

Carryduff Designs



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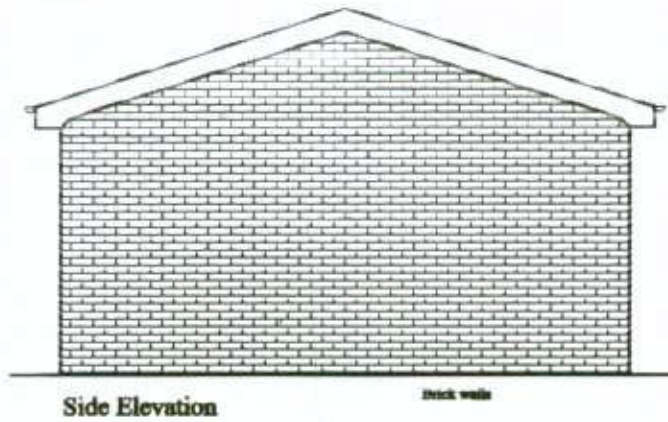
ARUN DISTRICT COUNCIL			
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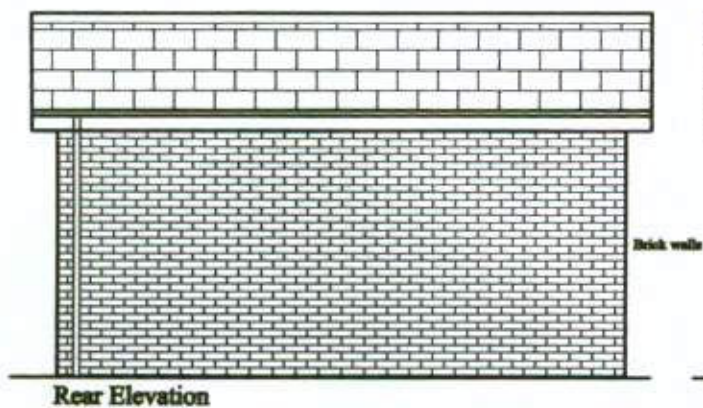
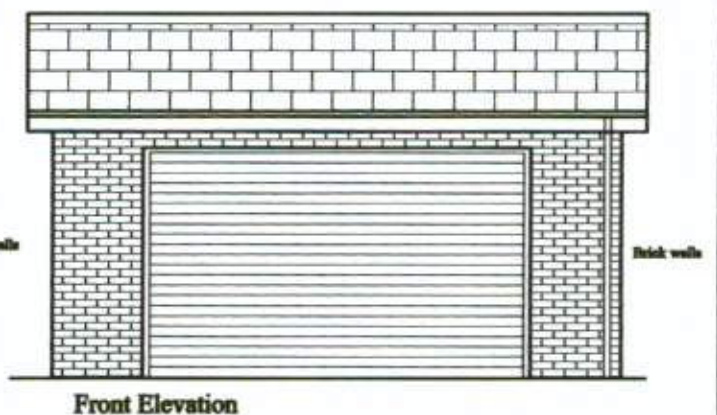
Standard Garage 5m x 5m
(5.6m x 5.6m Externally)
Plan Set No 5050A17BSBT
Serial Number: 110530400203A

250mm 1M
For correct printing this scale should measure 10cm when printed

CARRYDUFF DESIGNS / ISSUES 1		Work Sheet
Scale: 1:50		PO21 477
		Serial No: 110530400203A
		Sheet No: 1 of 3



Tiled roof



Carryduff Designs

1 Thornfield Road North, Billesborough Road, Carryduff, Belfast BT9 8JY.
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Standard Garage 5m x 5m
(5.6m x 5.6m Externally)
Plan Set No 5050A17BSBT

