

General construction notes:

Foundation and ground floor construction to be in accordance with Architect / Engineers / Building Control Officers requirements to suit site conditions. Generic notes and details are provided for reference only.

Foundations:

~ Foundations to be 450mm wide and a minimum of 1000mm deep or as ordered by LA, with GEN1 trench fill concrete.

Floor construction to ground floor:

~ 150mm well compacted type 1 under 150mm C35 reinforced concrete slab. Reinforcement to be A393 mesh as required.
~ It is desirable to incorporate a 25mm fall within the slab from rear to front when possible (see note 'A' on foundation plan).

or

Foundations/ground floor construction:

~ Raft foundation designed by a structural engineer to suit site conditions and to Local Authority approval. It is desirable to incorporate a 25mm fall within the slab from rear to front when possible. (but see note 'A' on section).

Plinth construction:

~ 150mm wide brickwork to be level 3 courses (225mm) above slab. Bricks to be laid in stretcher bond in cement/sand mortar and include a high load or similar DPC linked to DPM in slab.
~ Bricks below ground level to Local Authority approval.

Wall construction:

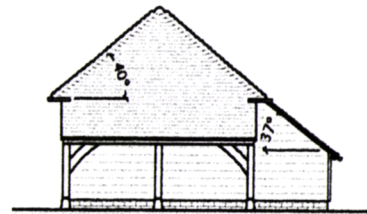
~ 150x75mm treated softwood soleplates with 150x150mm oak posts, eaves beams and tie beams. All with braces and jointed and pegged together.
~ 100x100mm treated softwood aisle posts and eaves beam with 100x75mm treated softwood rear soleplate.
~ 100x50mm treated softwood studwork infill @ max. 600mm ctrs. complete with 100x50mm diagonal bracing, and faced externally with 200mm treated softwood feather-edged weatherboarding.
~ All open-bay braces to be set back in posts allowing for possible future garage doors.
~ Independent oak posts to be supported on saddle stones.

Roof construction:

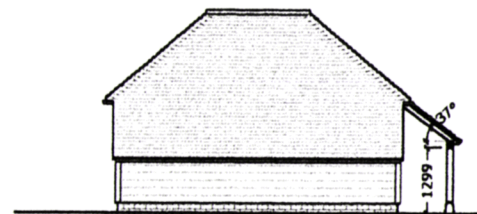
~ Radland Rosemary clay roof tiles to match the main house complete with half round ridge tiles and bonnet hip tiles on 25x38mm treated softwood tile battens, on breathable membrane, on 50x100mm treated C16 softwood rafters @ max. 400mm ctrs. complete with exposed rafter feet.
~ Main roof pitch to be 40°. Pitch to outshot to be 37°. ~ 100x25mm treated softwood wind bracing positioned diagonally to support roof structure and fixed to underside of rafters using min. 2 no. 75mm nails per rafter.

Rainwater goods:

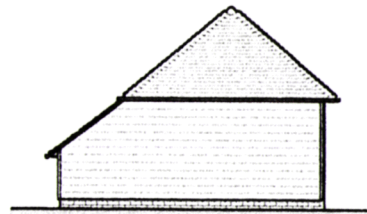
~ 100mm half round black Upvc gutters laid to fall to 63mm dia black Upvc downpipes. Rainwater downpipes to be taken into gullies positioned so as not to interfere with openings.



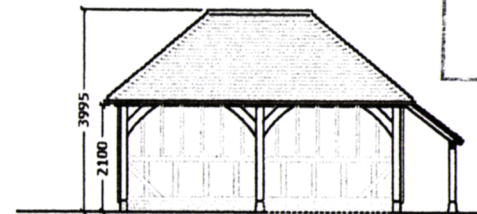
Right Hand Elevation
Scale 1:100



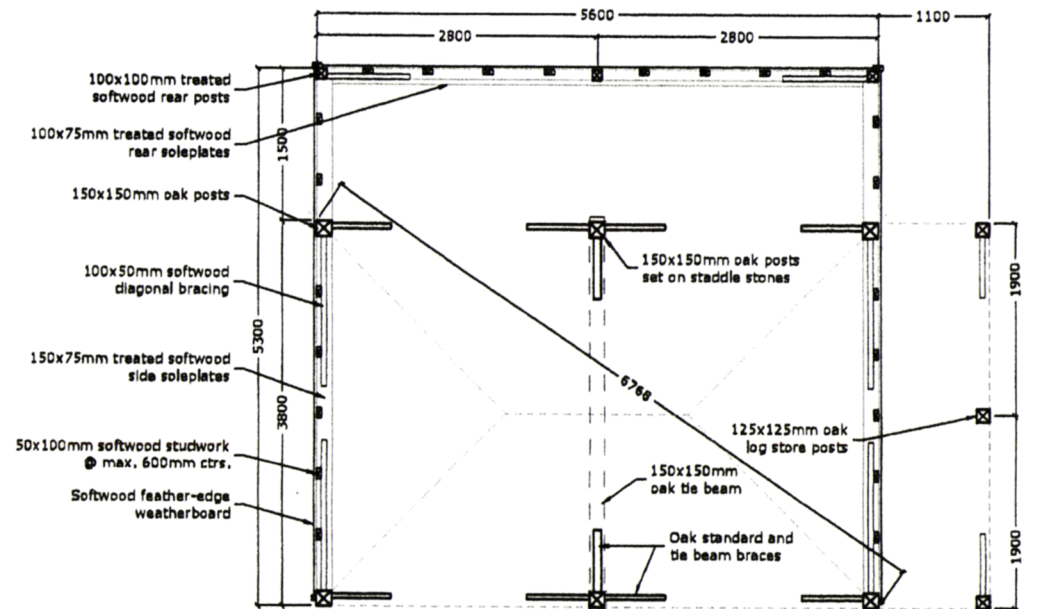
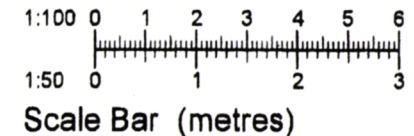
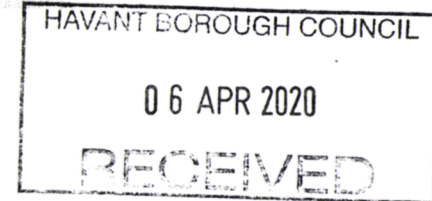
Rear Elevation
Scale 1:100



Left Hand Elevation
Scale 1:100



Front Elevation
Scale 1:100



Floor Plan
Scale 1:50



Project:
Kilrush
Marine Walk
Hayling Island
Hampshire PO11 4

Drawing Title:
2 Bay Oak Framed
Garage with Log S

Drawing No.
1210.19.01

Scale:
As shown @ A3 17/04
File No. Project Ref.
1210.19 CH2
Drawn By: Checked By:
JC

Client:
Mr A Notl

PLANNING