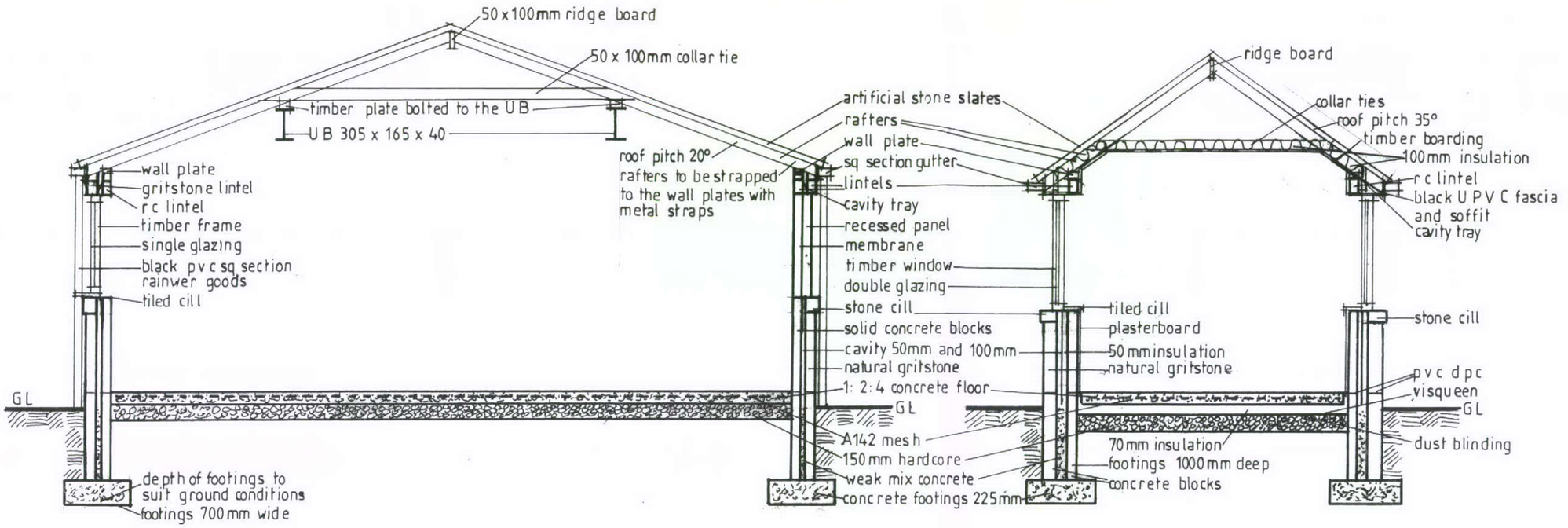
HPK/2011/1143

SECTION THROUGH PROPOSED A A.



SECTION THROUGH PROPOSED B B.

NOTES FOR THE GARAGE AND PORCH.