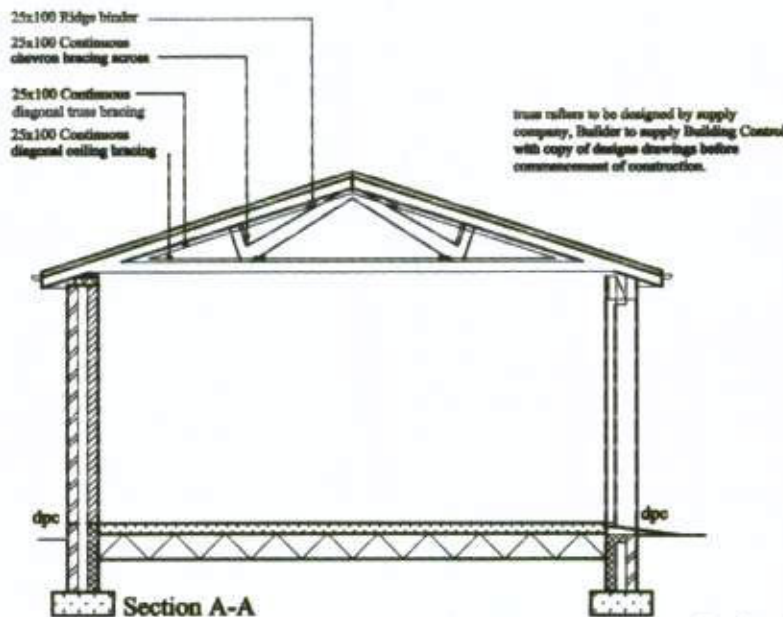
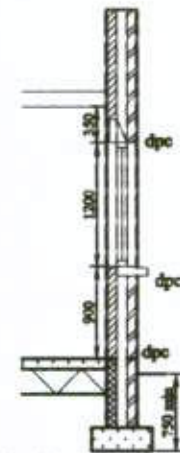
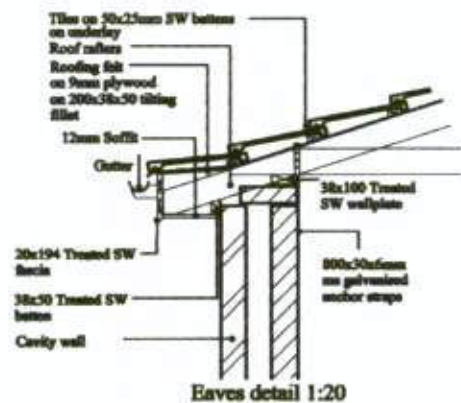
