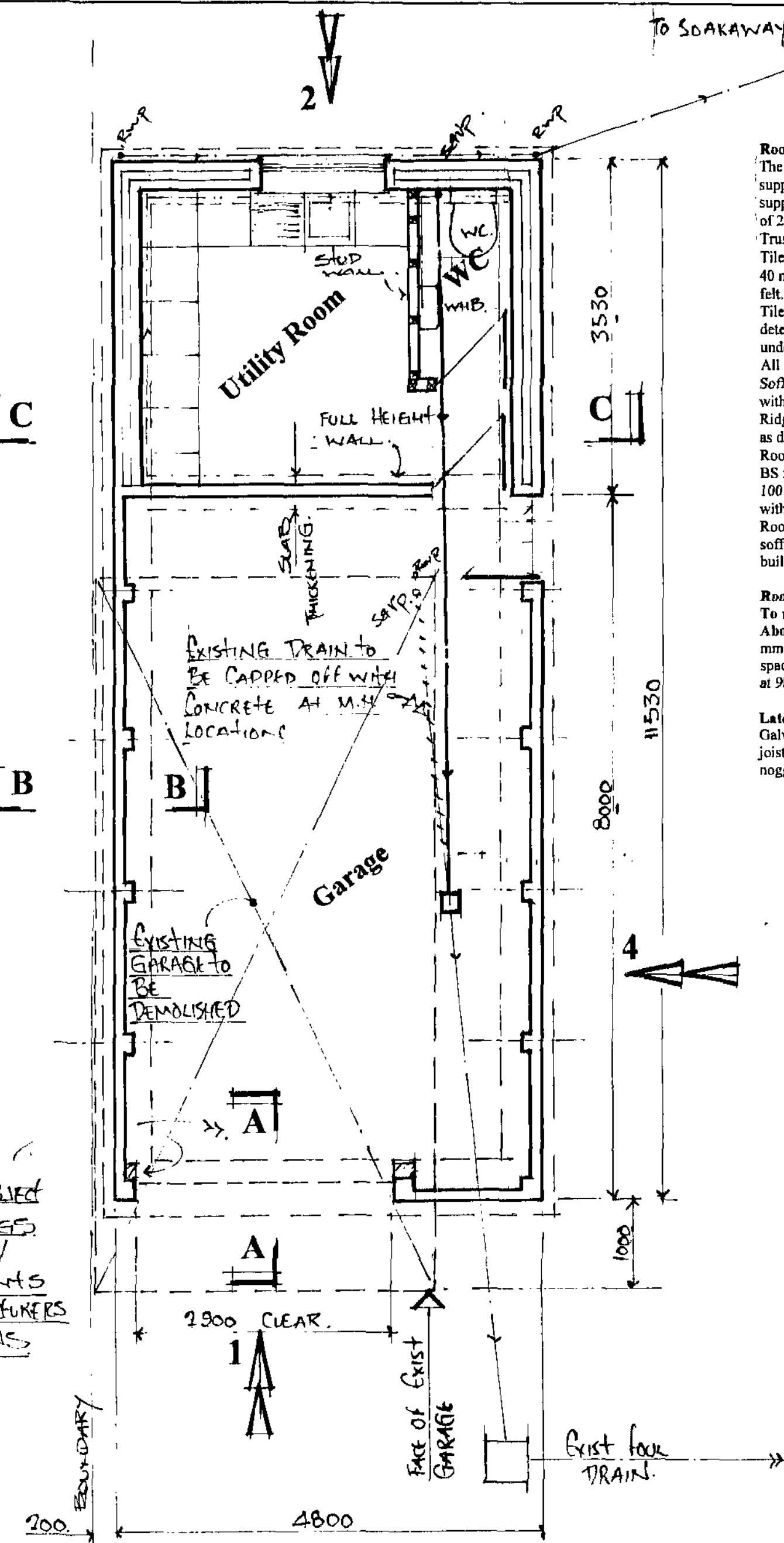




Existing / Proposed Ground Floor Layout

Roof design (Trusses)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork by with galv steel straps @ 1800 c/c
Roof ventilation - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Roof Insulation
To utility / wc areas only
Above ceiling joists / roof voids - A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid nogginns at 450 c/c down cavity.

