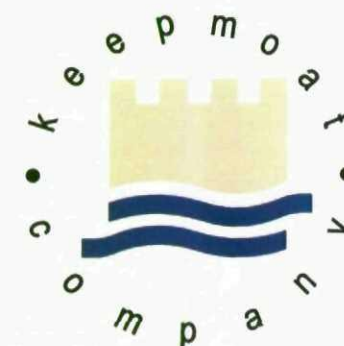
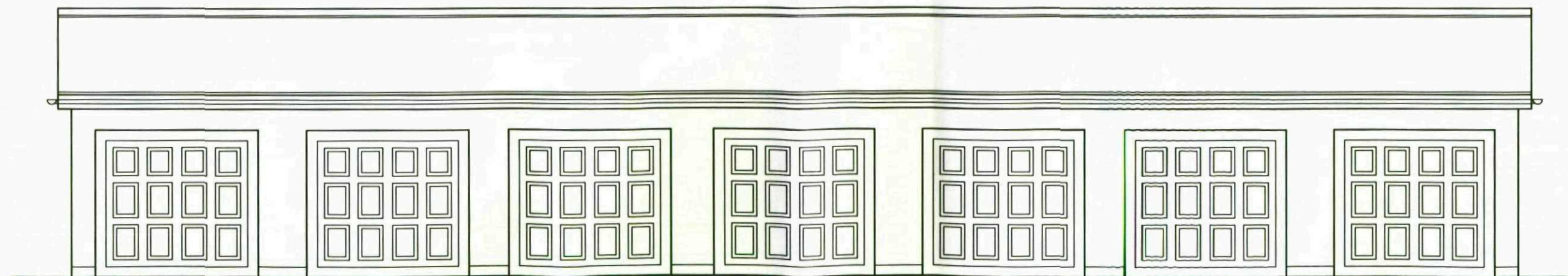


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STANDARD GARAGES

2006



GENERAL NOTES

Workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice and N.H.B.C. Requirements. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specification. All materials shall be suitable for the purpose for which they are intended. 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 drawings or in this specification.

FOUNDATIONS

STRIP FOUNDATIONS

150mm minimum thickness concrete strip foundations to project 150mm minimum either side of supported wall.

Provide 450mm minimum cover to foundations.

TRENCH FILL FOUNDATIONS

600mm minimum thickness concrete trench fill strip foundations, 400mm minimum width, taken up to 300mm minimum below d.p.c. level.

Provide adequate minimum cover to foundation, subject to local requirements.

Foundations to be taken down to a level below invert of any adjacent drainage.

Foundations to suit site conditions to the satisfaction of the Local Authority.

ALTERNATIVE FOUNDATIONS TO SPECIALISTS DETAIL.

WALLS BELOW D.P.C.

"Approved" foundation grade blockwork/common brickwork below ground level.

Four courses minimum facing brick below d.p.c. to outer leaf of external walls.

D.P.C.

Horizontal d.p.c. to B.S. 743 to all walls positioned 150mm minimum above finished ground level.

FLOOR

Tamped finish to cast insitu 100mm concrete slab for single garages or 150mm for any other garage scenarios on 1200g visqueen d.p.m. on 50mm sand blinding on 100mm clean dry hardcore or other suitable fill.

Floor slab laid to fall 25mm from rear to front of garage.

Floor slab formed to toe at threshold.

ALTERNATIVE FLOOR TO SPECIALISTS DETAIL.

WALLS ABOVE D.P.C.

EXTERNAL WALLS: Outer leaf "Approved" facing brick, see material schedule for type and colour.

SEPARATING WALLS: 100mm load bearing concrete blockwork or common brick with 440x327mm pier mid-run. Separating wall taken upto underside of roof tiles and fire stopped.

WINDOW & DOOR FRAMES

WINDOWS: Subject to sales specification.

DOOR: Subject to sales specification.

GARAGE DOOR: Subject to sales specification.

Provide IG Box Lintel with flanges ref. no. G870, 150mm high, 2700mm long.

ROOF

"Approved" interlocking concrete roof tiles or double lap plain clay roof tiles (to site specification) to suit roof pitch, on 25x50mm sw battens on untearable felt to B.S. 74 on sw roof trusses to B.S. 5268 designed by specialist manufacturer.

Provide 100x50mm sw wall plates throughout and 30x5mm galvanised mild steel straps at 2000mm centres maximum, built into wall and fixed to 3no. trusses at rafter and ceiling joist levels, with 75x50mm sw blocking noggins under straps. uPVC soffits to eaves 200x19mm uPVC fascias.

RAINWATER GOODS: Subject to sales specification.

Note, in general type of gutters and rwp's to match adjacent dwellings or alternatively use:

114mm square line gutters with 68mm square line rainwater pipes discharging into trapped gully.

Gully positions to suit site external works.

THIS SPECIFICATION AND ALL DRAWINGS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE.

A	Fall on slab changed to 25mm	26/07/06	SB
Rev	Details	Date	Int

Haslam Homes Limited | Region

Standard Detail 2006

Garage Detail 1

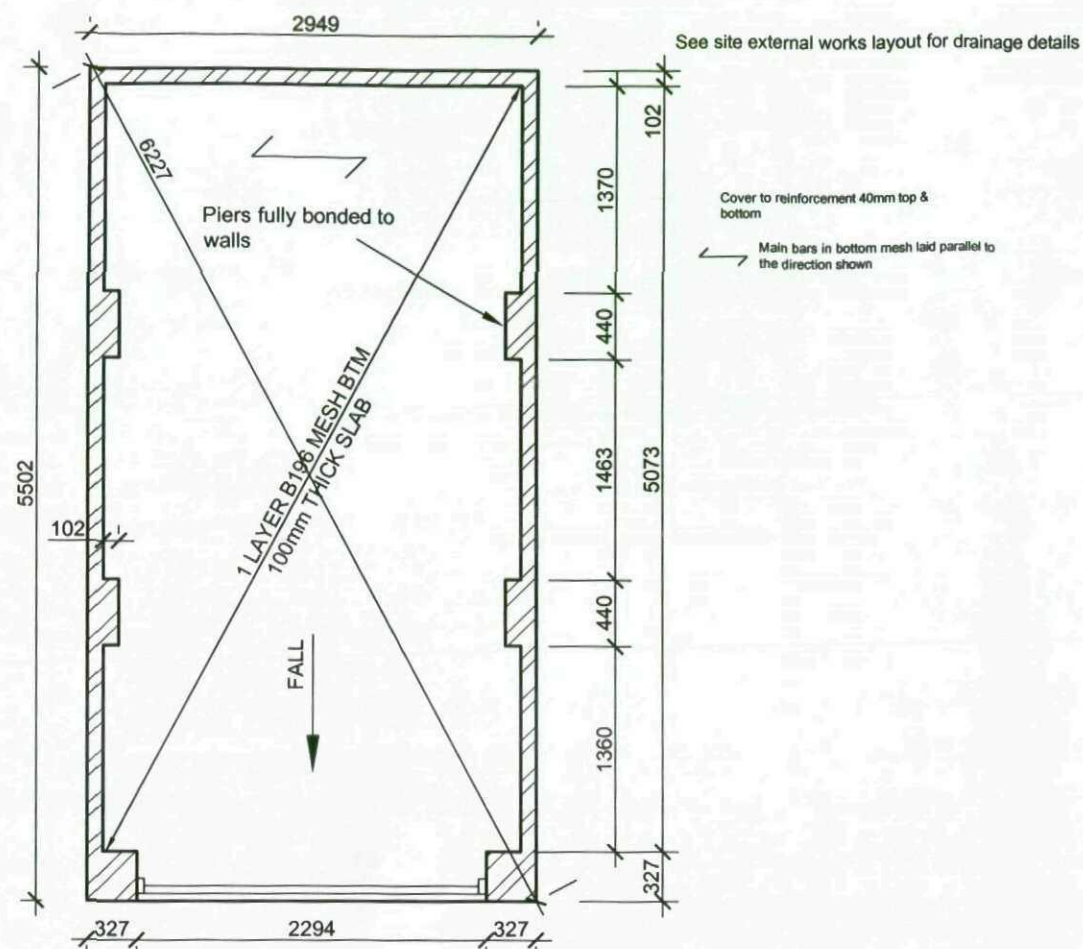
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Date : 16-02-06 Checked :

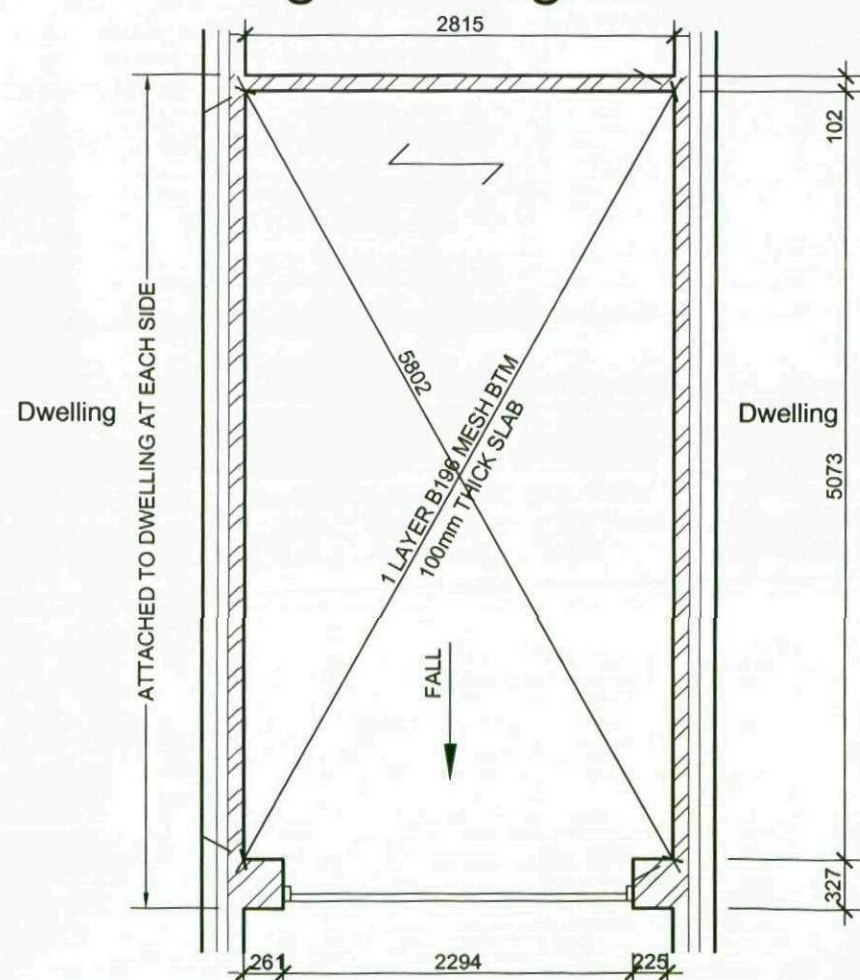
Scale : Copyright © Haslam Homes Limited

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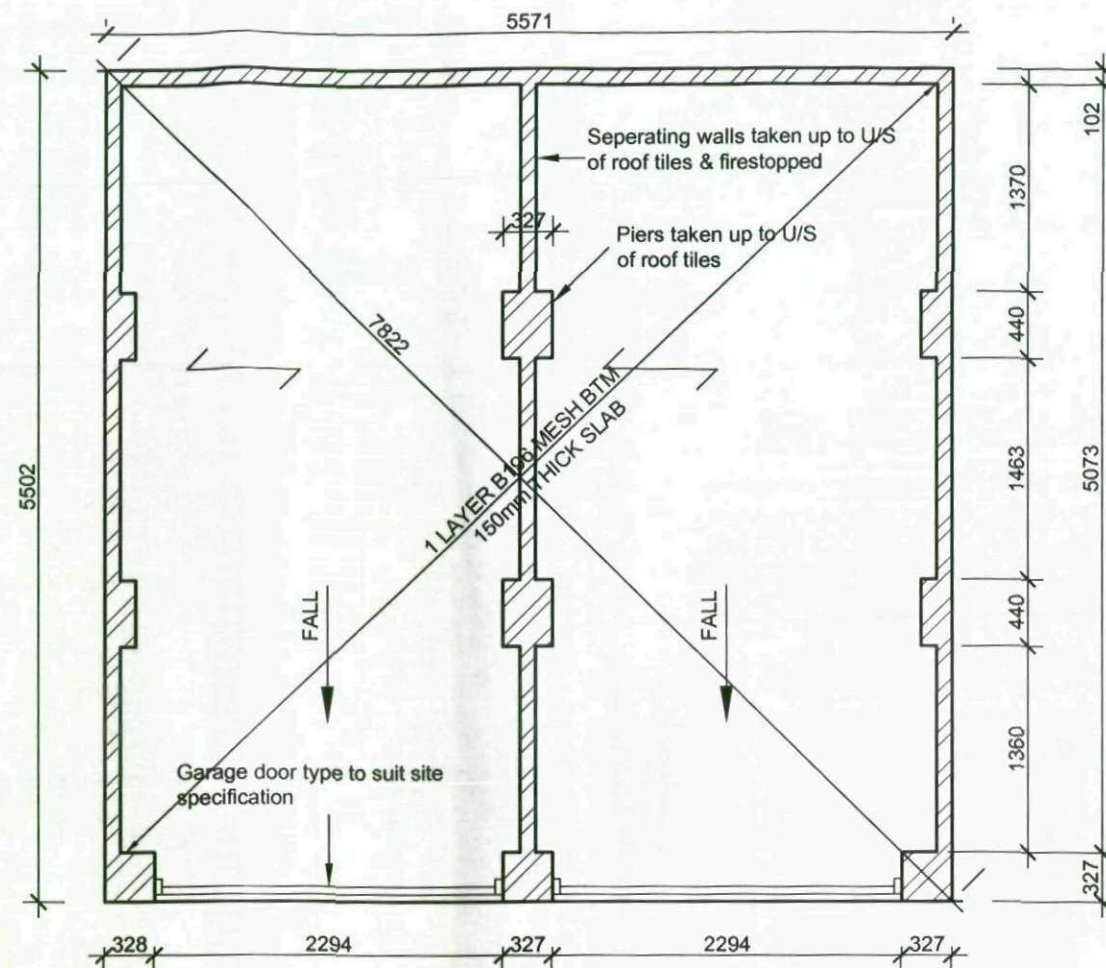