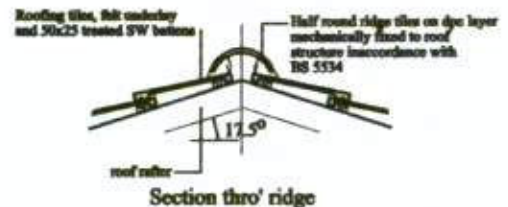
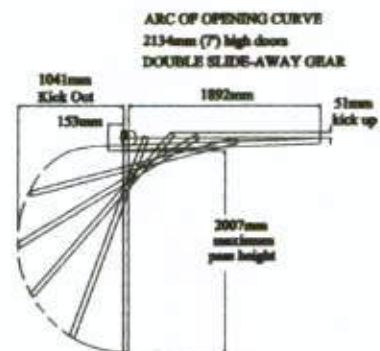
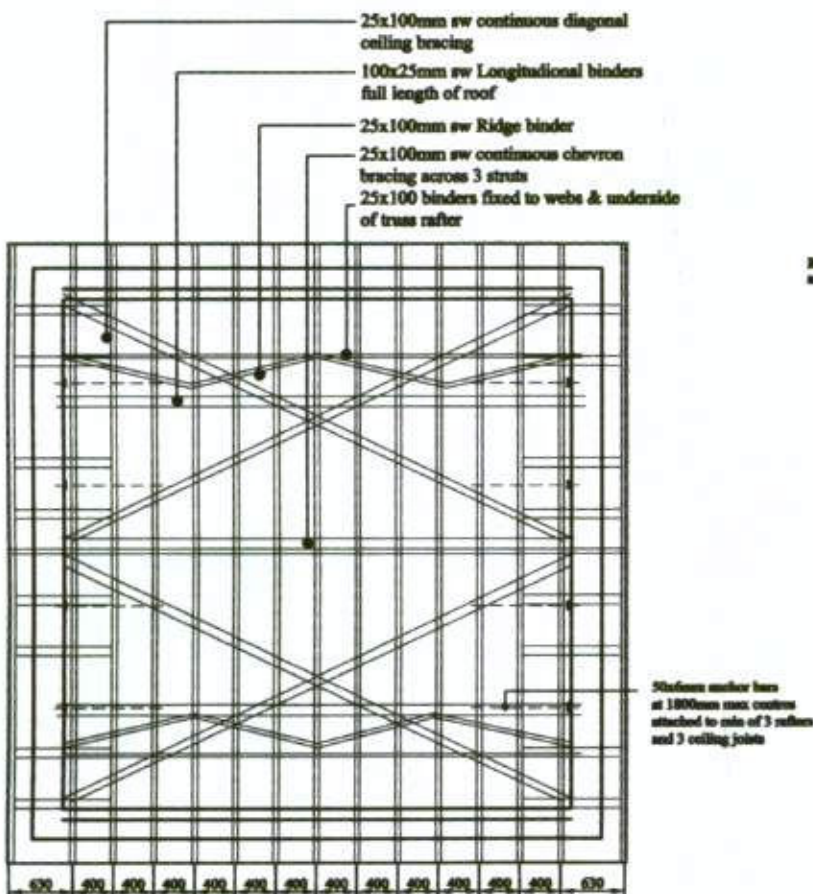
Scale: 1:50

