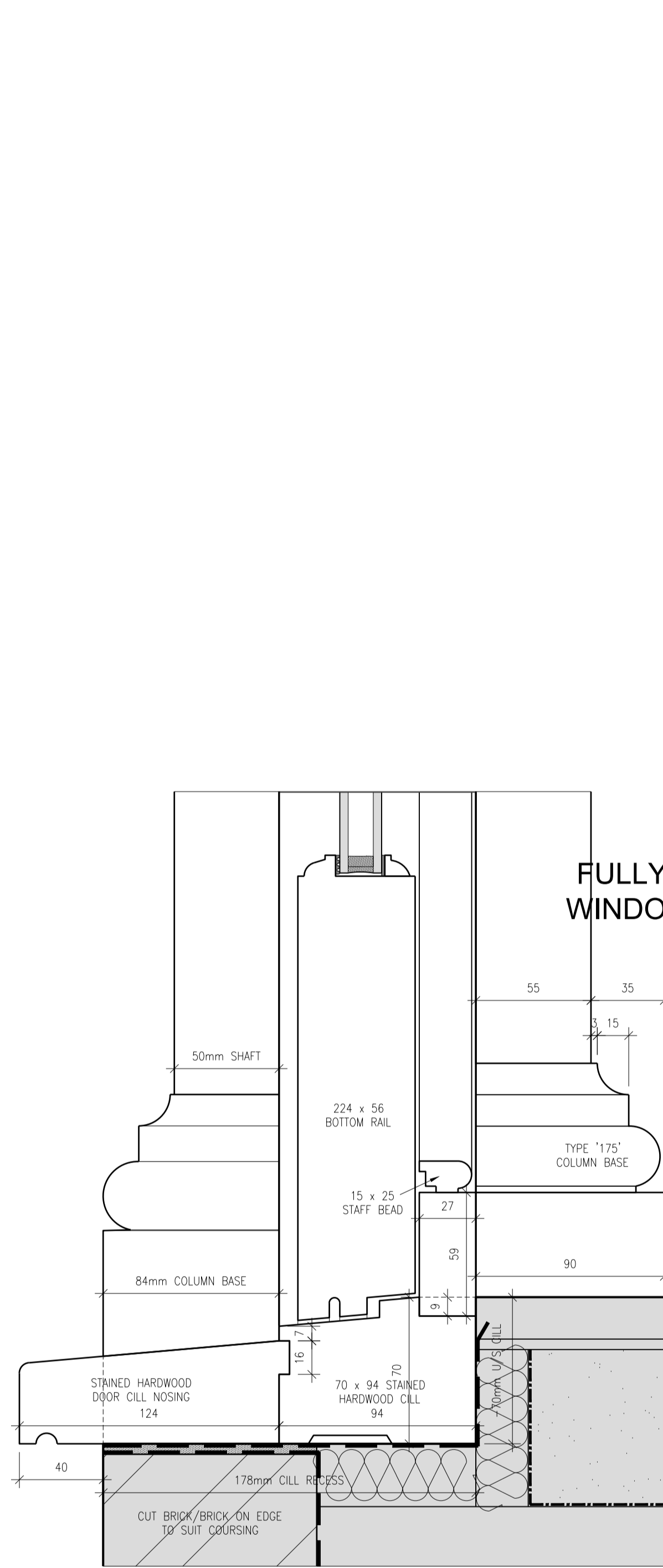
Title: **Basework Setting Out**

Scale: 1:5 & 1:20 @ A1 Date: 17/11/2023  
 Drawn By: C.M Checked By: R.B/N.F

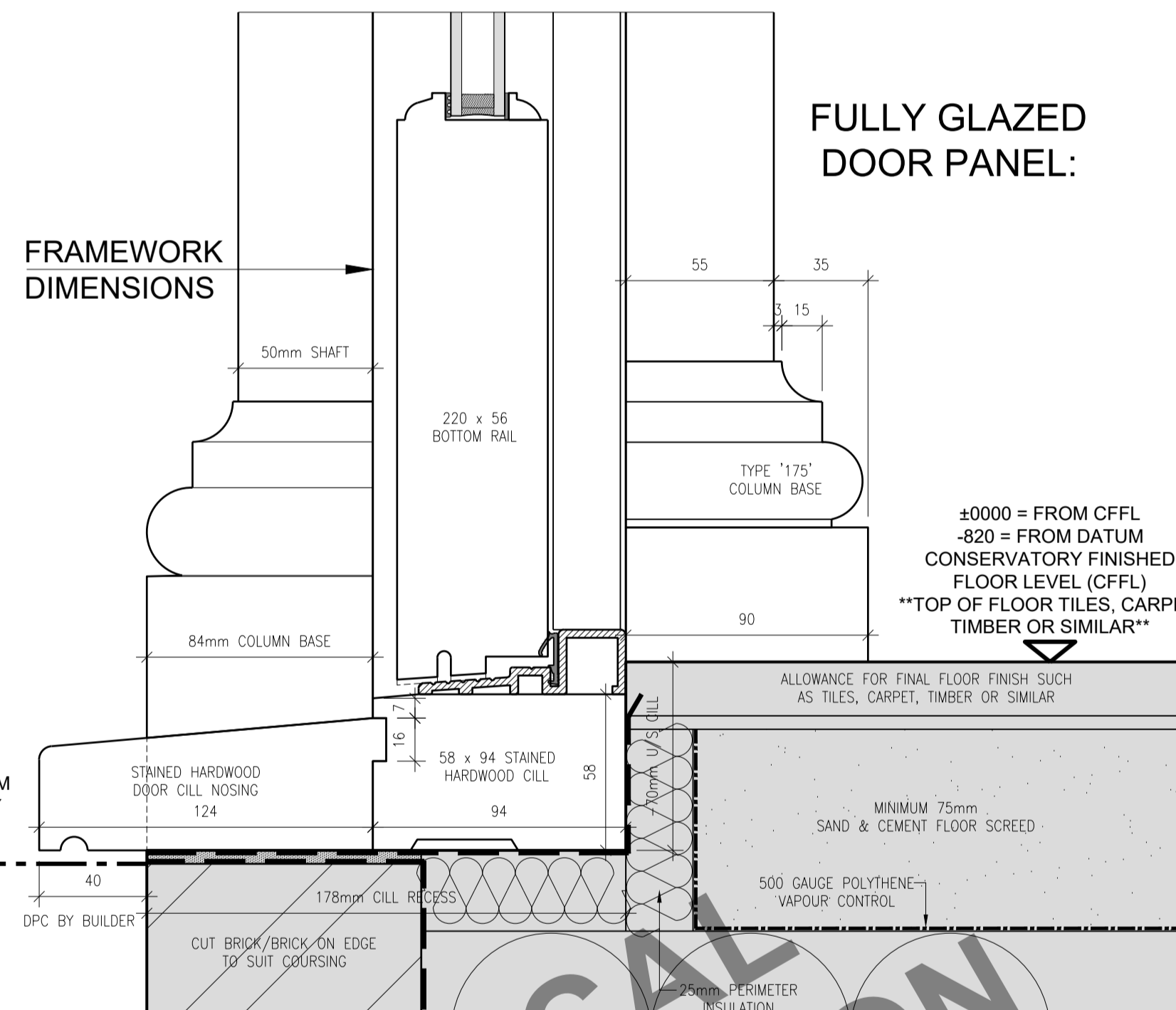
Drawing No. **BAR2843/02**  
 Revision:



DO NOT SCALE - IF IN DOUBT ASK



FULLY GLAZED WINDOW PANEL:



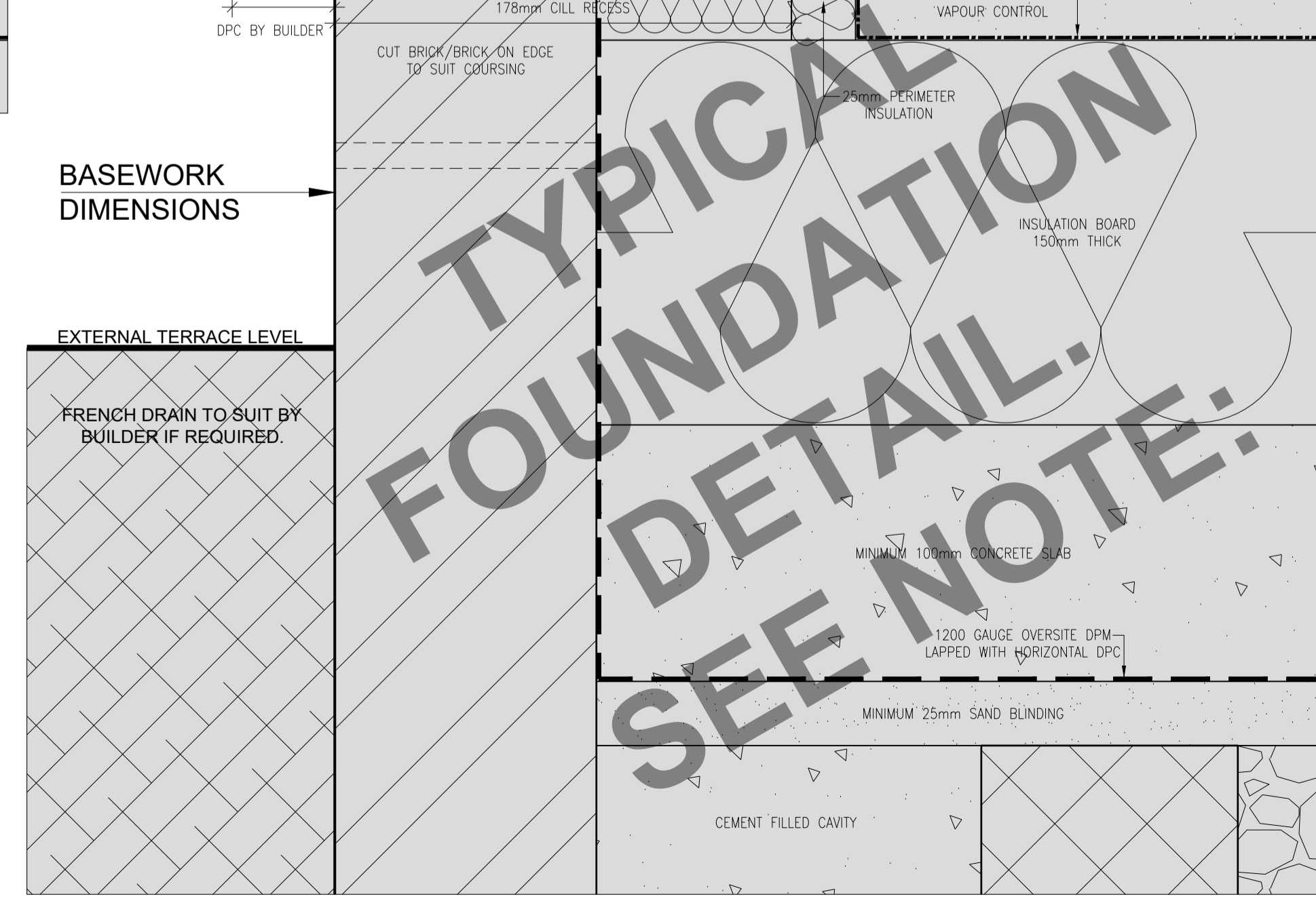
FULLY GLAZED DOOR PANEL:

FRAMEWORK DIMENSIONS

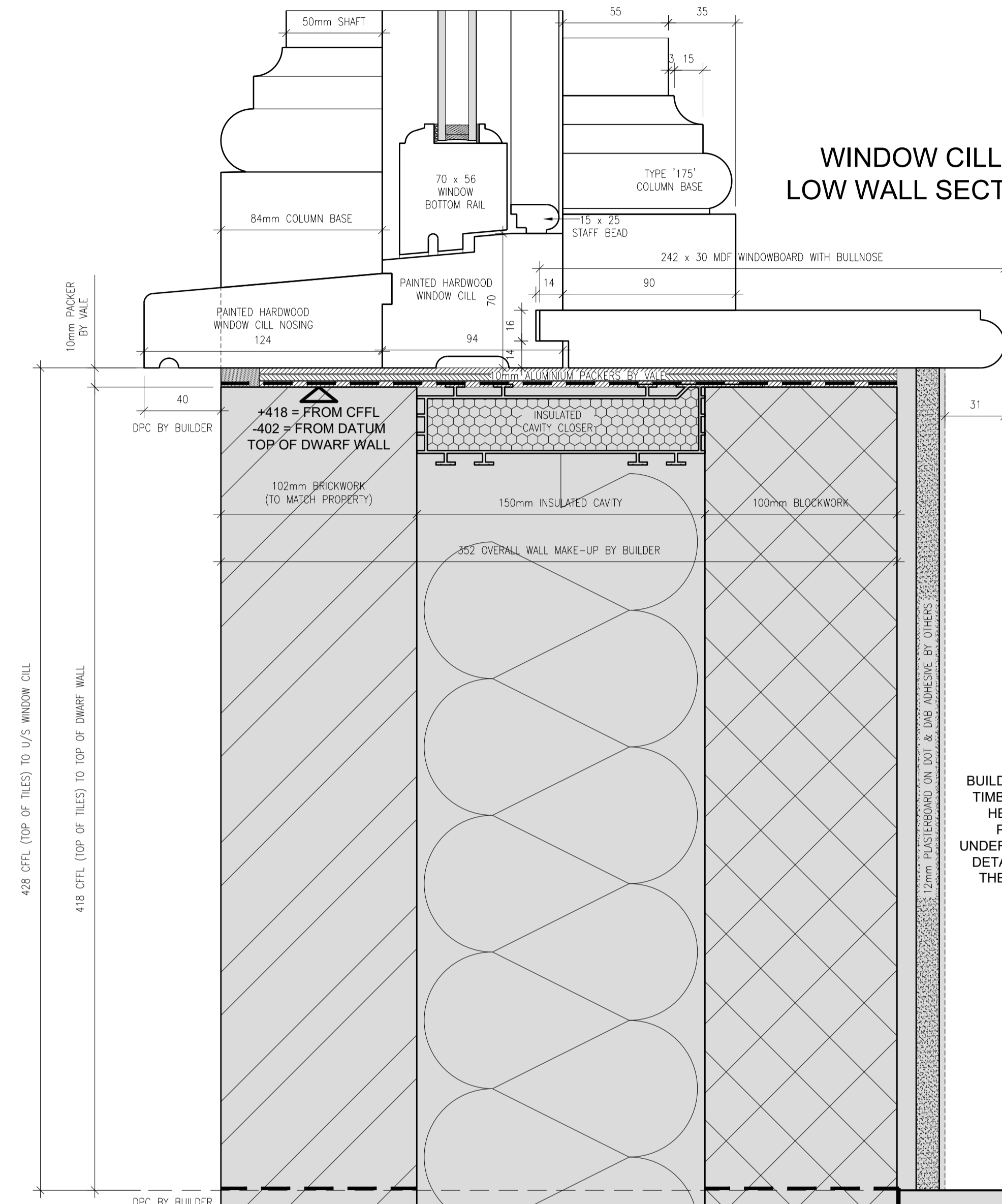
BASEWORK DIMENSIONS

EXTERNAL TERRACE LEVEL

FRENCH DRAIN TO SUIT BY BUILDER IF REQUIRED.



TYPICAL FOUNDATION DETAIL. SEE NOTE:



WINDOW CILL & LOW WALL SECTION:

NOTE: WINDOWBOARD DEPTH TBC

BUILDER IS TO ALLOW FOR THE FLOOR FINISH (i.e. TIMBER/TILE/CARPET) WHEN WORKING OUT THE HEIGHT OF THE SCREED. ALLOWANCE AND PREPARATION MUST ALSO BE MADE FOR UNDERFLOOR HEATING SYSTEMS WHEN REQUIRED. DETAILS SHOULD BE OBTAINED DIRECTLY FROM THE CLIENTS CHOSEN UNDERFLOOR HEATING SUPPLIER. (i.e. DEVI)