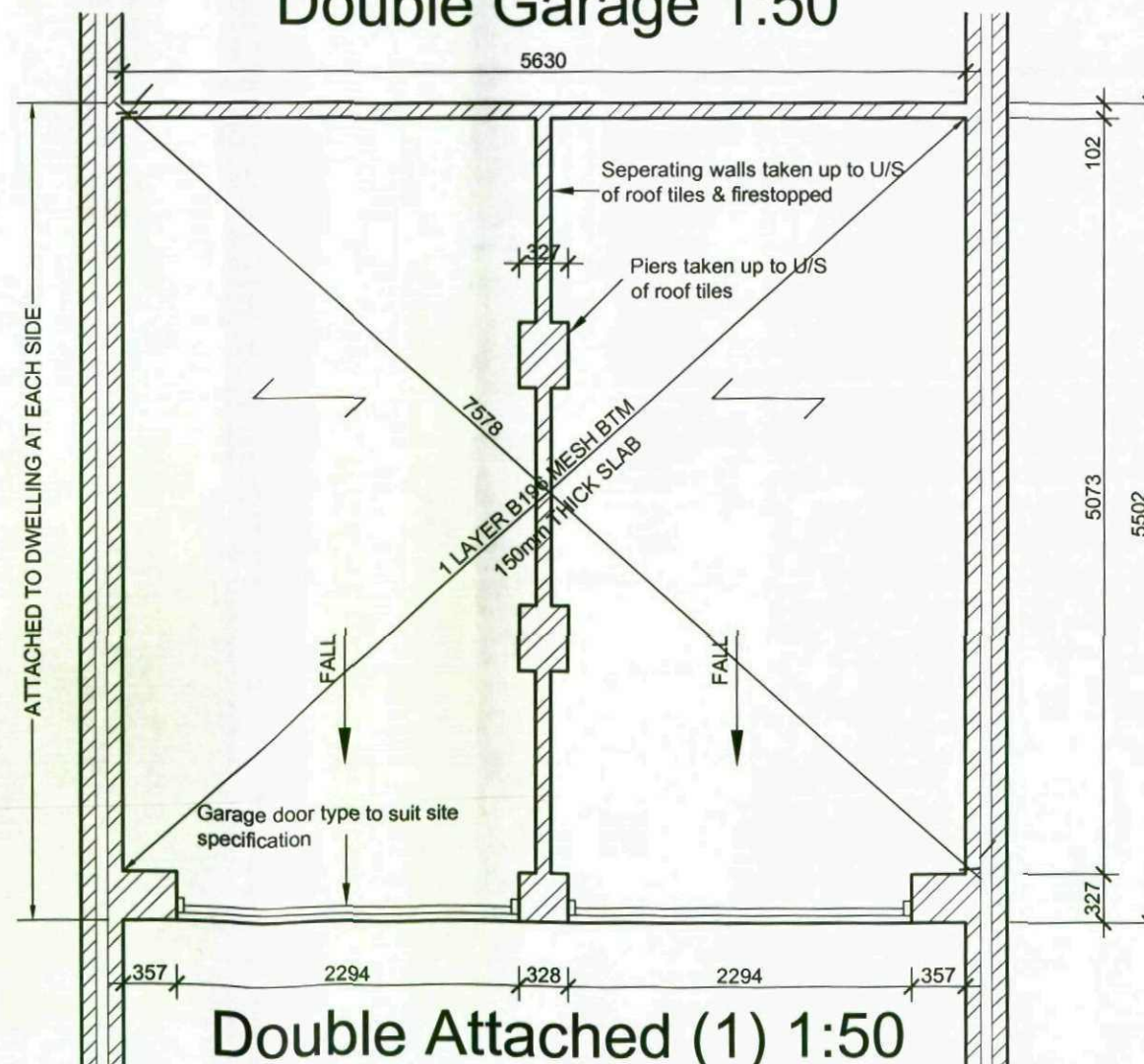
Single Garage 1:50



Single Garage Attached (1) 1:50



Double Garage 1:50



Double Attached (1) 1:50

NOTE

Garage door dimensions for information purposes only. Refer to site specification for actual garage door dimensions.

Notes

Position for personal door and window dependant on site layout

Separating walls taken up to u/s of roof tiles & firestopped

Piers taken up to u/s roof tiles and fully bonded to walls

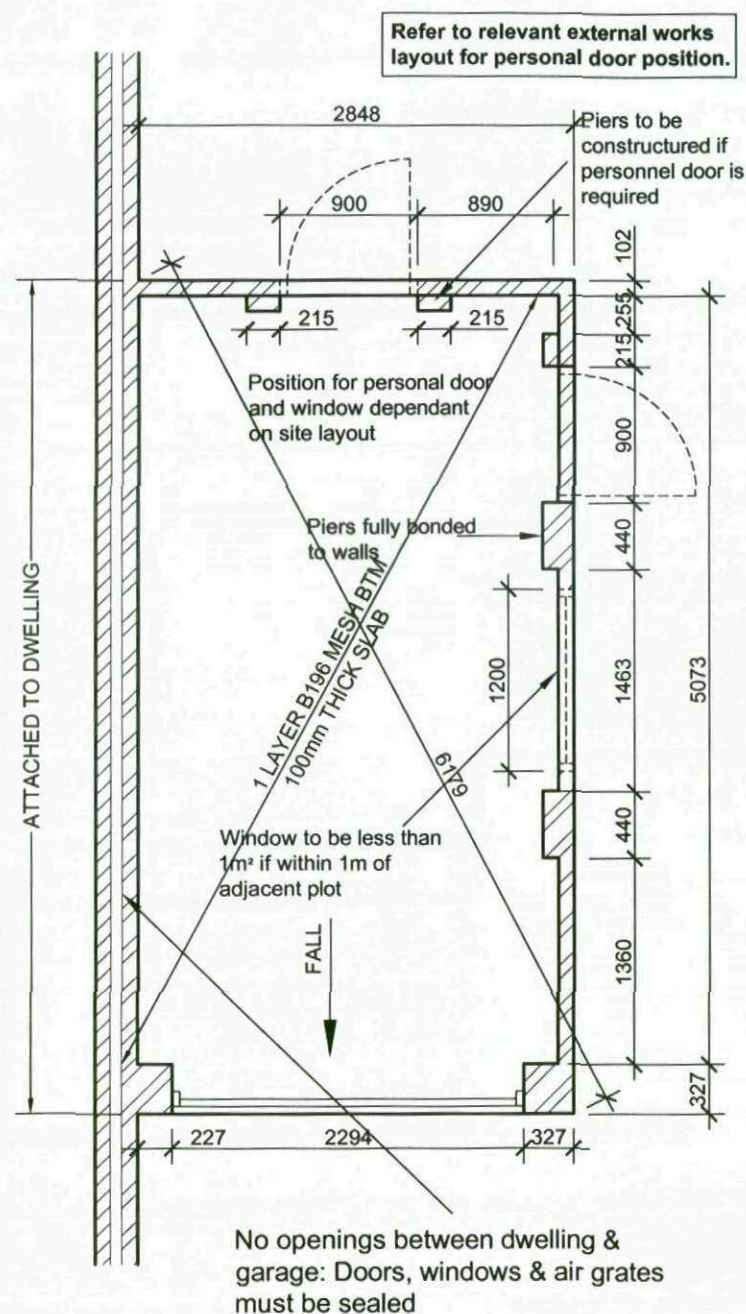
Garage door type to suit site specification

Floor slab of single attached garage to be 100mm min below F.F.L of attached dwelling

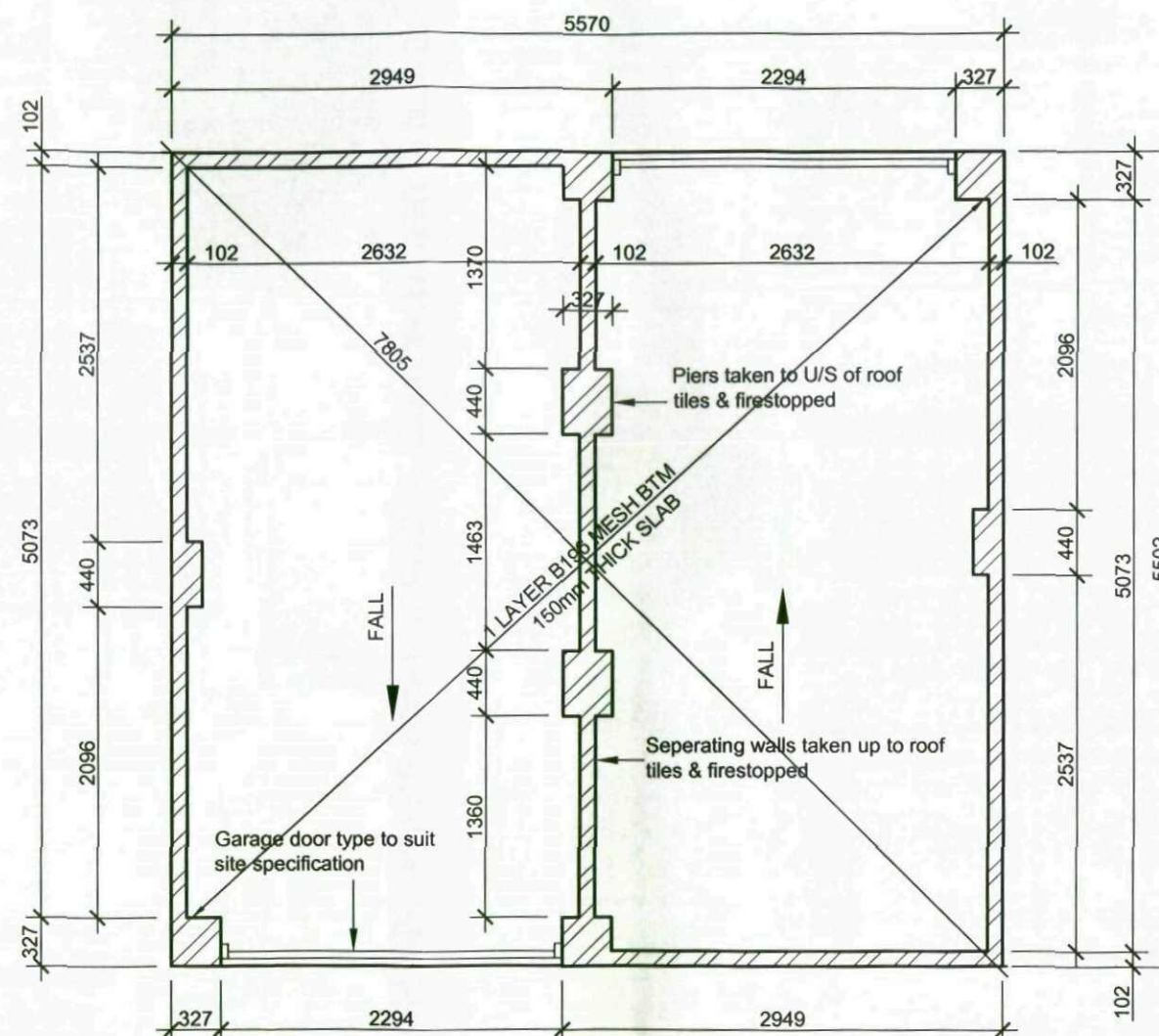
Provide light point and power point to attached garages only

Garage door type to suit site specification

Rev	Details	Date	
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 2			
Dwg No. : HH06/SD/128		Drawn : SB	
Date : 16-02-06		Checked :	
Scale : 1:50		Copyright © Haslam Homes Limited	
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Single Attached 1:50



Double Reversed 1:50

NOTE

Garage door dimensions for information purposes only.
Refer to site specification for actual garage door dimensions.

Notes

Position for personal door and window dependant on site layout

Separating walls taken up to u/s of roof tiles & firestopped

Piers taken up to u/s roof tiles and fully bonded to walls

Garage door type to suit site specification

Floor slab of single attached garage to be 100mm min below F.F.L of attached dwelling

Provide light point and power point to attached garages only

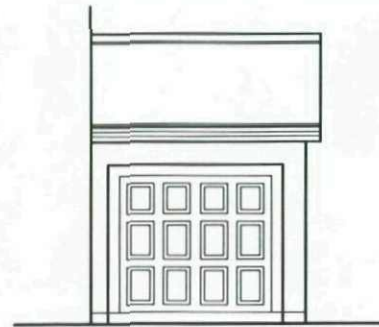
Garage door type to suit site specification

Rev	Details	Date
Haslam Homes Limited Region		
Standard Detail 2006		
Garage Detail 3		
Dwg No. : HH06/SD/129		Drawn : SB
Date : 16-02-06		Checked :
Scale : 1:50		Copyright © Haslam Homes Limited

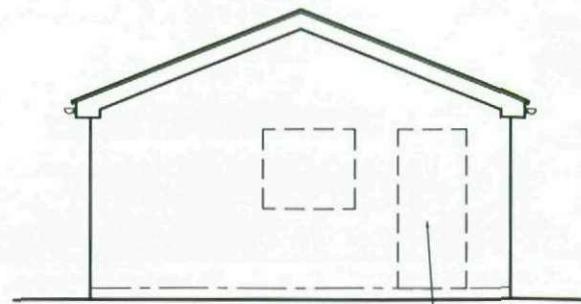
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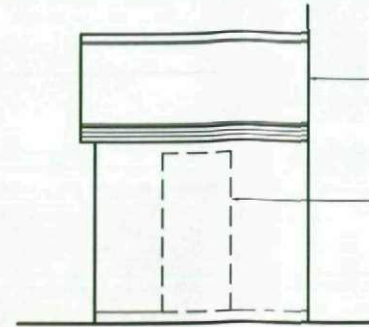
Stone or brick work to match housetype style - refer to site finishes schedule



Front Elevation
Single Attached 1:100



Side
Position for personal door dependant on site layout.



Rear

Stepped Cavity Trays and Code 4 Lead Flashing

Position for personal door dependant on site layout.

Notes

Colour and type of roof tiles to Local Authority Approval.

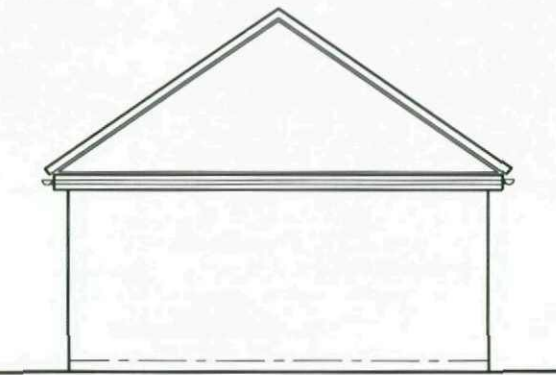
Colour and type of facing brick/stone to Local Authority Approval.

Stain or Paint finish to external timbers and up and over door in accordance with "Finishing Schedule".

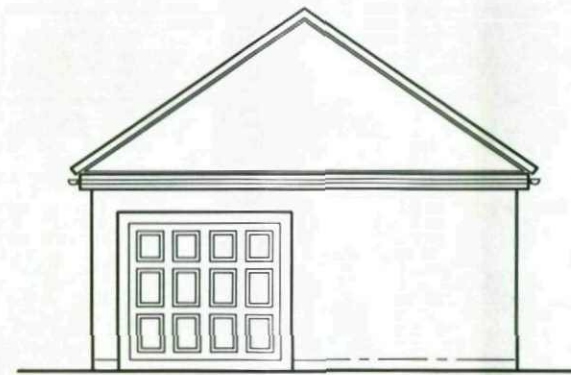
Position for personal door dependant on site layout.



