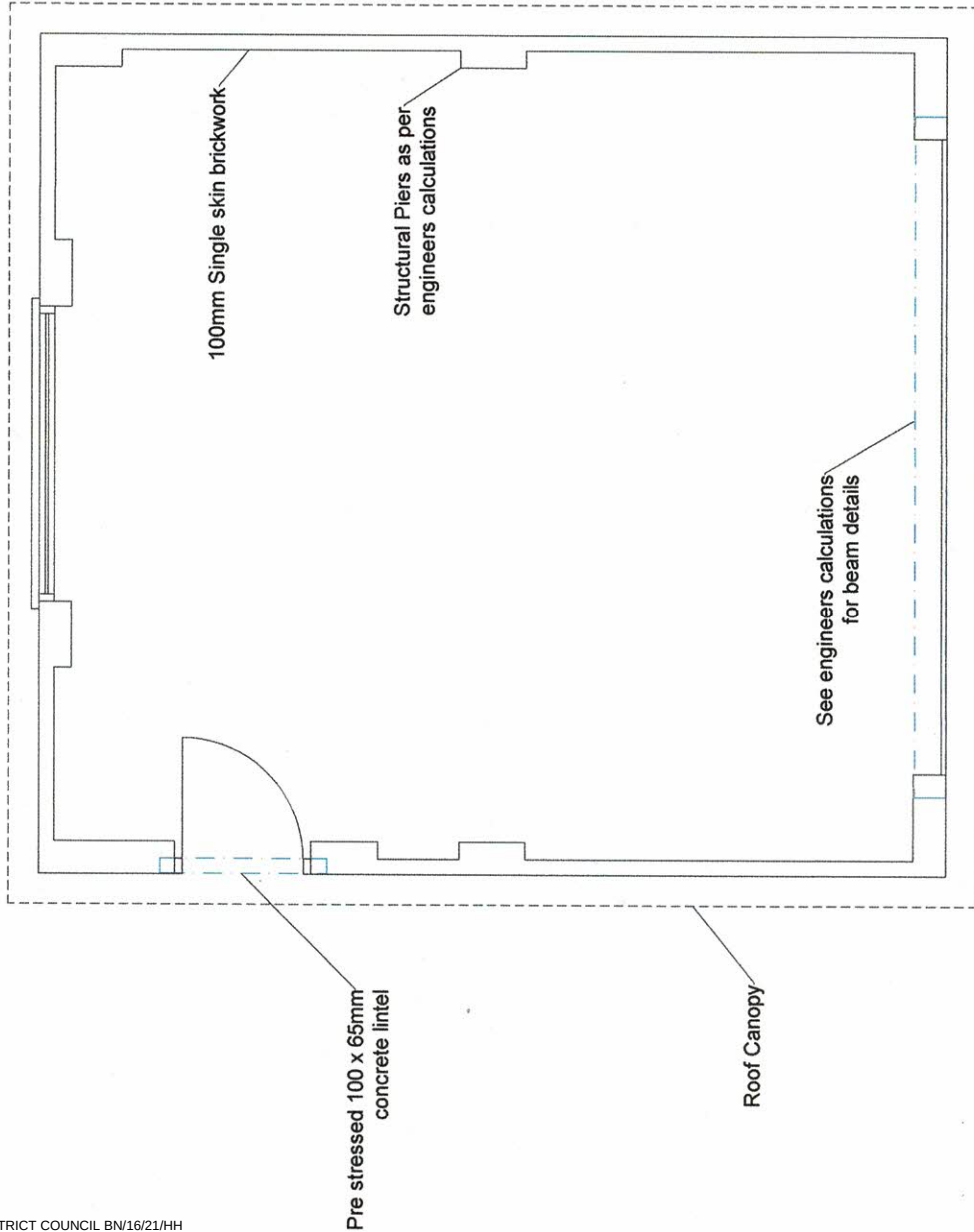
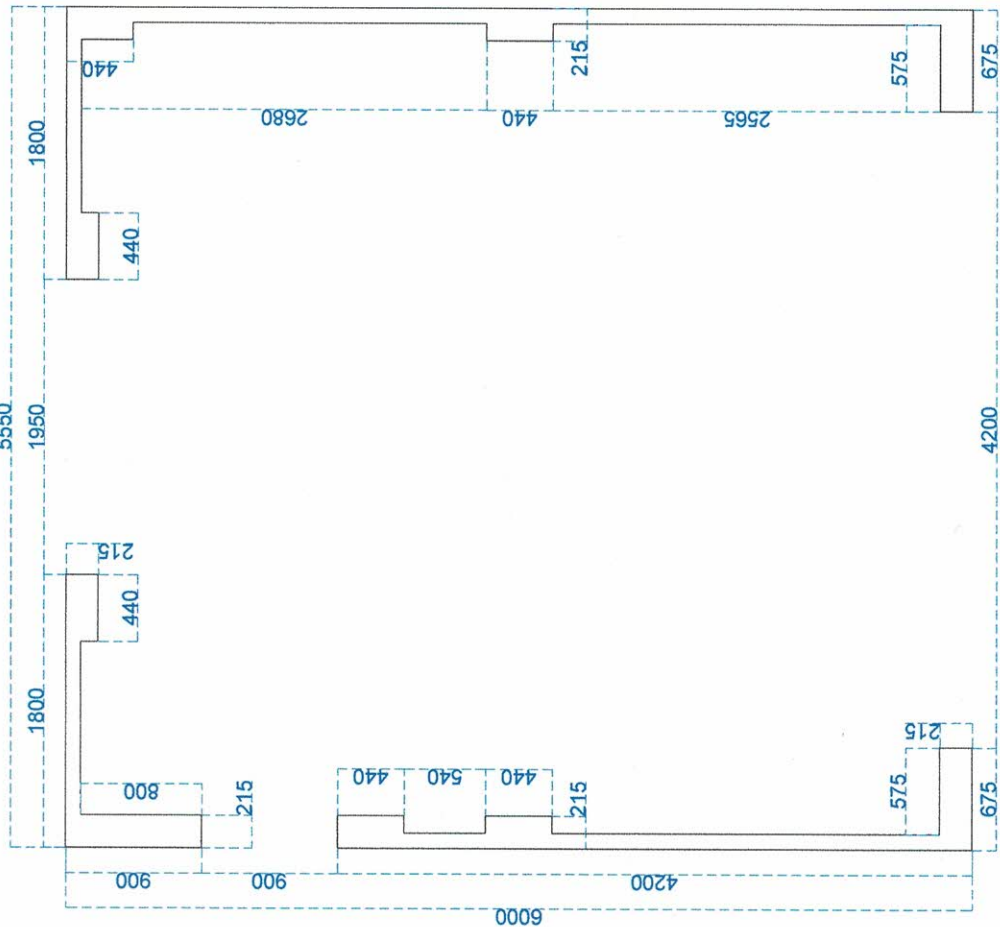