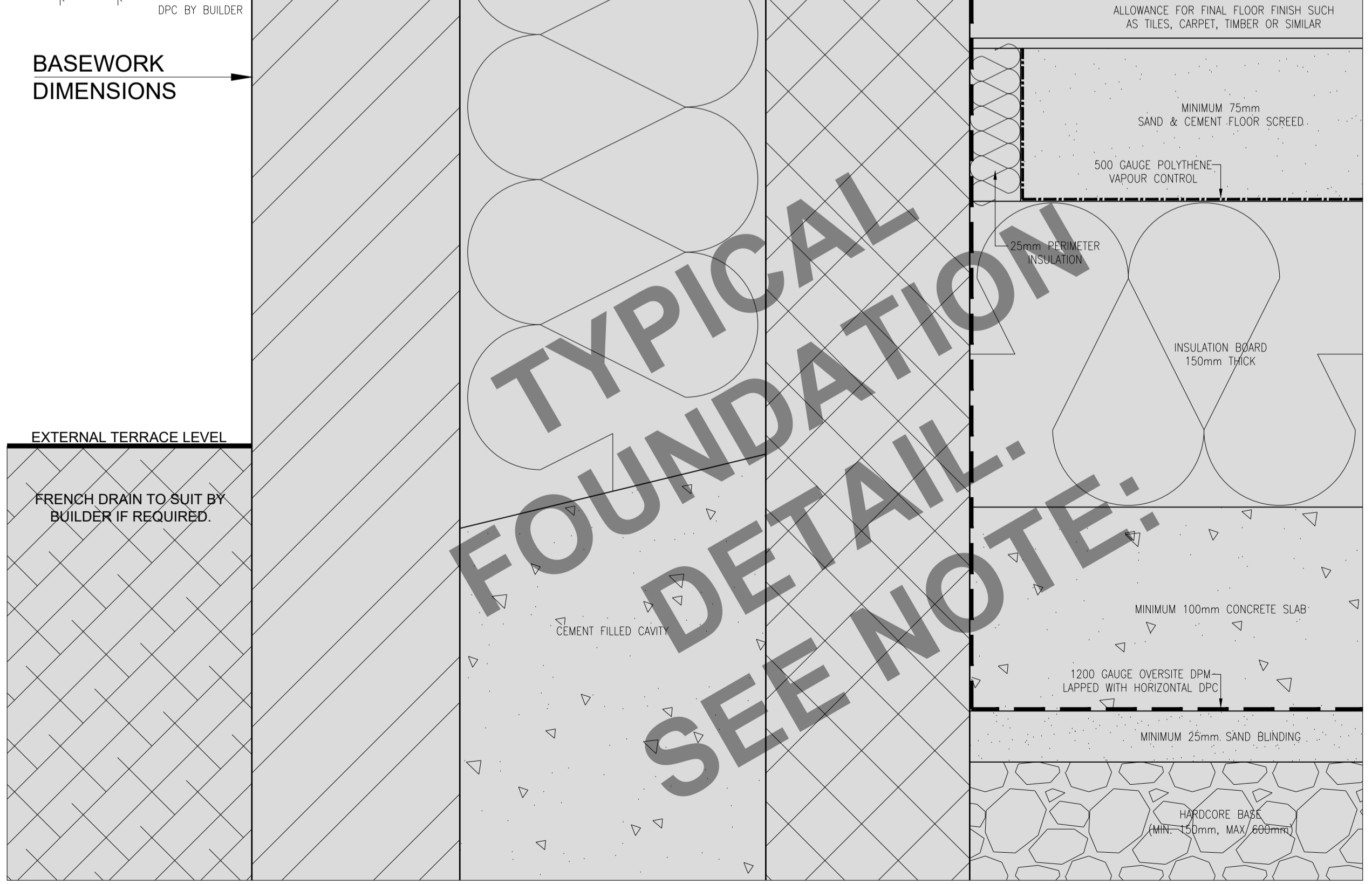
TYPICAL BASEWORK/FOUNDATION CONSTRUCTION SHOWN BELOW. ACTUAL CONSTRUCTION DETAILS ARE LEFT TO THE BUILDERS DISCRETION BUT MUST COMPLY WITH CURRENT REGULATIONS AND REGULATIONS OF LOCAL AUTHORITIES

±0000 = FROM CFFL  
-820 = FROM DATUM CONSERVATORY FINISHED FLOOR LEVEL (CFFL)  
\*\*TOP OF FLOOR TILES, CARPET, TIMBER OR SIMILAR\*\*

BASEWORK DIMENSIONS

EXTERNAL TERRACE LEVEL

FRENCH DRAIN TO SUIT BY BUILDER IF REQUIRED.



TYPICAL FOUNDATION DETAIL. SEE NOTE:

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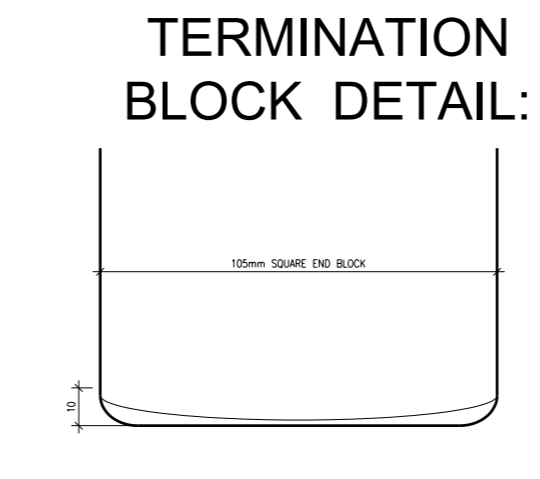
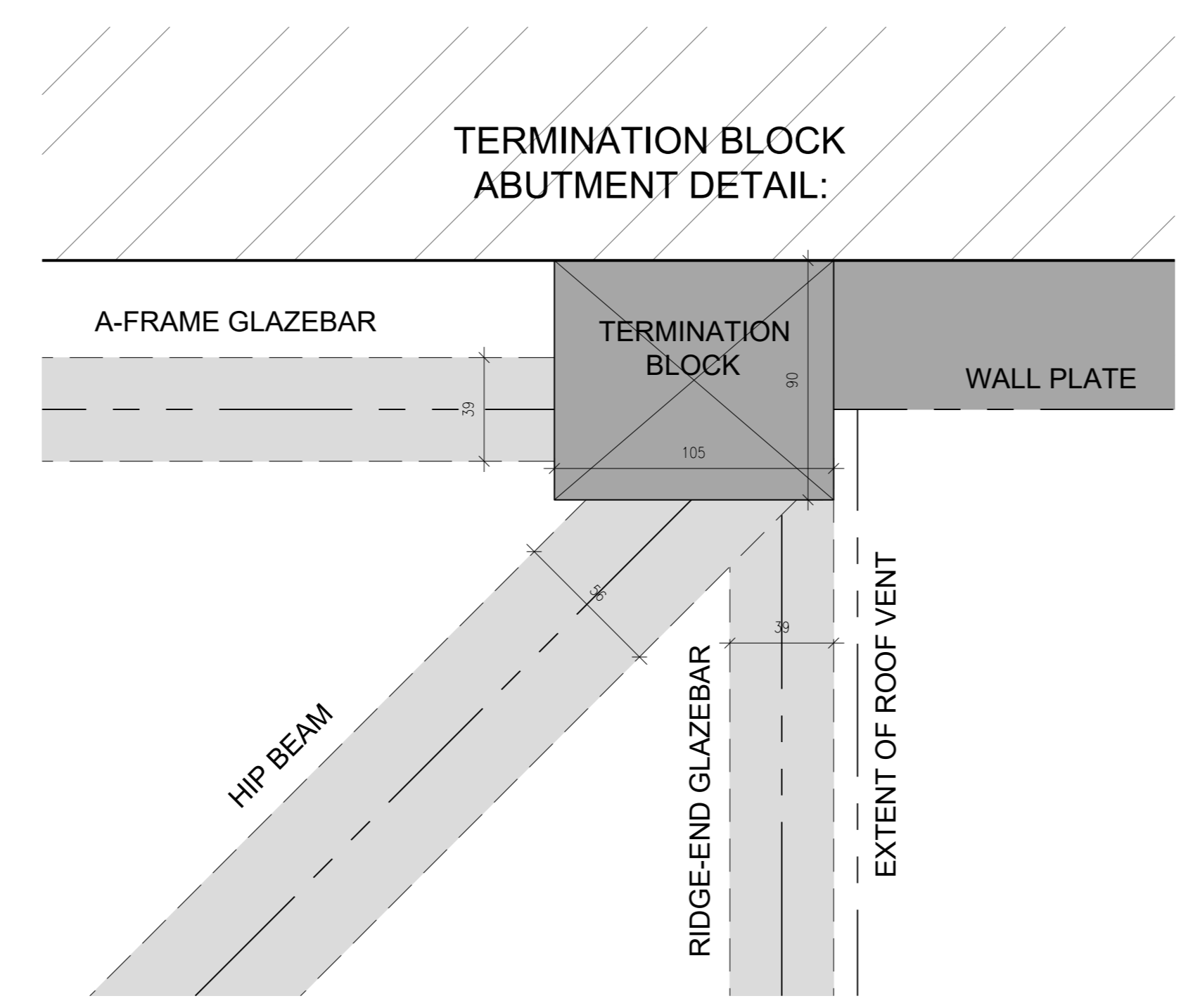
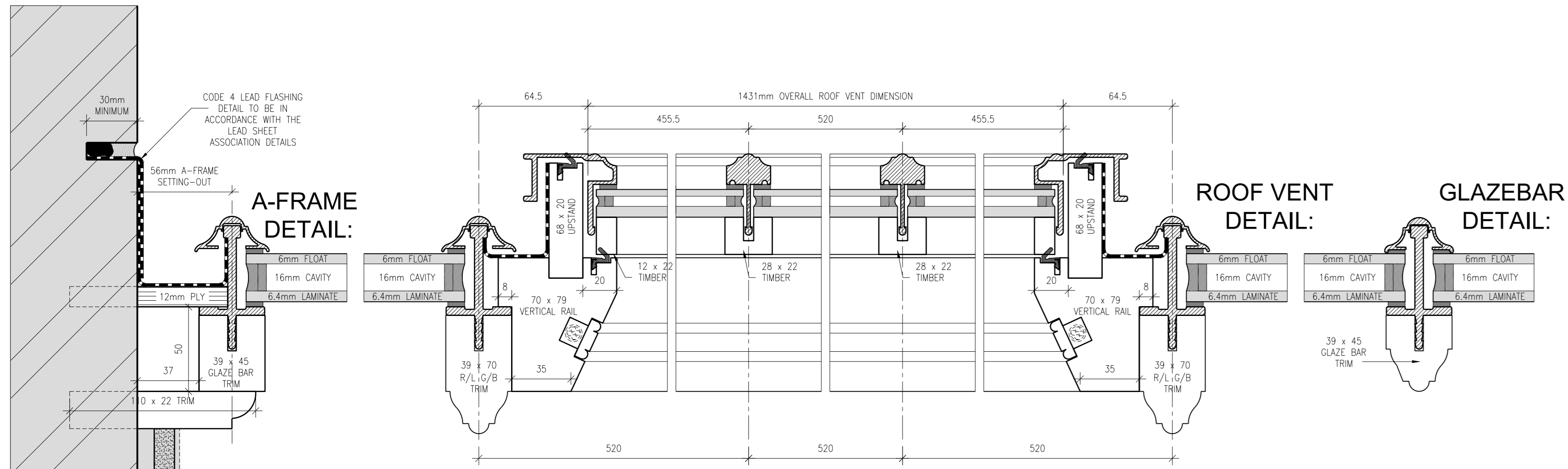
Rev:	Date:	Details:

Client: Mr & Mrs Barker  
Address: Bridge House, Fishery Road, Maidenhead, Berkshire, SL6 1UN

