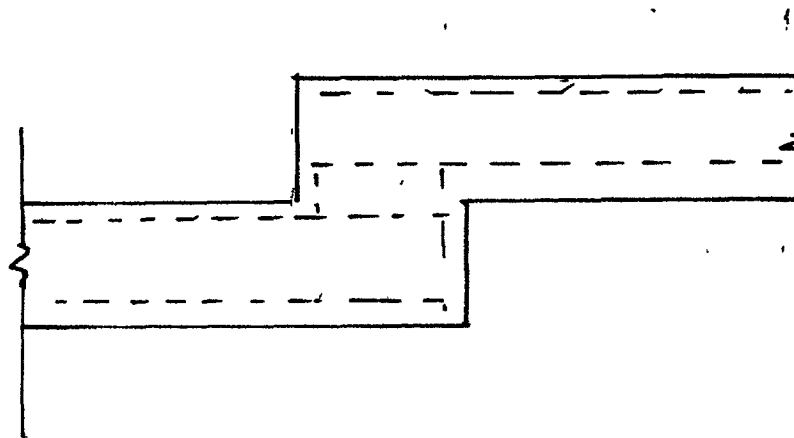


Section A- A



Foundation Step
Detail Scale: 1:20

Garage specification

Roof

Slate or Similar approved reconstituted tile fixed strictly in accordance with manufacturer's instructions on 25x50mm treated battens fixed over Kingspan Nivent under-felt laid over trussed rafters fixed at 600mm centres designed and manufactured by specialist contractor, (Design calculations to be submitted to the (Building Control Body) fixed to the wallplate using patent mild steel clips and braced with 100x25mm softwood timbers in accordance with BS 5268 Part 3 1985. Use 100x50mm wallplate fixed to the masonry with 30x2.5x900mm galvanized mild steel holding down straps at maximum 1.8m centres. Use 30x5x1200mm galvanized mild steel lateral restraint straps at 1.8m centres with 50x50mm noggins fixed between the rafters and ceiling ties. New fascias and soffits boards are to match the existing house.

Rainwater Goods

115mm dia gutters and 63mm RWP's to discharge into gully's and connected to a drainage system below the small treatment tank.

External Walls

102mm facing brick, 75mm cavity and 100mm inner leaf of 7N/mm Block work. Walls built below ground level to be built in trench block or Class B Engineering brick.

Internal walls

100mm block wall to form the WC space.

Wall ties

Stainless Steel to BS 1243 or DD140 Part 2: 1987 spaced 750mm horizontally and 450mm vertically and every block course at jambs. Installed in accordance with BS5628: Part 1 1992.

Mortar

1:4 sand and cement below dpc level. 1:1:6: cement sand, lime, above dpc level.

Lintels

Birtley Superglax CB70 over door and window openings.

Universal Beams

See structural design calculations for details of sizes of UB's and bearing details.

Windows and Doors

Brown UPVC to match the existing house with opening sashes as required by the client

Glazing

All double-glazed units to include Low E glass to achieve a minimum U value of 1.4 W/m² °K. Safety glass to BS 6206:1981 is to be fitted below 800mm from floor level in windows and in doors and adjacent panels, below 1500mm from the floor level in doors and adjacent side panels.

Garage Doors

Roller shutter doors to be fitted in-accordance with manufacturer's instructions

Ground Floor Slab

Lay 150mm C25 concrete and use 1No layer A142 mesh reinforcement placed 30mm below top surface. Make 12mm saw-cut crack inducing joint to be made along the centre line of the garage floor. Laid on 1200 gauge polythene DPM on 300mm sand blinded, clean well consolidated hardcore laid in 100mm layers on trimmed subsoil.

Damp course

Placed a minimum 150mm above finished ground level in the outer leaf and at floor level in the inner leaf and to be linked to the DPM in the floor

Foundations

600mm wide C25 mix trench fill concrete, laid a minimum 1800mm below ground level parallel to the boundary fence and stepped in 300mm deep increments and with at least 450mm overlap to front elevation to a minimum depth of 1200mm on suitable load bearing strata with 2No layer C283 mesh reinforcement placed a minimum 40mm top and bottom of the concrete. Line inner faces of trench with 100mm Claymaster polystyrene board to within 150mm of trench bottom

Below Ground Drainage

Underground pipes 110mm dia UPVC laid to maximum falls of 1:60. Surround the pipes in 10mm pea gravel. Where necessary use 300mm dia UPVC mini inspection chamber fitted with screw down double seal cover, connected into the existing manhole. All gullies to be rod-able back-inlet type. Protect drain runs below the floor with 10mm pea gravel and protect with 50mm polystyrene board laid over the pipe line.

Above ground drainage

WC and wash hand basin to discharge to stub stack fitted with air admittance valve. All sanitary ware to be fitted with deep seal traps. Use 32mm and 40mm dia UPVC waste pipes as appropriate. The SVP to terminate with an air admittance valve positioned above the highest wet surface in the shower room.

Mechanical Ventilation

WC area to be fitted with an extract fan rated at 8litres/sec, controlled by an independent switch and ducted to open air.

Electrical Installation

The layout and number of power sockets, light switches and ceiling fittings are to be agreed with the clients. Note: 1 in 4 of the new light fitting to be low energy type

- All electrical work is required to meet the requirements of Part P (Electrical Safety) and BS 7671, 2008 - 2011 and must be designed, installed, inspected and tested by a competent person
- An electrical installation and test certificate issued under a Competent Person Scheme has been issued by a competent person.
- An appropriate electrical installation test certificate has been issued for the work, and a competent person has signed that it.

Compliance with Construction.

- There are no particular processes or construction methods that produce unusual risks to health and safety during construction or in subsequent maintenance works. All usual precautions are to be taken to protect the workforce & the building occupants
- All materials and products are to be used in accordance with the manufacturer's instructions, British Standards, Codes of Practice and good building practice.
- Where the works are subject to Local Authority interest, say by way of a grant the contractor is to make himself aware of any requirements.
- The contractor is to inform the Health and Safety Executive should any of the works falls within their interest.
- The contractor is advised to visit the site so as to become thoroughly acquainted with the scope and extent of works, to satisfy themselves as to accessibility of the site and to make their own risk assessment of the project.
- Arrangements to visit the site must be made through the client.
- All health and safety provisions, including erected scaffolding, are to comply with BS1139-2:2 1991, with all handrails, toe-boards and a well-secured ladder access provided.
- It must be ensured that all protective clothing, including steel toe-capped boots, hardhat, glove and eye protection are worn when cutting or drilling. Facemasks are to worn, when dealing with fibreglass based insulation materials or any other hazardous materials

The Party Wall etc. Act 1996.

When undertaking any work that involves any of the following work: -

- A new building astride the boundaries between properties
- Work which directly affects an existing party wall by extending, underpinning, re-building, repairing or reducing, or cutting into it,
- Excavating or constructing foundations for a new building within three metres of a neighbouring owners building if the work will go deeper than the neighbour's foundations.
- Excavating or constructing foundations for a new building within six metres of a neighbouring owner's building where the work will cut a line drawn at 45° from the bottom of a neighbour's foundations.
- The adjoining neighbours must be given written notice, which should include all particulars, plans if necessary and the proposed starting date. For work on an existing party wall at least two months notice must be given or one month for a planned new wall or for excavations within the specified distance.

Details and Sections
of
Detached Double Garage
at
Holmeside Vicarage
Holmeside Lane
Burnhope
for
Mr A. Palmer
P1615/02
Scale 1:20 & 1:50 @ A1
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