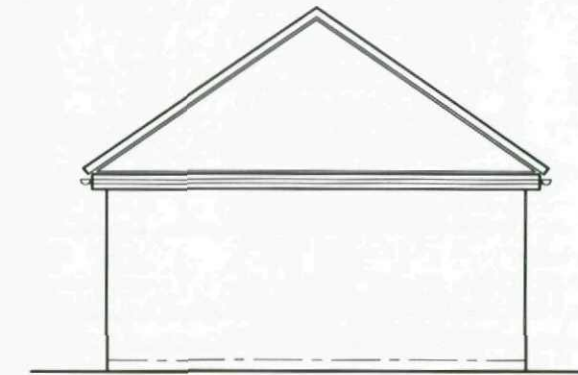
Front Elevation



Side Elevation

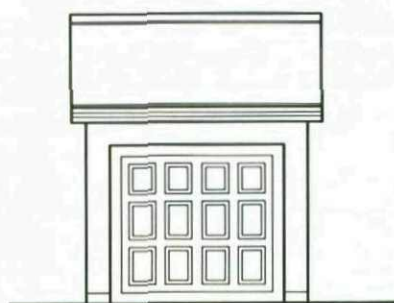


Rear Elevation



Side Elevation

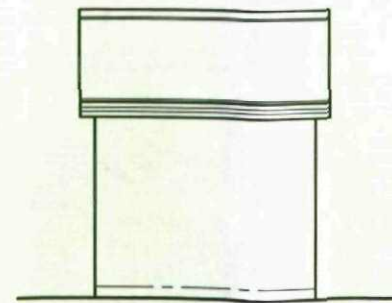
Double Reversed Pyramid 1:100
Detached



Front Elevation
Single Garage 1:100



Side Elevation



Rear Elevation



Side Elevation

Rev	Details	Date	Int
	Haslam Homes Limited Region		

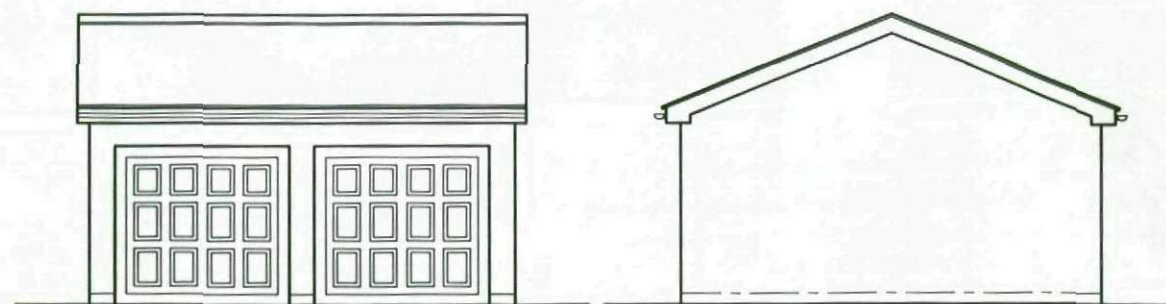
Standard Detail 2006

Garage Detail 4

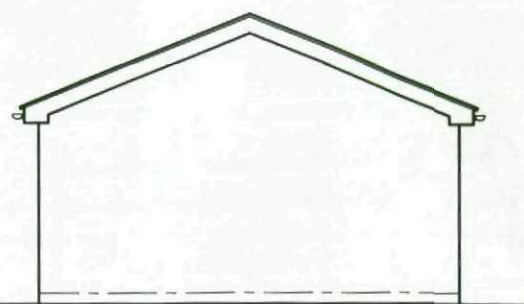
Dwg No. : HH06/SD/130	Drawn : SB
Date : 16-02-06	Checked :
Scale : 1:100	Copyright © Haslam Homes Limited

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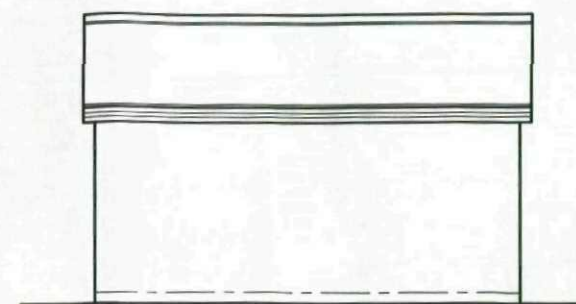




Front Elevation
Double Garage
Attached and Detached



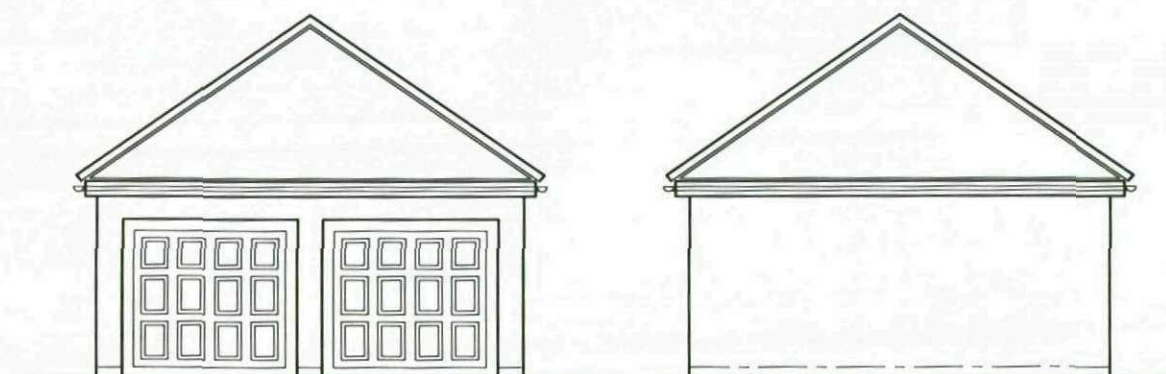
Side Elevation



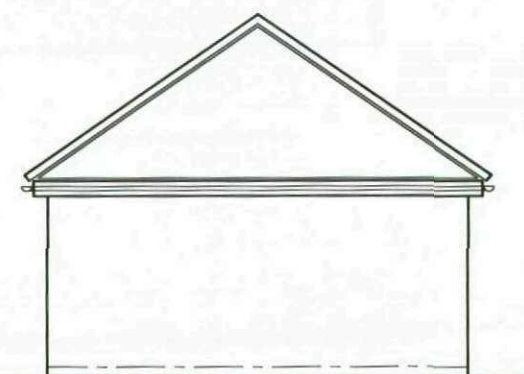
Rear Elevation



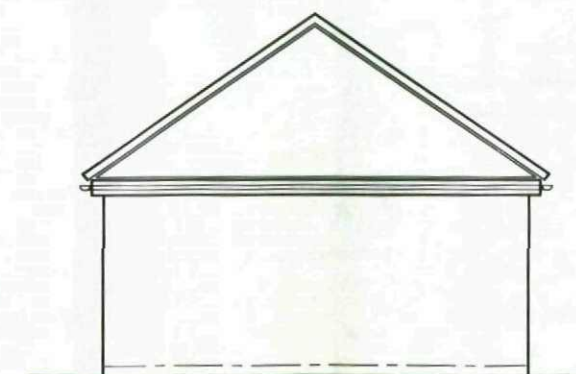
Side Elevation



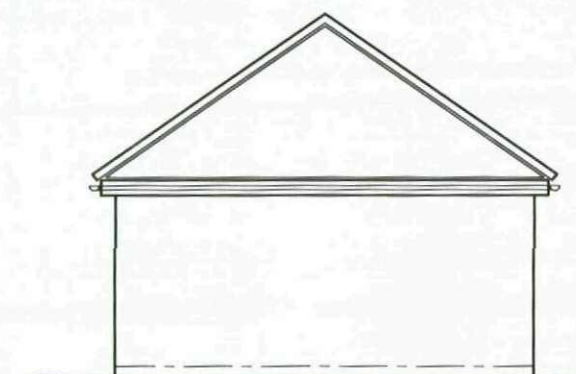
Front Elevation
Double Pyramid
Detached



Side Elevation

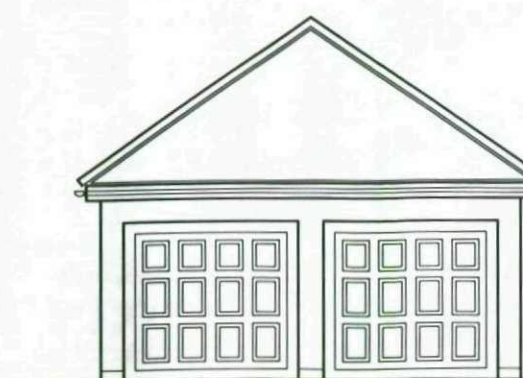
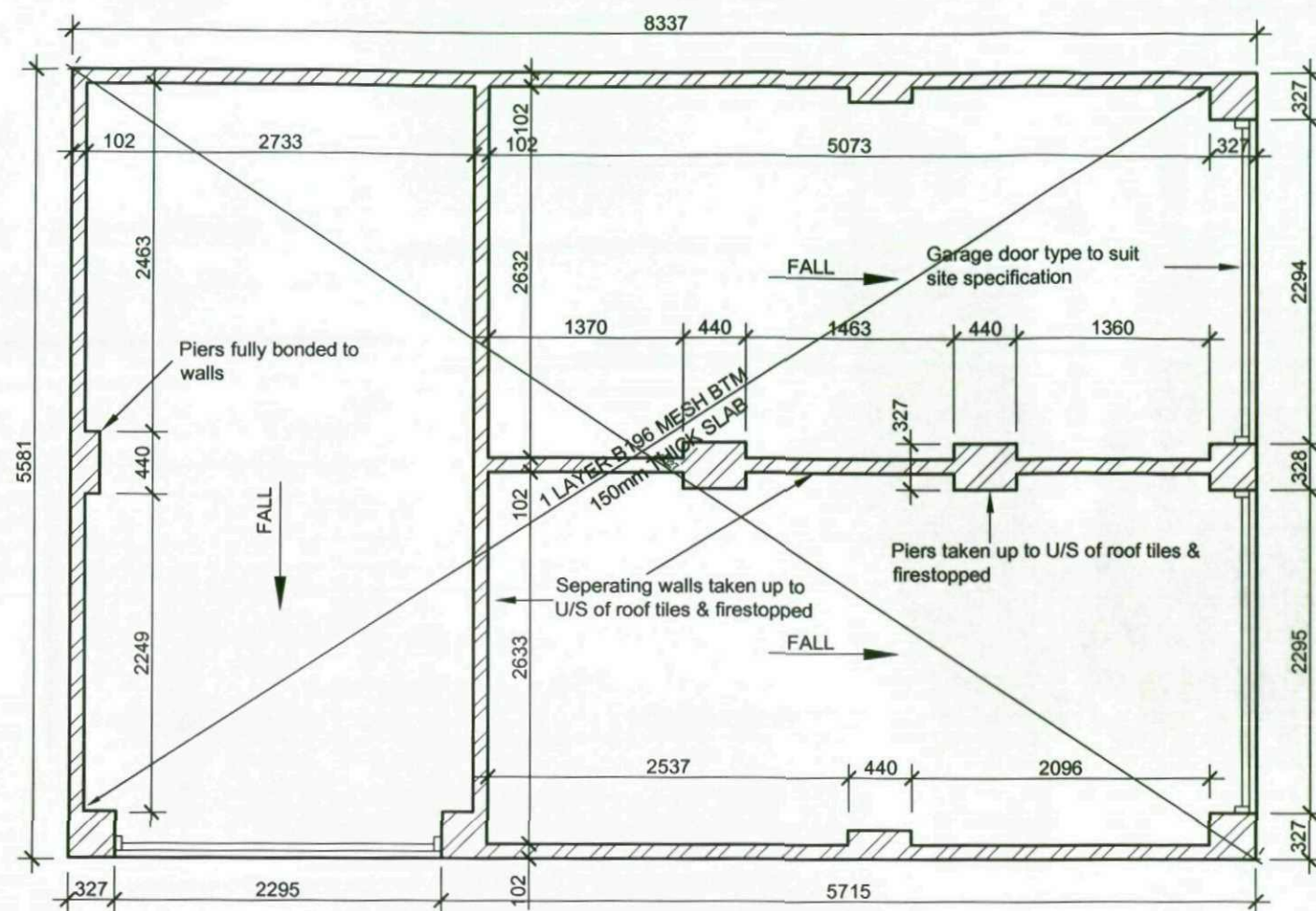


Rear Elevation

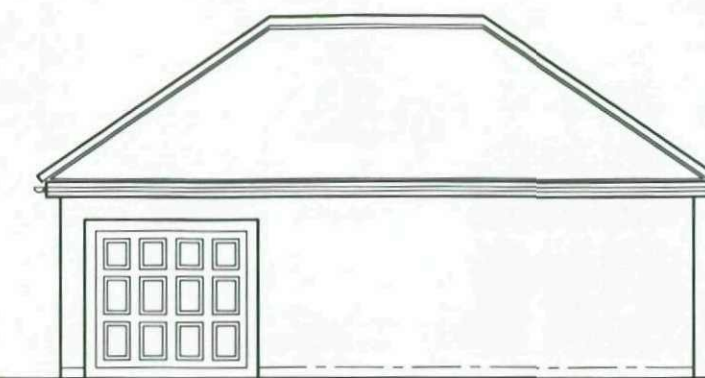


Side Elevation

Rev	Details	Date	in
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 5			
Dwg No. : HH06/SD/131		Drawn : SB	
Date : 16-02-06		Checked :	
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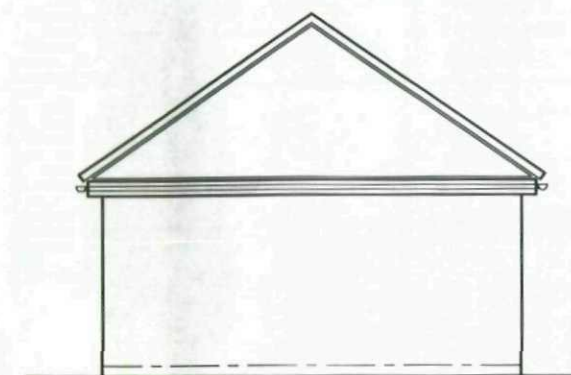


Front Elevation

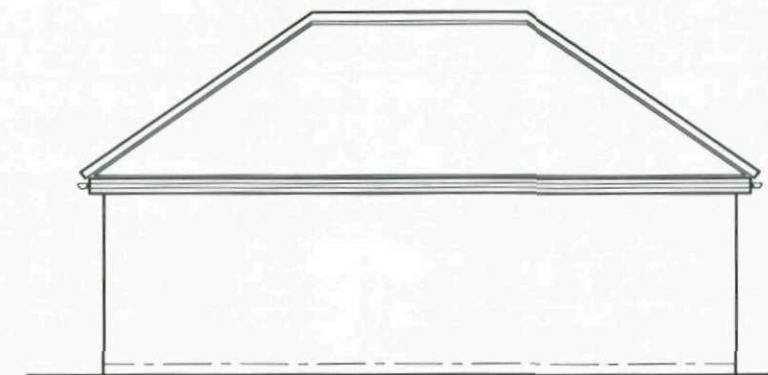


Side Elevation

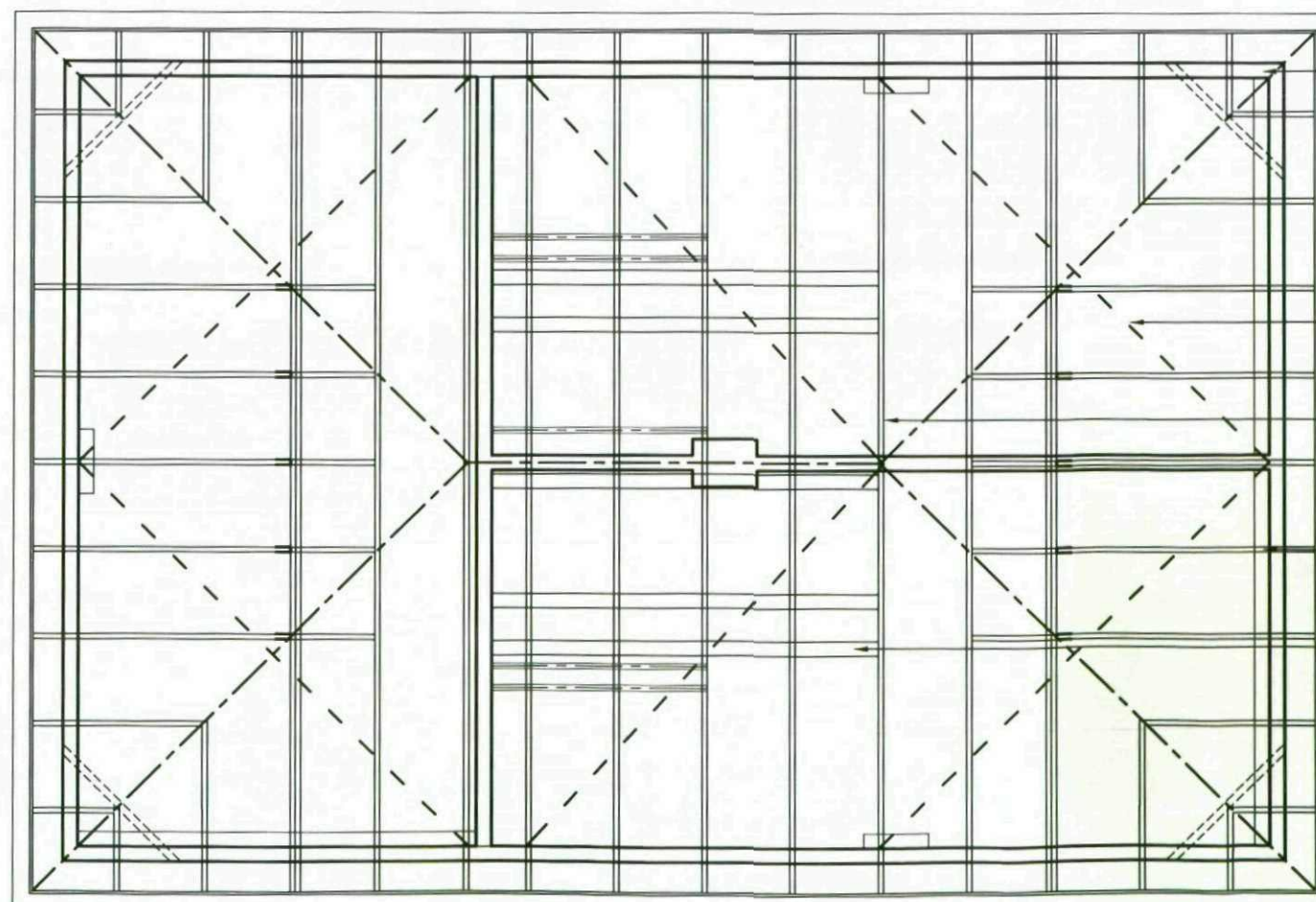
Triple Hipped (1:100)



Rear Elevation



Side Elevation



100x75mm sw wallplate

114mm gutters/68mm RWP's used throughout

150x25mm sw diagonal bracing fixed to top of ceiling members

6no sw rafters at 35° pitch & 600mm cts

5no monopitch trusses at 35° pitch & 600mm cts

100x25 sw longitudinal bracing at node points

200x19mm uPVC fascia

180mm uPVC soffit

ALL ROOF TRUSSES TO BE DESIGNED, CONSTRUCTED, FIXED & BRACED IN ACCORDANCE WITH BS 5268 (PART 3)

NOTE

Garage door dimensions for information purposes only. Refer to site specification for actual garage door dimensions.

Notes

Position for personal door and window dependant on site layout

Separating walls taken up to u/s of roof tiles & firestopped

Piers taken up to u/s roof tiles and fully bonded to walls

Garage door type to suit site specification

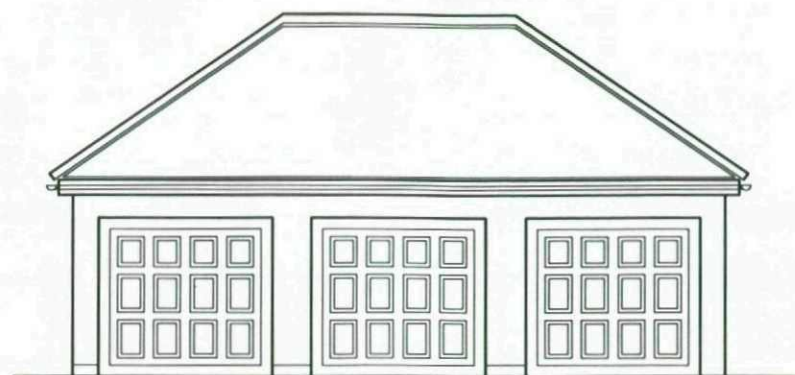
Floor slab of single attached garage to be 100mm min below F.F.L of attached dwelling

Provide light point and power point to attached garages only

Garage door type to suit site specification

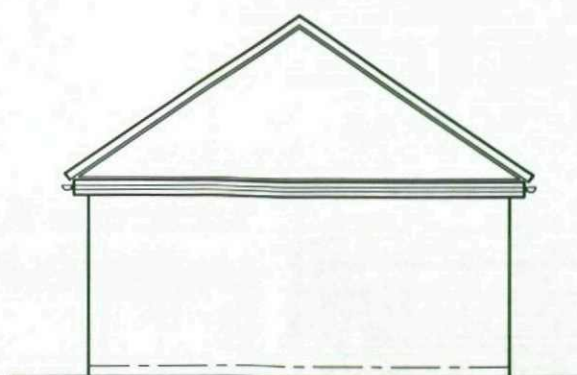
Triple Garage 1:50

Rev	Details	Date	Int
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 6			
Dwg No. : HH06/SD/132		Drawn : SB	
Date : 16-02-06		Checked :	
Scale : 1:50		Copyright © Haslam Homes Limited	
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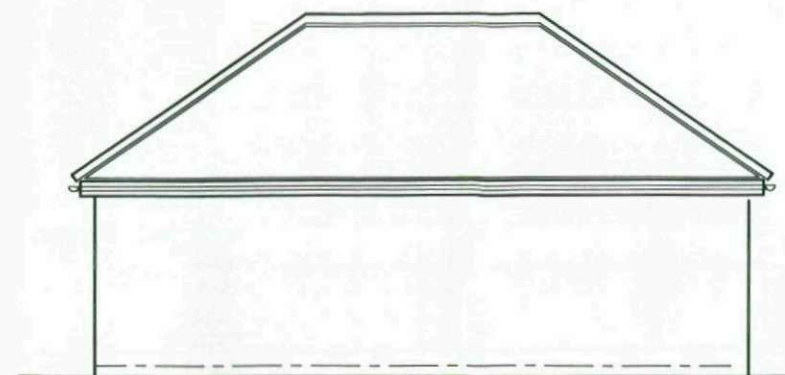


Front Elevation

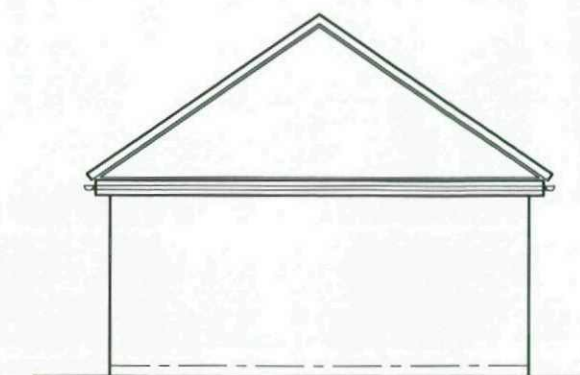
Triple Garage (1:100)



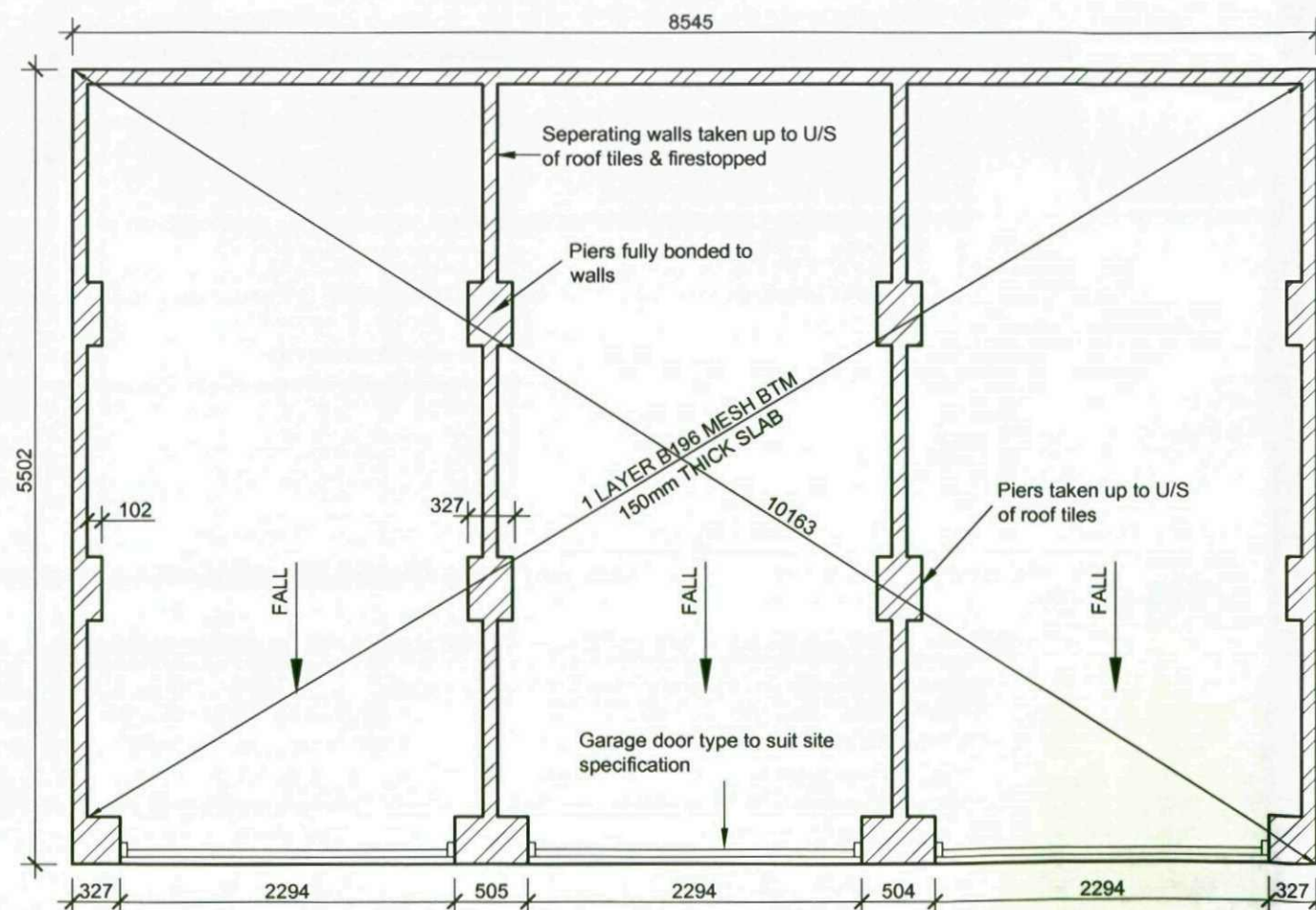
Side Elevation



Rear Elevation



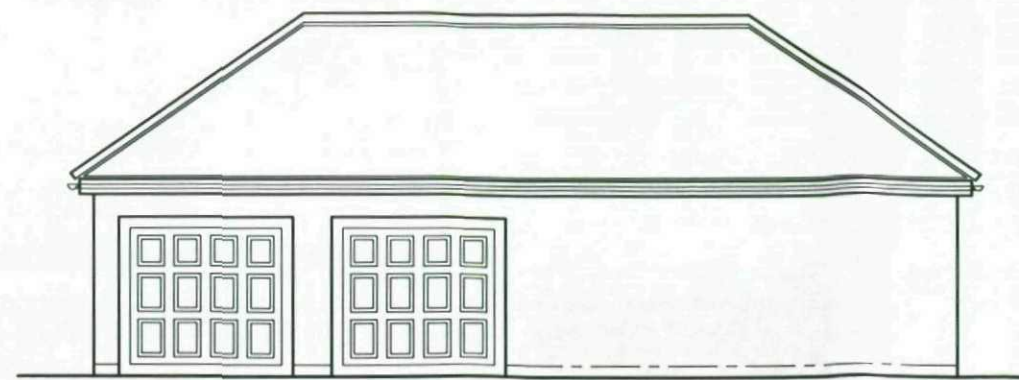
Side Elevation



Triple Garage 1:50

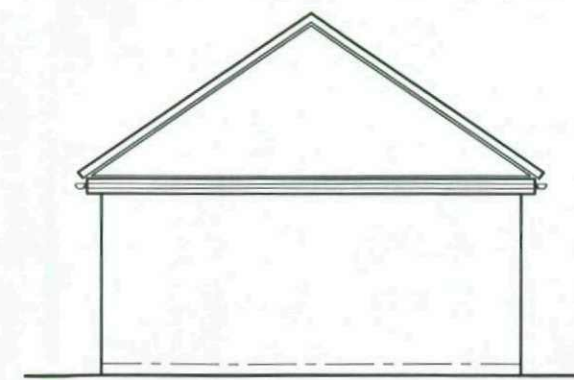
NOTE
Garage door dimensions for information purposes only. Refer to site specification for actual garage door dimensions.

Rev	Details	Date	Int
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 7			
Dwg No. : HH06/SD/133		Drawn : SB	
Date : 16-02-06		Checked :	
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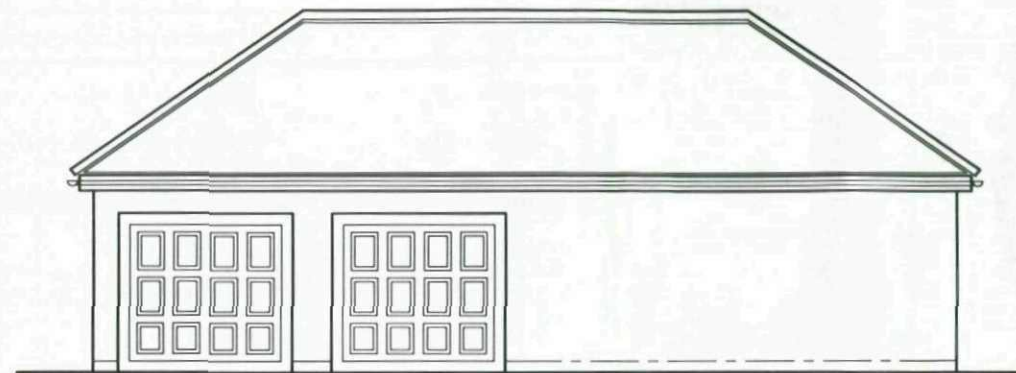


Front Elevation

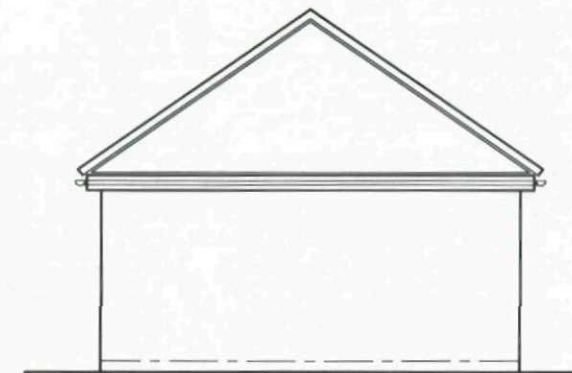
Quadruple Hipped (1:100)



Side Elevation



Rear Elevation

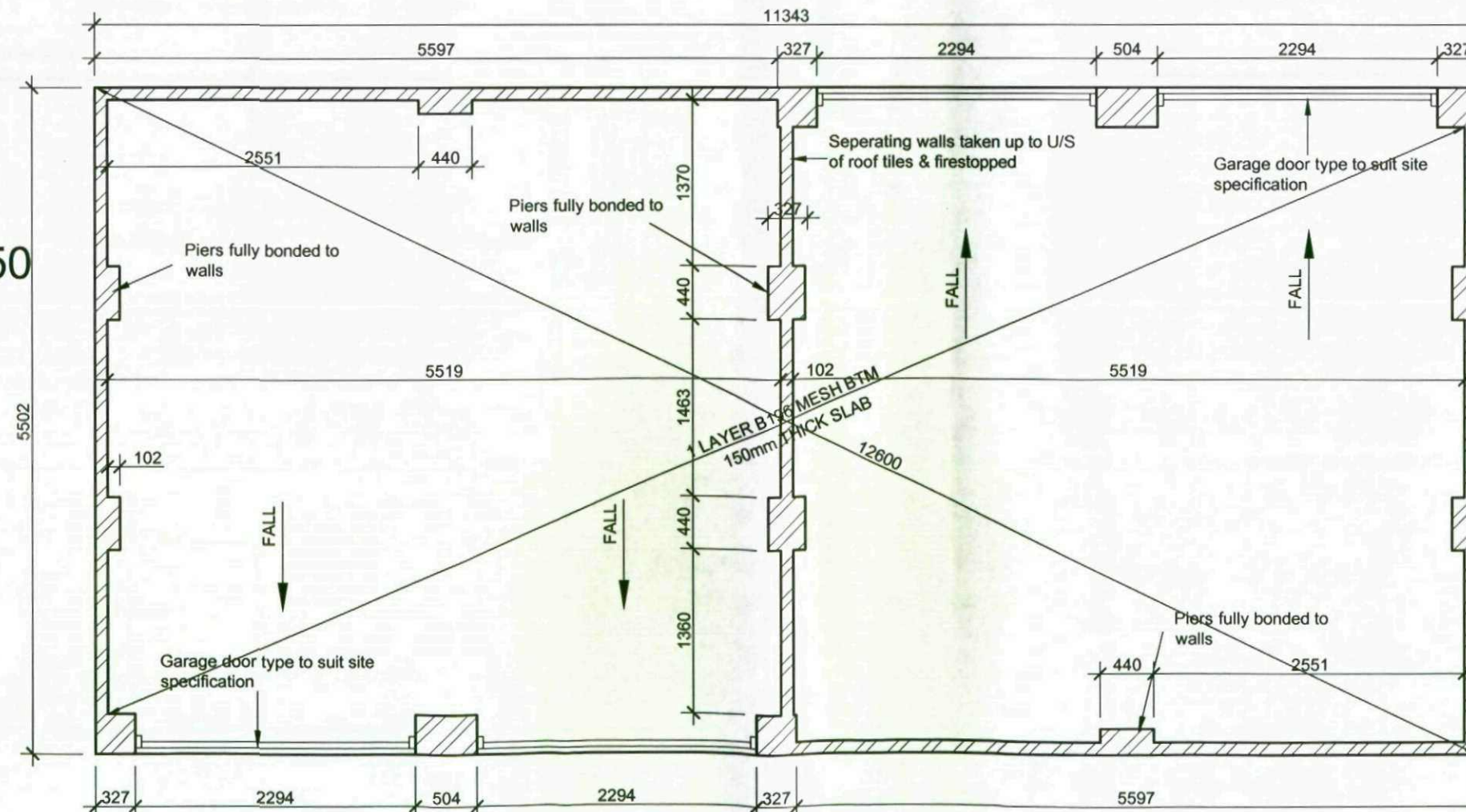


Side Elevation

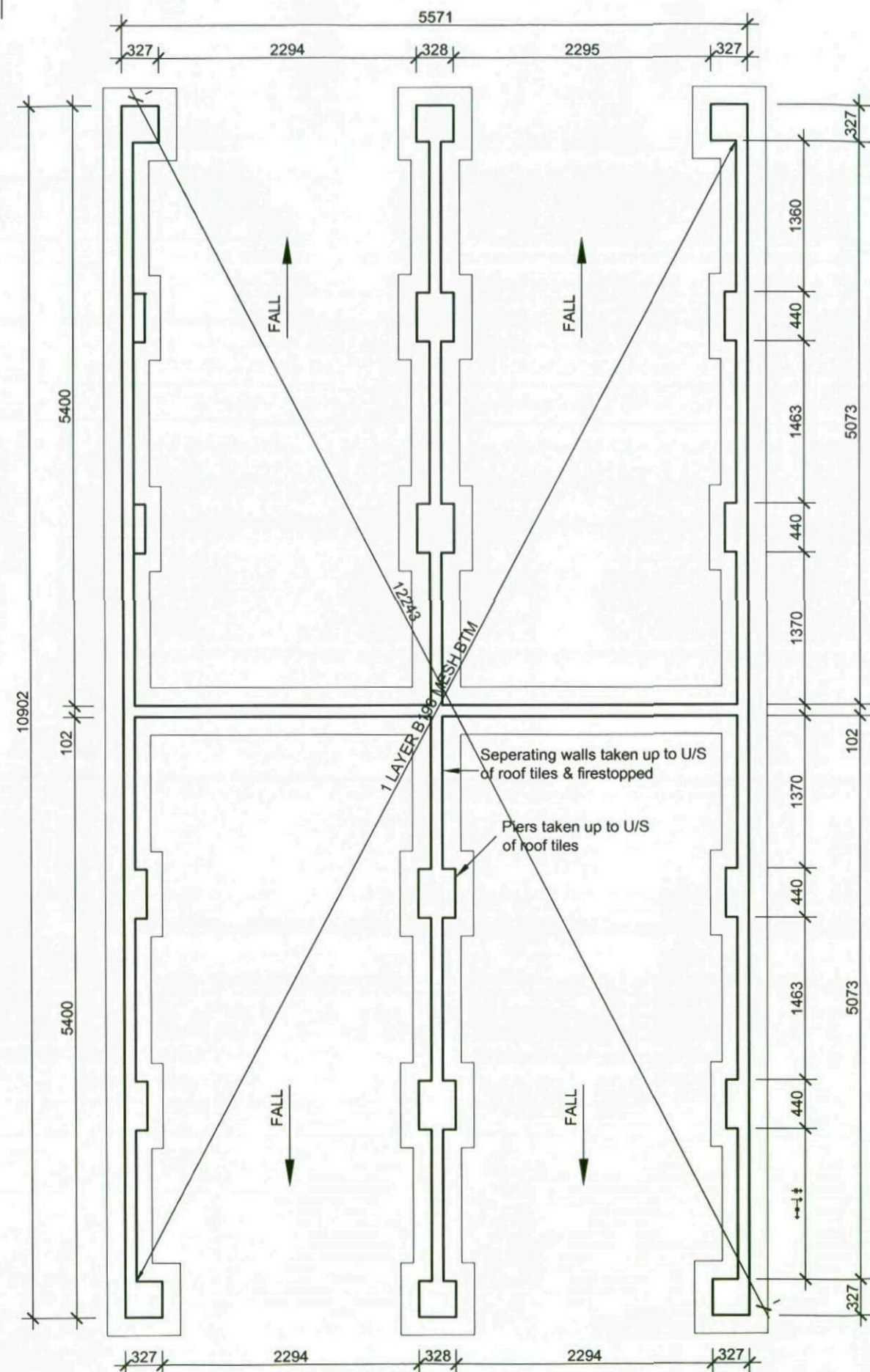
Quadruple Garage 1:50

NOTE

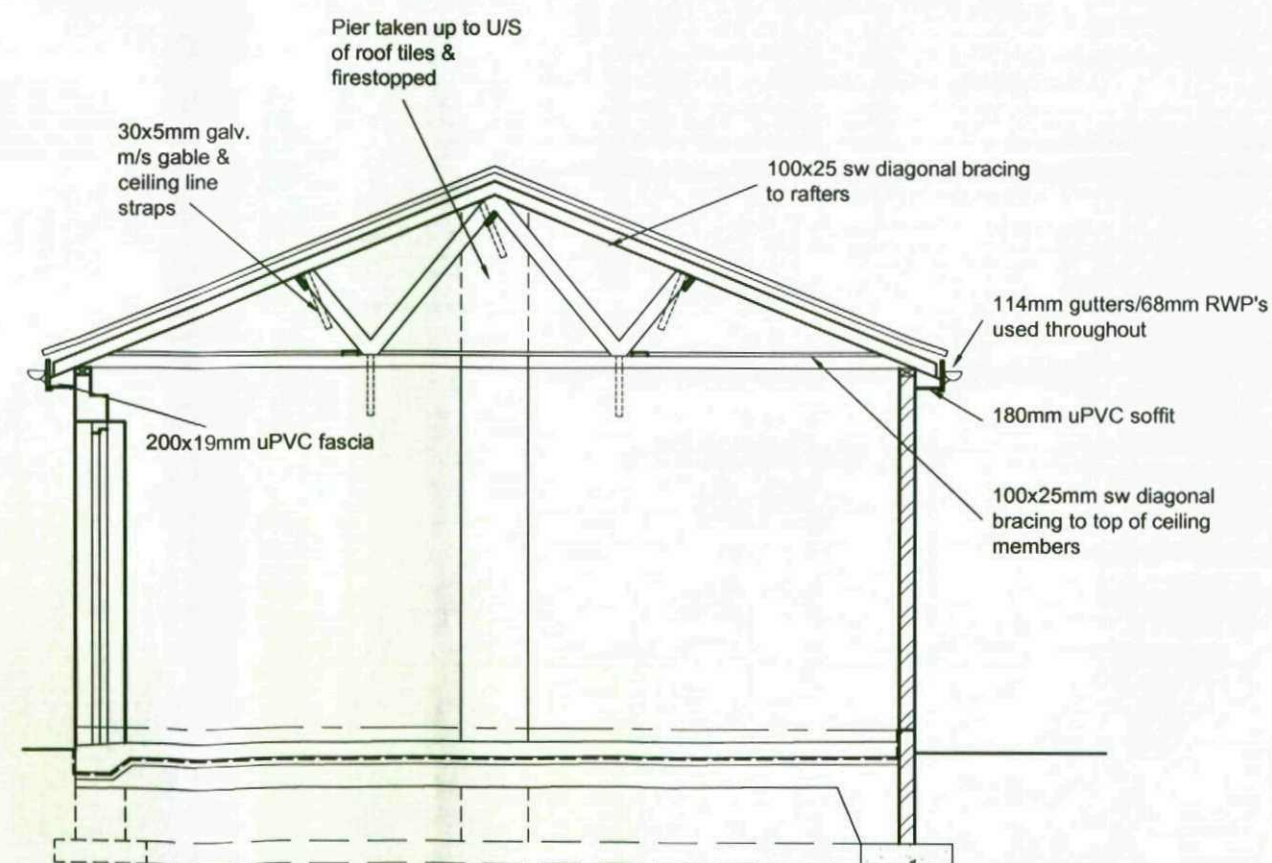
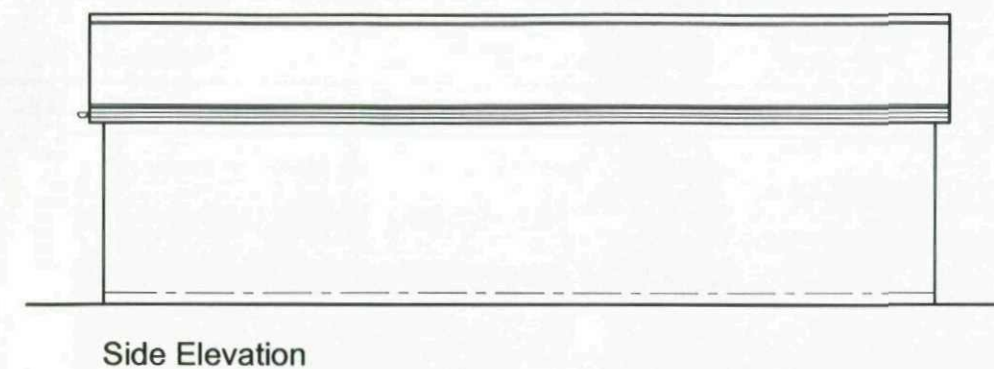
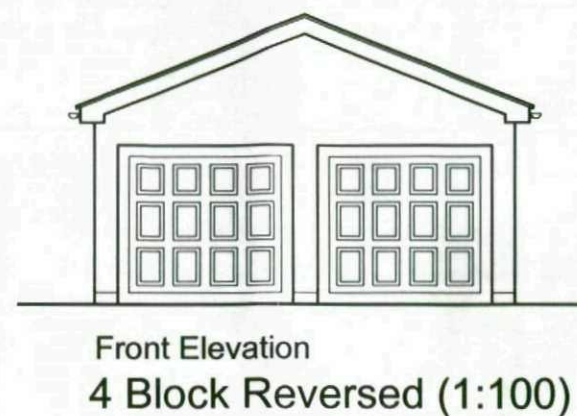
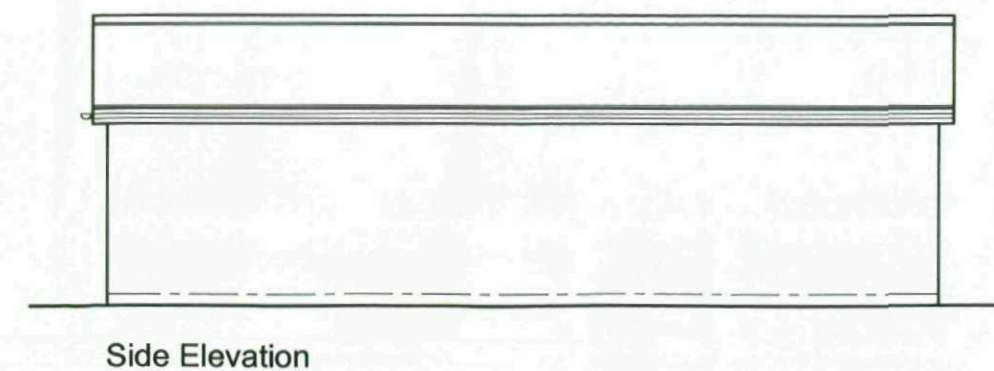
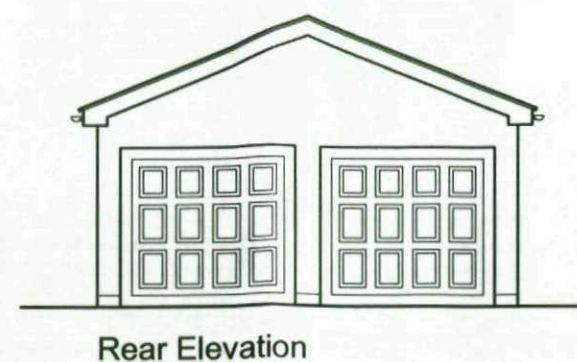
Garage door dimensions for information purposes only. Refer to site specification for actual garage door dimensions.



Rev	Details	Date	Int
HaslamHomes Limited Region			
Standard Detail 2006			
Garage Detail 8			
Dwg No. : HH06/SD/134		Drawn : SB	
Date : 16-02-06		Checked :	
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**4 Block Reversed
Foundation Plan**



Cross Section

See site external works
layout for drainage details.