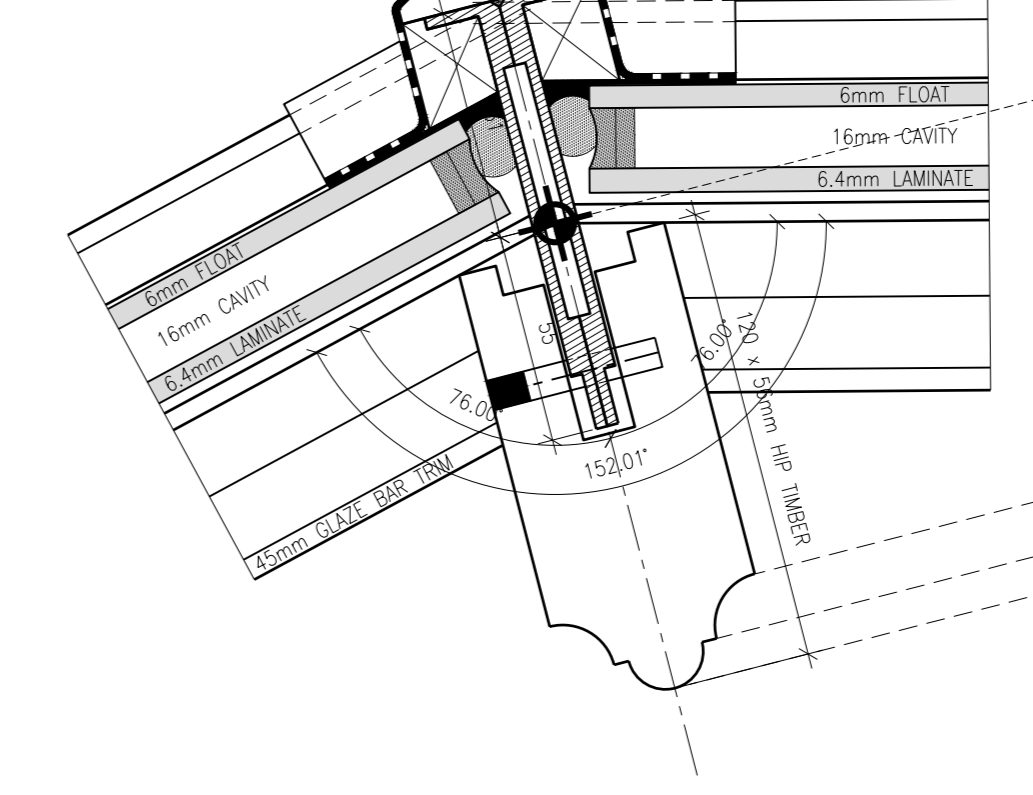
Title: Cill & Low Wall Details

Scale: 1:2 @ A1 Date: 17/11/2023  
Drawn By: C.M Checked By: R.B/N.F

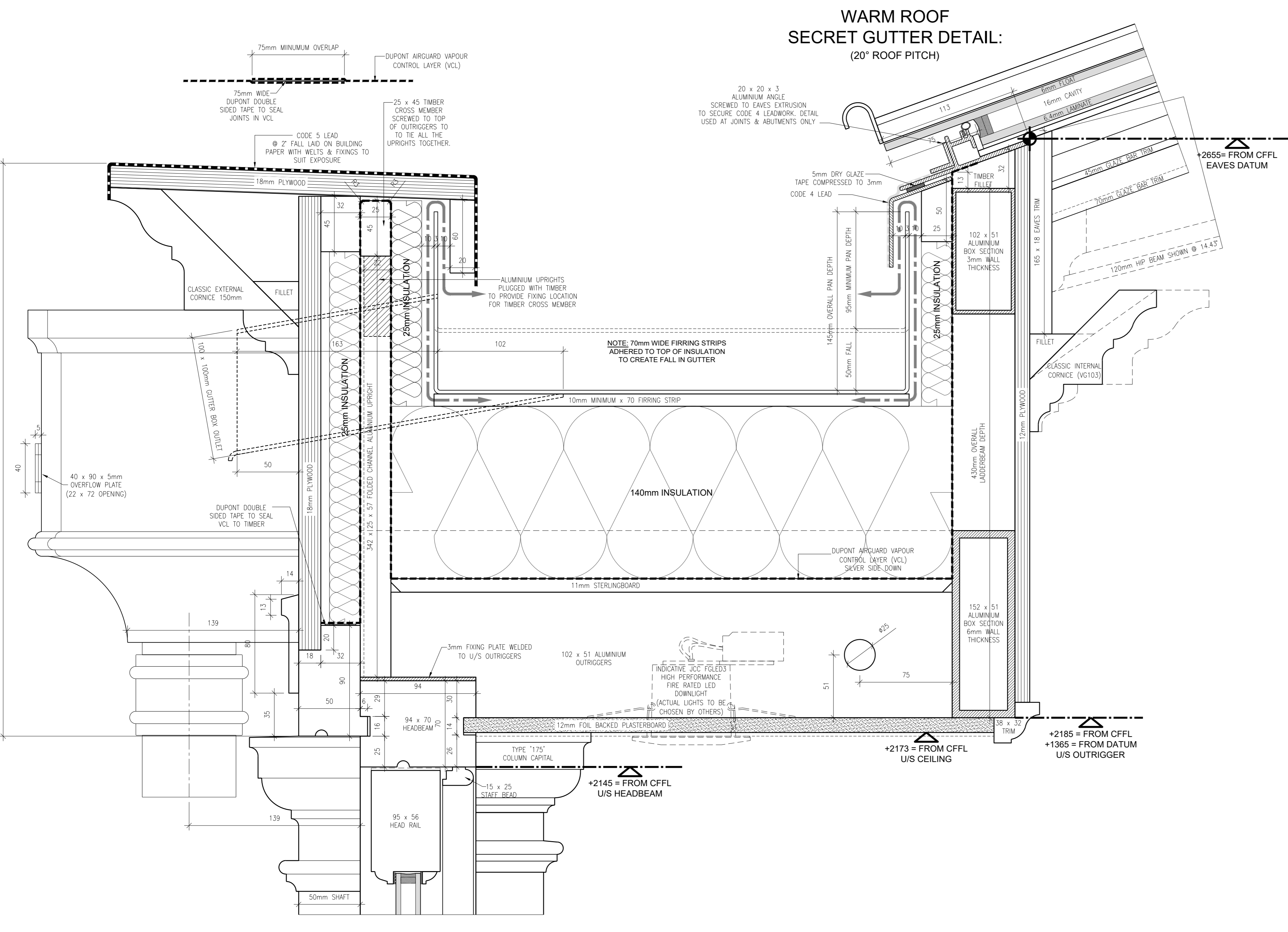
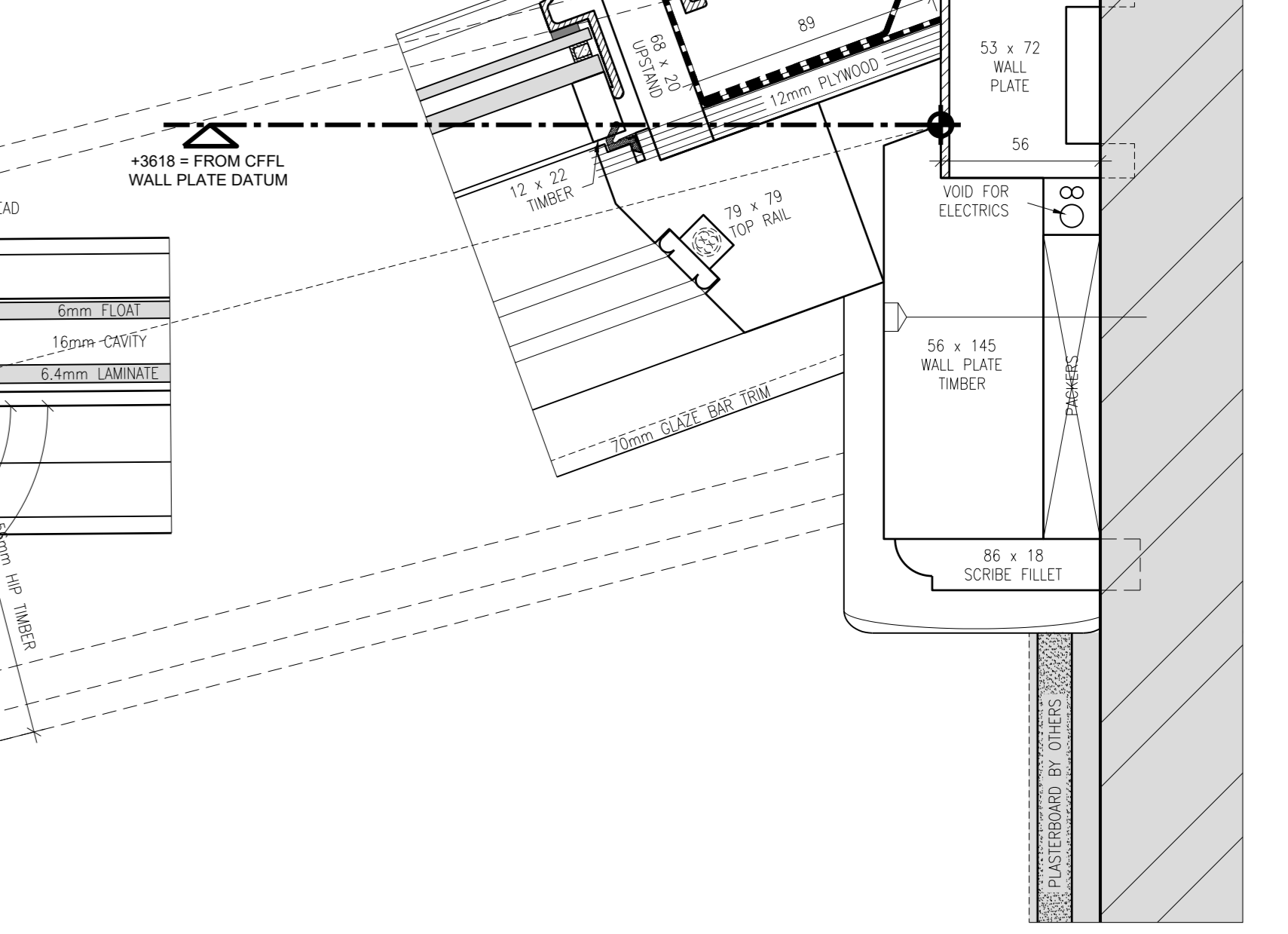
Drawing No: BAR2843/03  
Revision:



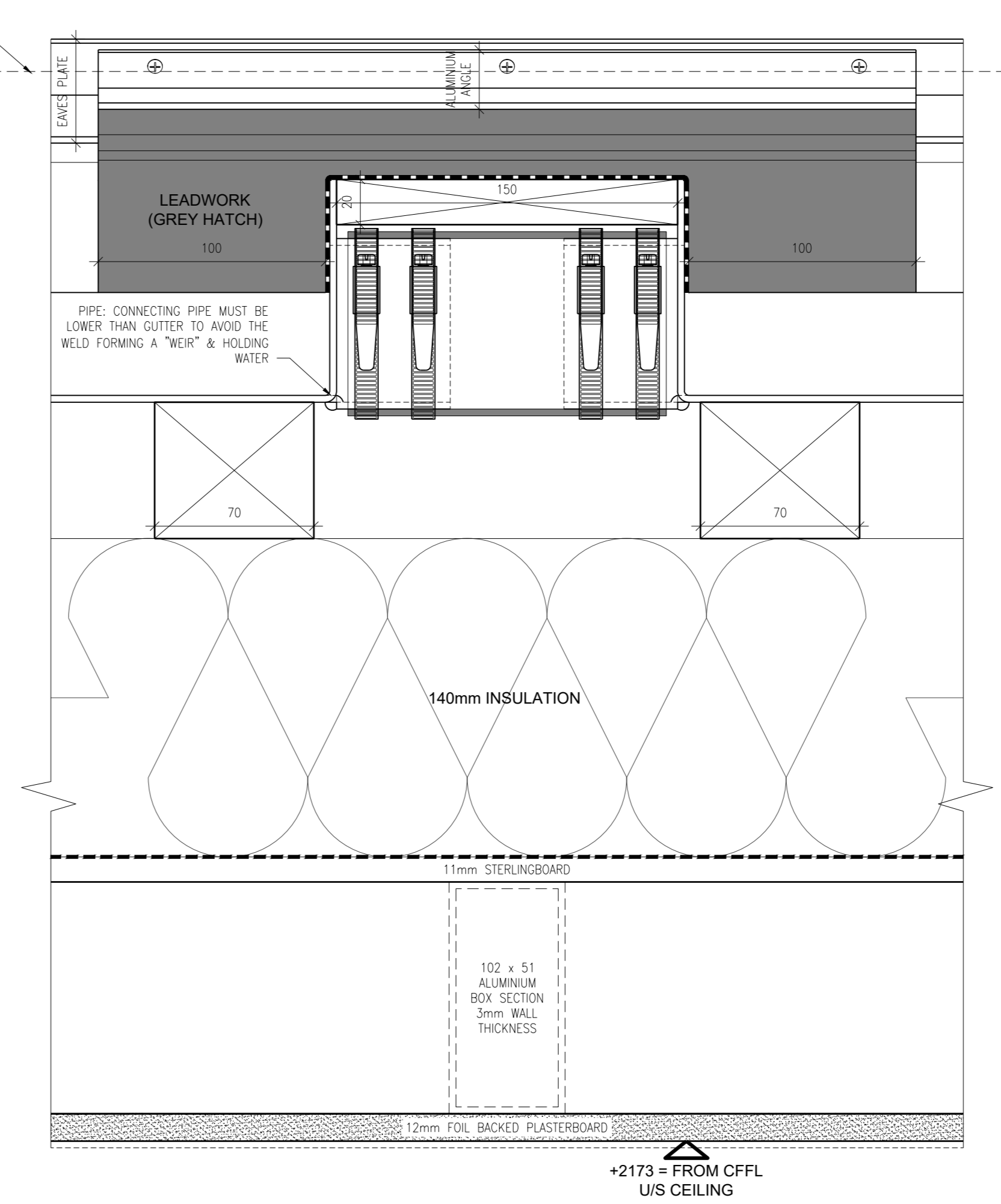
HIP DETAIL:  
(14.43° PITCH)



