

Layout 1:50

FOUNDATIONS (garage)

Contractor to excavate for founds and ensure they are down to a good bearing ground, and not to be formed on any made up ground. **Any concerns regarding ground conditions to be referred to structural engineers prior to continuing with works.** Building Control to inspect excavations prior to pouring concrete. Foundations to be in concrete strip foundations designated mix RC35 grade concrete 600mm x 200mm, taken down to a minimum 600mm below finished ground level or down to good bearing ground (whichever is the greater). Fit A393 mesh fabric reinforcement (with 50mm bottom cover) in all foundations. Ensure mesh fabric has an overlap of two pitches between adjacent sheets. Ensure a minimum overlap on mesh fabric of 300mm at each step.

UNDERBUILDING (garage)

All underbuilding to be built in dense 100m 7kn concrete block suitable for underground conditions. Fit DPC to all walls 150mm minimum above finished ground level.

EXTERNAL WALL CONSTRUCTION (garage)

Wall construction to be render on 100mm concrete block with butts as indicated, butts tied by stainless steel vertical twist ties at 900cns horizontally and 450cns vertically. Ties at movement joints & reveals. Expansion Joints Where required, form expansion joints in external walls at 6m intervals max.

DPCs (garage)

A dpc membrane shall be provided in the foundation slab, at a height of not less than 150mm above highest ground level. DPM from below floor slab to be dressed up wall taken under DPC at inner leaf. A dpc shall also be provided at all jambs.

DOORS (garage)

roller door to be fitted.

FLOOR CONSTRUCTION (garage)

Floors to be 150mm thick concrete (designated mix RC30) slab on 1000 gauge polythene dpm (dressed up inner face of wall to horizontal dpc height), on 150mm ash blinded consolidated hardcore.

ROOF (garage)

Interlocking concrete tiles on 50mm x 25mm battens and counterbattens on untearable felt on 15mm sarking board on prefabricate roof trusses 120 x 50mm @ 600mm centres (Design Certificate for trusses to be submitted to Building Control prior to works commencing on site), Roof to be tied down using 1500mm long galvanised steel straps every second truss. Roofspace to be ventilated via a continuous 25mm air gap at eaves protected by a vermin proof grille and at ridge via "MARLEY DRY RIDGE VENTILLATION SYSTEM" (or equal). Fit timber or upvc fascia and at eaves, fit deep flow uPVC gutters and deep flow uPVC RWPs.

LINTELS (garage)

New lintels over new garage door opening to be 2no catnic CN81 provided with a minimum rest of 150mm at each end and bedded in mortar on 200x102x215mm RC35 Concrete padstone. New lintels over new side door and window opening to be 1no CCS lintel each provided with a minimum rest of 150mm at each end and bedded in mortar on 200x102x215mm RC35 Concrete padstone.

VENTILATION (garage)

high and low level entilation to be provided by FAIs to be 220 x 150mm fireclay. Low level vents to be within 600mm of floor level.

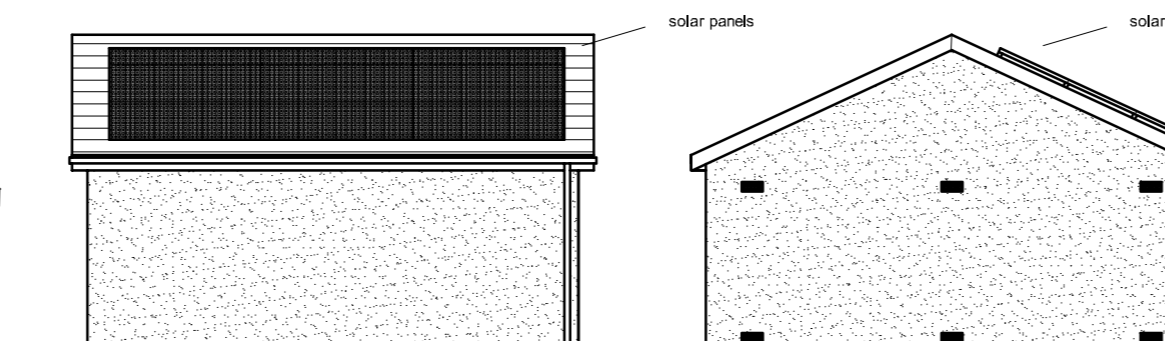
DRAINAGE (garage)

Prior to works commencing plumber to investigate on site to confirm existing drainage layout, any alterations to proposed drainage layout to Building Control and client approval. Ensure that all underground drainage complies with B.S. EN 752 and be agreed with the responsible Building Control Officer prior to the commencement of any works, and laid and tested to the Council's entire satisfaction. Fit new 100mm deepflow uPVC gutters with deepflow uPVC downpipes and connect into new surface water drainage and into existing surface water drainage, fit rodding eyes at change of direction. Fit vented traps at base of rainwater pipes only if drainage system is combined system. Drive drain gully to be provided at Garage door linked to existing drainage. Rodding eyes to be positioned as indicated. All drainage uncovered in the process of excavation must be fully exposed, supported and encased in 150mm thick concrete. All new underground drainage to be in 100mm uPVC, bedded and haunched in pea gravel and laid to falls, all to connect into existing. All pipework to be installed in accordance with manufacturers instructions. All wastes to be laid to fall, gradient to be 1 in 80.



Front 1:100

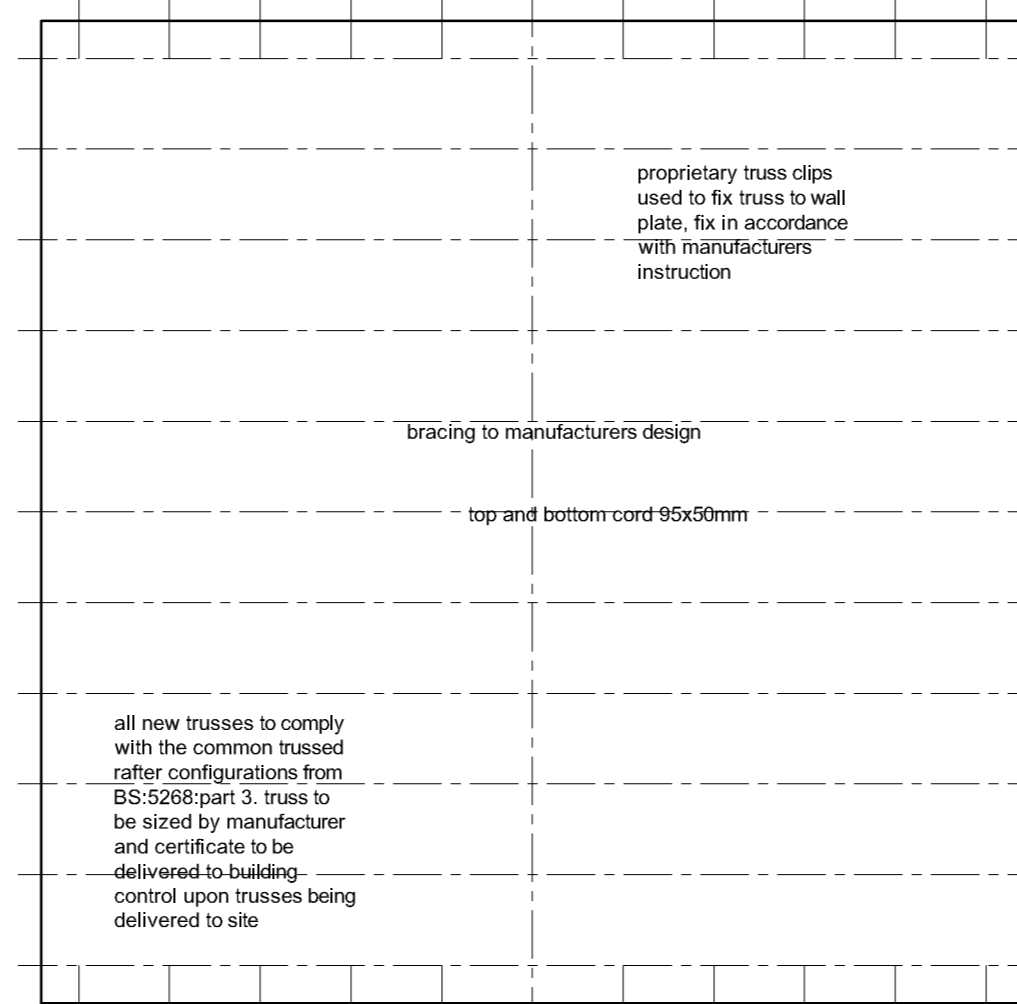
Side 1:100



Side 1:100

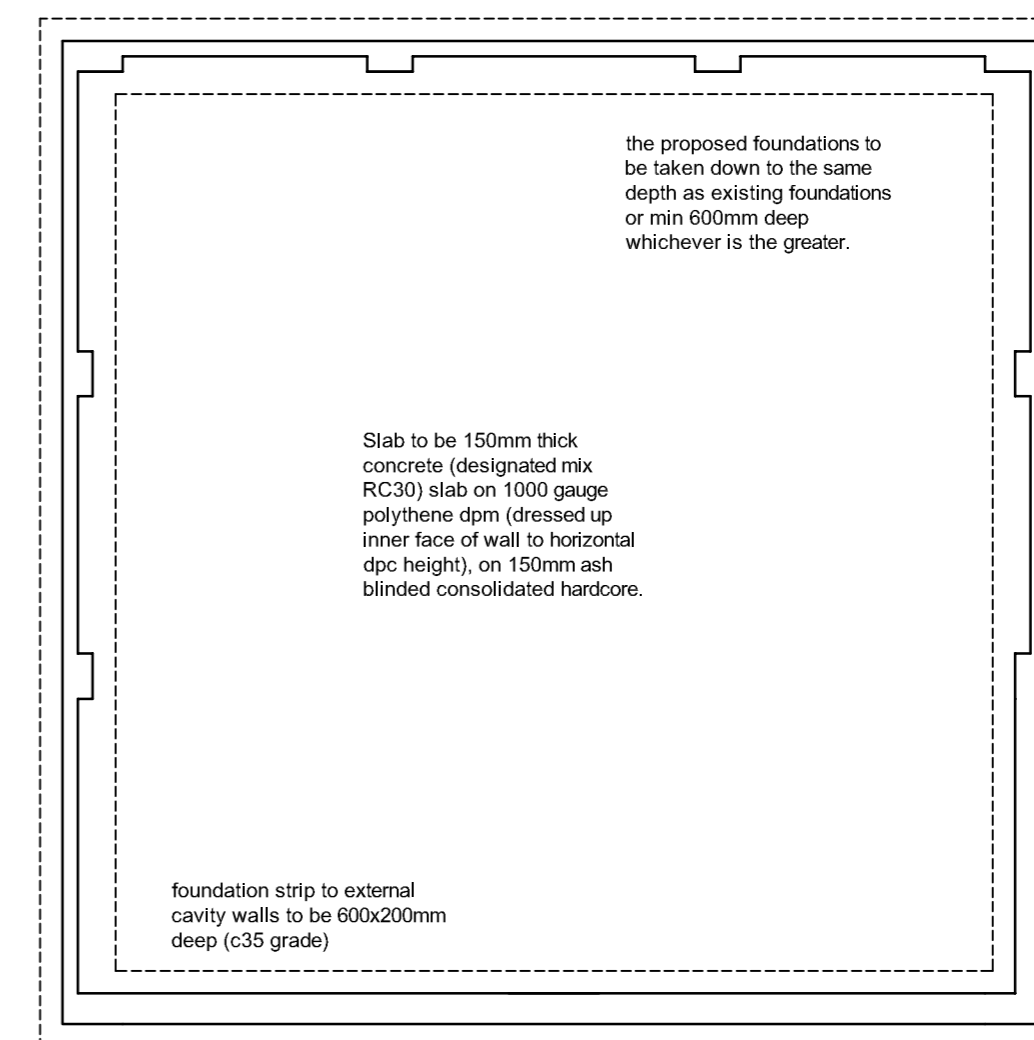
Rear 1:100

Electrical Key	
	13A double switched socket
	Light switch
	light fitting



Roof Plan 1:50

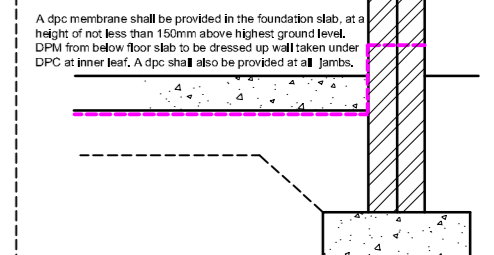
all new trusses to comply with the common trussed rafter configurations from BS:5268:part 3. truss to be sized by manufacturer and certificate to be delivered to building control upon trusses being delivered to site



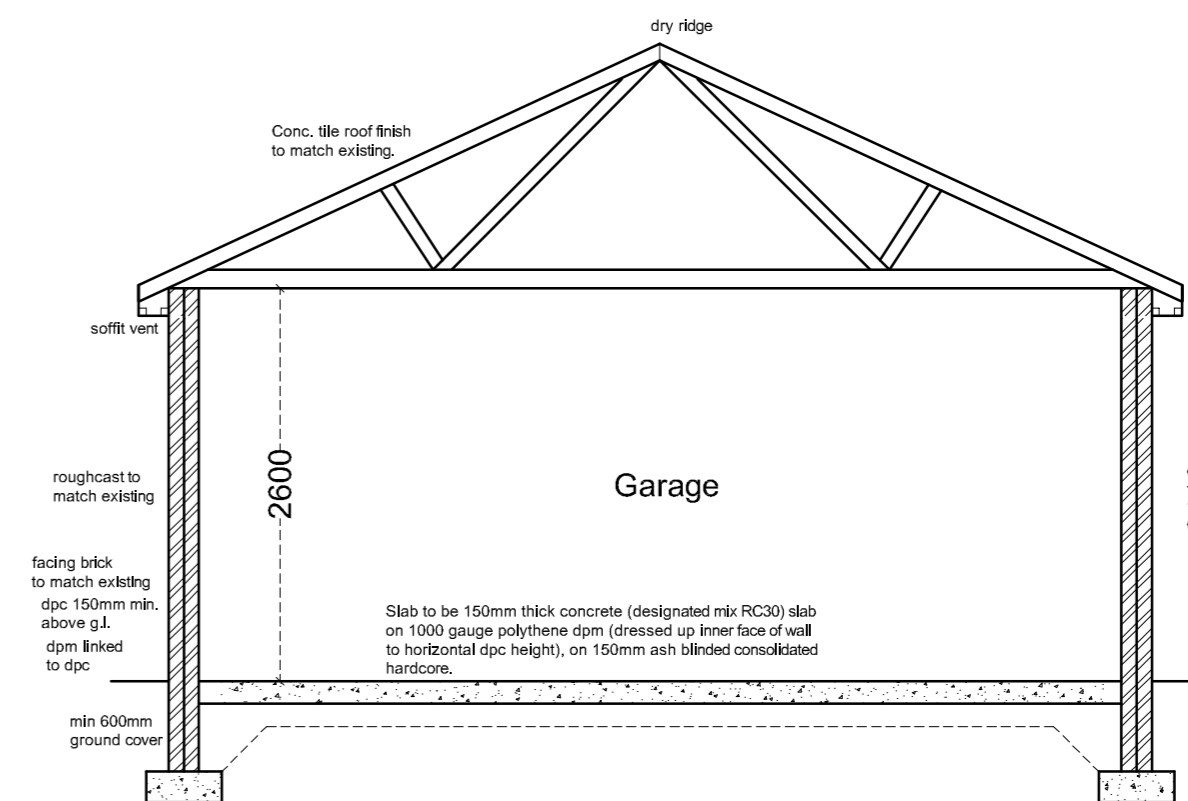
Foundation Plan 1:50

Slab to be 150mm thick concrete (designated mix RC30) slab on 1000 gauge polythene dpm (dressed up inner face of wall to horizontal dpc height), on 150mm ash blinded consolidated hardcore.

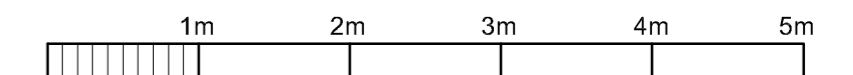
foundation strip to external cavity walls to be 600x200mm deep (c35 grade)



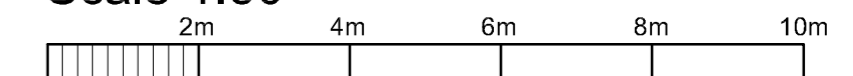
A dpc membrane shall be provided in the foundation slab, at a height of not less than 150mm above highest ground level. DPM from below floor slab to be dressed up wall taken under DPC at inner leaf. A dpc shall also be provided at all jambs.



Section 1:50



Scale 1:50



Scale 1:100

Project : Mr Ahmed 33 Graham Avenue Hamilton, ML3 8AB	Proposed
Scale 1:50/1:100	
Date: 14/03/24	Rev gra/04