

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturer's instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are dispatched to the Building Inspector when necessary.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering. The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain. Depth of foundations to be to the satisfaction of the Building Inspector. Ensure no encroachment onto adjacent properties without owners written consent prior to commencement of works.

Ground Floor Slab.

Lay 125mm concrete slab on Visqueen 1200 super dpm on sand blinded hardcore. Dpm lapped/sealed with dpc.

External Walls.

Build up from foundations to dpc level with 2 No skins. 100mm class B engineering .Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level. Facing brick above dpc.

Roof Structure

Roof trusses to suppliers details.

Roof Construction.

New roof tiles on 38 X 25mm SW treated battens breathable sarking membrane. 100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no trusses at ridge and eaves level with SW noggins between and under straps. Eaves board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters.

19mm treated SW,plywood or UPVC at gable. (barge boards fixed to gable ladder).

Rainwater goods.

110mm square section or deep flow upvc gutters and 68mm dia. rainwater pipes (to match existing) discharging into trapped gully. Cutters to have grill over RWP outlets.

Doors

Up-over or swing doors to client requirements. With required support structure to suppliers instructions.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwps. Any redundant drains to be removed or sealed in concrete to Building Inspector's recommendations.

Comprising 100 mm dia superslave drain pipes with flexible connectors,inspection chamber etc. Laid to 1in 40 fall (Min).All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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NOTES / KEY:



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Project
PROPOSED GARAGE

status: Planning & Building Regs

drawing
SPECIFICATION

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