Rev	Foundation plan amended	Details	22/08/06	SB
			Date	Int

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Standard Detail 2006

Garage Detail 9

Dwg No. : HH06/SD/135A

Drawn : SB

Date : 16-02-06

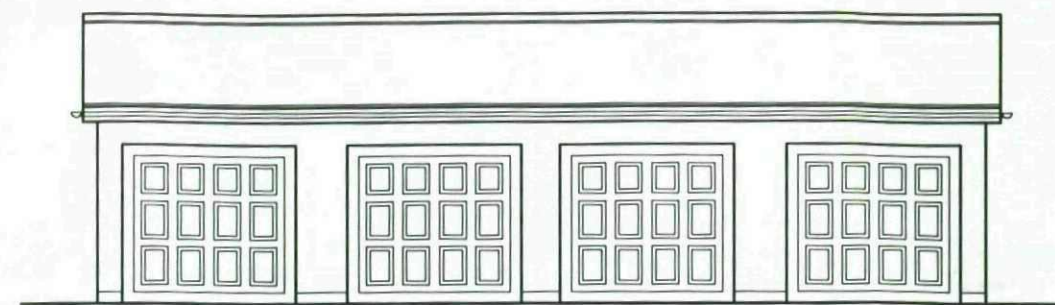
Checked :

Scale : 1:50 1:100

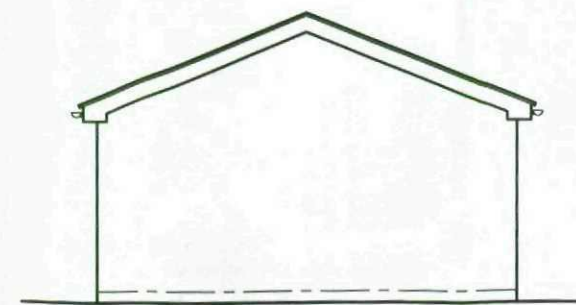
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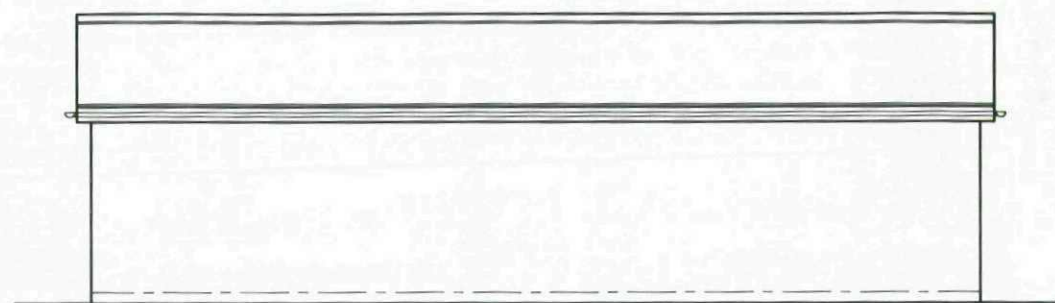




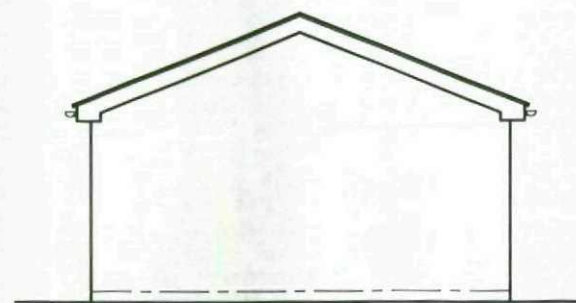
Front Elevation
4 Block (1:100)



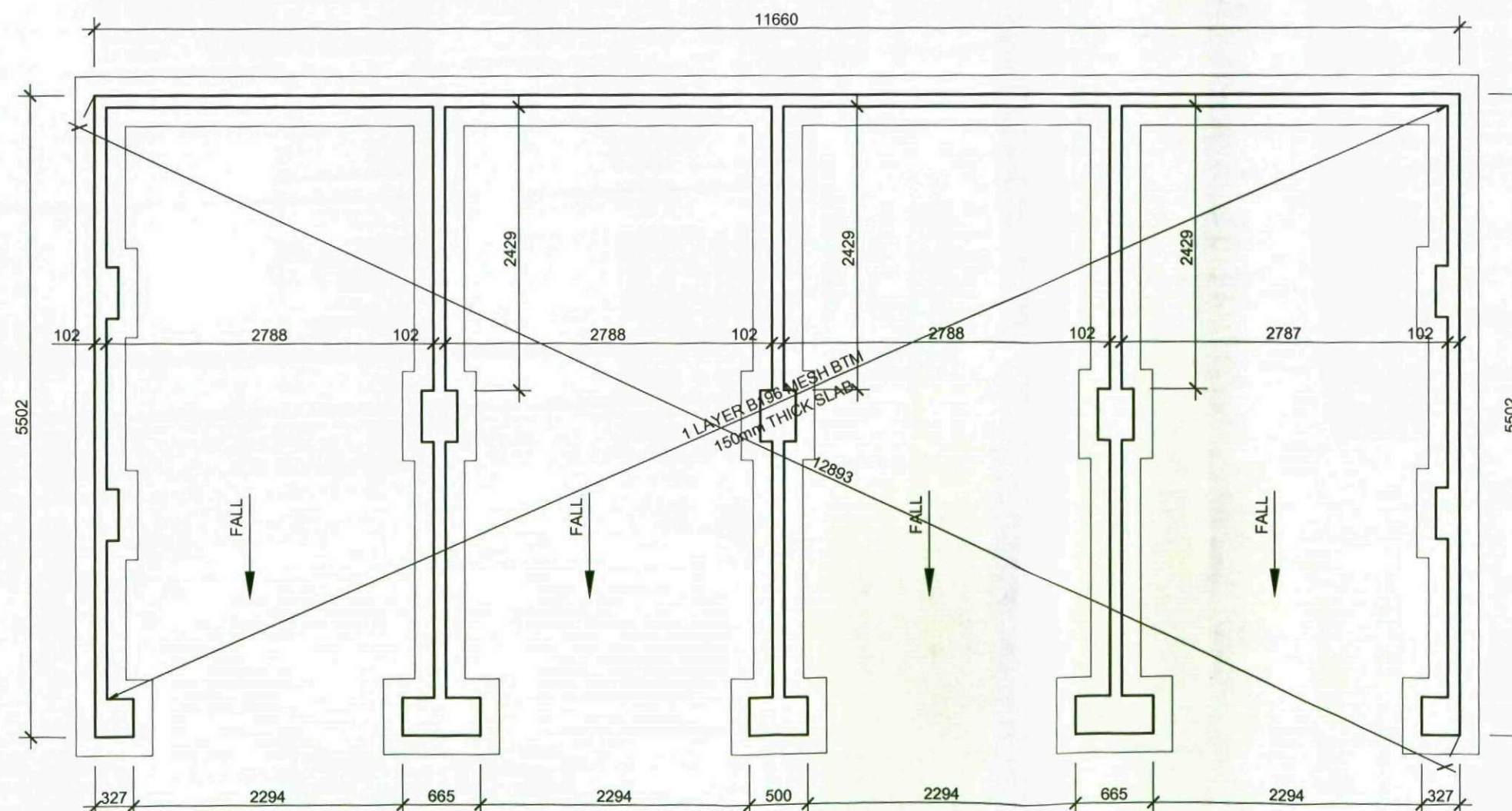
Side Elevation



Rear Elevation

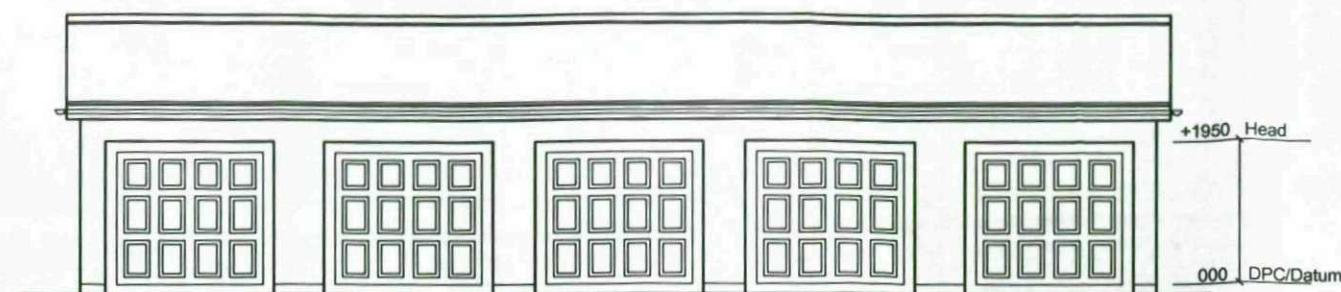


Side Elevation

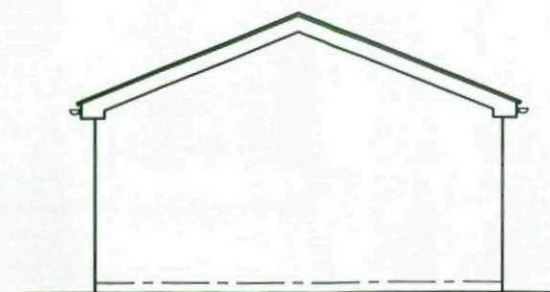


4 Block
Foundation Plan

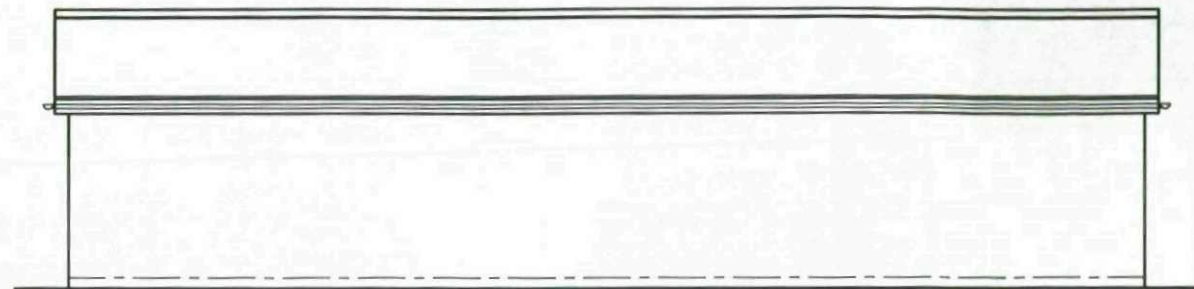
Rev	Details	Date	
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 10			
Dwg No. : HH06/SD/136		Drawn : SB	
Date : 16-02-06		Checked :	
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Front Elevation
5 Block (1:100)



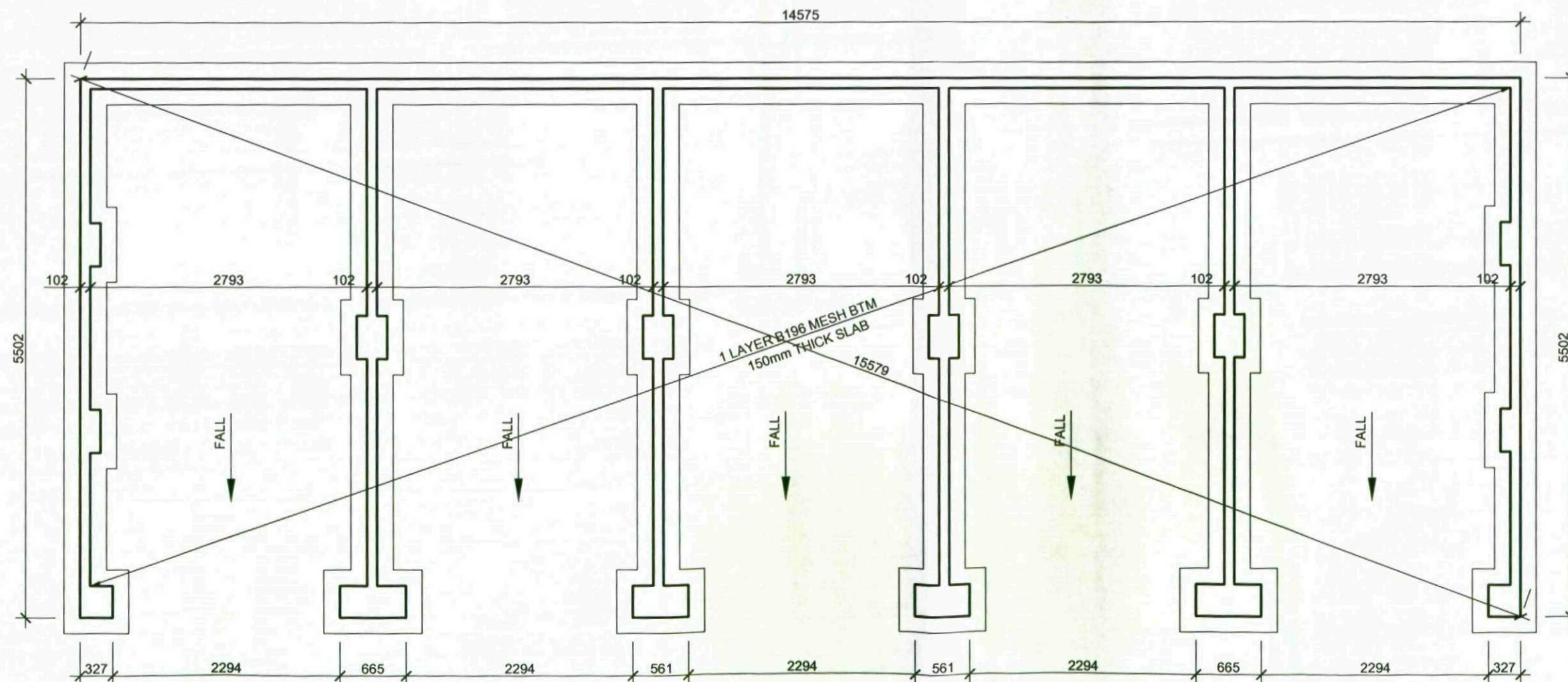
Side Elevation



Rear Elevation

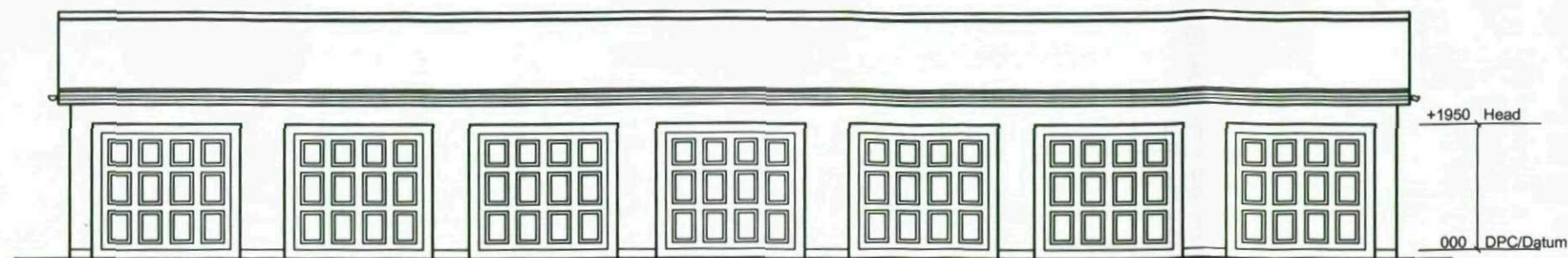


Side Elevation



5 Block
Foundation Plan

Rev	Details	Date	Int
HaslamHomes Limited Region			
Standard Detail 2006			
Garage Detail 11			
Dwg No. : HH06/SD/137		Drawn : SB	
Date : 16-02-06		Checked :	
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Front Elevation
7 Block (1:100)