Customer Delivery

51 Harbour Road
Fagham
West Sussex
PO21 4TF

Serial No: 110530400203A

Sheet No: 2 of 3



Note:
Any differences between truss manufacturers drawings and this roof plan Truss manufacturers drawings to be followed.

Carryduff Designs	
1 Thornhill Road South, Lilliborough Road, Carryduff, Belfast BT18 8UY. Tel: 028 9081 4306 Mobile: 077 2007 5407 E-mail: info@carryduffdesigns.co.uk	
Standard Garage 5m x 5m (5.6m x 5.6m Externally) Plan Set No 5050A17BSBT	On-slab Delivery 51 Harbour Road Paghara West Sussex PO21 4TP
Scale: 1:50	Serial No: 110530400203A
Sheet No: 3 of 3	

Option	Description
Roof Finish Option A	413mm x 130mm interlocking concrete roofing tiles to BS EN 491, colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. 75mm Minimum headlap. 50x25mm treated s/w battens. Ridges: Form ridge with 240mm diameter x 457mm long concrete half-round ridge capping tiles to BS EN 490 and 491. Bed edges of tiles and joint and point in coloured cement mortar (1:4) incorporating bonding agent. Fill exposed ends of ridges at gables with coloured cement mortar (1:4) incorporating bonding agent, finished flush. Hip: As Ridges with neat and accurate mitred tiles at junctions with ridges.
Option B	265mm x 165mm. Plain clay or concrete roofing tiles to BS EN 491, colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Lay each course to a half lap bond with tails aligned and joints slightly open. 38x25mm treated s/w battens. Ridges: Form ridge with 240mm diameter x 457mm long concrete half-round ridge capping tiles to BS EN 490 and 491. Bed edges of tiles and joint and point in coloured cement mortar (1:4) incorporating bonding agent. Fill exposed ends of ridges at gables with coloured cement mortar (1:4) incorporating bonding agent, finished flush. Hip: As Ridges with neat and accurate mitred tiles at junctions with ridges.
Option C	600mm x 300mm Asbestos-free mineral fibre cement slates to BS EN 492, type NT colour and pattern to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Lay each course to a half lap bond with tails aligned and joints slightly open. Minimum end lap: 100mm. 38x25mm treated s/w battens. Ridges and Hip: Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. -OR- Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.
Option D	610mm x 355mm Natural Slates to BS 640 Part 2 Type: As per drawing. Grade: Best mixed. To match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Minimum end lap 110mm. Minimum side lap 150mm. 38x25mm treated s/w battens. Ridges and Hip: Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. -OR- Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. -OR- Form ridge and hips with No 6 lead roll flashing as per detail.
Option E	360mm x 340mm Lightweight interlocking single lap slate Brillock by Sandtoft. Colour to match existing dwelling laid in accordance with manufacturers instructions and fixed in accordance with BS5534. Minimum headlap 75mm. 50x25mm treated s/w battens. Ridges and Hip: Form ridge and hips with plain angle fibre cement ridge slates to suit main slating fixed to timber battens with screws. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip. -OR- Form ridge and hips with plain angle concrete ridge tiles to suit main slating. Bed and point with coloured cement mortar (1:4) incorporating bonding agent. Accurately cut slates at hip.
Roof Structure	Roofing Felt: Reinforced roofing felt to BS5747:1977, Class 1, Type 1F min 150mm lap on treated s/w rafters at 400mm c/s size as shown on drawing. Roof laid to pitch as shown on drawing. Rafters: All rafters batten/nailed over 100x38mm wallplates. Wallplates to be secured to walls with 80x30x6mm anchor straps at 1200mm max c/s. Ventilation: Provide above fascia ventilation equal to a continuous 10mm gap along the length of the fascia. Install roof ventilator between rafters to be installed in accordance with Glendale instructions.
Flat roof	Flat roof construction: 12.5mm exterior quality ply wood sheets on flat roof rafters at 400mm c/s (size as shown on drawings). Roof covering: RubberBond EPDM Premium FR 1.52MM (.060) fully adhered with RubberBond Deck Adhesive and fitted with flex plate strip around the perimeter. Laid to falls as shown on drawings.
Ceiling Joists	Ceilings joists (size as shown on drawings) at 400mm c/s.
Ceiling Insulation	Provide 100mm glassfibre insulation to between ceiling joists and 150mm over ceiling joists.
Roof Insulation	Provide 100mm thick Kooltherm K7 Board insulation board k=0.022 w/mk between and along the slope of rafters. Provide 50mm airspace between insulation and felt. Provide 500gauge polythene vapour barrier between insulation and ceiling.