1. Depth of footings to suit the ground conditions being a minimum 1000mm below ground level, and having a width of 700mm for the external walls.
2. Footings to be formed with 1:2:4 concrete having an average depth of 250mm.
3. The clear cavity shall extend at least 225mm below the lowest d.p.c.
4. Footings to just below ground level to be constructed using 450 x 225 x 100mm or 150mm, as appropriate solid concrete blocks and concrete common bricks as necessary with a 50mm or 100mm cavity.
5. All cavities below ground level to be filled to ground level with a weak mix of concrete.
6. Floors to be formed with 125mm 1:2:4 concrete, reinforced with A142 mesh, on 1200 gauge visqueen, on 150mm dust blinded, well rolled and consolidated, clean hardcore.
7. The floor to the porch is to be insulated with 70mm kingspan floor insulation board having a 25mm up stand around its outer edge. Allowance is also to be made for the porch floor to tiled with ceramic tiles of the Clients choice.
8. The floor to the garage is to have a slight fall from the rear to the main door for cleaning purposes.
9. All rainwater goods to be black, square section p.v.c.
10. The external walls for the garage are to be constructed with a 50mm cavity having an outer skin of natural gritstone including the quoins, being fair faced on the cavity side and an inner one built of solid, 450 x 225 x 100mm concrete blocks.
11. The cavity ties are to be DD140-2 Type 4 made from austenitic stainless steel and a p.v.c. d.p.c. is to be provided in both skins, at least 150mm above the ground level, in the case of the one to the outer skin.
12. The external walls for the porch are to be constructed as for the garage, with the cavity being 100mm having a 50mm layer of Kingspan cavity wall insulation and an inner skin of 125mm thermal insulation blocks.
13. Note that whilst no heating is to be provided in the porch it is to be partially insulated during construction.
14. The pointing to all the external natural and artificial stonework will be bag or brush-rubbed and slightly recessed from the external face of the stonework.
15. The garage door opening in the front cavity wall is to have a patent I.G. or similar lintel over it in along with a p.v.c. cavity tray.
16. The door and window openings will have a mixture of natural gritstone and reinforced concrete lintels, having a p.v.c. cavity tray over along with patent I.G. lintels.
17. All new rainwater pipes will be connected to 90^0 bends, discharging to suitable shacks via 110mm p.v.c. under ground pipes. The exact drainage details are to be agreed on site with the Building Control Officer during the course of construction.
18. All new surface water drains are to be 110mm p.v.c. underground pipes bedded on pea gravel, laid to a fall of 1: 60 approximately and connected to a suitable shack in the limestone strata.
19. There will be no new foul, underground drainage or inspection chambers, as a result of these proposed works.
20. All lintels to have a minimum end bearing of at least 100mm for openings less than 1000mm and 150mm for all openings greater that 1000mm.
21. Every masonry return to be a minimum of 650mm unless it includes Bricktor in its construction and is built with extreme care.
22. All window and door reveals in external walls to have vertical p.v.c. d.p.c.'s.
23. All cavities below the wall plates to be closed with 12.5mm Superlux or similar.
24. New fascia boards and soffits to be formed using 175 x 17mm black P.V.C.u. boarding.
25. The roof to the garage, which has a pitch of 20^0 is to be formed with two U.B. purlins each being 305 x 165 x 40, with 50 x 100mm rafters at 400mm centres, the last three rafters on each gable being strapped to the gable walls with bat straps at around 900mm centres, birds mouthed and strapped on to all of the 75 x 100mm wall plates, braced with 50 x 100mm collar ties at 800mm centres. Note that one of the 100 x 75mm wall plates on each side of the roof is to be strapped down to the internal walls, by bat straps, at not greater than 1000mm centres and that this wall plate is to be strapped to the gable walls with, bat straps, at not greater than 700mm centres whilst the other wall plate is to be bolted down to the U.B.
26. The roof to the porch, which has a pitch of 35^0 is to be formed with 50 x 100mm rafters at 400mm centres birds mouthed on to the 75 x 100mm wall plates and braced with 50 x 100mm collar ties at 400mm centres.
27. The roofs formed in item 25 and 26 above are to be covered with artificial stone slates, to match the existing main house roof, nailed to tanalised slate laths on breathable felt fixed in accordance with the manufacturers specification.
28. All U.B's are to be painted with two coats of red oxide prior to installation and are to sit on concrete padstones designed by the structural engineer.
29. The roof verges are to be pointed with sand and cement to form a flush verge finish.
30. The main garage door is to be a steel, roller shutter one serving an opening 2380mm wide by 2450mm high.
31. A timber personnel door is to be formed in the front East elevation.
32. A surfaced turning area of a suitable size is to be formed on the side North elevation.
33. Site to be left in a clean and tidy condition on completion.
34. All work to be done to the satisfaction of the Local Authority Building Control Officer, to comply with current Building Regulations and all other relevant Codes of Practice etc: - and to be carried out by competent trades people and their associates in a workmanlike and professional manner.