GENERAL LAYOUT



SETTING OUT PLAN

DESCRIPTION OF WORKS:

A single skin brick garage to be constructed in front of the existing house and to be similar in finish. Pre fabricated roof covered with matching plain concrete tiles, soffits & fascias. Double garage door to the west elevation, high level window to the east and single door to the north.

SPECIFICATION :-

FOUNDATIONS: Mass concrete foundations to a min. depth of 1000mm. width 600mm, but to suit soil conditions & any trees as agreed with building control inspector. Concrete mix 1:3:6 to be poured to 450mm below existing d.p.c level. Depth must be 150mm lower than any adjacent drains. Should any drains be within 3 metres of the foundation, local water authority must be informed and a Declaration of works be sent.

WALLS: All load bearing masonry shall be in accordance with BS 5628 and non load bearing masonry to BS 8200. Below G.L construction of dense conc. blwk. Above G.L. single skin of facing bricks to match that of the existing. Strengthening piers to be built as indicated on drawings and as per structural calculations provided. Bed 100mm horizontal d.p.c. min. 150mm above G.L. using polythene d.p.c. to BS 6515. Bed 100x50mm wall plate tied to brickwork with 32x6mm galvanised ms straps @1800mm c/c.

FLOORS: 150mm concrete slab incorporating A142 reinforcing mesh, on top of 1200 gauge d.p.m. on 30mm blinding sand on top of 150mm well compacted hardcore. Garage floor to finish min. 50mm above ground level.

ROOF STRUCTURE: Pre fabricated timber roof by 'Tailor-Made Designs Ltd' to be fitted to manufacturers specification (see attached drawings & calculations) to a min. pitch of 35 degrees. All bracing details and fixing points must be adhered to, as set out by manufacturer.

PITCHED ROOF: Plain concrete tiles to match that of the existing house to be secured to 25 x 38mm treated timber battens using galvanised steel 3.5 x 65mm long nails to BS 1202 ensuring butt joints are centred on supports and do not occur more than once in any four battens on any one support. Breathable felt to be Klobber 'Permo Forte' or similar. Eave trays to be fitted as required. Install 'Dry fit' ridge system to BS 5534.

STORMWATER DRAINAGE: Provide 100mm half round u.p.v.c. gutters to 65mm downpipes to 100mm dia. osma underground pipe laid to 1:40 falls and surrounded by 10mm peashingle & connected to existing stormwater drain. Should connection to existing drains not be achievable then to a cellular crate geo fabric wrapped soakaway min.: 1 cubic metre per 20 Sq.m of roof area below invert level and min. 5 metres from any building.

GLAZING: Provide Argon filled in u.p.v.c. windows and door frames. Any external doors or any areas that are below 800mm from finished floor level must be fitted with toughened glass. All glazing to be to BS 6206 and to a min. U value of 1.60. Ensure that there is no thermal bridging or air leakage around frames.

STEEL WORK: Steel to be weldable structural steel in accordance with BS 4360. All steel beams must be provided with 30mins fire protection with British Gypsum 'Gyproc Fireline' complying with EN 520-Type F 12.5mm plasterboard and set. Padstones on all seating as indicated on structural calculations. Min bearing 150mm. See engineers calculations for beam details.

ELECTRICAL & LIGHTING: All electrical work to be installed, tested and inspected by NEC registered electrician, providing an electrical installation completion certificate to BS 7671 and building regulations Part P. Efficiency min. 45 Lumens/circuit watt.

GARAGE DOOR: New garage door to be fitted to manufacturers specification.

This drawing is for the purpose of planning and building control. Do not scale from this drawing for construction. The builder is responsible for checking on site all dimensions and relevant information prior to the commencement of work

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NEW GARAGE PROPOSED FLOORPLAN
Date: FEB 2021 Scale 1:50 Dw no. PR.FP. 01