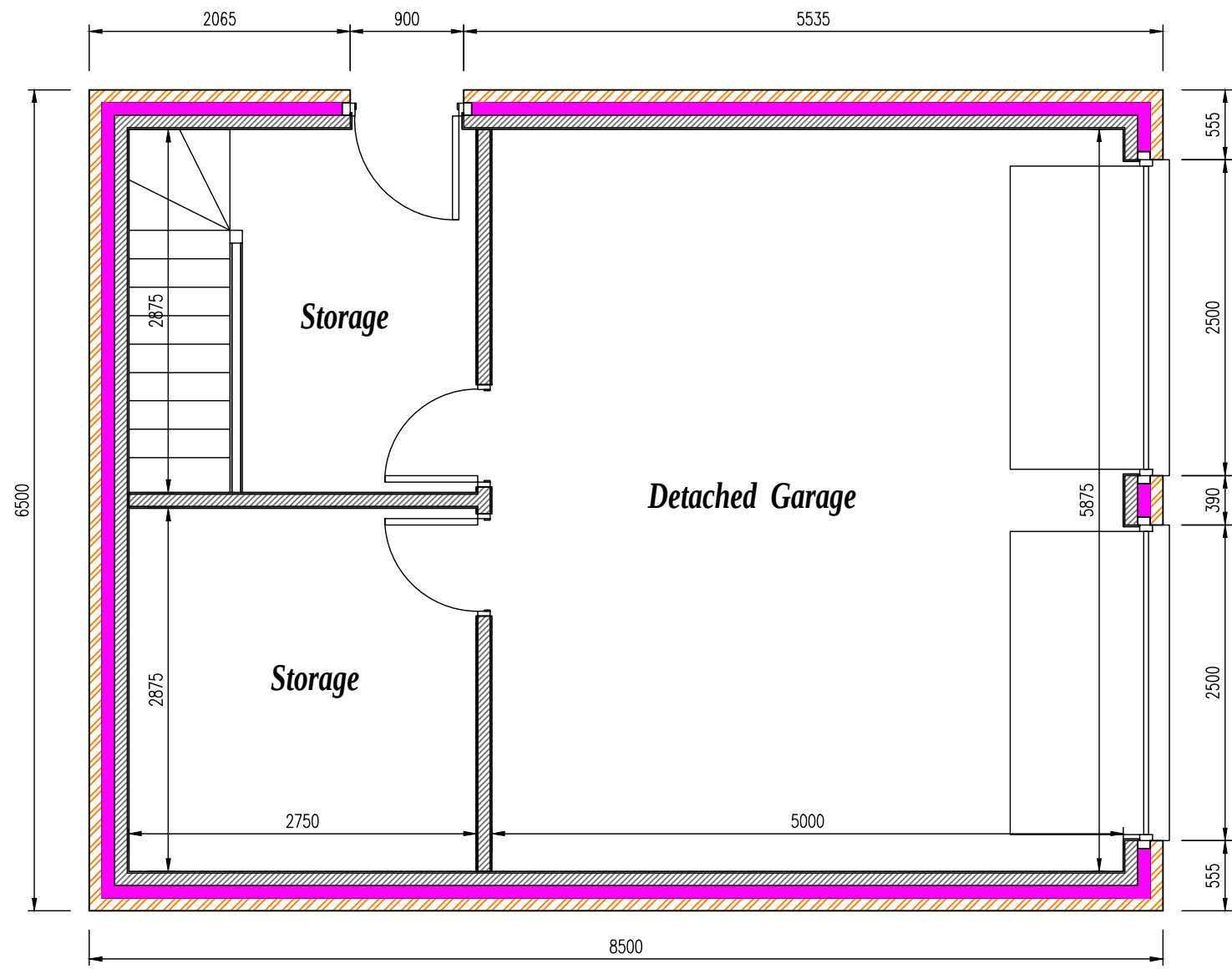
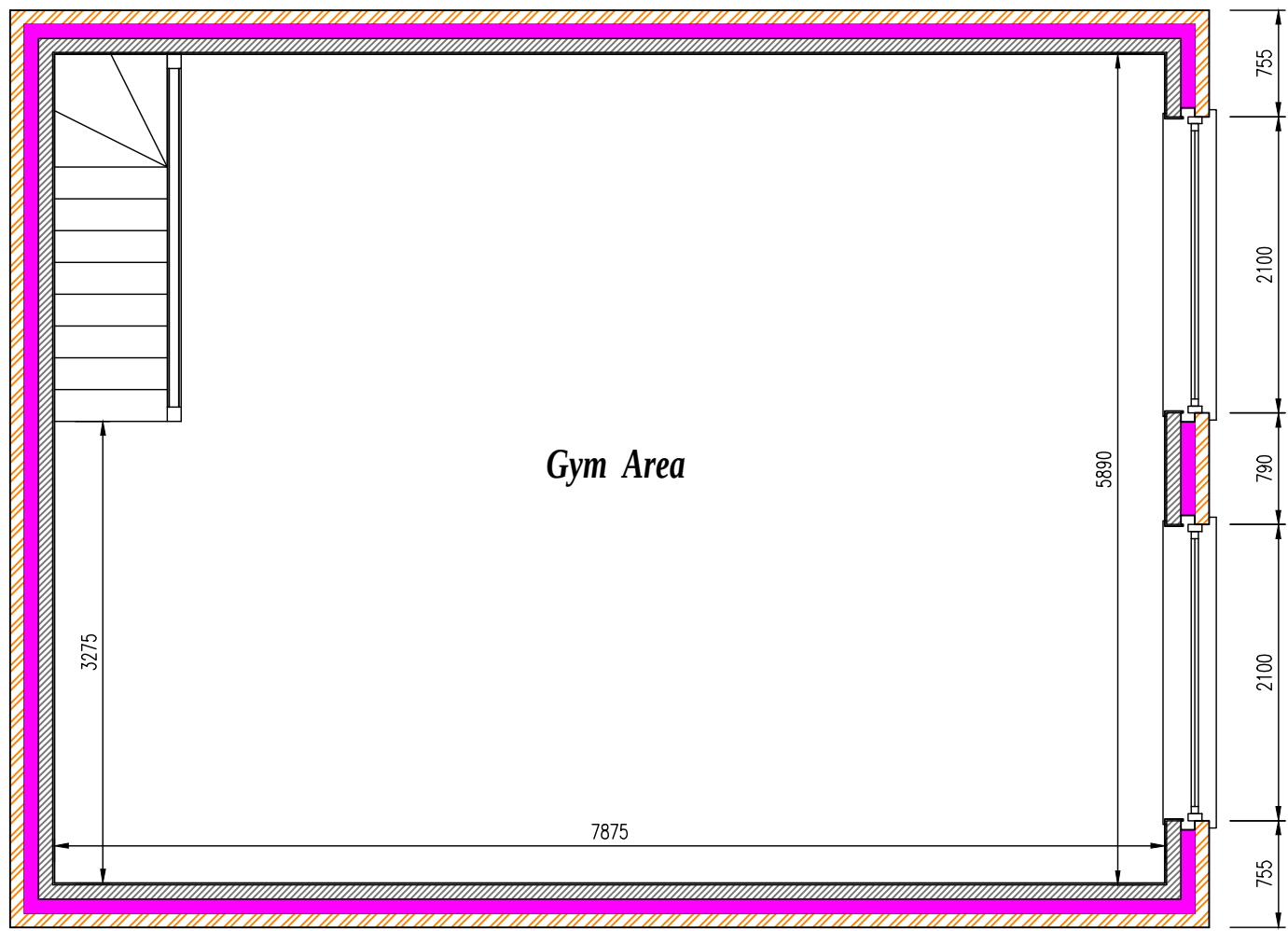
