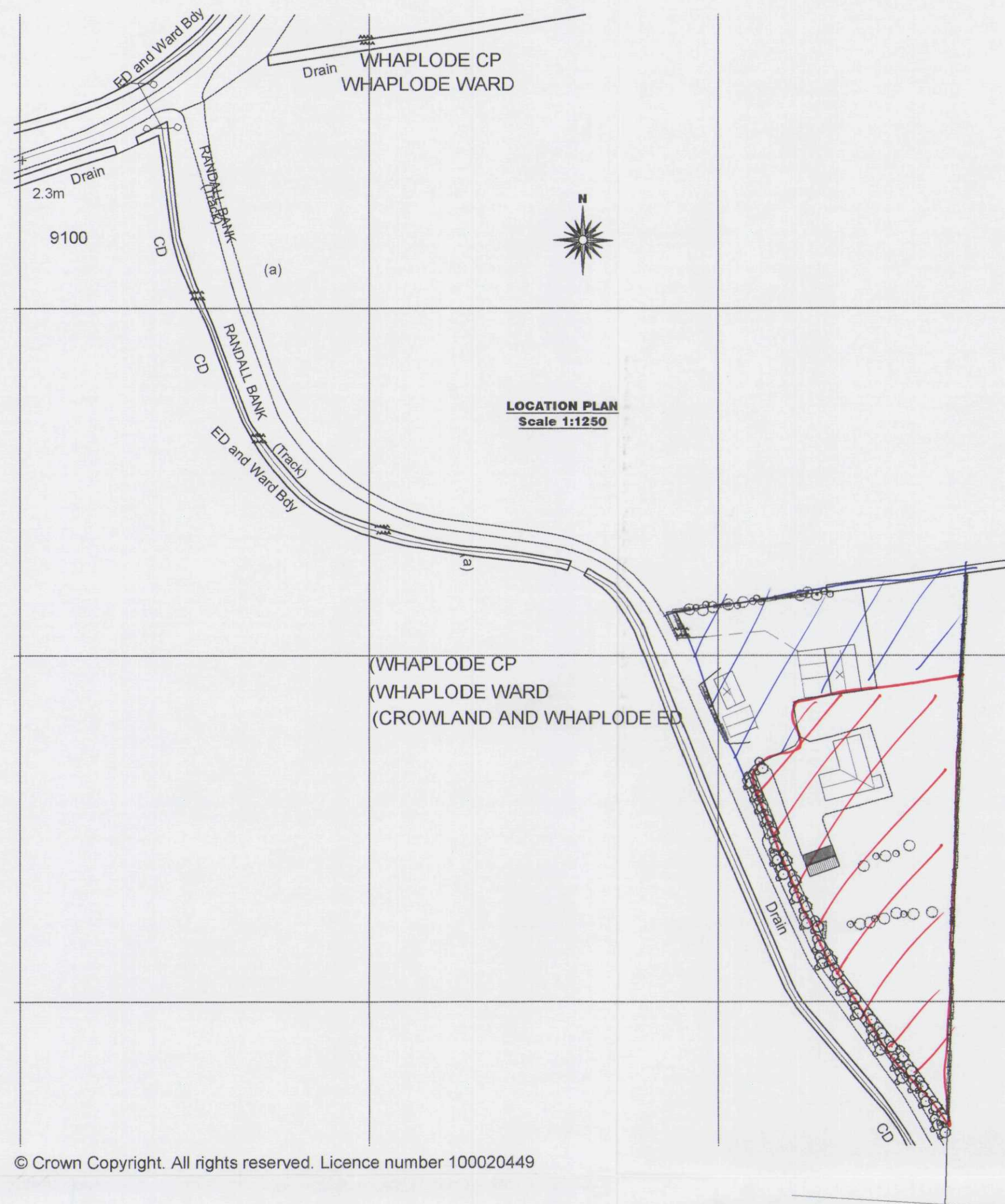
