

Building Regulation Notes

Foundations

750mm x 400mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions.

External Walls

Garage walls to be faced brickwork to match existing with 225 x 225mm piers at corners and at maximum 3m centres.

Ground Floor

Garage floor to be 100mm over site concrete on 100mm clean, well compacted broken hardcore.

Pitched Roof

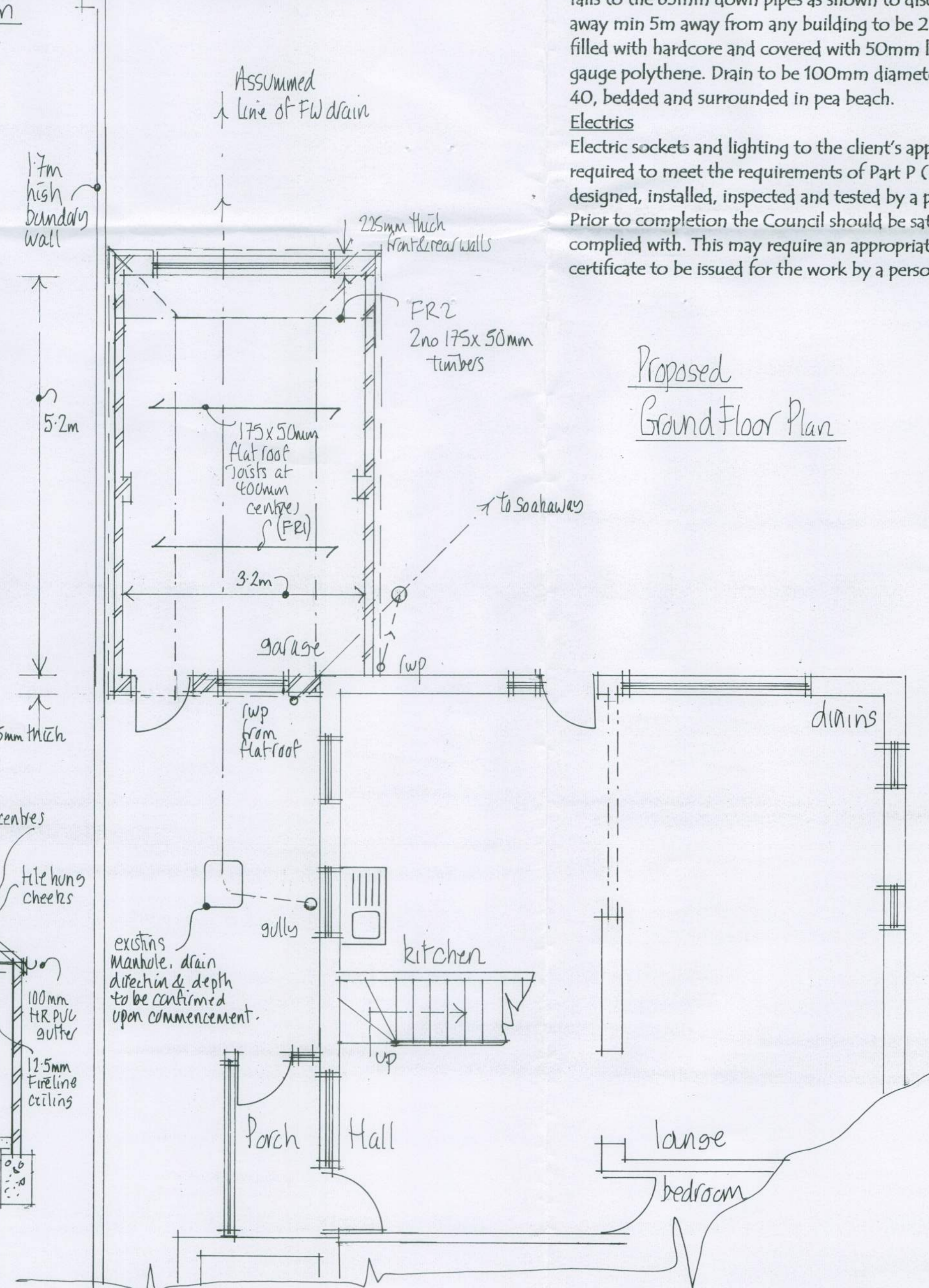
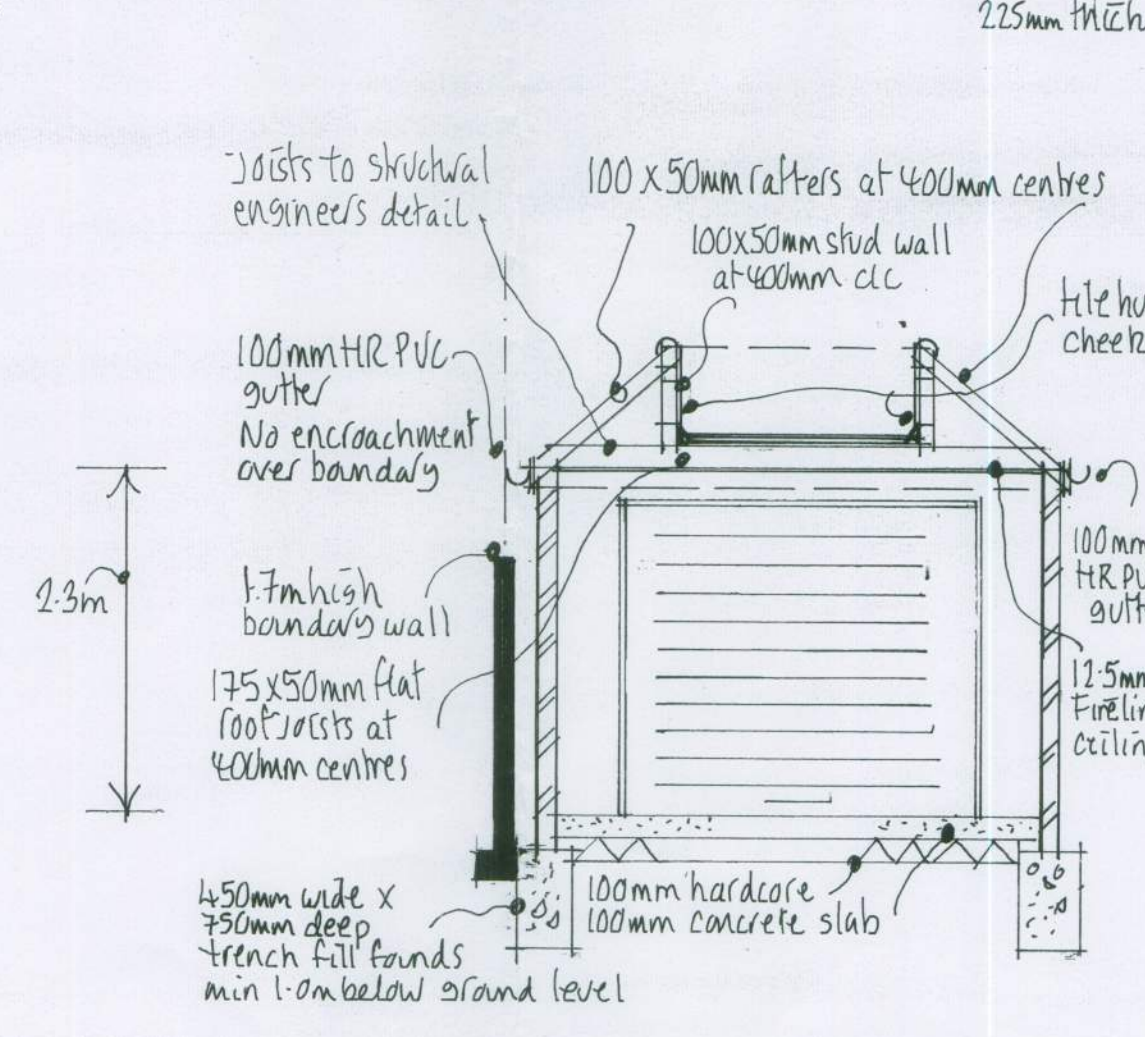