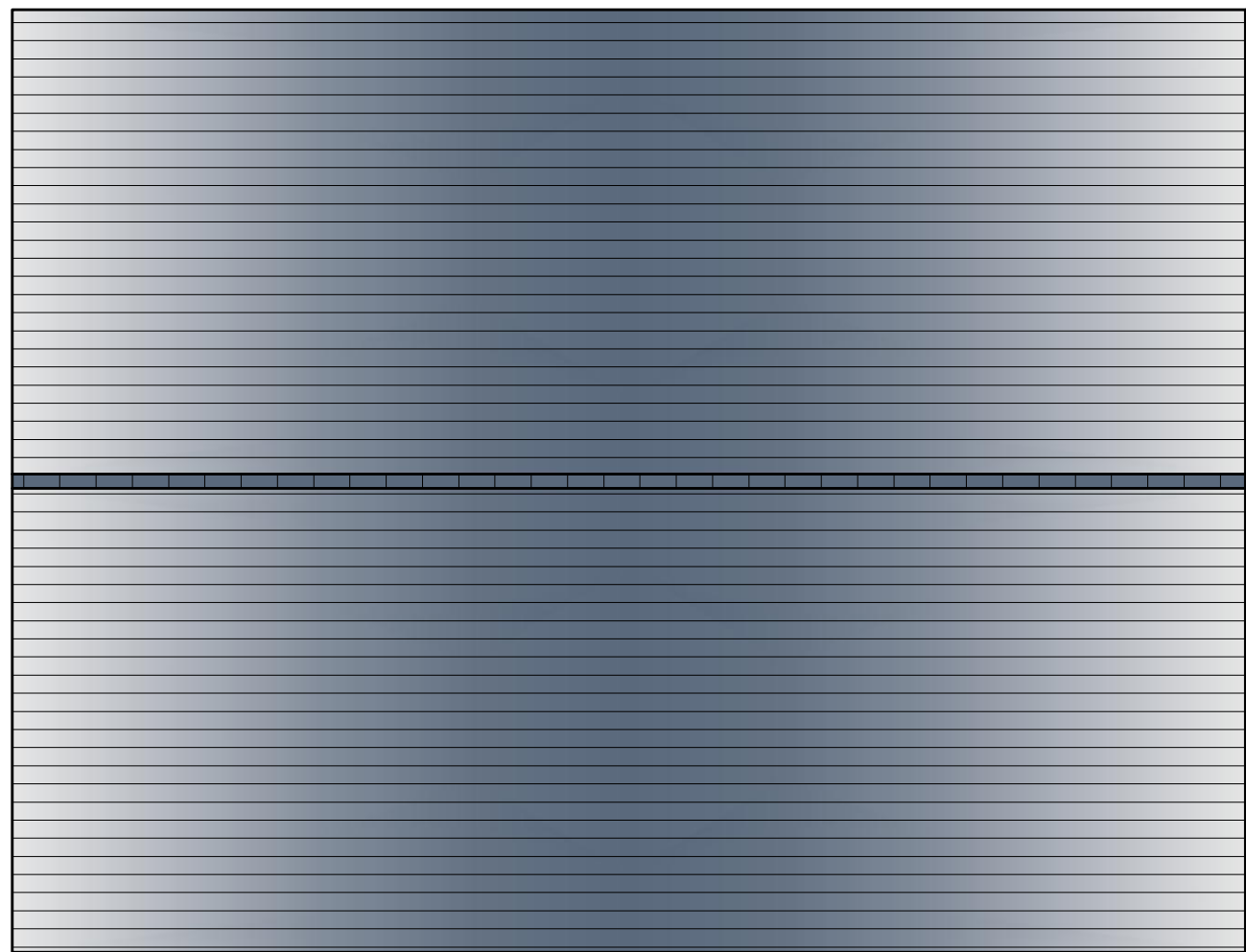




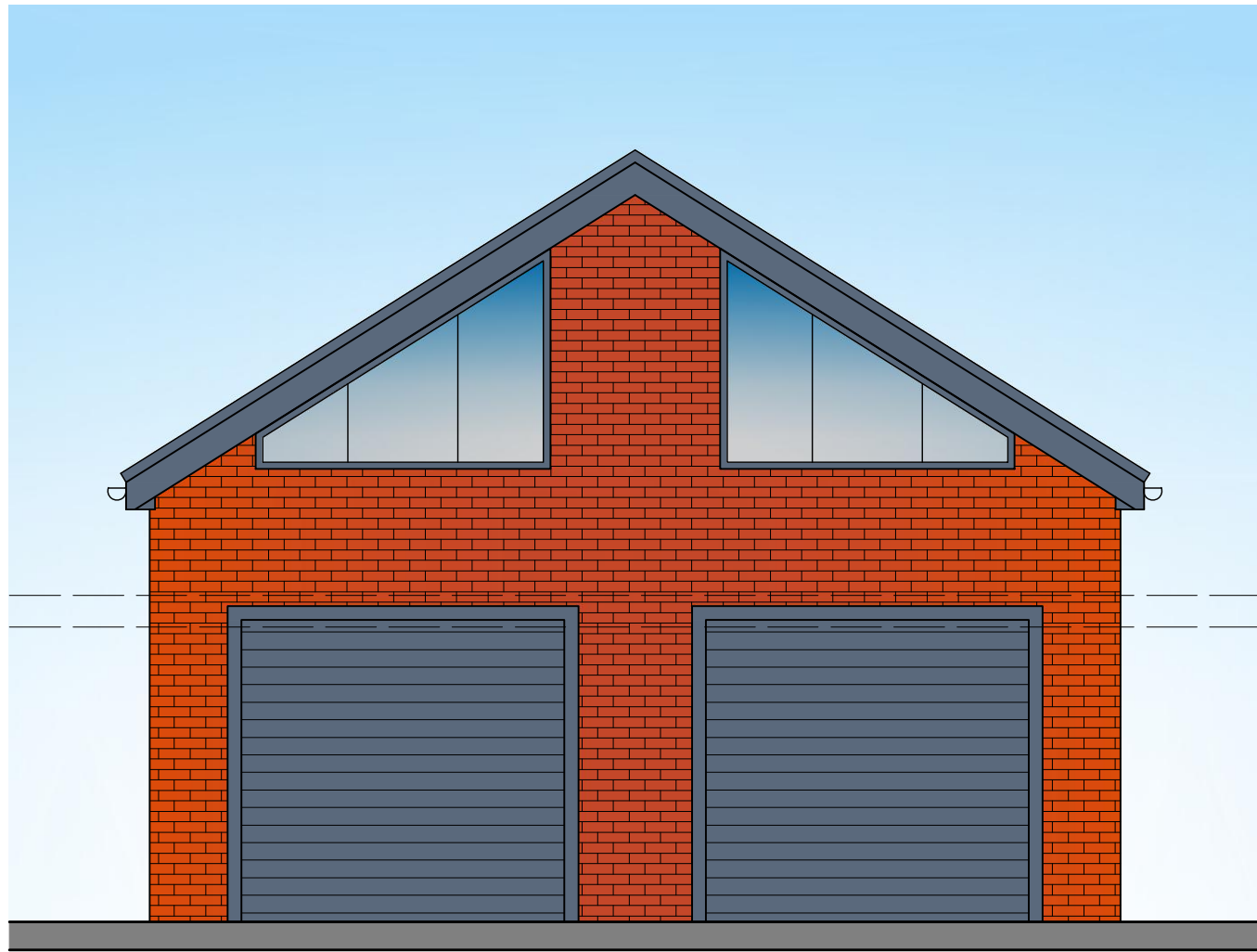
PROPOSED GARAGE PLAN scale 1:50



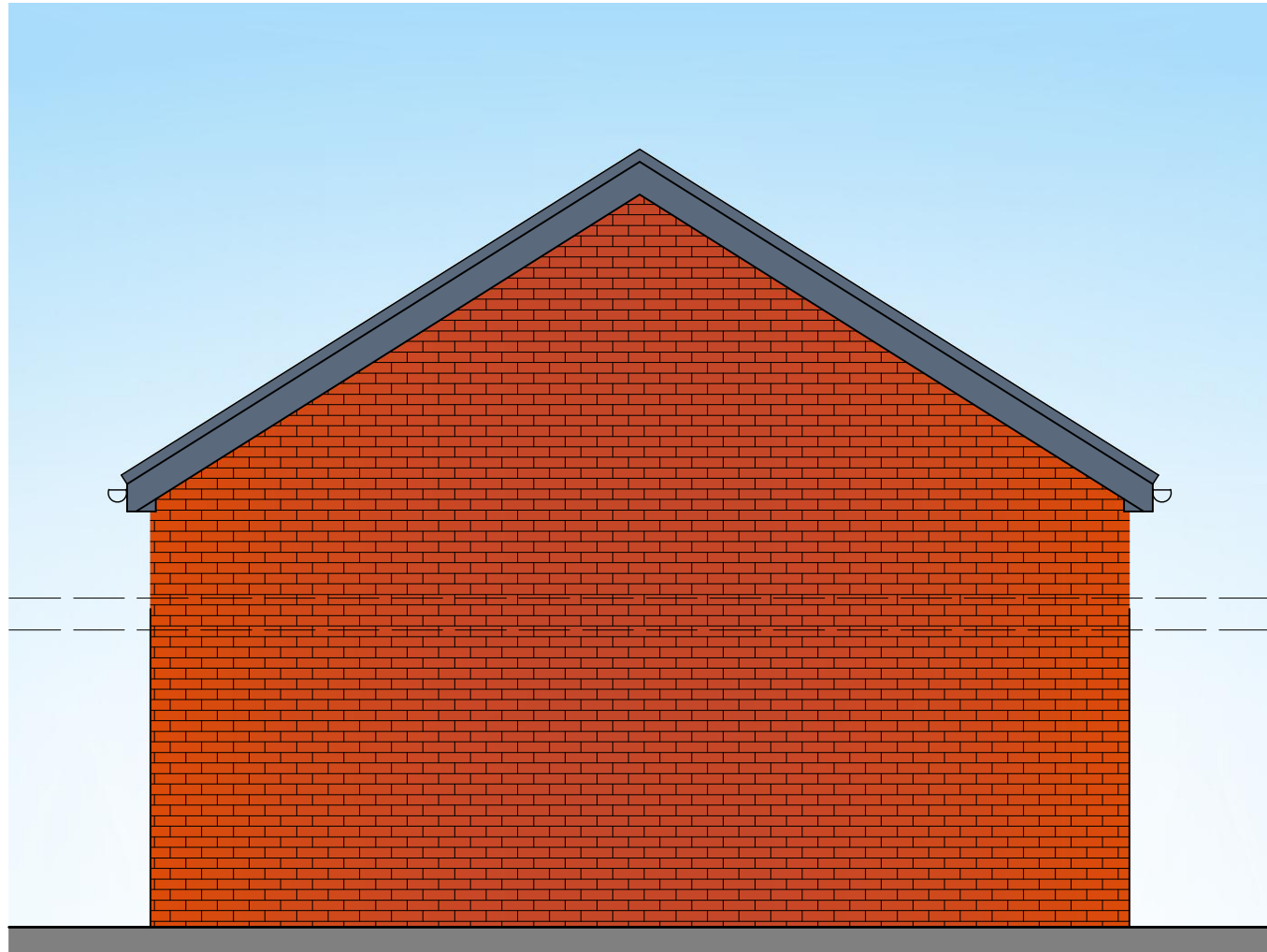
PROPOSED GARAGE PLAN scale 1:50



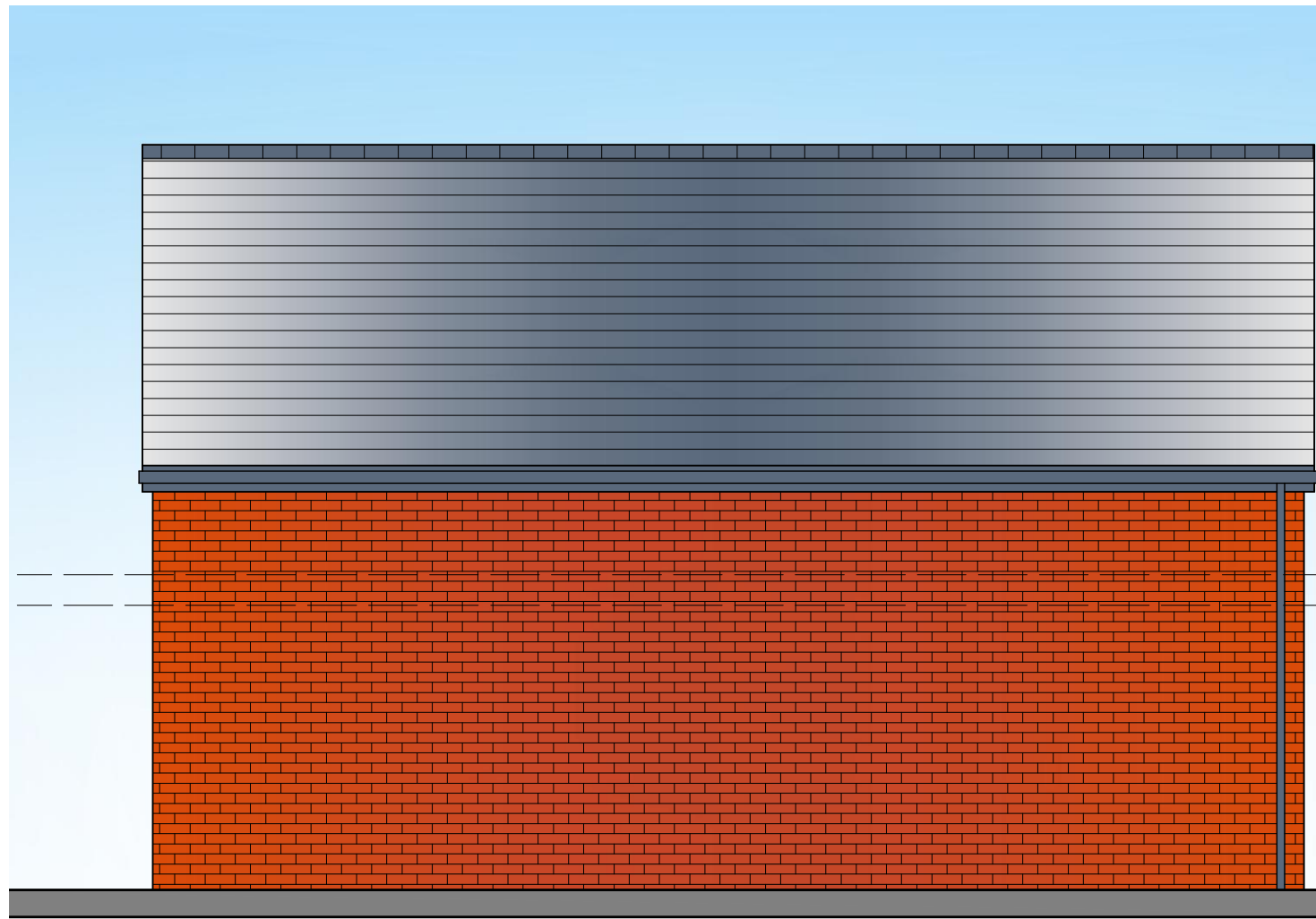
PROPOSED GARAGE ROOF PLAN scale 1:50



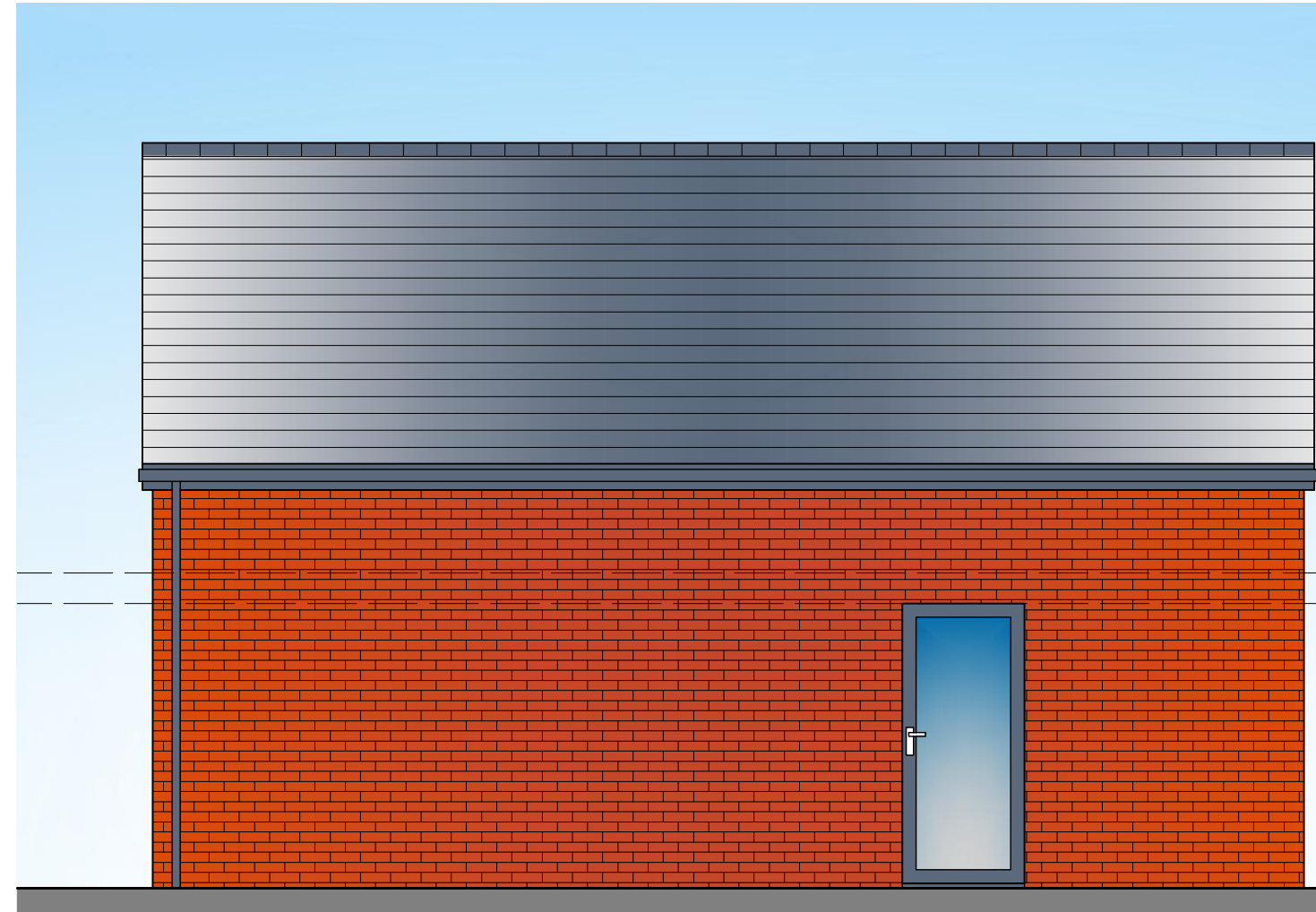
PROPOSED FRONT ELEVATION scale 1:50



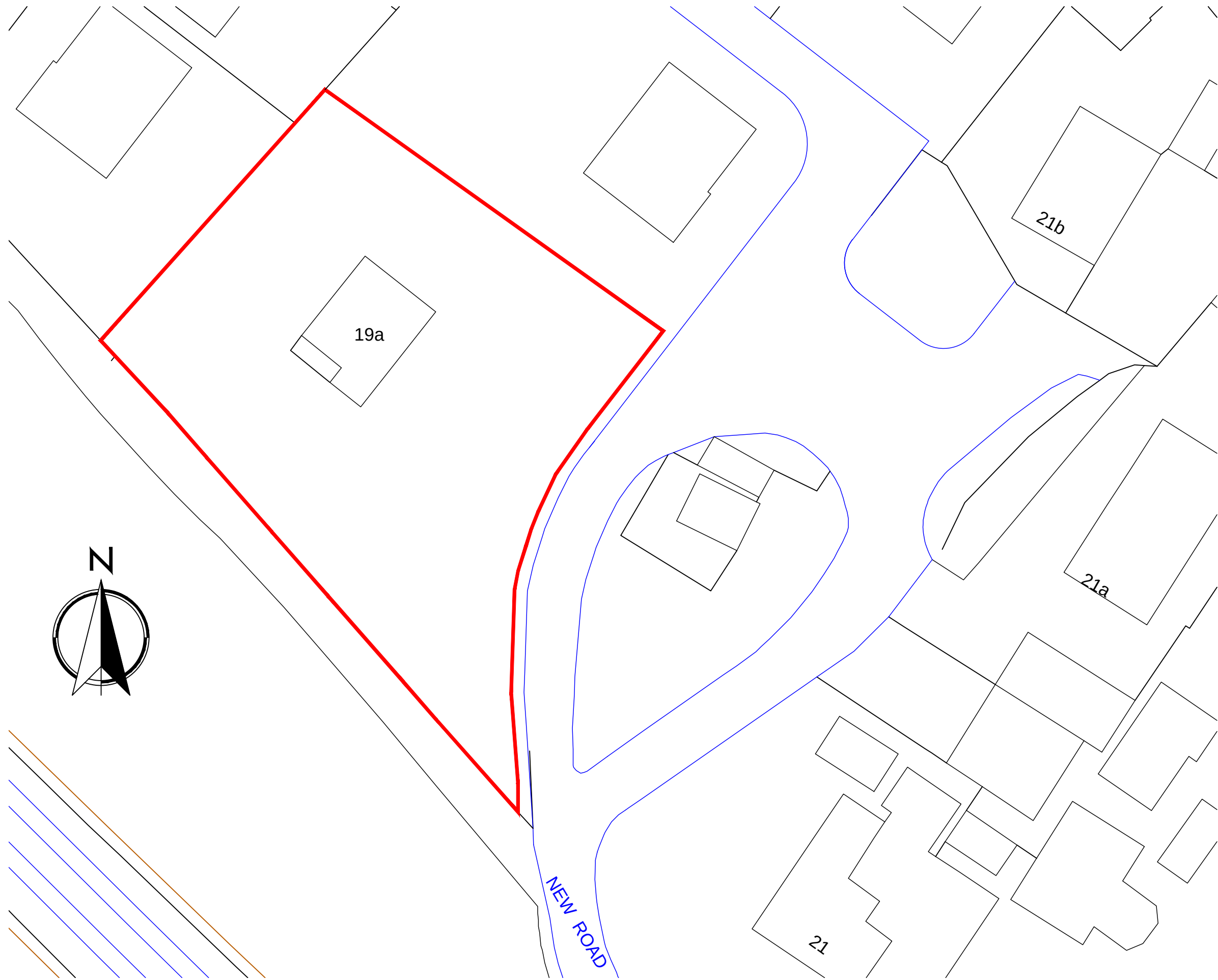
PROPOSED REAR ELEVATION scale 1:50



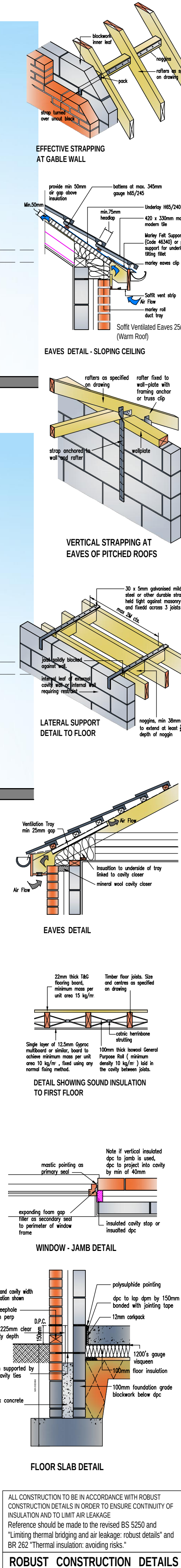
PROPOSED SIDE ELEVATION scale 1:50



PROPOSED SIDE ELEVATION scale 1:50



EXISTING SITE PLAN scale 1:300



ROBUST CONSTRUCTION DETAILS

GENERAL NOTES

1. FOUNDATIONS 225mm min thickness, strip foundations to project 150mm min either side of supported wall. Provide 75mm min cover to foundations. Foundations to be min 900mm to bottom of site binding and taken down to level below invert of any drains passing under or immediately adjacent to the building. Although strip foundations have been shown on the drawing, these may not be appropriate and are for illustrative purposes only. Foundations to suit conditions to the satisfaction of the Local Authority once the hole has been dug. Alternative foundations to be designed by Structural Engineer.

2. Where new foundations arise in vicinity of old foundations, existing should be fully grubbed up and new foundations laid at least the same depth.

3. All exposed timbers to be treated with a suitable preservative to BS 1292:1975.

4. All new cavities to be closed with 9mm subsoil, all new cavities to be linked with weeding.

5. All new drains to be Hephworth supervised and to be bedded and surrounded in min. 150mm pea gravel. 100mm diameter drains to fall 1 in 40. 150mm diameter drains to fall 1 in 60. New drains to be encased in min. 150mm concrete where they pass under new buildings. All existing drains found not to be in use to be capped and sealed in concrete. 150mm pre-cast concrete lintels inserted where new drains pass through external walls. Soil and vent pipes to be 100mm U.P.V.C. 40mm diameter U.P.V.C. waste pipes to showers, sinks and baths with 40mm diameter to basins. S.V.P. to be taken up to a ridge terminal or roof vent tile outlet or otherwise as noted on the plans. Provide rodding pipes or removable traps to give access to all runs of the soil system. All traps are to be 75mm deep sealed anti-vac traps. All the plumbing installations are to comply with BS 5517. All boring in for concealed service pipes should be sealed at floor and ceiling levels, and service pipes which penetrate or project into hollow constructions or voids. (Refer to Item D of diagram 4 of the Approved Document L). Deep flow gutters and 64/75 mm diameter P.V.C. rainwater pipes.

6. Insulated D.p.c.s inserted to all head, jamba and cills of new external openings or thermobreak doors.

7. All disturbed surfaces to be made good.

8. All new rain water pipes to trapped gutters.

9. 75 x 100mm wallplate to be strapped to wall at 2m centres with 8 x 3mm mild steel straps.

10. Opening lights to be min. 1200mm total floor plan area.

11. All glazing in critical zones to be toughened or laminated to BS 6206. i.e. glasses to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 200mm wide max 500mm of glass to be covered with windows within 800mm of finished floor level.

