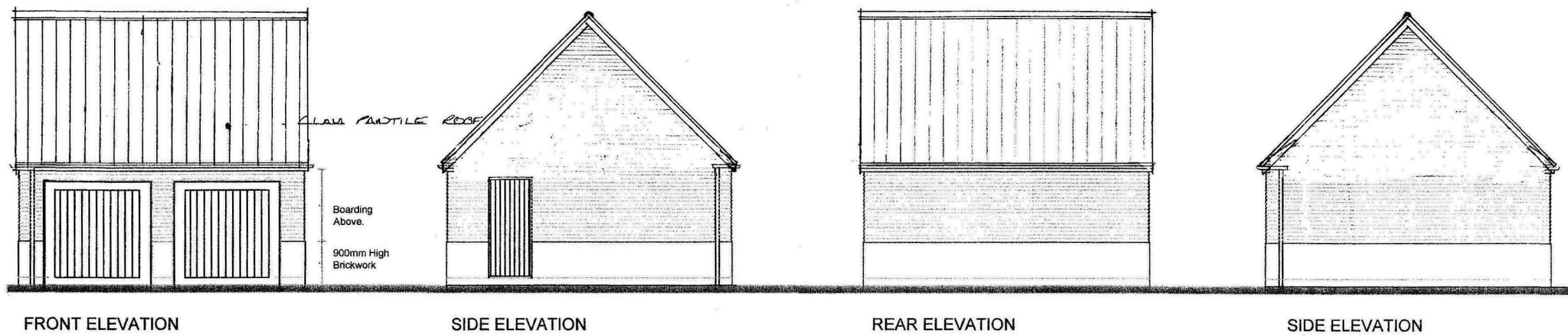




CONSTRUCTION NOTES

GROUND PREPARATION - Strip all top soil/vegetable matter from area occupied by buildings plus 2m all round, provisionally allow 100mm depth and store in site stockpile for later reuse. Reduce level/grade overste to levels indicated on site plans.

FOUNDATIONS - Unless otherwise stated, strip foundations to be 450/200mm wide of C16/20 mix concrete. Depth to suit site conditions, subject to 750mm min depth (1000mm on clay) and to the approval of the Local Authority Building Inspector.

GROUND FLOOR CONSTRUCTION - Insitu concrete ground bearing slabs to be 100mm thickness C20/25 mix concrete on 1200 gauge DPM (300mm laps) on 150mm sand bladed clean hardcore (max 600mm filling below slab). DPM to be turned up and over all walls and overlaid with DPC.

SUB-STRUCTURE WALLS - Class A blocks of FL quality bricks in 1:3 mix mortar.

EXTERNAL WALLS - Made up of 100 5mm facing brickwork to 900mm, and then 100mm blockwork with timber clad boarding fixed to blockwork via strips of and treated battens. Approved wall ties to be used to bond brickwork to piers where required. All piers to extend full height.

ROOF COVERING - Concrete interlocking, concrete/clay plain tiles or traditional fibre cement slates with ridges/verges/special fittings all as site specification. 38 x 25mm treated SW battens gauge to suit tiling on BS747 type if unseparable roofing felt or similar on outtrussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for each site location, anticipated wind velocities and individual roof pitches.