Lintols
All door / openings / window lintols to be "Catic". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.
Mechanical air extraction
A minimum of 30 l / sec min air extraction to be allowed to all required areas such as utility rooms. WC to be 15 l / sec min. wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork Cavity

For 100 mm air gap filled with 50 gap + 50 kingspan i.f.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix concrete to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vent dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
Brickwork 100 mm to match existing
Provide 215 piers as shown
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Weep holes to be provided where applicable.

Internal walls
100 mm blockwork or timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and nogginns at 900 vert c/c
A minimum of 50 mm insulation to be provided to wc walls, with double skin of plasterboard to inside face of wc.
Ceilings to be finished with 12 mm plasterboard / skim
wc wall to have a min of 10 kg / m2 density mineral wool insulation.

Electrical Installations
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Individual fuse board to be provided
Lighting - 1 in 4 to be low energy.

Means of escape
New window to have a clear opening of 750 mm x 450 mm and 1100 from floor height.

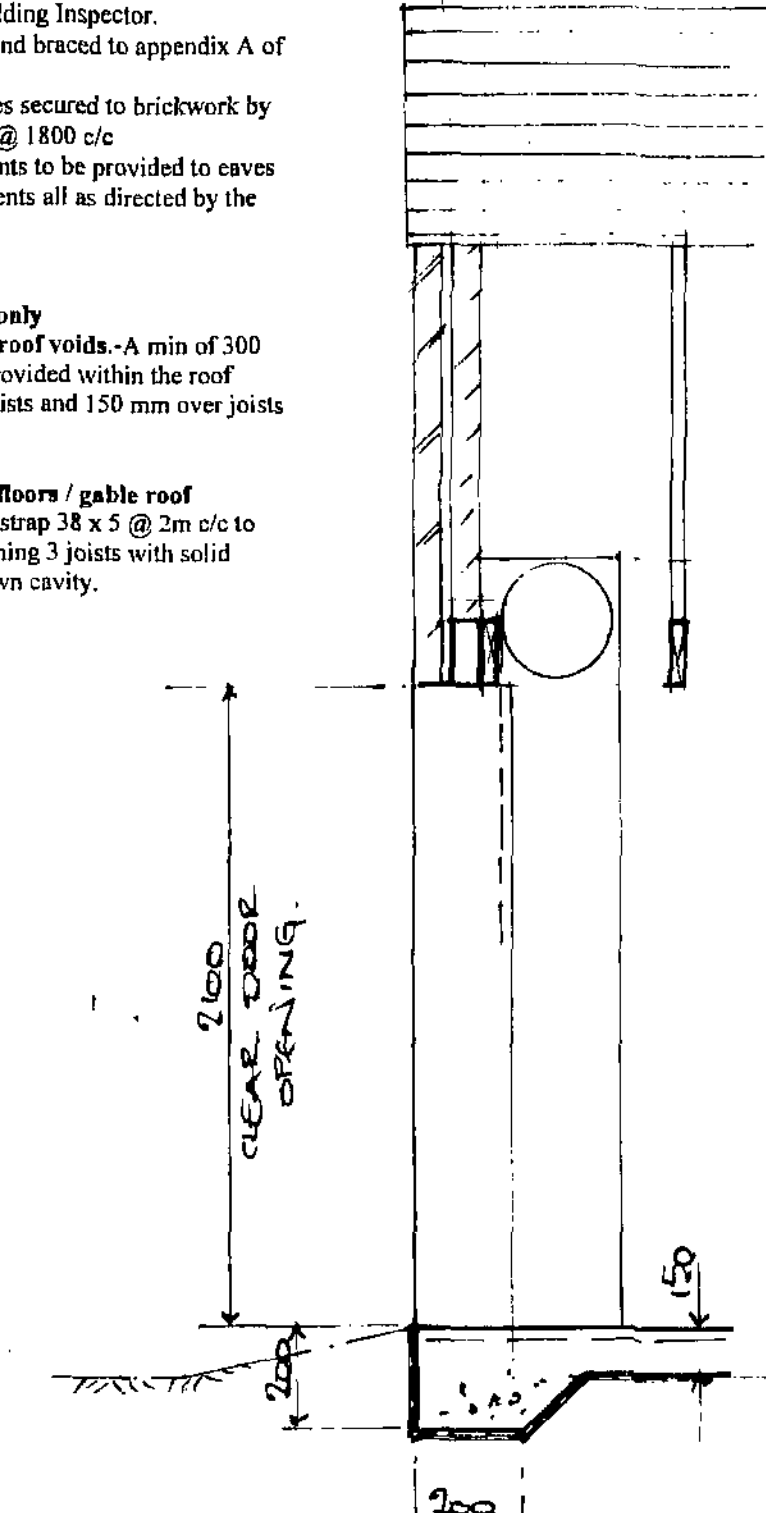
Heating
Electric wall heaters to be provided tp utility / wc areas.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
To 300 wide walls
400 wide increased to 600 at piers
Placed 1000 mm below fgl. Or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
The foundations required are assumed to be strip footings. If raft foundations are deemed required by either Building Control or the BI the owner to instruct the originator at an additional cost to design and detail such.