12. Steelwork as noted on plan to comply with BS449, BS5950 & be encased in 2 layers of 12.5mm plasterboard with angle leads and 3mm plaster coat to give 12 hour fire resistance. Lintels to have minimum 150mm end bearings at each end or as specified by Structural Engineer or lintel manufacturer.

13. Cavity may be fitted to limits within external wall with stop ends and weepholes at each end and @ 900mm c/s. Loadbearing internal walls to be 100mm concrete blockwork.

14. D.p.c.s to water test to be spaced at 750mm centres horizontally staggered and 450mm centres vertically. Wall ties to comply with BS 1234:1978 and to have proprietary L.p.v.c. retaining clips to secure the insulation to the inner leaf. Jambis to be built solid by returning the blockwork onto 150mm wide vertical D.P.C. Provide additional wall ties at 250mm vertical centres around door / window opening and to movement joints. Cavities be closed at eaves level to comply with Building Regulations.

15. Notches and holes to timber joists to be within the following limits: notches - no deeper than 0.125 times depth of joist and not cut closer than 1/3 of the span, no further away than 0.25 times the span. Holes - should be no greater diameter than 0.25 times the depth of joist should be drilled on the neutral axis, and should be not less than 3 diameters (centre to centre) apart, and be located between 0.25 and 0.4 times span from the support.

16. No notches or holes to be cut in roof rafters, other than supports where the rafter may be bolted through to a depth not exceeding 1/3 of the rafter depth.

17. All pipework incorporated in the water / heating system, that is situated in an unheated space is to be surrounded in 40mm of insulating material (min conductivity 0.045W/mK).

18. All masonry work to comply with BS 5628 P3.

19. Clay bricks to BS 3801. Engineering bricks to BS 3921.

20. Concrete bricks to BS 6073. Manufactured stone complying with BS 6457.

21. Mortar: Selection of mortar used below dpc to be in accordance with BS5628 Part 3.

22. Sulphate-resisting cement to be used where recommended by brick manufacturer and where sulphates are present in the ground.

23. DPM below slab to BS 6855, when the membrane is located below the slab a binding layer of sand should be provided. The continuity of the membrane as follows:

24. Joints in polyethylene should be 300mm and joints sealed, where necessary, membranes beneath slab should link with dpc's.

25. ST4/ASE Equal Rise (Min rise 200mm) Equal Rise (Min going 220mm) Min Going to Tapered treads of 50mm. 2000mm headroom to stair measured along pitch line. Max pitch of stair 42 degrees. Handrail between 900mm and 1000mm above pitch line. No gap in balustrading to allow the passage of 100 diameter sphere.

26. Flues if applicable

27. Flues bricks to be inserted into inner leaf of external wall in locations shown on plans. Flue liner with max. 45 degrees (30 degrees preferred), offset at base, bedded in cement mortar grout to comply with BS 1181:1971. All flow and roof timbers will be trimmed 40mm clear from the outer face of chimneys and flues.

28. Chases

29. Vertical chases should not be deeper than 1/3 of the wall thickness or in cavity walls, 1/3 of the thickness of the leaf.

30. Horizontal chases should not be deeper than 1/6 of the thickness of the leaf of the wall.

31. Chases should not be so positioned as to impair the stability of the wall, particularly where hollow blocks are used.

32. All workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the 'inspector' whether or not indicated on the drawing. Sample of external materials to be submitted to Local Authority for approval.

33. The Builder is entirely responsible for all temporary works and for maintaining stability of the new and existing structures during work.

34. Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. No Encroachment by the building over the neighbouring boundary line. Client to obtain written permission from relevant bodies for any encroachment whatsoever if unavoidable.

35. Tackle Ventilation

36. Replacement windows, background ventilators to be provided as follows: Habitable rooms - 5000mm² equivalent area. Kitchen, Utility room and bathroom - 2500mm² equivalent area. Addition of a Habitable Room (not including a conservatory) to an existing building.

37. Background ventilators to be provided to new windows as follows: If the Additional room is connected to an existing room that has no window openings to external air, the room can be ventilated through another room or conservatory if background ventilation is provided with ventilators - 8000mm² equivalent area to opening between rooms and to new windows, and Purgery ventilation is provided comprising of 1 or more openings with min total floor area as follows: Windows - hinged or pivot window that opens 30° or more, or the Height x width of the opening part should be at least 50mm of the room floor area. For a hinged or pivot window that opens less than 30° opening part should be at least 50mm of the room floor area.

38. External doors the Height x width of opening part should be at least 50mm of the room floor area.

39. If the room contains a combination of at least 1 external door and at least 1 external window, the opening parts may be added to achieve at least 50mm of the room floor area.

40. Background ventilation should be located at least 1700mm above floor level and need not be within the room space.

41. Openings between habitable rooms and conservatories must be closable.

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229. Note if vertical insulated dpc to jamb is used, dpc to project into cavity by min. of 40mm

230. Note if vertical insulated dpc to jamb is used, dpc to project into cavity by min. of 40mm

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