

PROPOSED SINGLE STOREY ATTACHED GARAGE FOR
MR COLIN ROBINSON
42 MOORBANK CLOSE, WOMBWELL, BARNSLEY S73 8RX

Telephone : 0751 553 1800

Date : February 2012 (Scales 1 : 100 & 1 : 50 Unless otherwise specified)

Roof

Matching roof tiles or similar approved on 38 x 25mm battens on one layer untearable roofing breathing felt (30lbs/ftsq) to BS 747 on 125mm x 50mm rafters and ceiling joists @ 400mm crs, 125mm x 50mm diagonal braces on 100mm x 75mm wall plates. 225mm x 32mm ridge board. Proposed 100mm dia gutters to drain proposed water butt or soakaway. Rafters b/mouth notched and spiked to 100 x 75mm wall plate. All roof timbers to be strength class SC4 impregnated with approved preservatives; **OR** use pre-fabricated trussed rafters to manufacturer specification and calculations to be submitted 28 days prior to erection. Where the garage rafters and joists meet existing bungalow wall, support and bolt to 100mm x 100mm timber fixed and bolted into bungalow wall using 13mm dia rawbolts. 5lbs lead flashing and soakaway turned and upstand into bwk 150mm, felt turned under tiles min. 450mm to form valley between proposed garage and existing property. Provide and fix breathing felt at eaves and proprietary PVC eaves ventilation strip to full extent of eaves, ducted over insulation to vent roof space, fitted with flytrap. 225 x 25mm PVC fascia + 19mm soffit board. Min. 2 courses bwk built above lintels. Ceiling joists strapped down with 30 x 5mm galvanised mild steel straps @ 1.2m crs laid across 3 joists. 'Nog out' between truss members directly beneath straps in 75 x 50mm timbers. 100 x 75mm wall plates to be restrained by 30 x 5mm galvanised mild steel straps @ 1.2m crs. No structural alterations to existing roof joists and rafters.

Ceiling

Height of ceiling 2.3m. Ceiling to be finished with 13mm gypsum plasterboard with plaster skim if necessary.

Floor

Proposed 150mm thick site concrete class 20/20 on visqueen membrane (2000g) on 150mm thick well rolled cleaned hardcore, to match existing floor. Existing concrete floor to remain, ends of concrete to be 'scabbled' drilled and set with 13mm dia high yield dowel bars to key into new concrete. Hardcore sprayed with environmentally friendly weedkiller. Trial holes to be undertaken to check the thickness and suitability of existing garage concrete floor, all to Building Control Inspector approval. Excavated all soft spots where necessary. concrete garage floor to be cut with concrete saw. If existing concrete garage floor is deemed to be unsuitable then garage floor to be excavated and carted away and replace with new garage floor as detailed above.

Existing Garden Area and Drive

Make good or replace all damaged to lawn. Concrete drive to be reinstated same as proposed garage floor. Standard of reinstatement must be equivalent to existing reinstatements.

DPC

Heavy gauge sit min. 150mm above ground level to prevent damp from rising. 5lbs lead flashing and soakaway turned and upstand turned into bwk and turned under tiles min. 450mm to form valley between existing building and garage. Valley to drain to exiting 150mm HR PVC gutter at rear of existing property.

Standard External Doors and Garage Door

PVC standard solid external door at rear of garage. Existing external door to kitchen to be FD 30 SC Fir Door with intumescent strips in frame to provide 30 minutes fire resistance. Garage door 2.1m x 2.1m wide electronically opening door to be measured manufactured and installed on site by specialist garage door fitters. Type of garage door to be submitted before ordering and installing. Min. 100mm threshold from garage floor to FFL.

External Walls

225mm solid walls with matching bricks. Catnic CN7A lintels fitted above standard external door opening and 2.4m long Catnic CN51C external solid wall lintel 12.7kg/N, SWL 12KN to span 2.1m garage door opening. Lintels to have min. 150mm end bearing. Min. 385mm internal reveals. Min. 2 courses b/wk. built above lintels. Make good all damage to openings. No alterations to existing bungalow walls. 2m min. headroom. All existing air vents located inside proposed garage to be sealed or closed off permanently .

Drainage

Existing combined sewer at rear of property and inspection chamber runs under existing garage floor. The existing sewer will remain with no alteration to the sewer under the garage. 100mm HR PVC gutters, fall on gutter = 1 in 48, to 75mm PVC fall pipe, connect to water butt or soakaway subject to satisfactory BRE Digest soakaway test. Existing fall pipe and BIG at rear to be reposition and reconnected to exiting private drainage system to be clear of external wall to proposed garage.

General Notes

1. Cart away all surplus material, make good all damage to b/wk and plaster and treat + prime ends of timber.
2. All switches and sockets fitted flush with walls + to YE specifications and positioned 1m above FFL. Energy efficient lighting required 40 lumens per circuit watt one per 25 sq. m of floor area. All proposed design, installation, inspection and testing of electrical installation will be controlled under Building Regulations Part P – Electrical Safety. All proposals must be submitted to Building Inspector 28 days prior to works commencing on site. All design and installation of electrical works must be carried out with an approved and registered Electrical Contractor.
3. All elements of construction to have min. half hour fire resistance.
4. Hardcore sprayed with environmentally friendly weedkiller.
5. Reinstate Drive and garden area affected.
6. The site is not within a flood plain, no history of flooding no flood risk assessment needed.