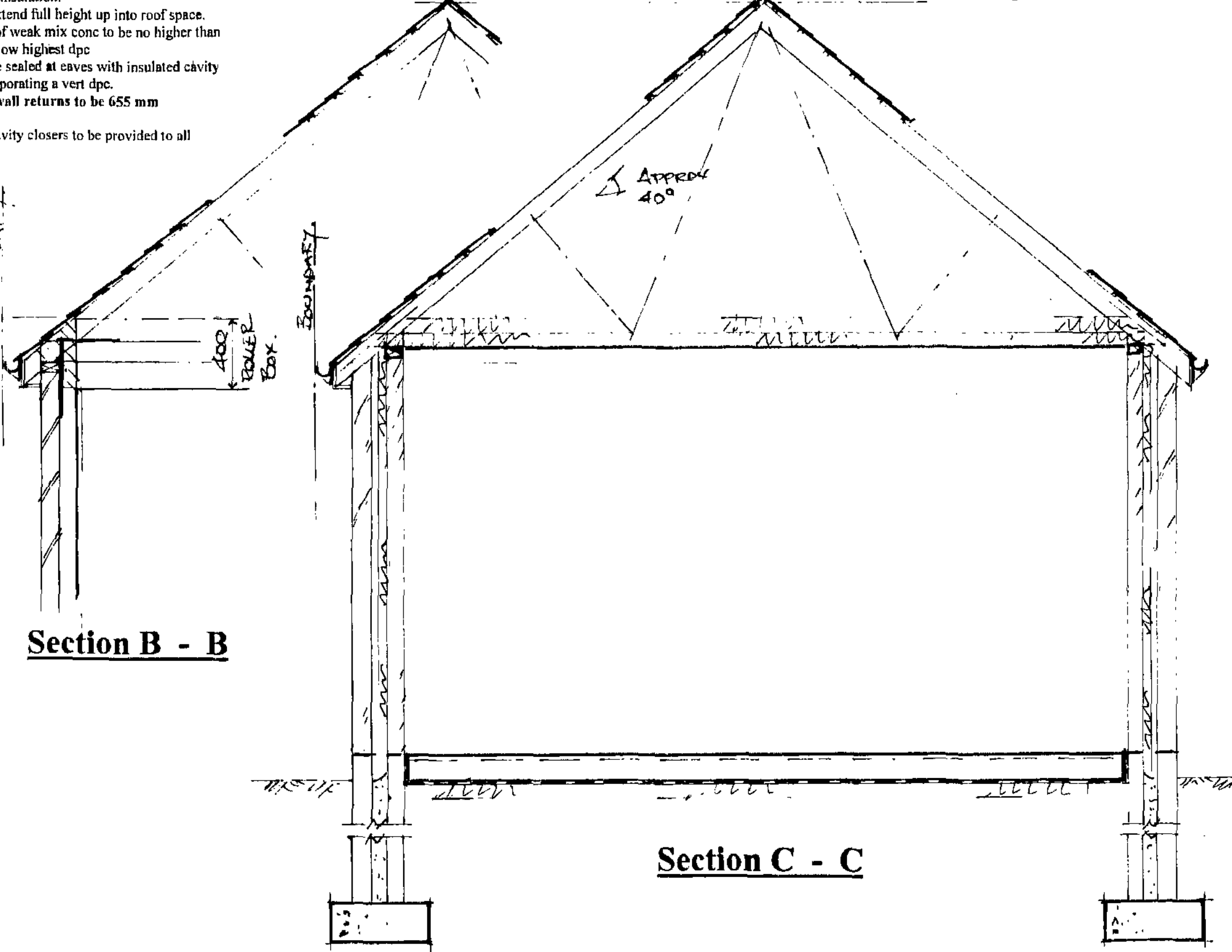
NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works
General
Construction of a detached garage Incl utility