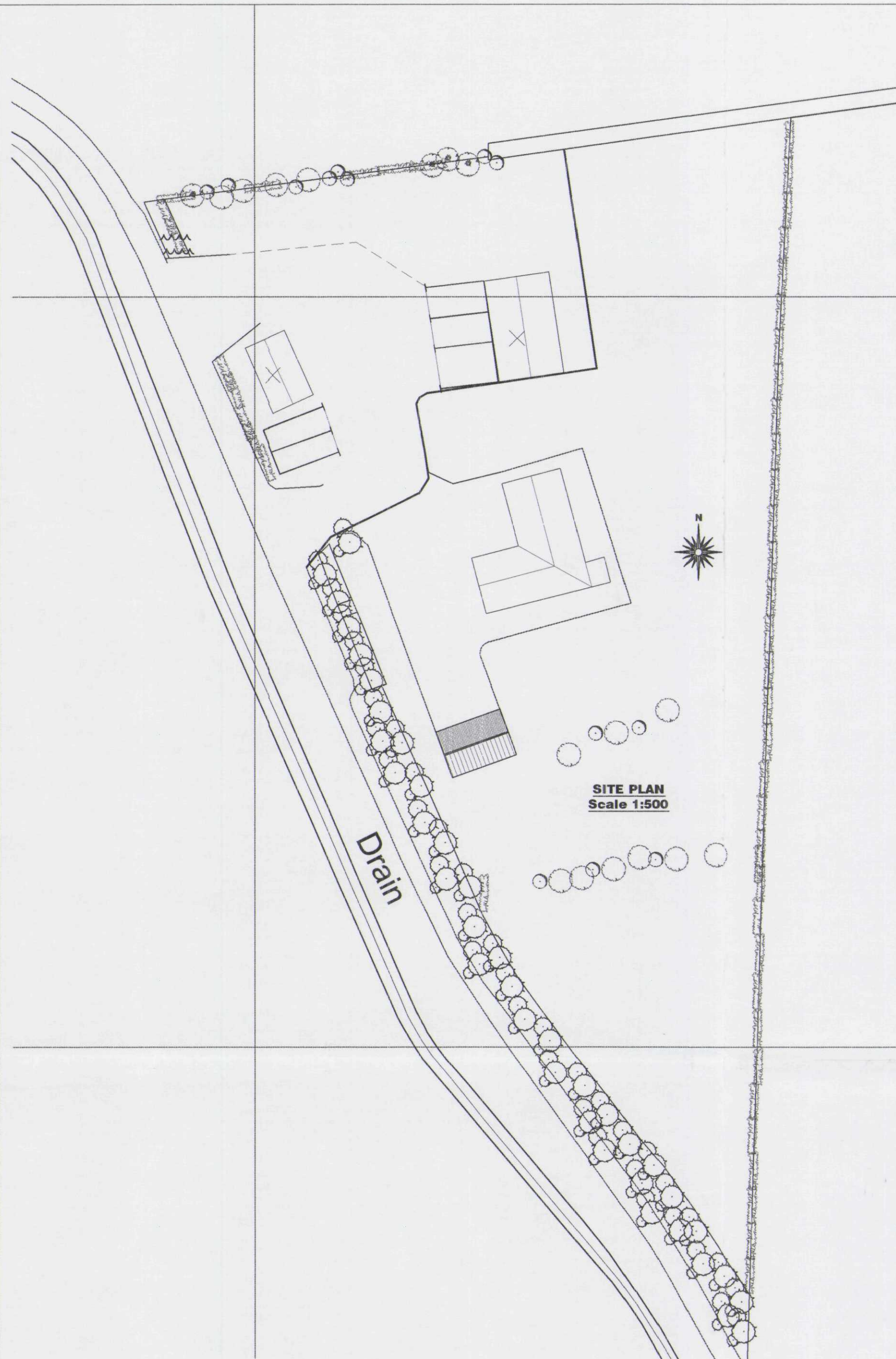




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INTERNAL JOINTERY, SKIRTING & ARCHITRAVES

All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ELECTRICAL INSTALLATION

To be in strict accordance with the latest IEE Regulations and Engineer to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

ROOF / LOFT ACCESS

Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

FOUNDATIONS

Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be GEN3 in accordance with BS5328:1993. Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e 750mm deep (min.1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

WALLS BELOW D.P.C

In a Course of Class B brickwork & 2no. courses of Red Engineering brickwork below D.P.C on outer face and in a course of 7N/mm² on inner skin of cavity face.Elsewhere to be either 7N/mm² concrete blockwork or full width trench blocks.Both to be within 225mm of D.P.C level.Cavity to be filled to within 225mm min. of below D.P.C with lean concrete mix.

GROUND FLOOR

65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge polythene separating layer on a 60mm Celotex Double R 6A3000Z rigid insulation board or similar approved, provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level on 100mm thick GEN3 concrete sub-floor on a 1200 gauge DPM lapped onto D.P.C within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape. Floor to achieve a min 'U' Value of 0.25w/m²K.

DAMP PROOF COURSE (D.P.C)

Horizontal heavy duty polythene DPC "Hyload" or similar approved to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.D.P.C in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

EXTERNAL WALLS

All external walls to be 275mm overall thickness comprising of:
-100mm Brickwork to match existing
-75mm cavity filled with Crown DriTherm (or equal approved) built in as work progresses.Insulation batts should be kept clean and free from mortar droppings, all joints should be closely butted. Any cutting and fitting should be neatly done and not distort the layers of glass wool which comprise the material. All D.P.C's should be installed to ensure that penetrating water is directed only to the outer leaf.
-100mm Thermalite Shield insulating blockwork.
Continue wall insulation at least 150mm below top of perimeter floor insulation and support off wall ties.
External wall to achieve a min 'U' value of 0.35w/m²K.

CAVITIES

Close all cavity walls at jambs with Thermabate or similar approved. Insulated cavity closers fitted strictly in accordance with manufacturers instructions. Roof insulation to be continuous with wall cavity insulation. Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 75mm wide (to equal cavity width) at jambs and eills of all openings in masonry cavity walls. Secure with the proprietary clips provided at maximum 500mm centres. Ensure that closers fit tightly to each other and to the lintel. The closer at the jamb must completely lap the closer at the eill.

WALL TIES

Stainless steel cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 750mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.Ensure wall ties are level or at least sloping to the outside leaf.Bed ties a minimum of 50mm into each leaf and ensure wall ties are completely free from mortar droppings.

LINTELS

All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.Do not allow masonry to overhang lintel by more than 25mm. Note: lintels are not to have a continuous baseplate.

TIMBER WALLPLATES

All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.Timber to be SC3 grade and use a min. length of 3m and half-lap plates at joints and corners.Provide anchor straps as described in notes elsewhere.

LATERAL RESTRAINT STRAPS

The roof structure to blockwork wall with 30X3 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.

NOGGINGS

Fix 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

ROOF FINISH

Sandtoft or similar approved Concrete Interlocking Double Pantile with min. 75mm headlap & max. gauge 345mm (9.7 tiles / m²) fixed in accordance with manufacturers instructions and in accordance with BS 5534:Part 1 and 2 set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features.Fix roof covering to make the building sound and weathertight at the earliest opportunity.Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion.Provide 50x25 preservative treated timber battens.Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses.They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be saw square and butt jointed centrally on a rafter member so that adequate bearing and raftering can be provided for each end of each batten.Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter.Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead flashing to any abutments with min.75mm upstand.

CEILINGINGS

All ceilings to be 15mm plasterboard to BS1230. Ceilings to be have Goving and skim / artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be lapped perpendicular to all joint runs.Fix boards at a min.150mm centres.

ROOF VENTILATION

Install Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions which are briefly described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including right jointed and fully interlocking tiles and synthetic slates. Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations. Installation Guidelines Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails.

Eaves

There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation.To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet radiation, use a Tyvek® Eaves Carrier. Stop the membrane short of the fascia and lap it onto the Eaves Carrier.Pack closed eaves with fibrous insulation to reduce thermal bridging.

Verge detail:

Lap the Tyvek® underlay 50mm onto the gable or flying rafter.

Ridge/hip detail:

Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/hip line. There is no need to provide vents at the ridge.

Valley detail:

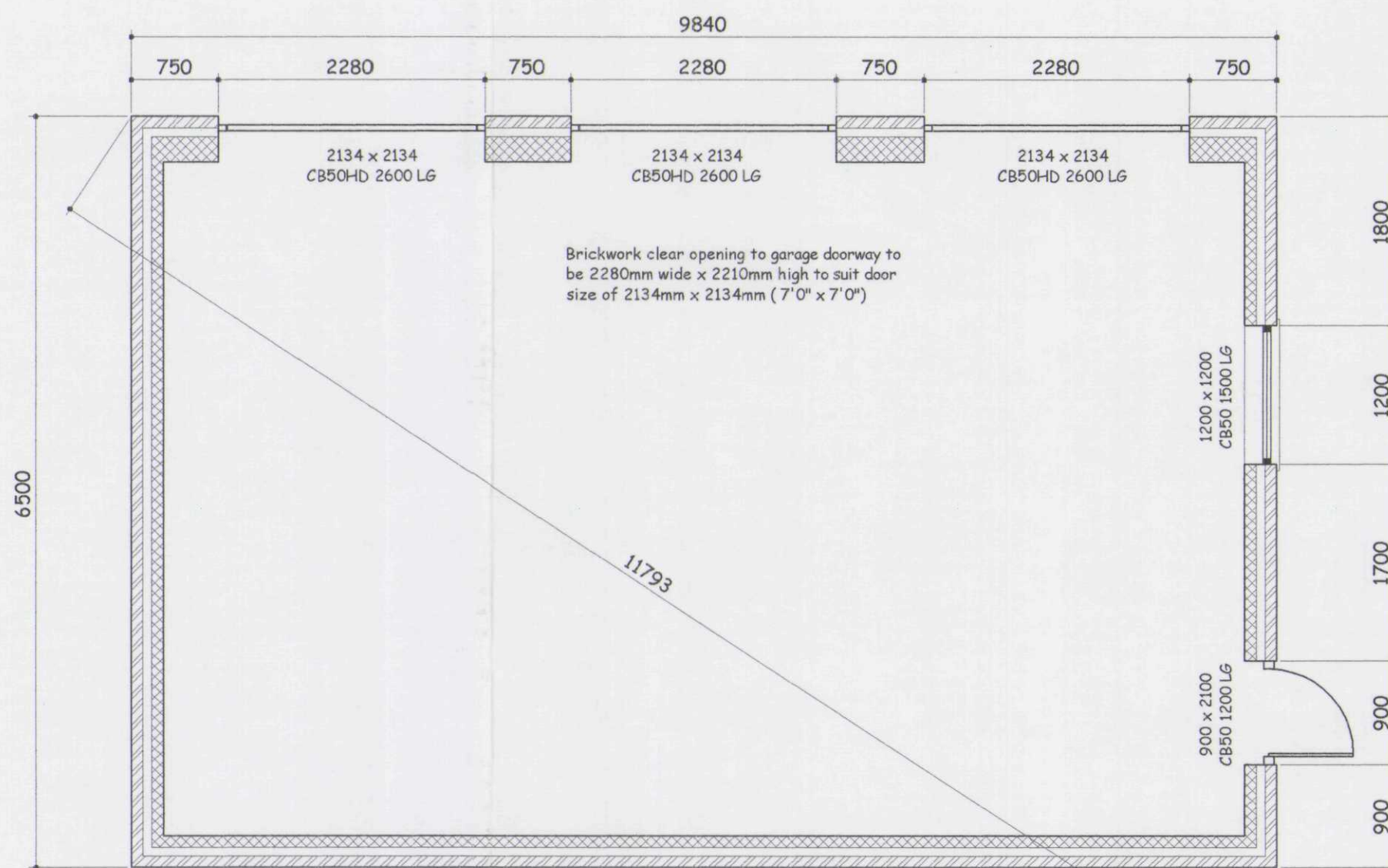
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.

Abutments:

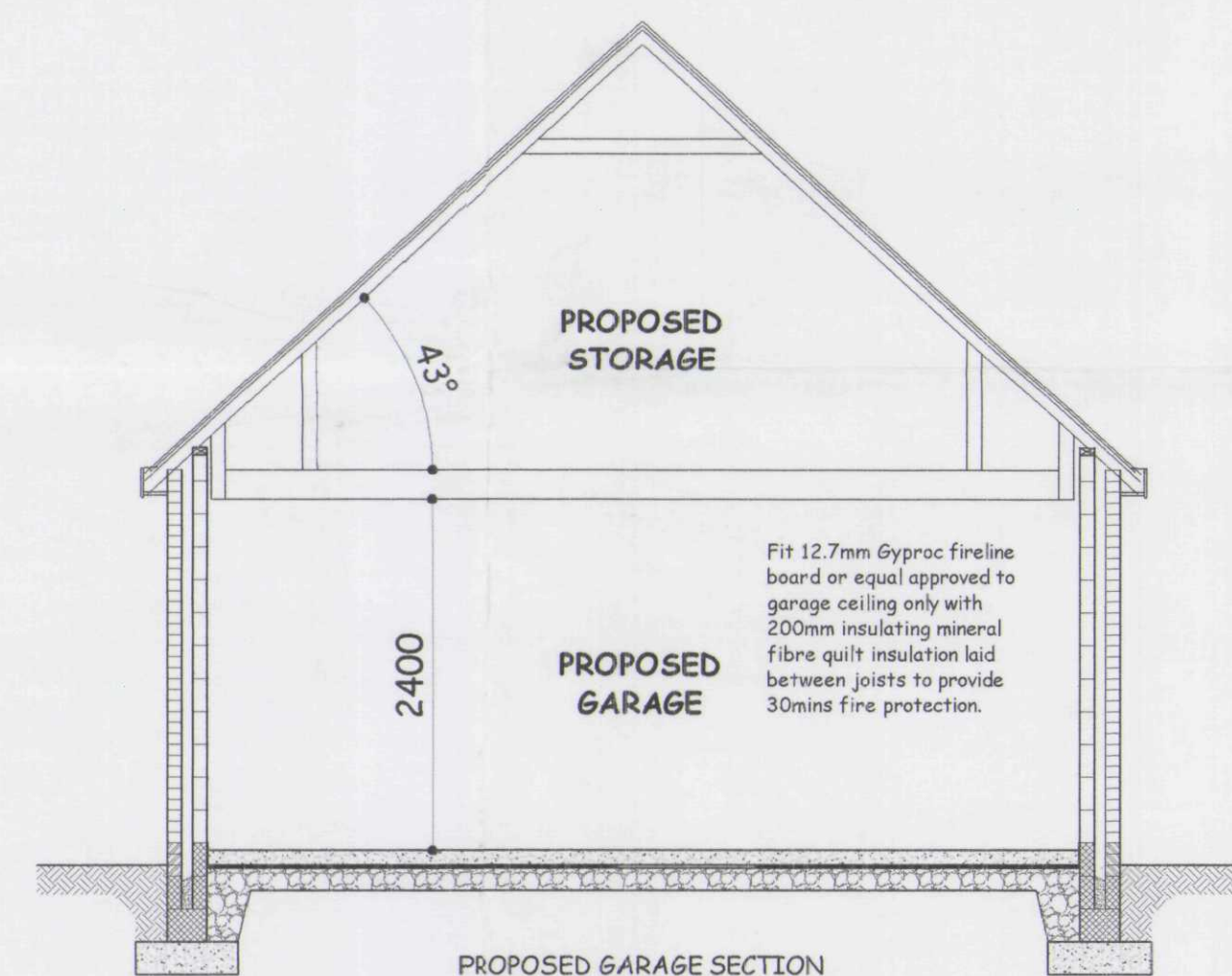
Turn up the Tyvek® underlay beneath flashings not less than 50mm.

Penetrations:

Seal around all penetrations using Tyvek® Butyl Tape.



PROPOSED GARAGE PLAN
SCALE 1:50



PROPOSED GARAGE SECTION
SCALE 1:50

SOAKAWAYS

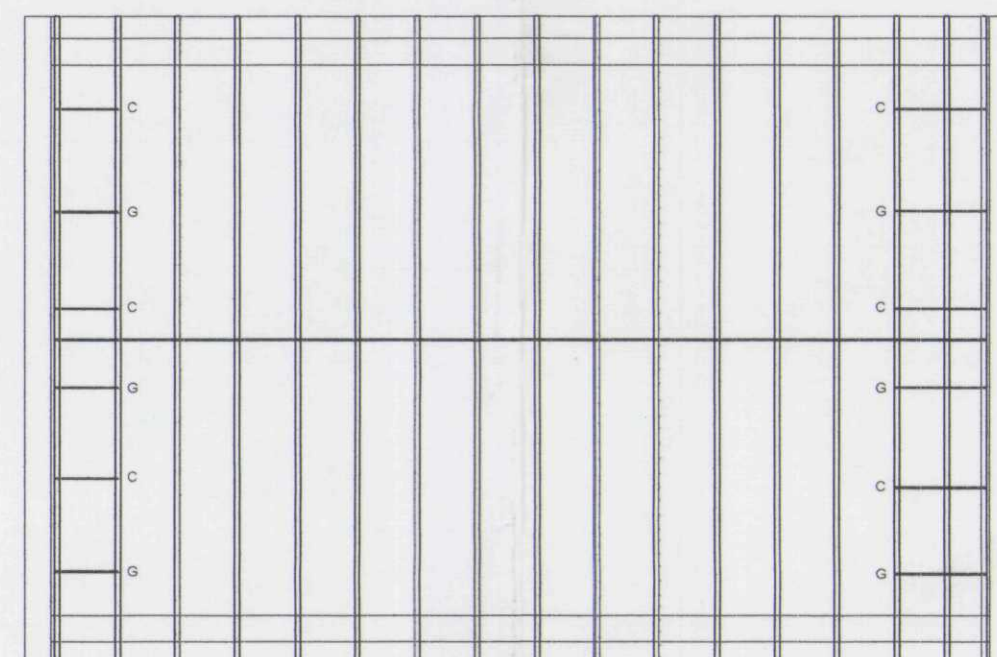
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m² filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

RAINWATER DRAINAGE

White uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Cma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surrounds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

One Part Attic Trusses to be at max.600mm centres construction to be designed strictly in accordance with BS5268 Part 3 1985 and comply designed to specialist manufacturers details.Guidelines to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

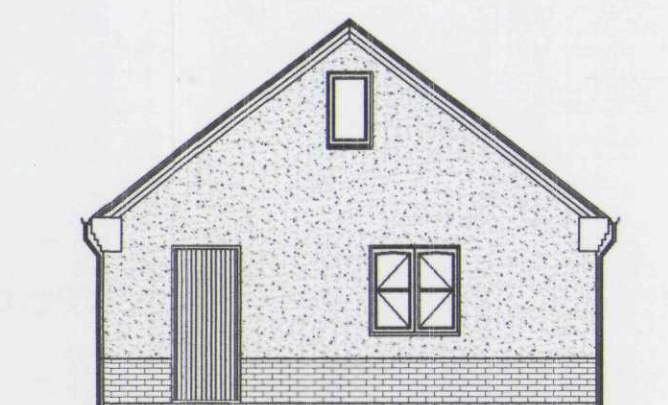
**DETERMINED
PLAN**



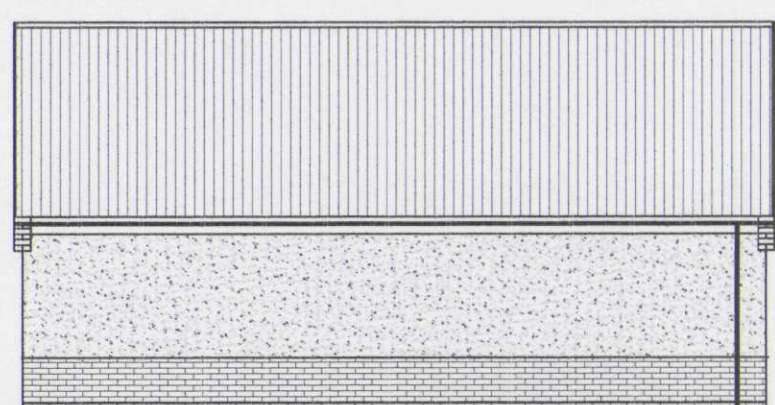
PROPOSED GARAGE ROOF PLAN
SCALE 1:100



PROPOSED GARAGE FRONT ELEVATION
SCALE 1:100

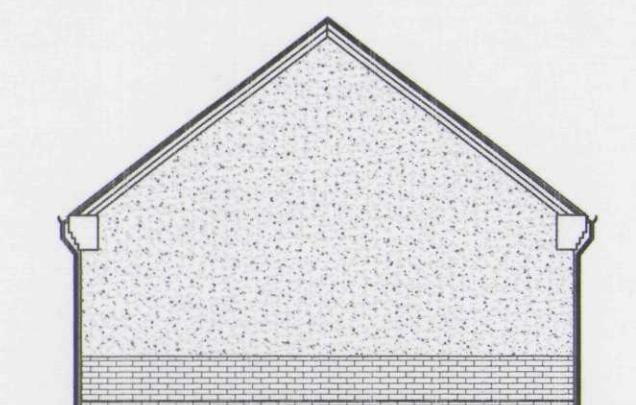


PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



PROPOSED GARAGE REAR ELEVATION
SCALE 1:100

Brickwork Plinth & Render External walls to match existing Bungalow



PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100

Client: Mr J Cook
"The Bungalow"
Randal Bank
off Oxcroft Bank
Moulton Chapel
PE12 0XT

Site: Proposed Detached Garage

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3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date: **sept04** Scale: **1:50 / 1:100**

Drawing No: **rem 959 - 01**