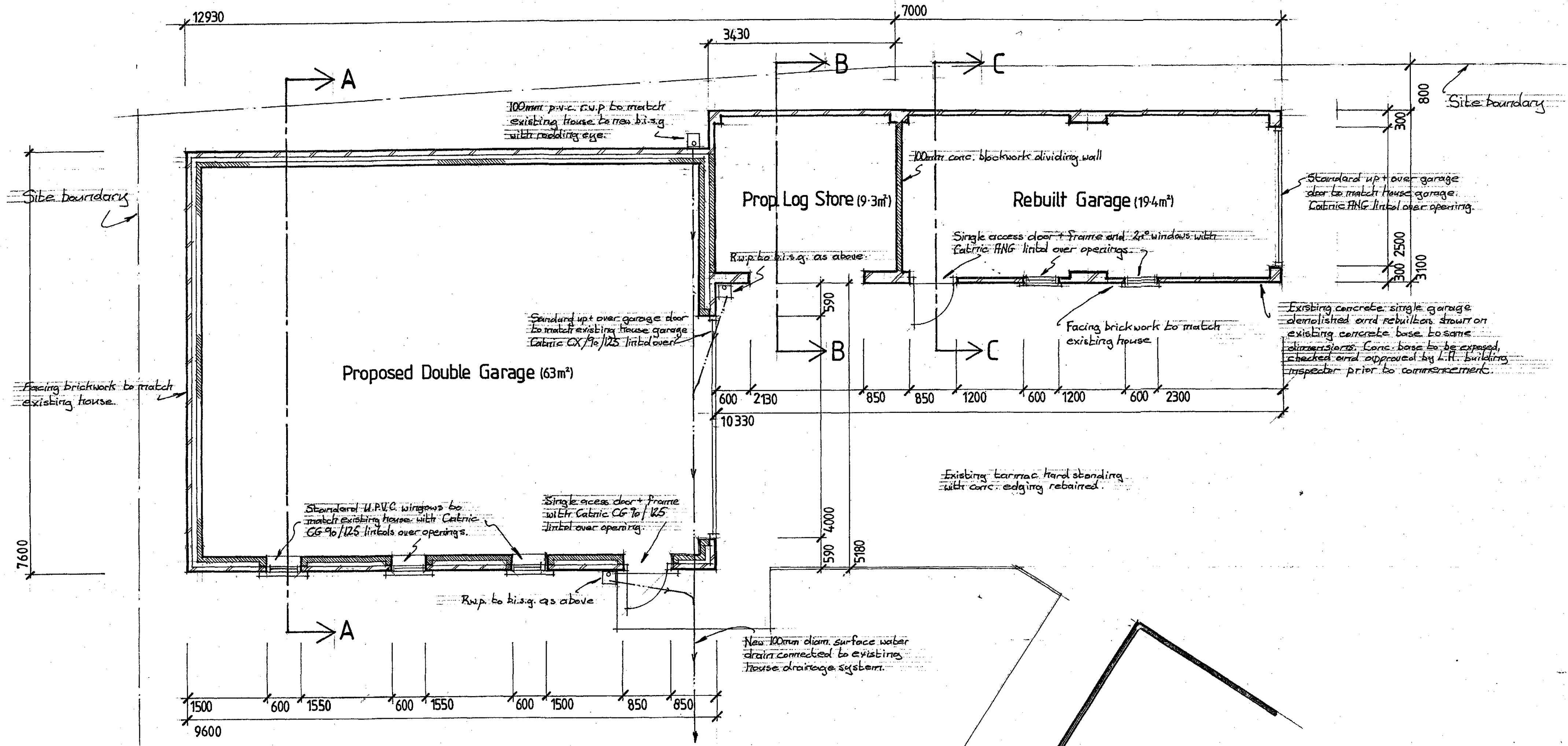




FOUNDATIONS:

New double garage foundations are to be 600 x 200mm concrete strip footings, all laid to a minimum depth of 600mm below ground level, stepped as necessary and taken down to a safe load bearing strata. All laid strictly in accordance with local authority approval: note, all foundations are to be taken down to a level below new and existing drainage runs. If ground conditions are found not to be suitable for traditional strip footings then engineer to be involved to design alternative foundations/raft as necessary.

DRAINAGE:

All drainage to be in accordance with BS 8301; laid in accordance with manufacturers details and recommendations:- max gradient of 1:50 - drainage to have a 150mm pea gravel bed and surround with 150mm concrete surround where the cover is less than 150mm. (include for 150 x 100mm r.p.c.c. lintols over pipes, where pipes pass through walls). Drains where passing below buildings to be encased in 150 mm concrete.

GARAGE BASE:

Existing garage base to single garage it to be retained, base to be exposed and checked for suitability prior to commencement of works.

New double garage base is to be 150mm concrete on sand blinding 1200 gauge visqueen membrane on a bed of 150mm well consolidated sulphate free hardcore base - include layer of A142 reinforcement mesh to base at mid depth and double up 600mm wide around perimeter. Base to new Log store to be as new double garage but with 100mm thick concrete thickened out at edges as necessary to suit ground conditions and levels.

WALLS:

Single garage and log store walls are to be single brick thick facing brickwork to match existing house with two brick thick strengthening piers at corners and centers of side walls, front wall to be two brick thick.

Double garage walls to be facing brickwork to match existing house walls, with a 75mm clear cavity the inner leaf to be 100mm thick thermalite blockwork stainless steel wall ties to be double drip type with retaining clips (BBA approved or similar), fixed at 750mm c/c horizontally and 450 mm c/c vertically to give 5 no/m², with wall ties at reveals every 225mm.

All wall openings are to be closed by a means of block on edge, thermabate cavity closures or kingspan boarding out as required: detailing to be agreed on site.

Provide a d.p.c as required but at a min 150mm above ground level linked to the new and existing dpc's and dpm's to form a continuous barrier: - include for d.p.c cavity trays over openings with weep holes generally at 1000mm c/c; to openings use "catnic" lintels having a min 150mm end bearing as shown on Layout drawing.

Below ground level allow for using trench blocks to comply with requirements c.p.121 part 1 1973 with weak mix cavity fill up to ground level - include for weep holes above weak mix cavity fill. (Blockwork to be 7n/mm²).

ROOF:

New pitched roof, with 45 degree pitch, to be formed using sw roof trusses at 450mm cts, (Trusses to be designed by specialist truss manufacturers and approved by local authority building inspector prior to commencement of roof construction), : lay and fix new 50 x 25mm tanalised s.v. tiling battens on a layer of reinforced roofing felt laid to allow water to drain in to gutters : clay roof tile finish to both roofs to match existing house. Trusses to be installed in accordance with manufacturer's details and recommendations.

GENERAL:

- Gullies to be of the external inspection pattern(sealed backed in-let type)
- All works to be carried out in accordance with the current building regulations and all subsequent amendments.
- All electrical work to comply with requirements of part P (electrical safety) and must be designed, installed inspected and tested by a person competent to do so.

Client	Project	Drawing	Scale	Drg.No.
Mr G.Wood	Prop. double garage log store & single garage At: 1 Dark lane Barnsley	Proposed layout plan	1:50	1
			Date	
			March 2013	