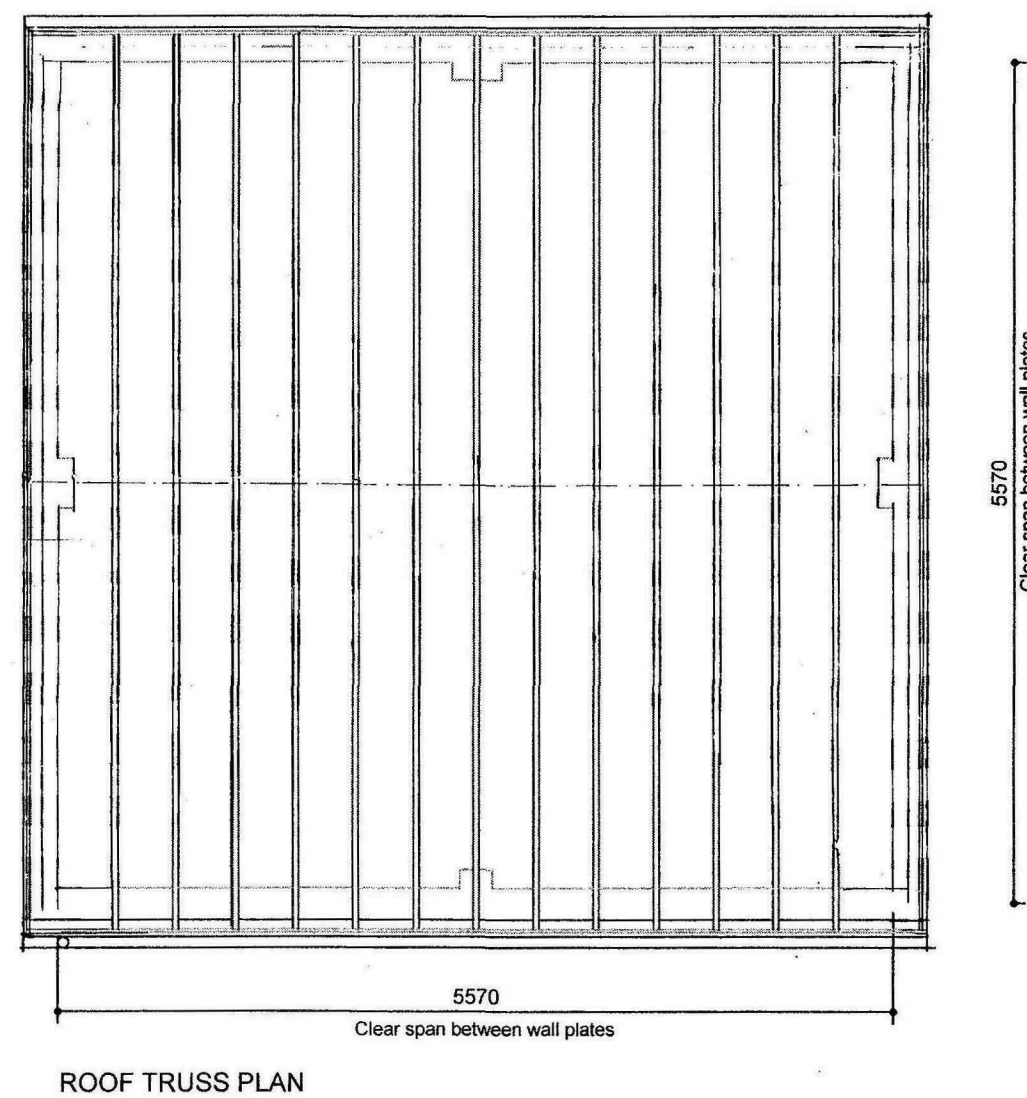
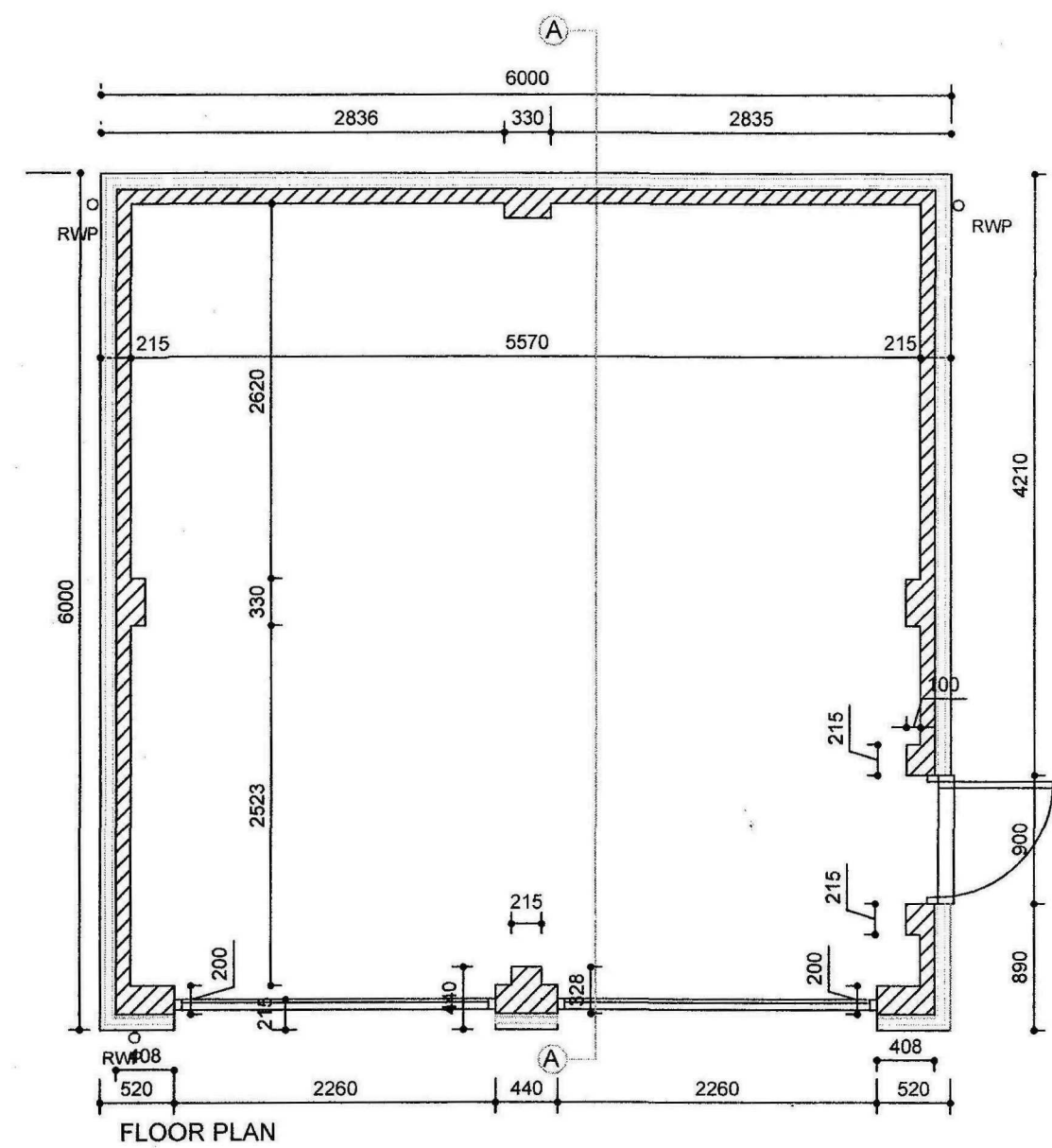
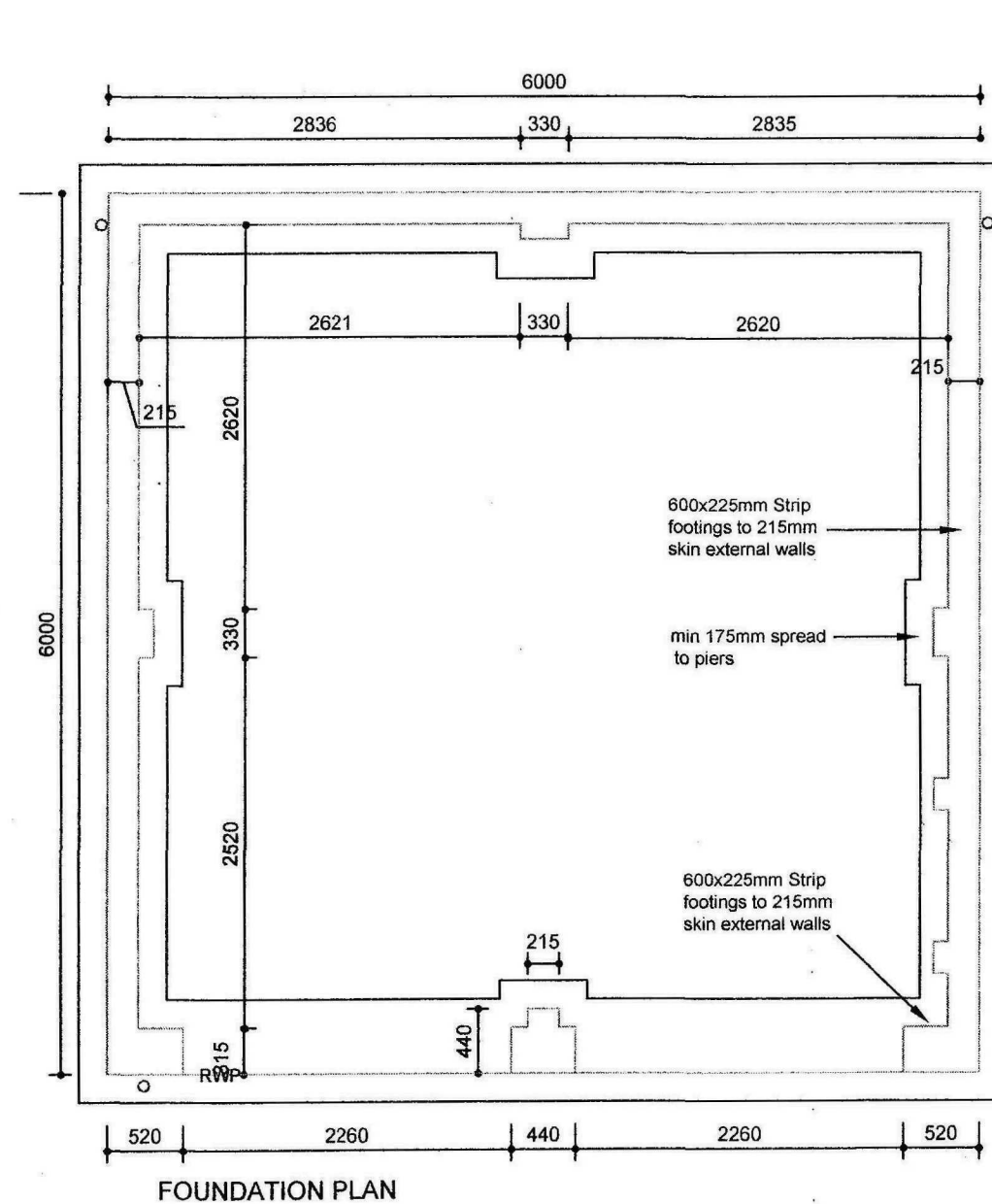
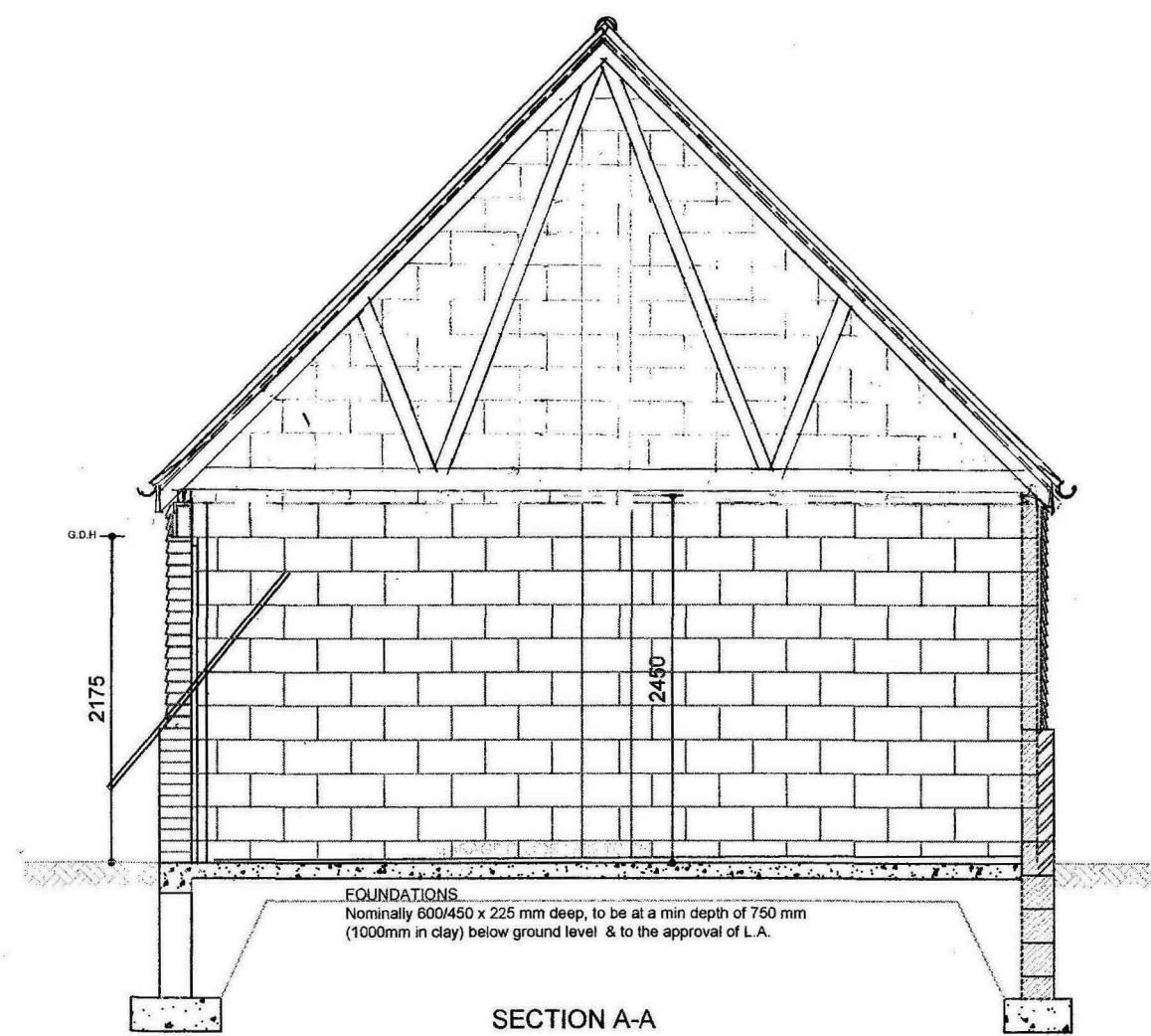
ROOF CONSTRUCTION - Wall plates generally 100 x 50mm treated SW, with half lapped joints and fully bedded, strapped down to supporting wall with 30 x 5mm GMS straps at 1.0m c/c's. Cut pitch rafters to be fully birdmouthed over 4 twice nailed to manufacturer and fixed together with 100 x 25mm sawn SW binders and bracing, in strict accordance with BS5268 part 3 1985 (and any subsequent amendment) at 600mm max centres. Provide 30 x 5mm once bent (90°/100°) galvanised mild steel lateral restraint straps to external walls at ceiling and rafter level where shown at 2m max c/c's fixed with 4 no. 50mm 8 gauge CSK screws or 5 no. 3.5 x 50mm galvanised round wire nails to 2 trusses/ceiling joists min C/W solid blocking support and edge packing.

ROOF SPACE VENTILATION AND INSULATION - Provide eave to eave ventilation equivalent to 10,000mm² /metre run or where eaves is dropped, 25,000mm²/metre run, together with high level vents 5000mm²/metre run (use the manufacturers dry ridge ventilator system). Use either ventilating soft board, continuous soft ventilation strips or continuous over fascia ventilation strips as site specification.

RAINWATER GOODS - 115mm dia HR or 100mm square line UPVC gutting, fixed level using standard fascia brackets at 1000mm c/c's and 68mm dia/65mm square RWP's sealed to drain at ground level. Colour/profile as site specification.

FOUL AND STORM DRAINAGE - Rainwater to discharge to rubble filled soakaways, but refer to drainage layout plan on a site by site and plot by plot basis.

Garages are to be positioned a minimum of 1000mm from adjacent boundaries or external surfaces are to meet Class 0 or better for surface spread of flame in accordance with Reg B4.



230342	Plans added to site door
164002	34 External fire spread note and
Date:	Description:
R E V I S I O N	
Project:	
P. GRIMWOOD	
Drawing Title:	
DOUBLE DETACHED GARAGE	
Reference No:	Scales: 1:50
Drawing No:	Date: 02/15
AG/01B	Drawn:
Do not scale directly from this drawing. Discrepancies to be brought to the attention of the above office.	