Notes
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result of any additional building works that may be required.
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

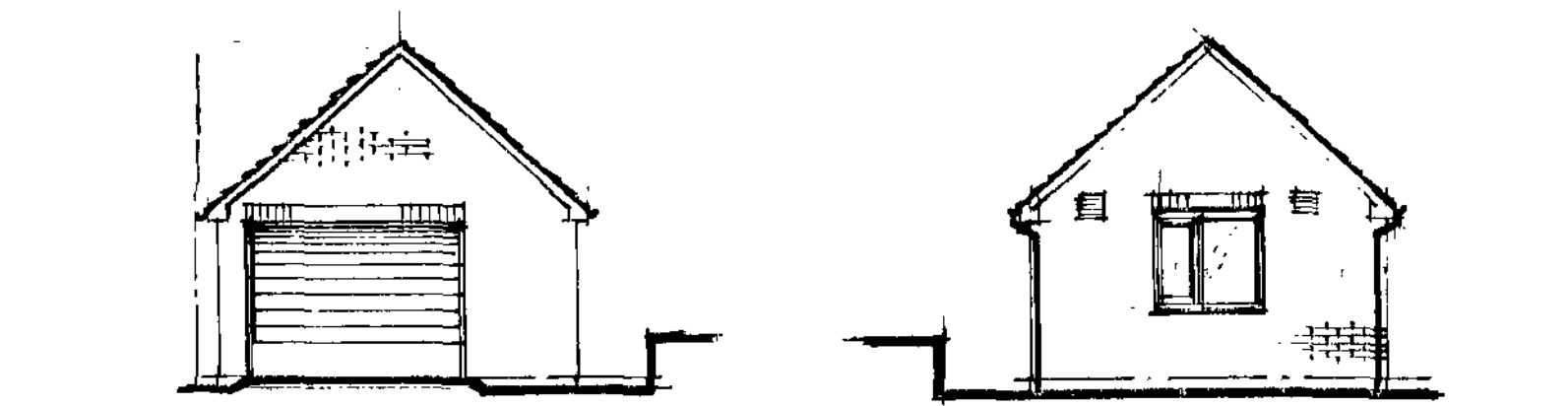


Section A - A



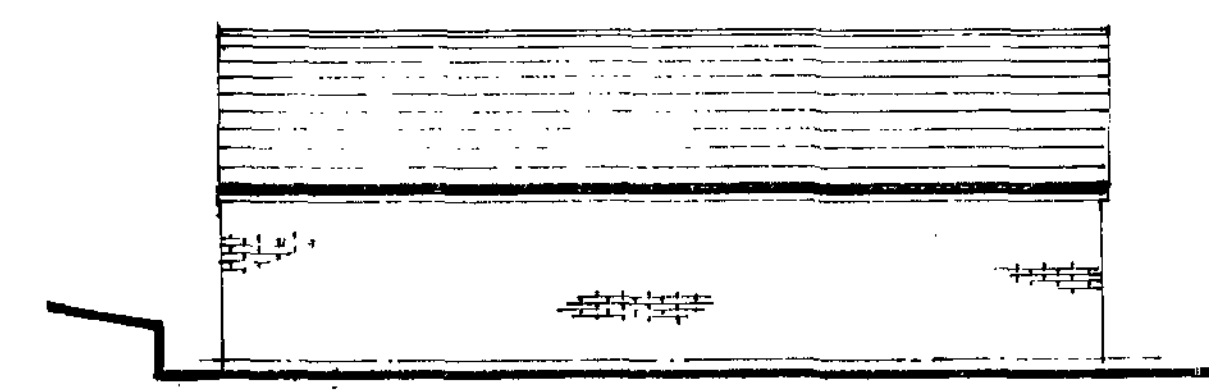
Section B - B

Section C - C

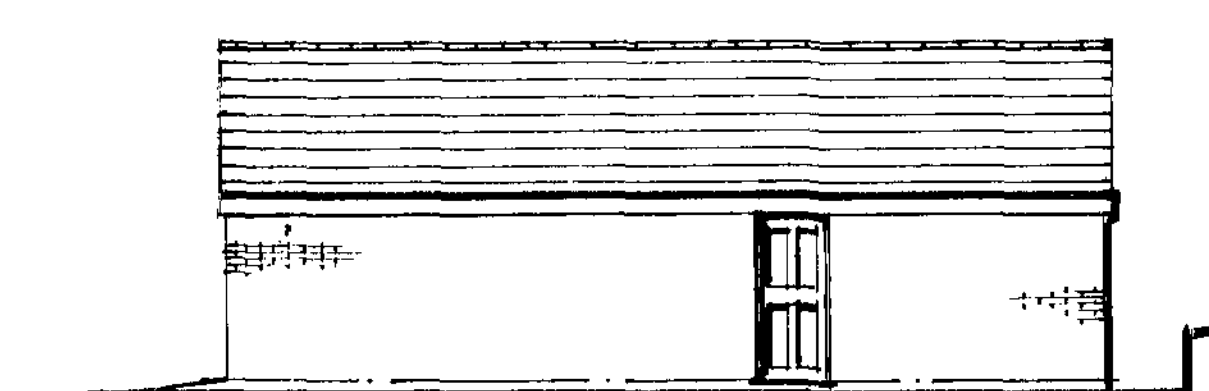


Proposed Elevation On 1

Proposed Elevation On 2



Proposed Elevation On 3

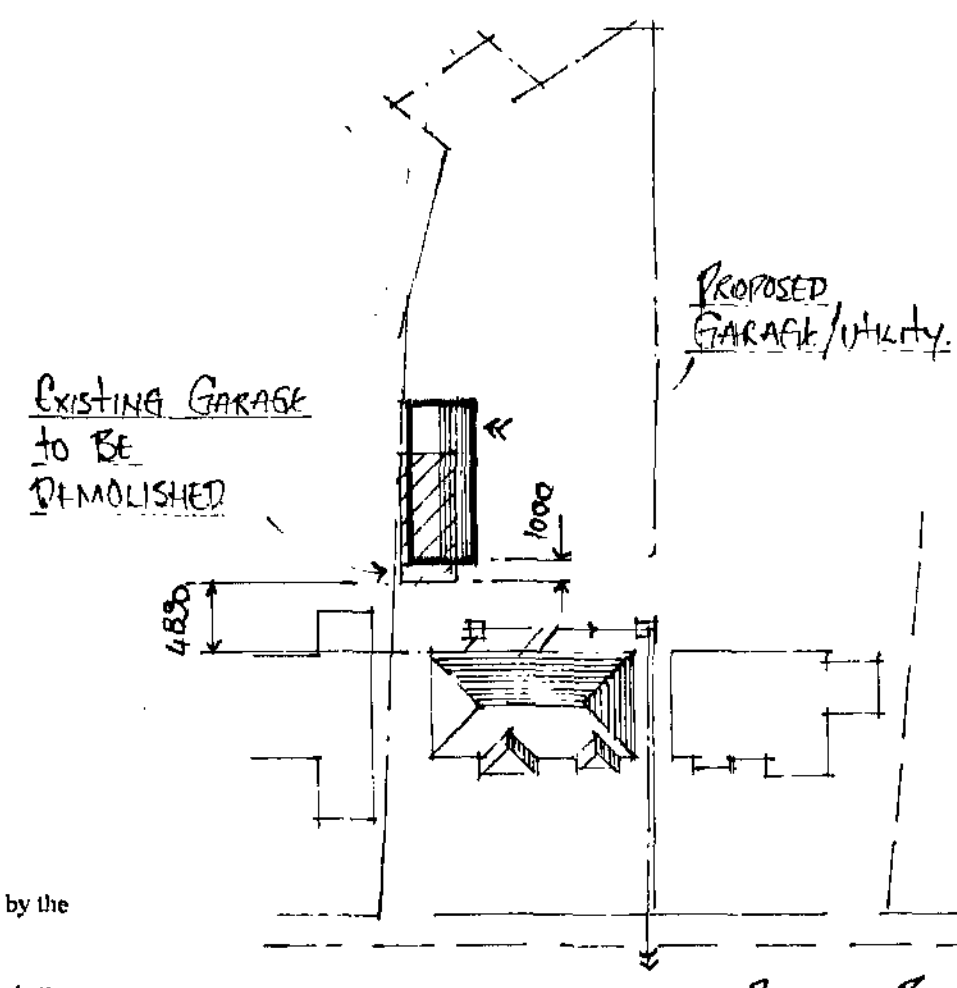


Proposed Elevation On 4

DPC's
To be provided to External walls 150 mm above fgl.
All door and window jamb / heads Under lintols

Water supply
Wholesome water supply to be provided by the local water supply undertaker.
Hot water taps to be installed on the left.
A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion
Hot water to be supplied by wall mounted electric water heater.

Facia / soffit boards
From 25 mm x 100 mm pvc to match existing, provide air vents as described.



Block Plan
Scale 1 : 500

U Values
The builder shall ensure that the following values are achieved.
Roof 0.20w/m2k
Walls 0.27w/m2k
g.f. 0.22 (with P/a 09)
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

Roof Ventilation
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Plumbing and Drainage
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul - 1:80
Surface water - 1:100

All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.
All new drainage and protection details to existing shall be agreed with the Building Inspector.
All internal drainage to connect into new s & v pipe.
Pipe sizes-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run WC - 100 mm. Separate connections and 75 mm deep seal traps to 100 s & v terminating internally with non return valve.
All internal s&v to be insulated with min 50mm rockwool.

Doors / windows
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas - Door and panels 1.5 m from fl. Or windows within 800 mm from fl.
Trickle vents to be provided to all new windows 6000 mm2 min.

E	
D	
C	
B	
A	
Date	Revisions

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S73 8UE

Client
Mr and Mrs M Wainwright

Job Title
Detached Garage with Utility Room

01 JUL 2010

Drawing Title
General Arrangement / Elevations.

Scale
1 : 50 1 : 100 1 : 20

Date
25.6.10

Drawn by
Steve Camps

Dr. No.
MW / 01