Side Elevation



Rear Elevation

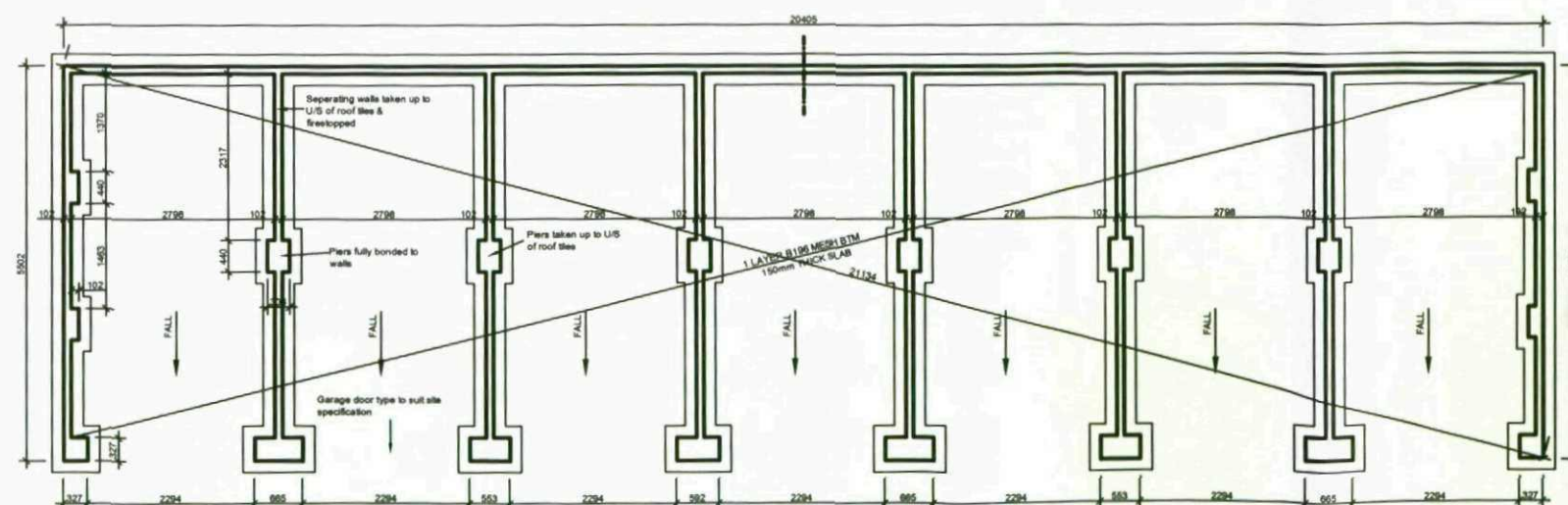


Side Elevation

NOTE

Garage door dimensions for information purposes only. Refer to site specification for actual garage door dimensions.

Indicates expansion joint position
Expansion joint to consist of sleeved (on one side only) flat bar ties at 450mm vertical centres with 15mm compressible filler and coloured elastomeric sealant.
Expansion joints to be constructed in brickwork and blockwork walls from top of strip footing to eaves level

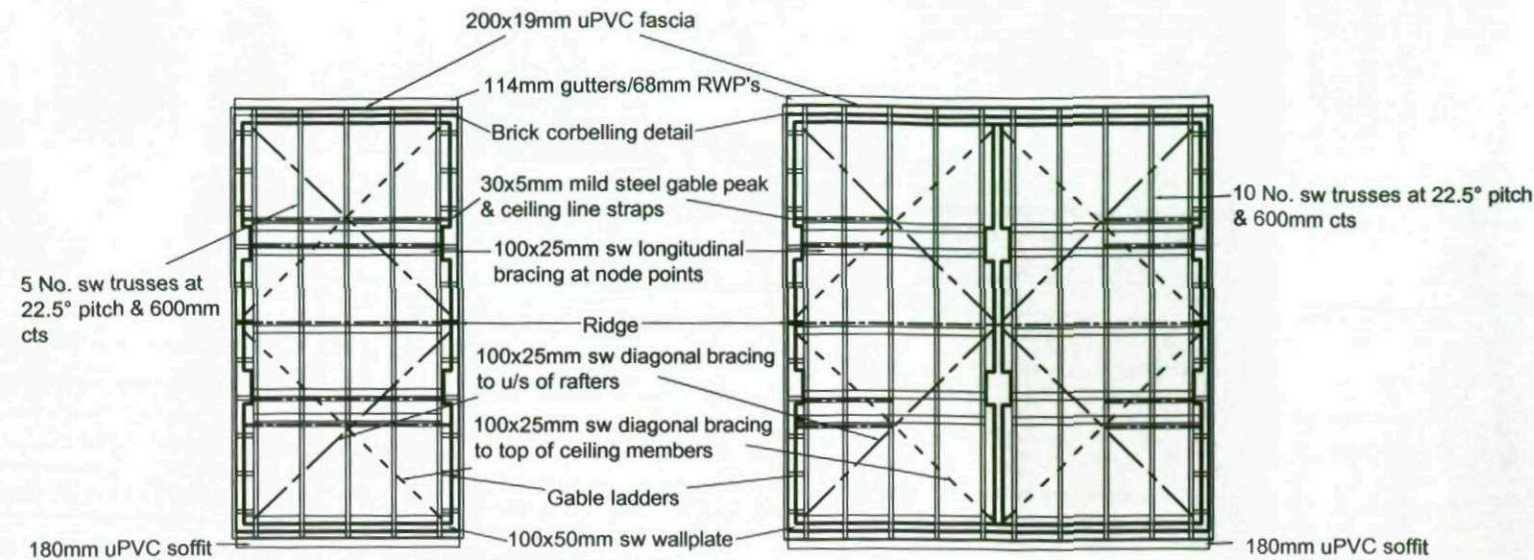


7 Block
Foundation Plan

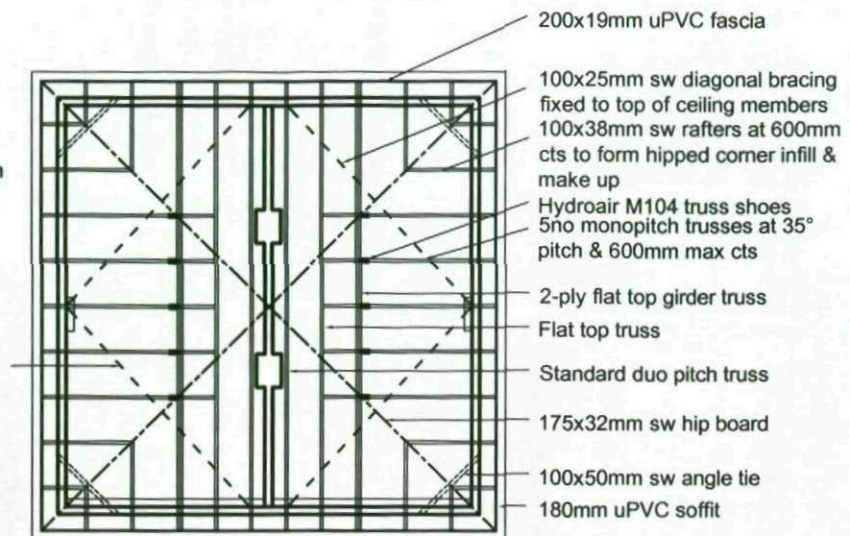
Rev	Details	Date	Int
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 12			
Dwg No.: HH06/SD/138		Drawn: SB	
Date: 16-02-06		Checked:	
Scale: 1:100		Copyright © Haslam Homes Limited	

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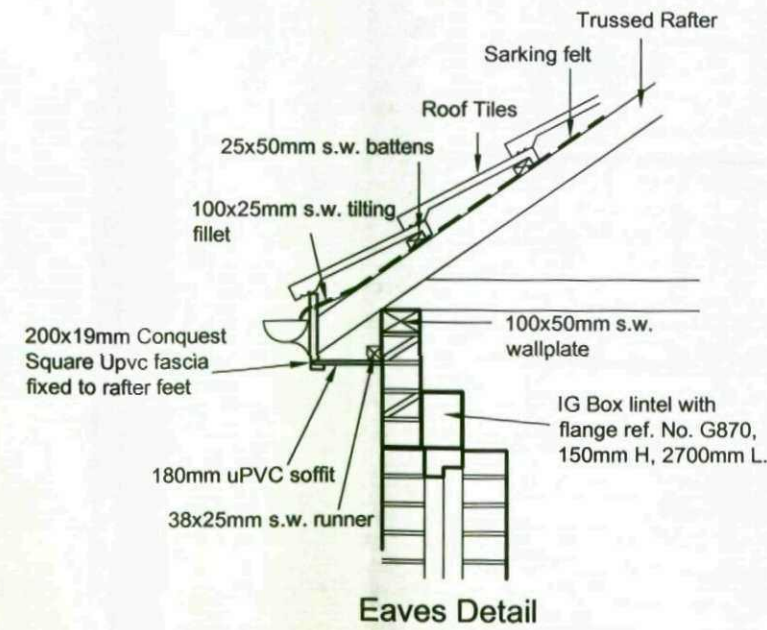
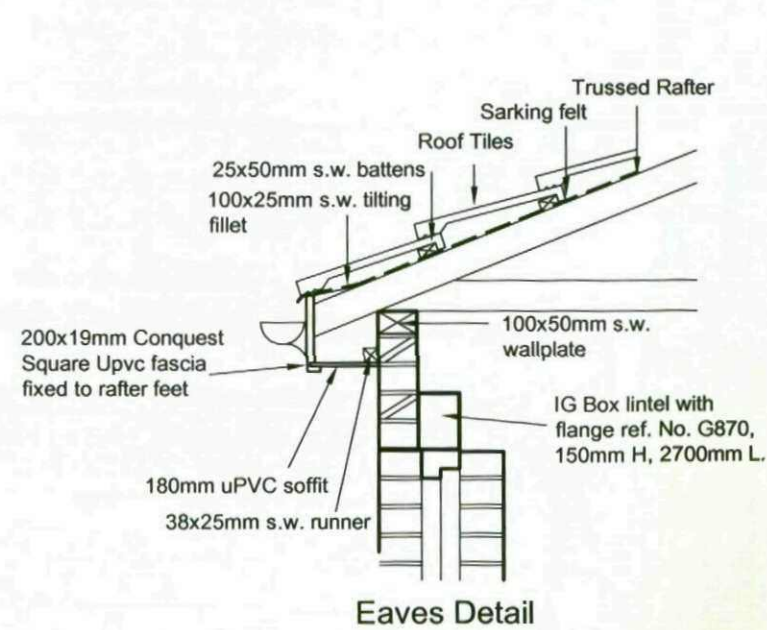




Single Garage 1:100 Double Garage 1:100



Double Pyramid 1:100



Rev	Details	Date	Int
A	Gable ladders added	26/07/06	SB

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Standard Detail 2006

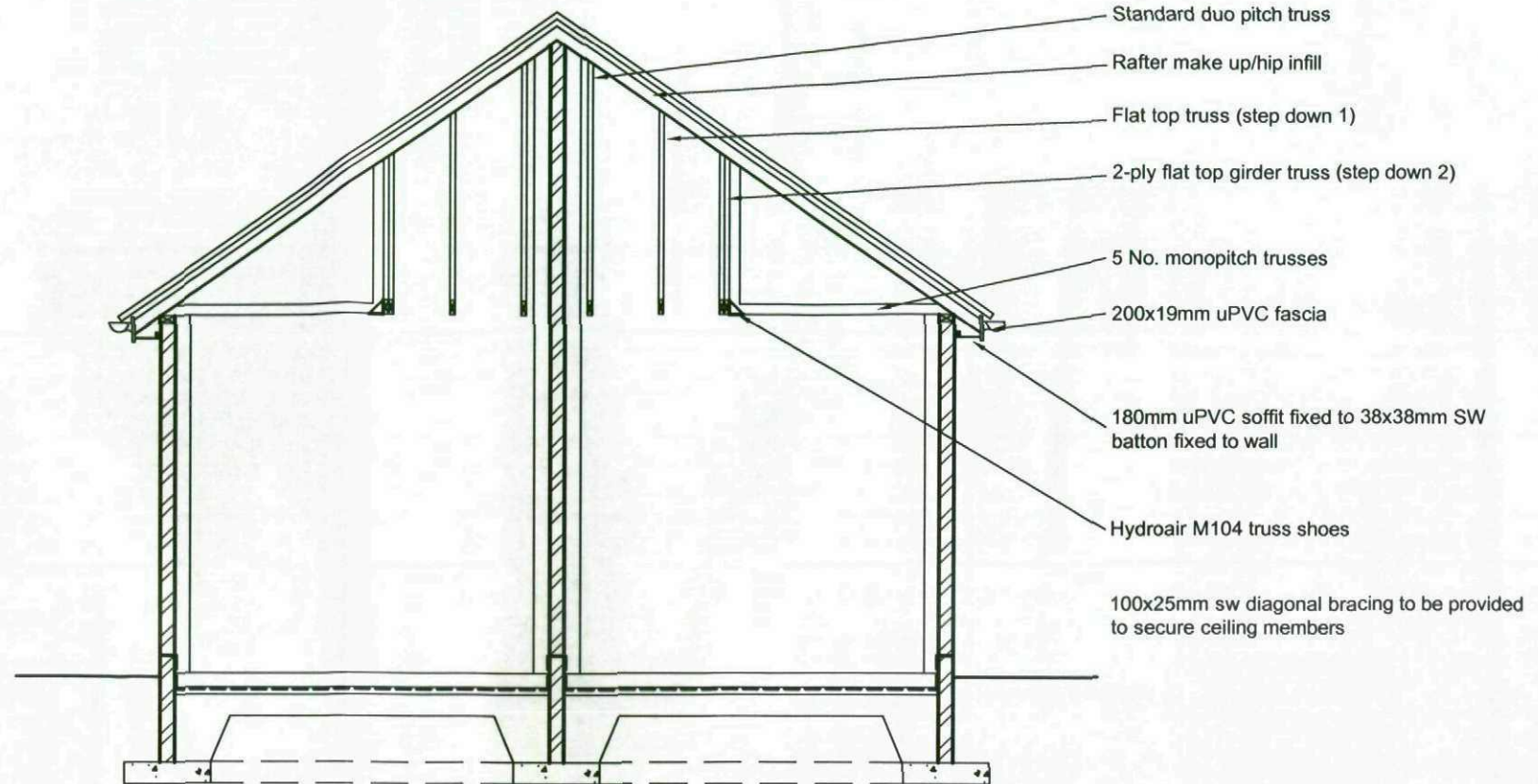
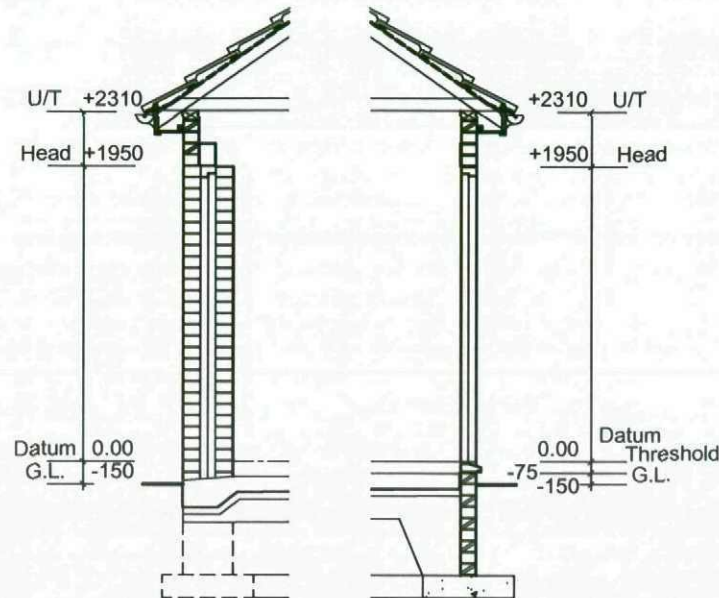
Garage Detail 13

