

Proposed floor layout (1:50)

1) FOUNDATIONS:

Foundations are to be laid strictly in accordance with local authority approval: note, all foundations are to be taken down to a level below new and existing drainage runs. If ground conditions are found not to be suitable for slab design then engineer to be involved to design alternative foundations as necessary.

2) DRAINAGE:

All drainage to be in accordance with BS 8301; laid in accordance with manufacturers details and recommendations: max gradient of 1:50 - drainage to have a 150mm pea gravel bed and surround with 150mm concrete surround where the cover is less than 150mm.

3) GARAGE BASE:

Garage base is to be 125mm concrete on sand blinding 1200 gauge visqueen membrane on a bed of 150mm well consolidated sulphate free hardcore base - include layer of A142 reinforcement mesh to base at mid depth and double up 600mm wide around perimeter. Form 800mm deep tapered concrete apron to front of entrance doors

4) WALLS:

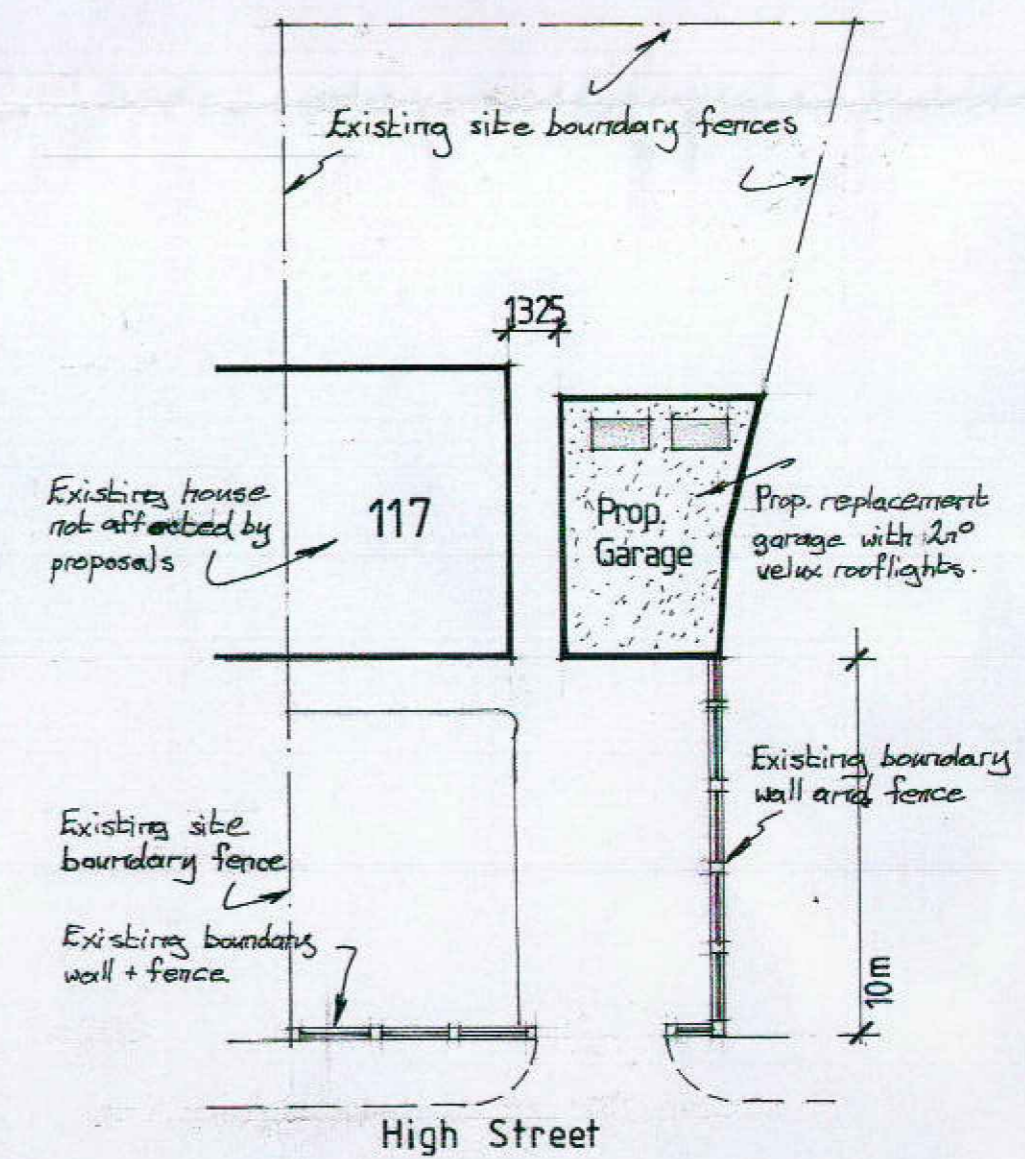
Walls are to be single conc. block 100mm thick with 20mm two coat sand and cement render finish with strengthening piers at corners and centers of side below Catnic lintol, to rear and side walls as shown. Red facing brickwork to match existing house, also with strengthening piers at corners and openings and at centre of sides below Catnic lintol as shown.

5) ROOF:

Form new felted flat roof comprising 3 layers of built up mineral felt, bottom layer on 19mm exterior grade ply on new 50 x 175mm s.w. joists at 450 mm c/c. split at half span over Catnic beam, maximum span 3.6 m, sat on a 50 x 100mm tanalised wall plate held down by m/s straps at 1200 mm c/c. Provide a 300 x 10mm pvc fascia board

GENERAL:

- Gullies to be of the external inspection pattern (sealed backed in-let type)
- All works to be carried out in accordance with the current building regulations and all subsequent amendments.
- All electrical work to comply with requirements of part P (electrical safety) and must be designed, installed inspected and tested by a person competent to do so.



Site plan (1:200)

Client	Project	Drawing	Scale	Drng. No.
Mr S. Kirkman	Proposed replacement garage At :- 117 High Street Crofton Wakefield	Prop. floor and site plans	1:50+1:200	1
			Date Feb 23	