Gutters	100mm half round uPVC gutters Colour to match main building fixed at 900mm c/s with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm dia PVC-u downpipes at positions as shown on plan to BS4576:Part 1 plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 1A	100mm rectangular uPVC gutters Colour to match main building fixed at 900mm c/s with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm square uPVC downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 1B	100mm square uPVC gutters Colour to match main building fixed at 900mm c/s with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm square uPVC downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 1C	100mm Square uPVC gutters Colour to match main building fixed at 900mm c/s with brass screws Pipes, fittings and accessories: PVCu to BS 4576:Part 1, 1989. 63mm square uPVC downpipes at positions as shown on plan to BS4576:Part 1 plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 2A	100mm half round Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm c/s with brass screws. Pipes, fittings and accessories To BS 2997: 1980. 63mm dia Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 2B	100mm rectangular Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm c/s with brass screws. Pipes, fittings and accessories To BS 2997: 75mm square Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 2C	100mm Square Aluminium gutters with eared sockets, light grade, Colour to match main building fixed at 900mm c/s with brass screws. Pipes, fittings and accessories To BS 2997: 75mm square Aluminium downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 3A	100mm half round Cast Iron gutters with eared sockets, Colour to match main building fixed at 900mm c/s fascia with galvanneal mild steel brackets and shrouded screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 3B	100mm rectangular Cast Iron gutters with eared sockets, light grade, Colour to match main building fixed at 900mm c/s fascia with galvanneal mild steel brackets and shrouded screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Option 3C	100mm Square Cast Iron gutters with eared sockets, light grade, Colour to match main building fixed at 900mm c/s fascia with galvanneal mild steel brackets and shrouded screws. Pipes, fittings and accessories to BS 460 63mm dia Cast Iron downpipes at positions as shown on plan plugged and screwed to brickwork at 1800mm c/s with brass screws.
Eaves and Fascia Option A Option B Option C Option D	Flush Fascia As per detail 100mm Soffit As per detail 100mm slopping Soffit As per detail 250mm Soffit As per detail
Valley's	Valley Construction: Code No 4 lead to BS1178 laid to 900mm lengths with welded joints and given free movement between lead and 1 No layer of roofing felt on 225x25mm valley boards.
Dormers	Construct dormers as per detail on double rafters using 150x38mm framing at 600mm c/s. Provide 150x25mm tlg m/cageguy bonding on eavesable roofing felt min 150mm lap on framing. Provide 67mm thick 'Colotex Double-R' insulation board k=0.02 w/mk between framing. Provide 500gauge polythene vapour barrier between insulation and plaster. Provide 200mm glassfibre between and over ceiling joists. Provide 12mm plasterboard and skim internal finish. Pitch roof over constructed as per main roof. Roof pitch to be as shown on drawings. Soffits and fascias to match main building. Gutters and downpipes to match.
Velux Windows	780 x 980mm Velux window(s) GGL-M04-3000 in positions as shown on drawing fitted in accordance with manufacturers instructions. Incorporating Slate flashings EDL-M04-000 or tile flashings EDZ-M04-2002. Provide internal lining LSH-M04-2002.
Cavity Walls	300mm Cavity Walls: 100mm outer leaf, 100mm cavity and 100mm inner leaf.
Option 1A	Brickwork in outer leaf of external cavity walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/sand 1:1:6. Bond: As per drawing. Joints: Weatherstruck pointing as work proceeds.
Option 1B	Smooth Render Blockwork: Blocks in outer leaf of external cavity walls, dense, to BS 6073 Part 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement/sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement/sand (1:3). Thickness (excluding doubling out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement/lime/sand (1:1:4). Thickness: 10mm. Finish: Smooth.
Option 1C	Drydash Render Blockwork: Blocks in outer leaf of external cavity walls, dense, to BS 6073 Part 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1:6 cement/sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement/sand (1:3). Thickness (excluding doubling out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement/lime/sand (1:1:4). Thickness: 10mm. Finish: White limestone chippings. -with- Blocks in inner leaf of cavity wall, insulation block compressive strength: 7 N/mm sq. Work size 440mm x 215mm. Mortar: 1:1:6 cement/sand. 'K' Value: 0.55 w/m. sq. deg. c. Bond: Stretcher. Finish as per drawing Wall ties to be as recommended by insulation manufacturer to BS1243, 1978. Galvanneal/stainless steel wire. Max: Centre of 750mm horizontally and 450mm vertically. Wall ties to be spaced not more than 300mm c/s apart vertically within 225mm of openings and unbonded joints. All cavities closed below wallplate level with insulation blockwork to prevent cold bridging. Cavities closed at gables with 12.5mm plasterboard or equal. Concrete cavity fill to ground level and minimum 150mm below DPC.
Cavity wall Insulation Option A	95mm Platinum EcoBond insulation Thermal conductivity 0.033 W/mK. Full cavity fill (Springvale Products)
Option B	60mm Kingspan Kooltherm K8 Cavity Board, leaving a clear cavity of 40mm.

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Garage Standard Specification
Page 1 of 2

225mm Walls	Brickwork in outer leaf of 225mm walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/sand 1:1.6. Bond: Stretcher. Joints: Weatherstruck pointing as work proceeds.			
Option 2A	Blocks in inner leaf of external 225mm walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: Smooth.			
Option 2B	225mm Smooth Render Blockwork: Blocks in 225mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: White limestone chippings.			
Option 2C	225mm Drydash Render Blockwork: Blocks in 225mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: White limestone chippings.			
100mm Walls	100mm Brick walls: Brick walls 215x65x100mm facing brick to match existing dwelling to BS3921 Mortar: Cement/sand 1:1.6. Bond: Stretcher. Joints: Weatherstruck pointing as work proceeds. 225x125mm Brickwork piers at 3000mm max c/s.			
Option 2A	100mm Smooth Render Blockwork: Blocks in 100mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: Smooth.			
Option 2B	100mm Drydash Render Blockwork: Blocks in 100mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: White limestone chippings.			
Option 2C	100mm Drydash Render Blockwork: Blocks in 100mm thick block walls, dense, to BS 6073 Parts 1, natural gravel or crushed stone to BS 882. Average compressive strength: 7 N/mm sq. with no block from any 10 Nr. tested having a strength less than 5.6 N/mm sq and density not less than 1990 kg/m cu. Work size 440x215x100mm. Mortar: 1:1.6 cement:lime:sand. Bond: Stretcher. Render Finish Undercoat: Cement: BS 12. Sand: BS 1199 Table 1. Admixture: Waterproofing agent. Mix proportions: Cement:sand (1:3). Thickness (excluding dabbings out): 10mm. Final Coat: White cement: BS 12. Hydrated lime: BS 890, Part 2. Sand: BS 1199, Table 1. Mix proportions: Cement:lime:sand (1:1.4). Thickness: 10mm. Finish: White limestone chippings.			
DPC's & DPM's	DPC's to BS 6515: 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level. DPC in single skin external walls to be located 150mm min above finished ground level and bonded to DPM in floor. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge.			
Cement Plaster	Cement: BS12. Sand: BS 1199, Table 1. Mix proportions: Cement:sand (1:4). Thickness: 13mm. Finish: Finish with wood or other suitably faced float to give an even, smooth, open texture. Do not apply water while working up. Do not draw excessive lintage to surface (either by overworking or by use of steel trowel).			
Plaster	Plaster: First undercoat: premium lightweight bonding plaster: BS 1191, Part 2. Thickness: 13mm. Finish coat: Premium lightweight finish plaster: BS 1191, Part 2. Thickness: 2mm. Finish: Trowel or float to produce a tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks. Do not use water brush and avoid excessive trowelling and over polishing.			
Ground Floor	To consist of 100mm concrete on 1200 gauge polythene dpm overlaid with dpc on 25mm bedding on 250mm well compacted hardcore base. Provide self levelling screed over concrete garage floor.			
Case Cills	Cills to be concrete single course on dpc.			
Option A	Cills to be concrete double course on dpc.			
Option B				
First Floor	137x19mm Tongued and grooved subfloor to BS 1297. Moisture content not exceeding 19% on joists at 400mm c/s size as shown on drawing. All joists supported on masonry joint hangers built into walls or wallplates. Provide solid bridging between joists at positions shown on plan.			
Ground Floor Ceilings	Ceiling Joists left exposed			
Option A	One layer of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm.			
Option B	To provide half hour fire resistance to consist of 2 layers of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm.			
Option C				
First Floor Ceilings	Ceiling Joists left exposed			
Option A	One layer of 12.5mm plasterlath with all joints taped and staggered and Bonding plaster: BS 1191, Part 2. Thickness: 8mm and finish plaster: BS 1191, Part 2. Thickness: 2mm.			
Option B				
Option C				
Windows	To be uPVC white 20mm hermetically sealed double glazed units fully reinforced with Aluminium sections and fitted in accordance with manufacturer's instructions. Designs as per drawing.			
Option A	To be hardwood 20mm hermetically sealed double glazed units. Design as per drawing.			
Option B	To be Selected softwood 20mm hermetically sealed double glazed units. Design as per drawing.			
Option C				
Glazing	Glazing to windows to be fitted with 4mm toughened safety glass to both panes of double glazed units within 800mm of floor level. Provide 100mm opening restricters to all windows above ground floor level. All Glazing to doors and sidelights within 1500mm of finished floor level to be toughened safety glass to both panes of glazed units.			
Internal Walls	Stud Walls: To consist of 100x50mm s/w vertical studs at 400mm c/s with 9.5mm plasterboard and skin finish			
Staircase	Staircase: 900mm wide overall. Risers & Goings as drawing, all risers and goings equal, max rise of stair 42 degrees. 260x25mm s/w treads let into 275x38mm string. Provide 32x32mm h/w balusters at 100mm c/s to 320x38mm string capping and 50x75mm h/w handrail to 100x100mm h/w newell posts. Handrail 900mm above pitch line. Balustrade to landing to have 32x32mm h/w balusters at 100mm c/s to 50x75mm handrail at 900mm above landing level finished into half newell at wall.			
Generally:	All structural timbers to be stress graded C16 (SC3) unless otherwise stated. Kilo dried and pressure impregnated with preservative.			
Mechanical Ventilation	Toilet to be provided with 'Vent Axia' mechanical ventilation unit discharging to the external air and capable of discharging at a rate of not less than 6 litres/sec connected to lightswitch and provided with 15 minute overrun facility.			
Concrete Lintels	Max. Span (mm)	Depth (mm)	No. of Bars	Diam. of Bars
	1200	150	2	Y12
	1500	150	2	Y12
	2000	225	2	Y12
	2400	250	2	Y16
	3000	300	2	Y20
	For spans 1500mm and over, lintels to have Y10 bars at top with 6mm stirrups at 150mm centres			
Metal Lintels	Cavity Walls	Max. Span	Steel Thickness	Height
	Reference	Span	Thickness	
	CG90/100	1200	1.6	140
		1500	2.0	140
		1800	2.5	140
		2100	2.5	160
		2400	2.5	180
		3000	2.5	220
	CU90/100	3900	3.1	220
	CU90/100	4800	4.0	225
	CLX290 for alternative use over garage door instead of using UB as specified			
Foundations	Concrete strip foundations 1:3:6 mix, 150N/mm ² at 28 days, to bear on suitable firm undisturbed ground to satisfaction of the Local Building Control Officer, minimum depth 750mm. (See Section).			
Option A	Concrete strip size 600mm wide x 225mm deep			
Option B	Concrete strip size 450mm wide x 225mm deep			
Option C	Concrete strip size 750mm wide x 225mm deep			
Drainage	Gully traps to be horizontal or vertical B.I.G.T.Ys in PVC with robust traps to receive 150x150mm galvanised iron gratings. Gullies to be haunched and bedded in concrete with 75x75mm precast concrete gully surrounds on 3 no sides and in-filled with concrete and weathered down to grating. Drains open weirs 100mm dia drain pipes with precast 'O' ring connectors all tees and junctions to be upvc compatible with weirs systems. All pipes to be laid evenly to falls shown and bedded and surrounded in maximum 150mm pea gravel. Where pipes pass through walls provide R.C. lintels over. Void around pipe to be filled with compressible material such as rock-wool. Openings closed with slate externally either side of pipe. Long radius channel drains to be used at sunholes. Wastew: All wastes to have 75mm dia deep seal traps. All wastes above floor level to be 38mm dia pvc. Both soil and storm drains to connect to local authority feed and storm water drains			
Garage Door	Trackled up and over garage door size and type as per drawing. Optional: Fitted with remote control opening system			
Side Door	PVC external door style as per drawing fitted with 5 lever lock and 1½ pairs of hinges. All ironmongery to be brass.			
Health and Safety Matters	It is intended that this work shall comply with the requirements of the 'Construction (Design and Management)' Regulations 2007. The contractor is therefore required to notify the Health and Safety Division, and provide all necessary documentation as requested. The Contractor is advised to visit the site prior to tendering to satisfy himself in respect of the following: Existing features; Risk to Injury; Damage to Property; Nature and Extent of the Works and Generally to obtain all information affecting the execution of the works. The Contractor should allow for any other works (and costs) whatsoever, which would be required to complete the works if full accordance with the contract drawings and documentation.			

Carryduff Designs



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Garage Standard Specification
Page 2 of 2