Dwg No. : HH06/SD/139A Drawn : SB
Date : 16-02-06 Checked :
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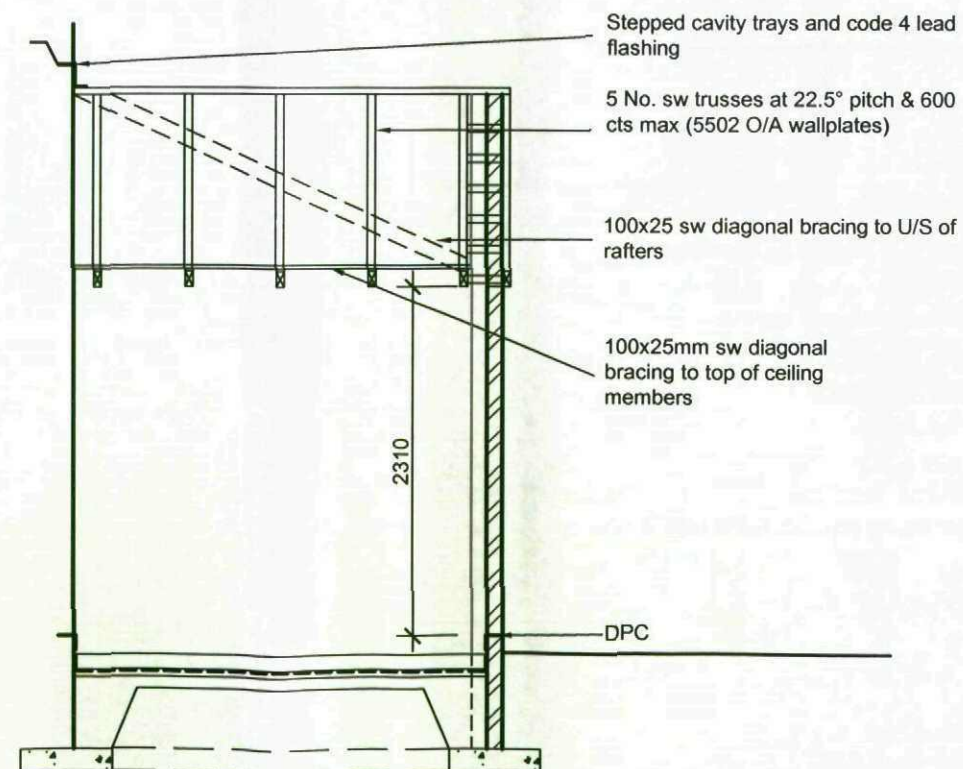
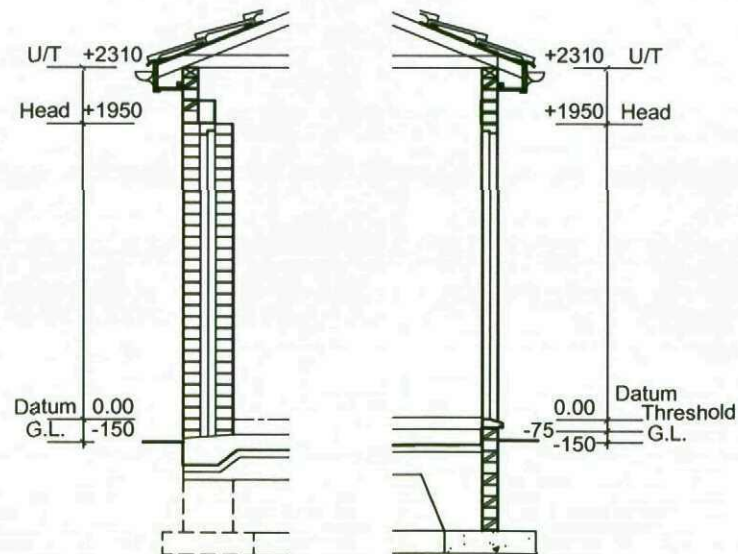
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Section 1:50



Double Pyramid 1:50



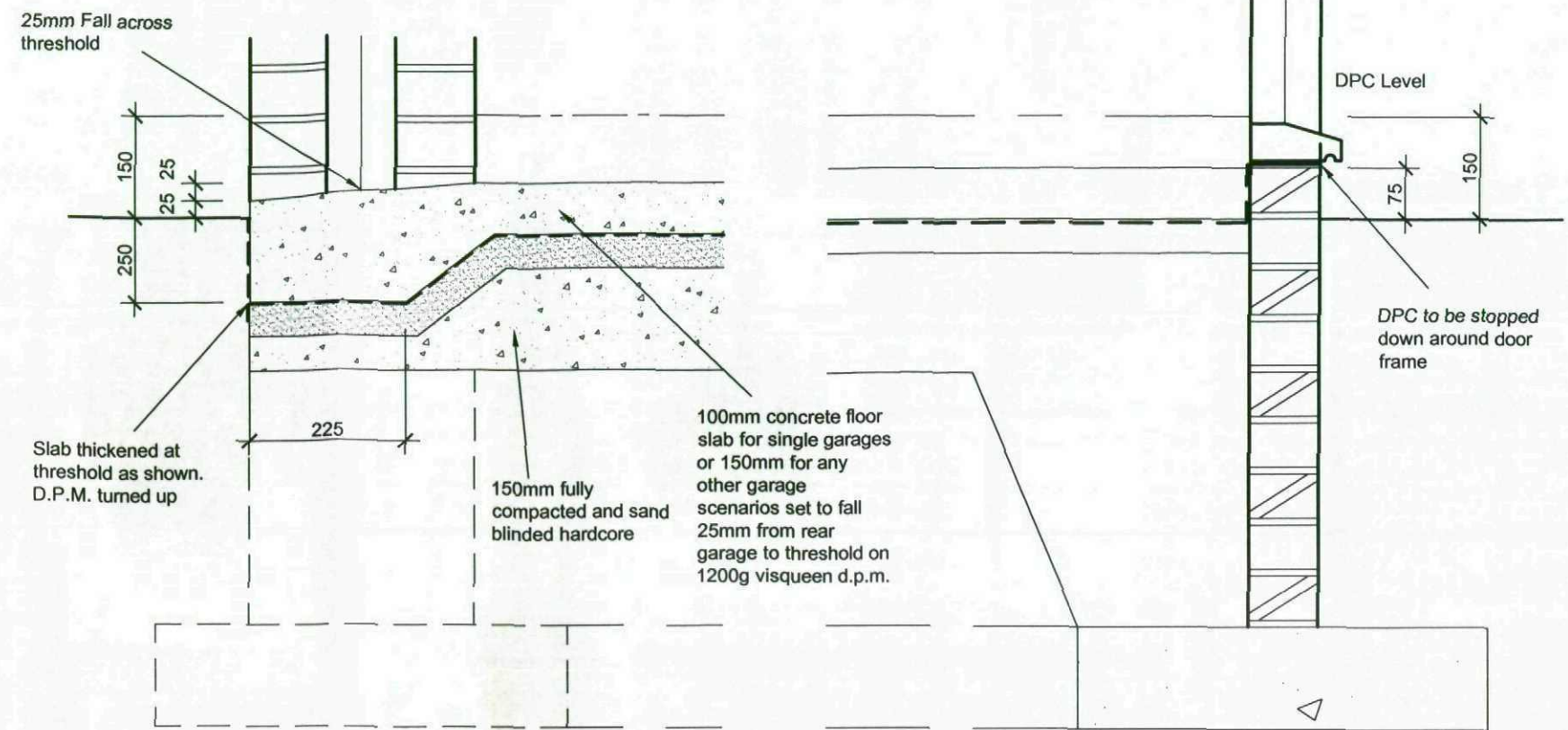
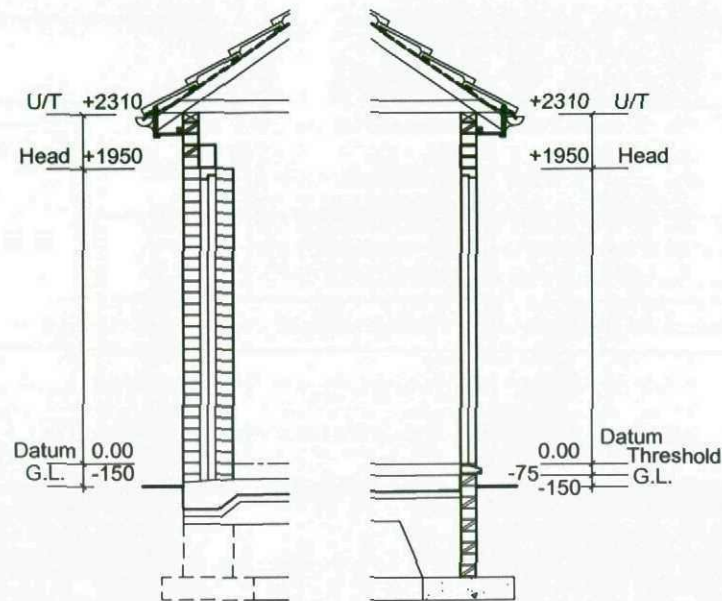
Single Attached 1:50

Rev	Details	Date	Int
A	Gable ladders added	26/07/06	SB
Haslam Homes Limited Region			
Standard Detail 2006			
Garage Detail 14			
Dwg No. : HH06/SD/140A		Drawn : SB	
Date : 16-02-06		Checked :	
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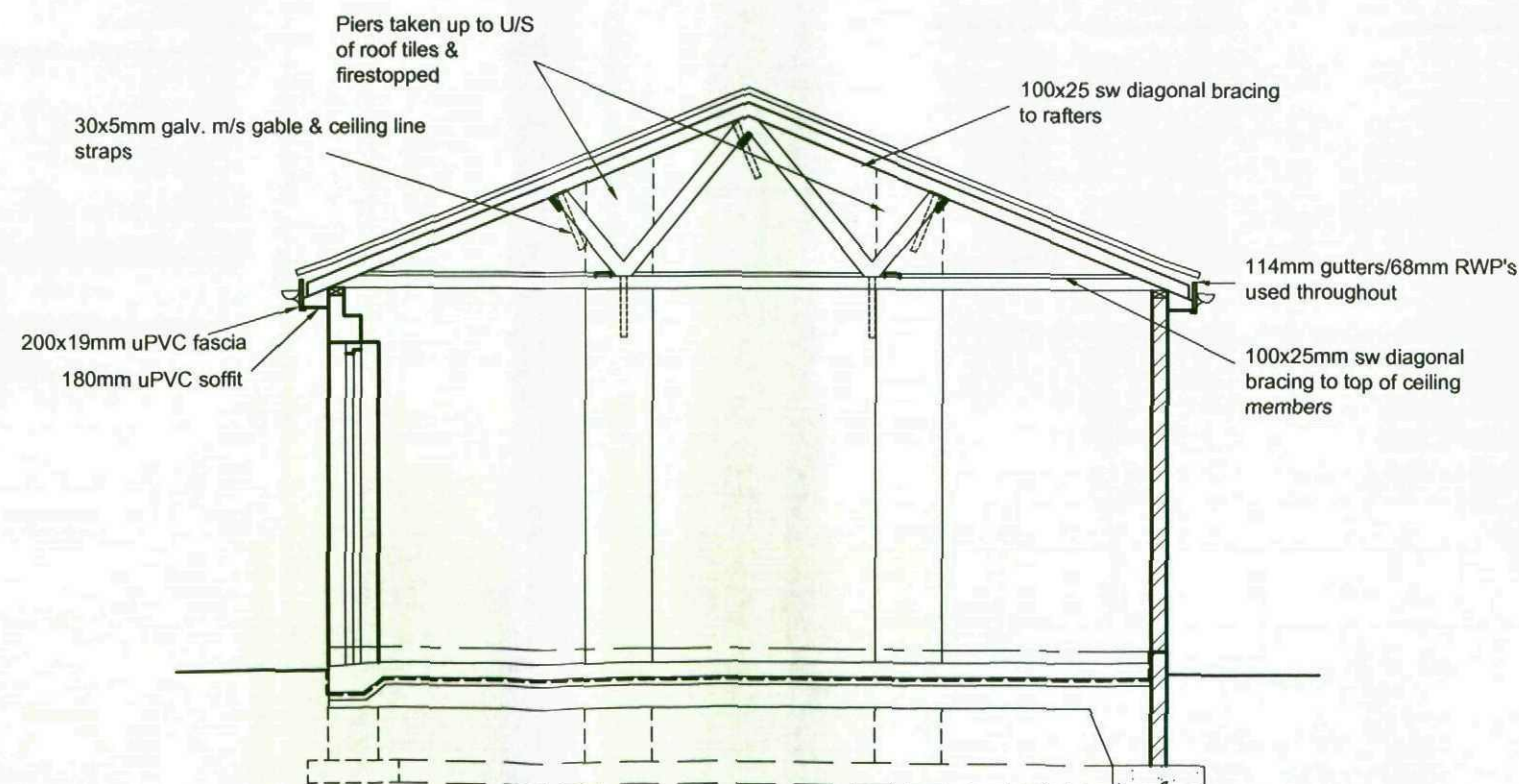
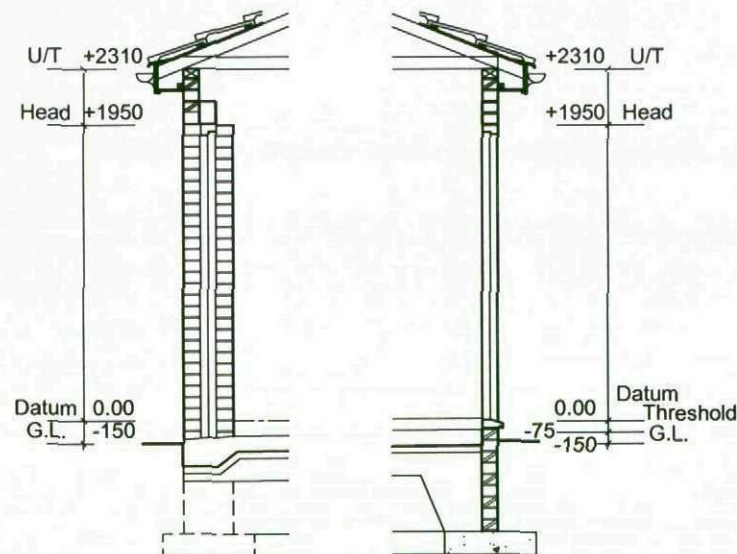


Section 1:50



Threshold Detail 1 1:20

Threshold Detail 2 1:20



Typical Cross Section 1:50

A	Fall on slab changed to 25mm	25/07/06	SB
Rev	Details	Date	Int

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Standard Detail 2006

Garage Detail 15

Dwg No. : HH06/SD/141A	Drawn : SB
Date : 16-02-06	Checked :
Scale : 1:20 1:50	Copyright © Haslam Homes Limited

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