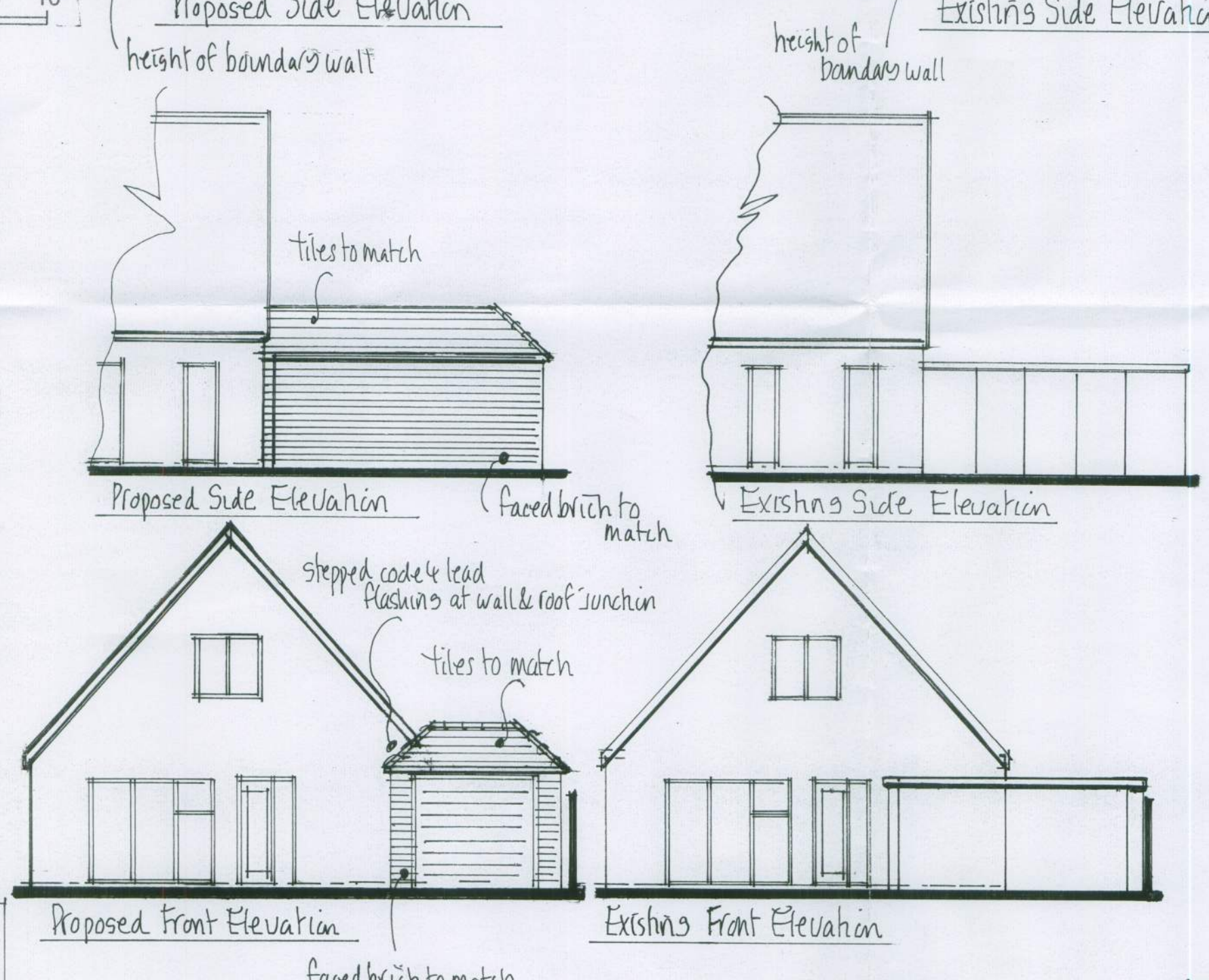
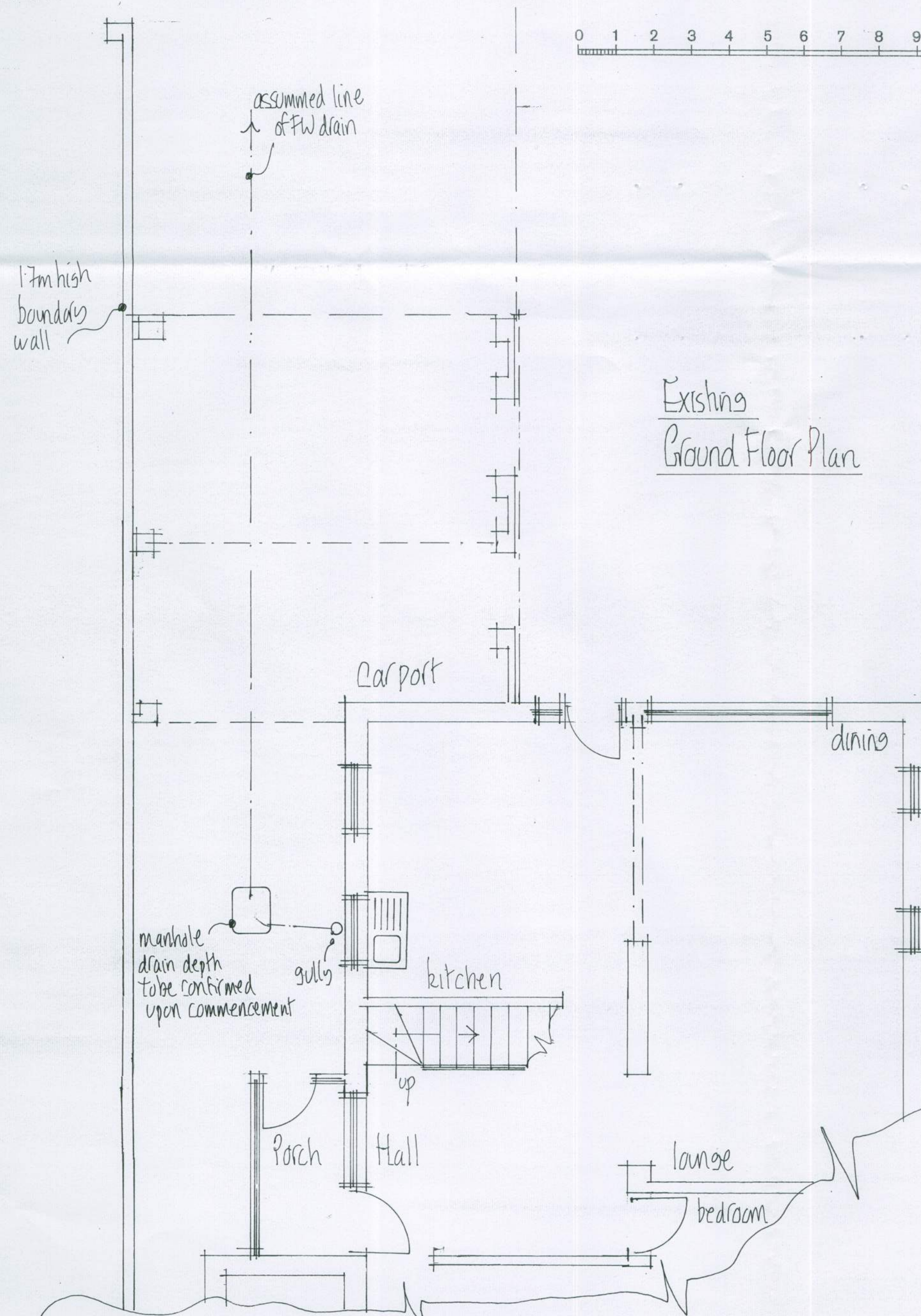
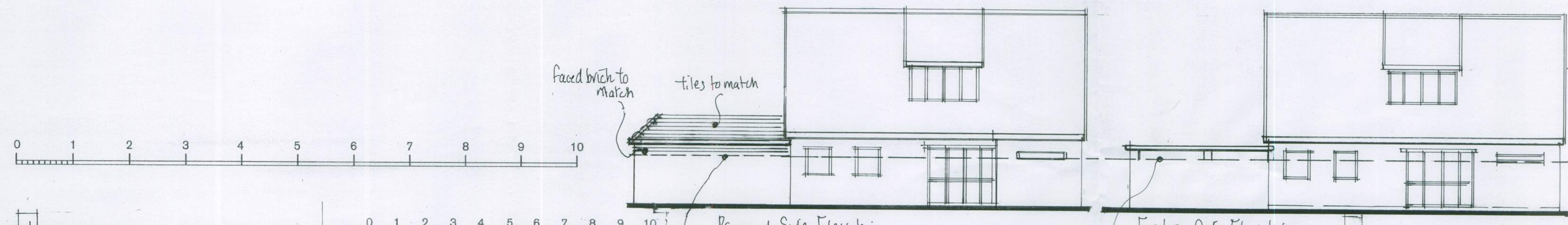
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3 and CP112. Tiles to match on 25 x 38mm treated battens on type 1F breathable sarking felt to BS747. Provide 100mm x 50mm SC3 grade rafters at max 400mm centres. Ceiling joists, rafters and 100mm x 50mm wall plate strapped down to walls using 1000 x 30 x 5mm mild steel straps at 1.2m centres. Provide 12.5mm Fireline ceiling. Provide code 4 lead flashing at roof and wall junction, stepped where required.

Surface Water

Rainwater to the rear to discharge into 100mm half round PVC gutter laid to falls to the 65mm down pipes as shown to discharge to soak away. New soak away min 5m away from any building to be 2.0 m³ below invert of drain, filled with hardcore and covered with 50mm lean mix concrete on 1000-gauge polythene. Drain to be 100mm diameter UPVC laid to min fall of 1 in 40, bedded and surrounded in pea beach.

Electrics

Electric sockets and lighting to the client's approval. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



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Drawing Title Proposed Garage @ 42 Cudlow Avenue, Rushminster, West Sussex	
Scale: 1:50, 1:100	Date: May 12
Drawn by: mjh	Rev:
Dwg No:	Rev: