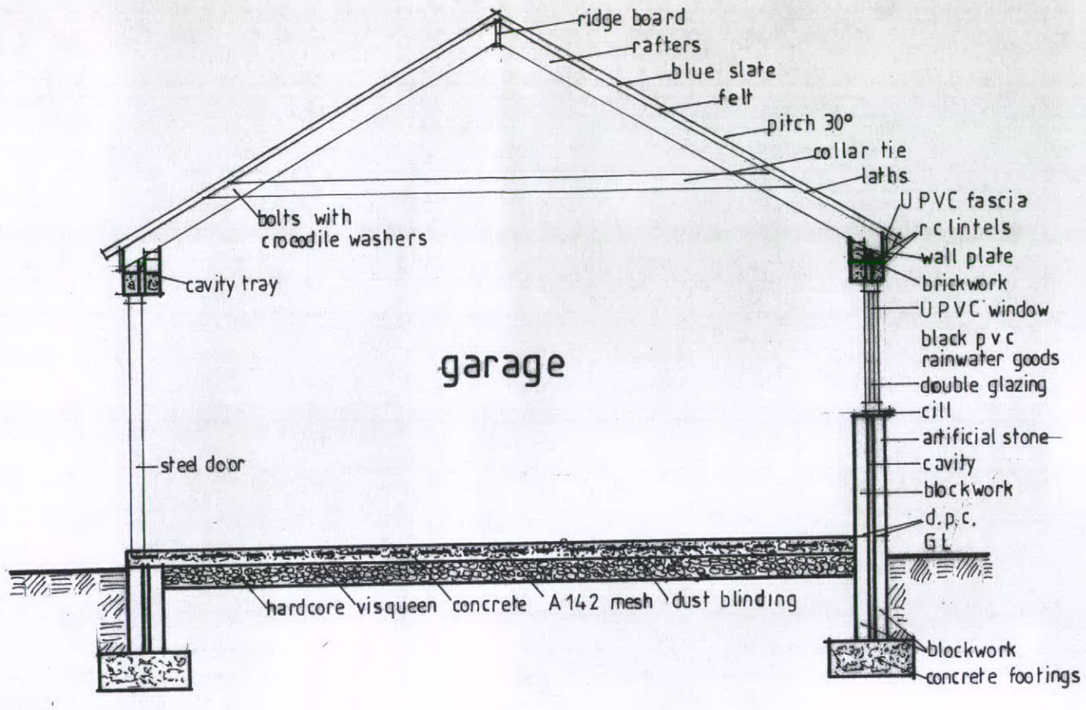
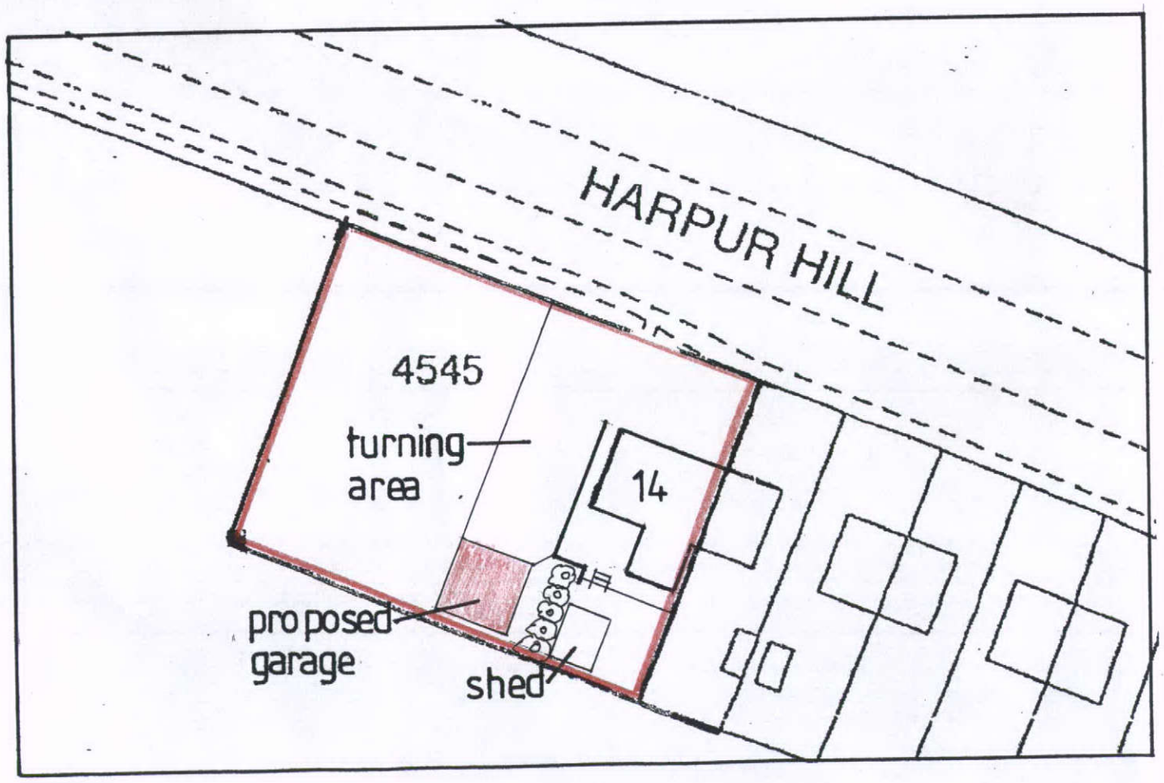
SHEET 2.

SECTION THROUGH "A" "A".





BUILDING REGULATION NOTES FOR THE GARAGE.

HPK/2012/0067

06 FEB 2012

1. Depth of footings to suit the ground conditions being a minimum 900mm 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 300mm.
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 solid concrete blocks and concrete common bricks as necessary with a 50mm 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 garage is to have a slight fall from the rear to the main access door for cleaning purposes.
8. All rainwater goods to be black, square section p.v.c.
9. The external walls for the garage are to be constructed with a 50mm cavity having an outer skin of red bricks to match those on the existing house up to the bell bead with 450 x 225 x 100mm concrete blocks above and an inner one built of solid, 450 x 225 x 100mm concrete blocks.
10. 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.
11. The pointing to all the external red brickwork will be bag or brush-rubbed and slightly recessed from the external face of the brickwork.
12. The two garage door openings, in the front cavity wall, is to have a patent I.G. or similar lintel over it along with a p.v.c. cavity tray should this prove to be necessary.
13. The door and window openings will have reinforced concrete lintels over them having p.v.c. cavity trays over them as necessary.
14. All new rainwater pipes will be connected to 90^0 bends, discharging to suitable shacks via 110mm Brett Martin p.v.c. under ground pipes. The exact drainage details for the surface water are to be agreed on site with the Building Control Officer during the course of construction.
15. All new surface water drains are to be 110mm p.v.c. under ground pipes bedded on pea gravel, laid to a fall of 1: 60 approximately and connected to a suitable shack in the limestone strata.
16. There will be no new foul, underground drainage or inspection chambers, as a result of these proposed works.
17. 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.
18. Every masonry return will be at least 650mm.
19. All window and door reveals in external walls to have vertical p.v.c. d.p.c.'s.
20. All cavities below the wall plates to be closed with 12.5mm Superlux or similar.
21. New fascia boards to be formed using 17 x175mm black P.V.C.u. boarding.
22. The roof to the garage, which has a pitch of 30^0 is to be formed with a 50 x 175mm ridge board and 50 x 150mm rafters at 400mm centres, the last three rafters on each gable being strapped to the gable walls with bat straps at around 900mm centre. The rafters are to birds mouthed and strapped on to both of the 75 x 100mm wall plates, braced with 50 x 100mm collar ties at 800mm centres. Note that the wall plates are to be strapped down to the internal walls, by bat straps at around 900mm centres
23. The roof formed in item 22 above is to be covered with reclaimed sound blue slate, to match the existing main house roof, nailed to tanalised slate laths on breathable felt fixed in accordance with the manufacturers specification.
24. The roof verges are to be pointed with sand and cement to form a flush verge finish.
25. The two main garage doors are to be steel ones serving openings 2380mm wide by 2450mm high.
26. A white U.P.V.C. personnel door is to be formed in the Side East Elevation.
27. A surfaced turning area of a suitable size is to be formed on the Front South elevation.
28. Site to be left in a clean and tidy condition on completion.
29. 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.

LOCATION PLAN SCALE 1: 1250.