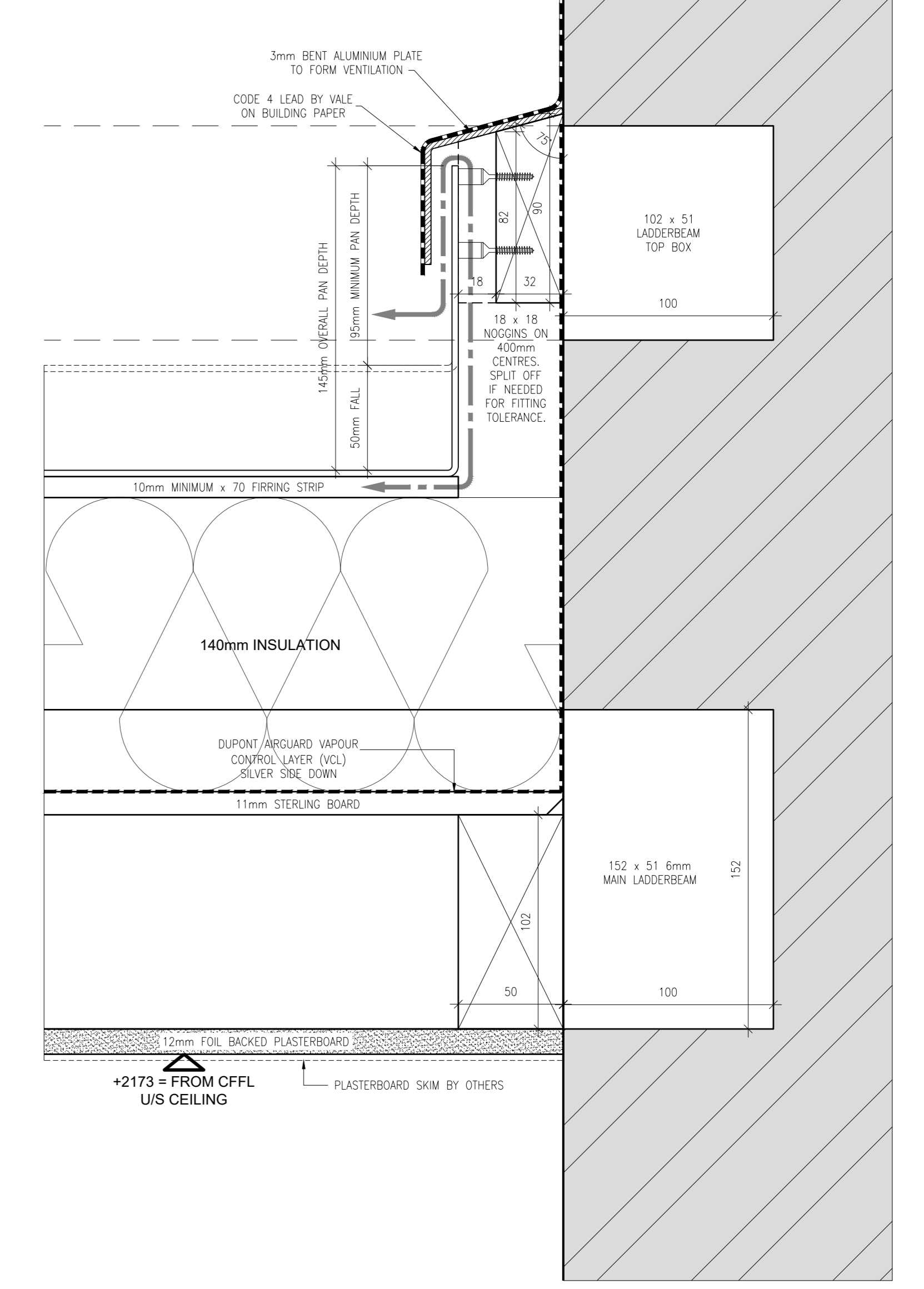
WALL PLATE DETAIL  
(20° ROOF PITCH)



BOX GUTTER  
JOINT DETAIL:



WALL ABUTMENT  
DETAIL:



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Rev: Date: Details:  
Client: Mr & Mrs Barker  
Address: Bridge House, Fishery Road, Maidenhead, Berkshire, SL6 1UN

Title: Eaves, Abutment and Roof Construction Details

Scale: 1:2 @ A0 Date: 17/11/2023  
Drawn By: C.M Checked By: R.B.N.F

Drawing No: BAR2843/04  
Revision:

