

Proposed DETACHED DOUBLE GARAGE for WING COMMANDER & Mrs A HARDWICK

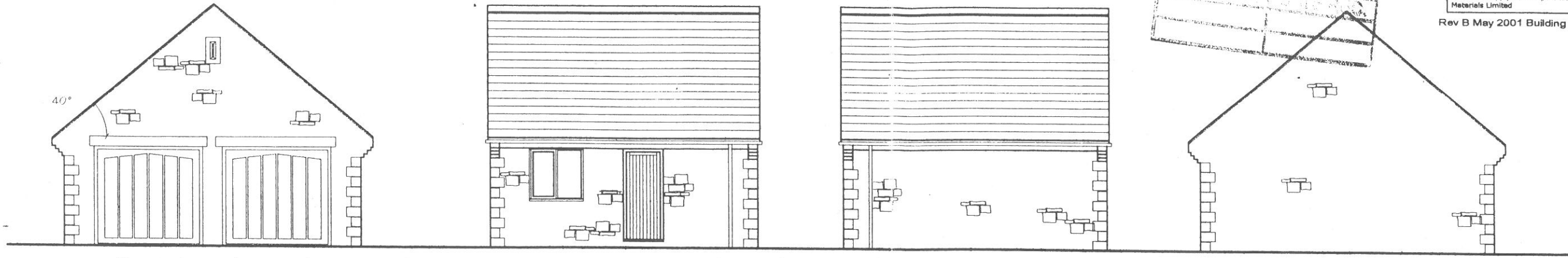
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Rev B May 2001 Building regulations drawing



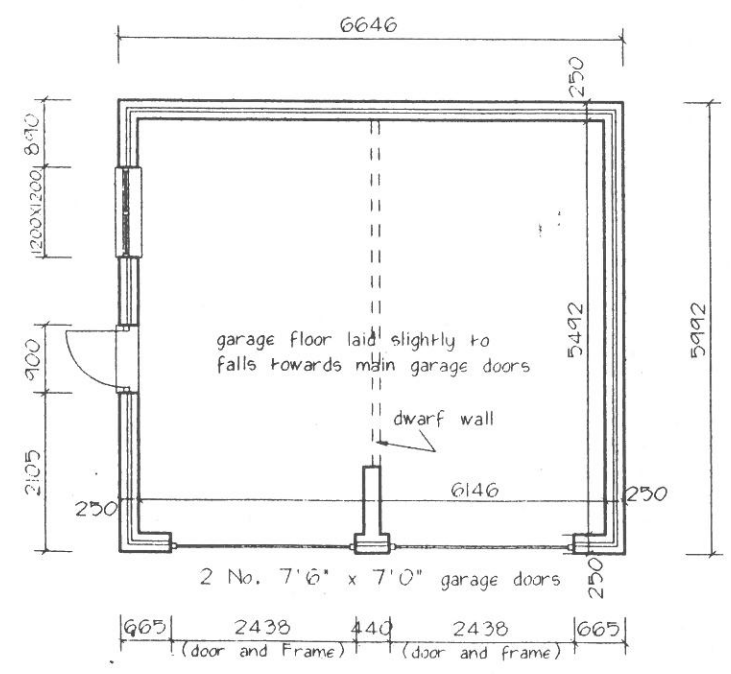
front elevation

side elevations

External materials to match main dwelling

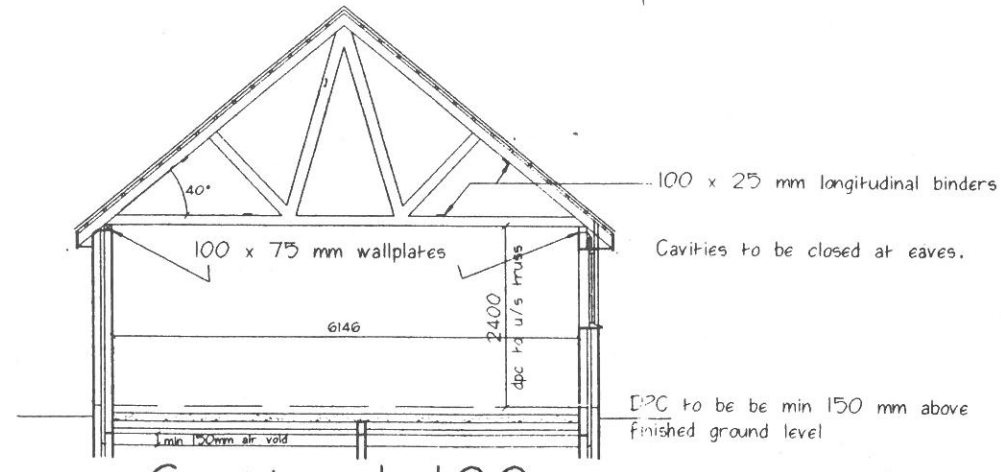
ELEVATIONS scale 1:100

Purpose made pre-fabricated roof trusses manufactured, erected and braced to B.S. 5268:Part 3



FLOOR PLAN scale 1:100

DO NOT SCALE FROM THESE DRAWINGS REFER TO PRINTED DIMENSIONS ONLY



Section 1:100

Ground floor construction:-
Floor finished in 75mm concrete, reinforced with galvanised wire mesh on approved beam and block flooring system. Min strength of blocks 3.5N. Min density 1275 Kg/metre cubed. Beam ends to be sat on DPC. A void of at least 150mm must be provided between the underside of the floor and ground surface. With good natural drainage or site drains provided to prevent water collecting and standing, the ground level beneath the floor does not need to be raised to be no lower than external finished ground level. Provide air bricks in external walls with tray DPC's over, large enough to give actual opening of at least equivalent to 1500 metre square for each metre run of wall. Provide 225 x 150 mm air bricks to internal walls in such positions for cross flow ventilation.

FOUNDATIONS

Garage foundations to be in strip concrete 600 mm wide under 250 mm walls and 450 mm wide under single leaf masonry. Minimum depth of foundations generally to be 750 mm but in clay soils, this to be a minimum of 1 metre, or as determined by site conditions. Where depth of hardcore fill exceeds 600 mm, reference should be made to NHBC practice note 4.2. Brickwork below DPC to be in concrete common bricks, to BS 1180.

FLOOR CONSTRUCTION

See Notes on section

WALLING

External 250 mm cavity walls to CP and BS for external materials as shown, which are to match dwelling unless otherwise stated. Lintels to be galvanised type with minimum 150 mm end bearing. Lateral restraint to gable brickwork provided by galvanised MS joist straps fixed across 3 trusses 1200 mm centres. Joist straps to be 30 x 5 x 1650 mm bent at 150 mm at node point. All windows to be single glazed unless otherwise specified.

DAMP PROOF COURSE

Horizontal damp proof course to BS 743. Min 150 mm above ground level. DPC to be lapped minimum 150 mm.

ROOF

Roof construction generally as featured on drawings relating to main dwelling. Tiles laid in accordance with CP142 (or as appropriate) and to manufacturers specification on battens to tile manufacturers specification to suit tyle type and rafter spacing on untearable roofing felt. All verge and eaves tiles clipped. Other use of clips to be in accordance with appropriate manufacturers recommendations for exposure rating of site. Where applicable gable ladders have cross rafters at 600mm centres built into top of wall and tied to end truss. Wind bracing to trussed roofs in accordance with BS 5268 1965 and to details as supplied by truss manufacturer.