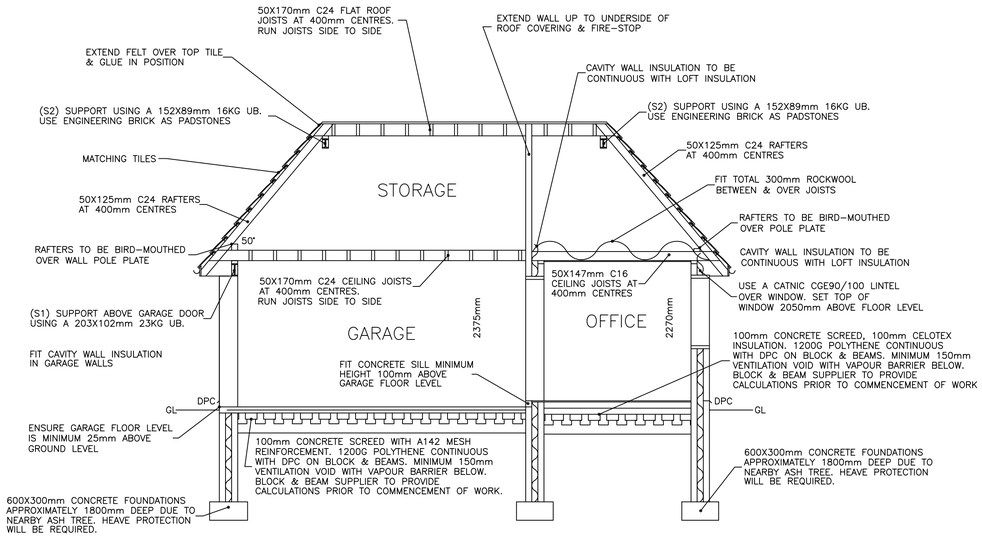
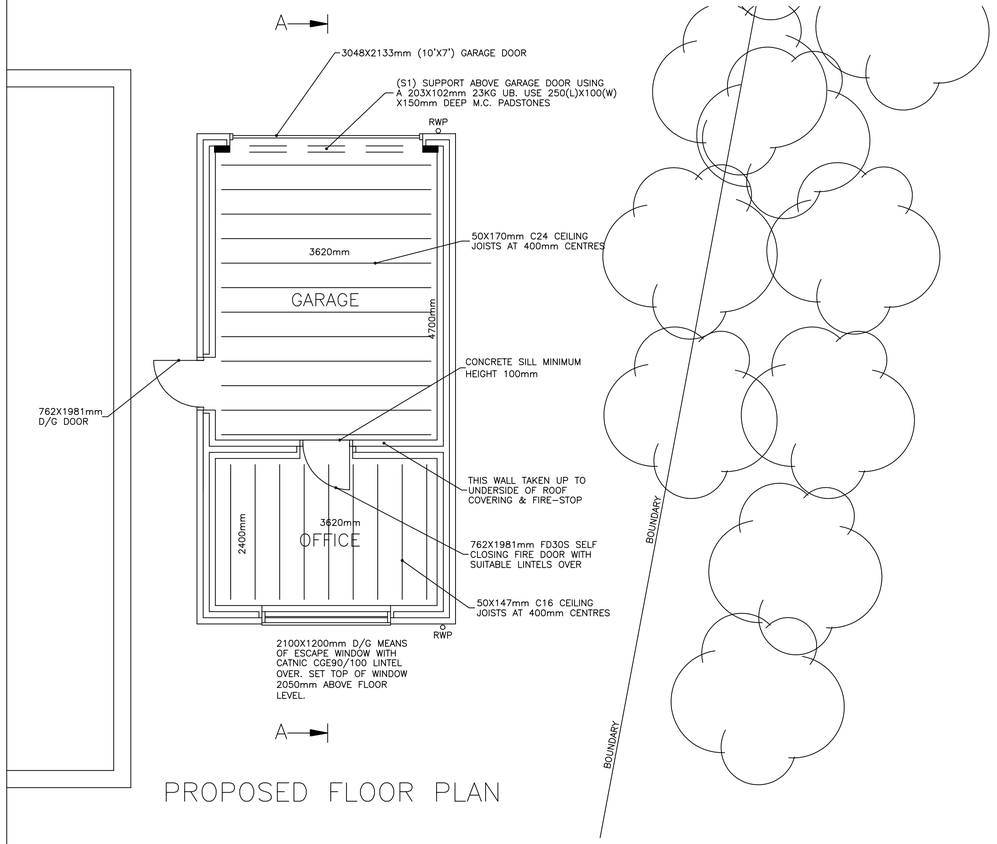
PROPOSED DETACHED GARAGE/OFFICE OUTBUILDING

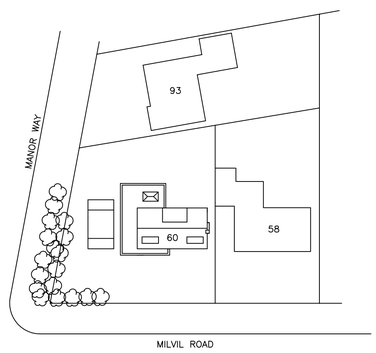
60 MILVIL ROAD
LEE-ON-THE-SOLENT



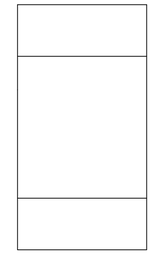
SECTION A-A



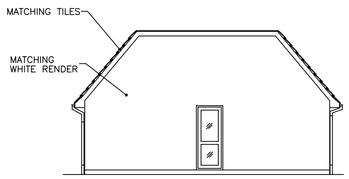
PROPOSED FLOOR PLAN



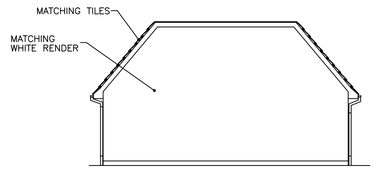
LAYOUT PLAN



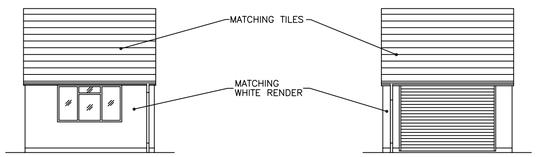
ROOF PLAN



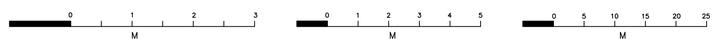
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION FRONT ELEVATION



SCALES

NOTES A1

THIS IS NOT A SPECIFICATION OF WORK & IS FOR TOWN PLANNING & BUILDING REGULATIONS ONLY. ALL DIMENSIONS & JOIST ORIENTATION TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. LOCATION & LAYOUT PLANS HAVE BEEN DEVELOPED WITHOUT THE USE OF ANY COPYRIGHT MATERIAL.

1. FOUNDATIONS TO DIMENSIONS STATED, MINIMUM DEPTH 1800mm. DEPTH MUST ALSO SUIT SITE CONDITIONS & TO LOCAL AUTHORITY SATISFACTION. FOUNDATIONS WITHIN 1000mm OF ANY DRAIN TO BE TAKEN DOWN TO 150mm BELOW INVERT LEVEL. LINTELS TO BE PROVIDED WHERE PIPES ARE BRIDGED & PIPES ENCASED IN 150mm PEA SHINGLE. PIPES UNDER EXTENSION TO BE PROTECTED TO L A SATISFACTION (REINFORCING MAY BE REQUIRED).

2. DAMP PROOF COURSE & DAMP PROOF MEMBRANE TO BE CONTINUOUS. DAMP PROOF COURSE TO BS 8215. MINIMUM OVERLAP 100mm WITH EXISTING DPC & SET MINIMUM 150mm ABOVE GROUND LEVEL.

3. CAVITY WALLS – WHITE RENDERING ON 100mm OUTER SKIN, 90mm CELOTEX THERMACLASS CAVITY 21 INSULATION WITH 10mm RESIDUAL CAVITY. 100mm THERMAL BLOCKS FITTED WITH 37.5mm INSULATED PLASTERBOARD & SKIM FINISH. CAVITIES TO BE CONTINUOUS. OPENINGS IN OUTER WALLS TO HAVE HORIZONTAL & VERTICAL DAMP PROOF COURSE WITH CATNIC CH90/100 TYPE LINTELS OVER WITH 150mm END BEARINGS & TO BE FILLED WITH ROCKWOOL WITH A 15mm LIGHTWEIGHT PLASTER SKIM. AVOID THERMAL BRIDGING BY FITTING INSULATED CAVITY CLOSURES THERMABATE OR SIMILAR. WALLS TO BE TIED 450mm HIGH, 750mm WIDE & 225mm TO REVEALS.

4. WINDOW OPENINGS TO BE MINIMUM OF 1/20TH OF FLOOR AREAS & MUST HAVE AN OPENING ANGLE GREATER THAN OR EQUAL TO 30 DEGREES. ALL WINDOWS, DOORS & TRAP HATCHES TO BE DRAUGHT PROOFED. TIMBER OR PVCU WINDOWS & EXTERNAL DOORS D/G WITH 16-20mmm ARGON GAP & SOFT LOW 'E' COATED GLASS. UNITS SEALED TO BRICKWORK WITH MASTIC. WINDOWS TO ACHIEVE U-VALUE OF 1.4W/m^2K OR WER BAND B.

5. OFFICE SPACE TO BE FITTED WITH TRICKLE VENTILATORS AREA 10000mm^2 SITED MINIMUM 1750mm FROM FLOOR LEVEL.

6. GLAZING TO COMPLY WITH BUILDING REGULATIONS PART K. ANY GLAZING IN DOORS OR WINDOWS WITHIN 300mm OF DOORS TO BE SAFETY GLASS. WINDOWS WITHIN 800mm OF FLOORS TO BE FITTED WITH SAFETY GLASS.

7. HABITABLE ROOMS TO BE FITTED WITH ESCAPE WINDOW MINIMUM CLEAR OPENING 450X734mm & OPENER SITED 800-1100mm FROM FLOOR LEVEL.

8. PITCHED ROOF TO BE CONSTRUCTED FROM MATCHING TILES ON 25X38mm SOFT WOOD TREATED BATTENS & WEB UV BREATHER MEMBRANE. RAFTERS & JOISTS AS STATED ALL AT 400mm CENTERS. UNDERSIDE OF JOISTS TO BE LINED WITH 12.5mm FOILBACKED PLASTERBOARD & 5mm SKIM WITH A TOTAL OF 300mm ROCKWOOL INSULATION LAID BETWEEN & OVER JOISTS. TIMBERS TO BE ANCHORED USING 30X5X1200mm GALVANISED MILD STEEL STRAPS AT 1800mm MAXIMUM CENTRES. WHERE TIMBERS RUN PARALLEL TO WALLS USE LATERAL RESTRAINT STRAPS 30X5mm SECTION AT 2000mm MAXIMUM CENTRES WITH TIMBERS UNDER (& AT FIRST FLOOR LEVEL). NOTCH RAFTERS TO PLATES & STRAP ALL JOISTS TO PREVENT ROOF SPREAD.

   FLAT ROOF SECTION: 50X170mm C24 JOISTS AT 400mm CENTRES. TAPER FIRRINGS FOR MINIMUM FALLS OF 1-60. FIT 18mm EXTERIOR GRADE PLYWOOD & TAPE ALL JOINTS. FIT 3 LAYERS OF FELT TO BS EN 13707/ BS 8747 & LAID TO BS 8217 WITH SPAR CHIPPINGS BEDDED IN BITUMEN TO FINISH ALL I.A.W. MANUFACTURERS INSTRUCTIONS.

9. OVERSITE: 100mm SCREED ON 100mm OF CELOTEX INSULATION. 1200G POLYTHENE CONTINUOUS WITH DPC ON BLOCK & BEAMS. MINIMUM 150mm VENTILATION VOID WITH VAPOUR BARRIER BELOW. BLOCK & BEAM SUPPLIER TO PROVIDE CALCULATIONS PRIOR TO COMMENCEMENT OF WORK.

10. EXPOSED AREAS OF BEAMS & LINTELS TO BE CLAD IN TWO LAYERS OF 12.5mm FIRE RESISTANT PLASTERBOARD WITH 7mm GYPSUM SKIM. LAYERS MUST BE FITTED I.A.W. THE MANUFACTURERS INSTRUCTIONS TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE.

11. RAINWATER GOODS: 100mm HALF ROUND GUTTERS 75mm DOWNPIPES DISCHARGING INTO 1M^3 SOAKAWAY MINIMUM 5000mm FROM BUILDING.

12. FIT LED LIGHTING IN GARAGE & OFFICE.

13. ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A QUALIFIED PERSON.

14. EXTERNAL STEEL WORK TO BE PROTECTED AGAINST CORROSION I.A.W. BS EN ISO 12944-5.

FOR MR & MRS ORTON
DATE: 16/02/2024
SCALES 1-50 1-100 1-500
DRAWN BY M. WARBURTON.
TELEPHONE 07814019651 OR 023-92349420.