

#### Garage extension notes.

All works to be carried out to the satisfaction of the building inspector.

#### Foundations.

C30 grade. Concrete strip foundations, 750 x 225mm taken down to load bearing strata, minimum 600mm below ground level. Lapped under existing foundations.

Existing driveway to be cut back and retaining walls built as required.

#### Walls

Below DPC. In 100mm dense concrete blocks, 100mm cavity filled to 225mm below DPC with lean mix concrete.

Above DPC, 300mm cavity wall, 50mm Celotex cavity batons fixed with plastic discs to stainless steel tie wires. Tie wires at 750mm horizontal 450mm vertical, and every course at corners and openings.

Garage internal face, fairfaced pointed blockwork. External, rendered and dashed to match existing with the option of facing brickwork facing the road.

Porch, dry lined and plastered.

Cavity walls to be closed at the tops.

Lintels. 100mm x150mm reinforced concrete to front and internal doors. 225 x 100mm reinforced concrete or Catnic equivalent over garage doors.

#### Floors.

Porch, 100mm concrete on 100mm Celotex insulation, on 1200-gauge DPM, lapped to DPC, on sand blinding over consolidated hardcore.

Garage, 100mm concrete, 1200-gauge dpm, sand over consolidated hardcore. Fall from back to front, with a 100mm high step up into the porch.

#### Roof.

Flat roof construction, RSJ to center line of roof, on pad stones, calculations to be specified by Structural Engineer.

100 x50mm wall plates fixed to wall tops, plus bat straps at 1.8m spacings. 200 x 50 mm joists built into existing walls, let into the RSJ web and fixed to the wall plate. Strutting as required. 18mm OSB Decking with tilt fillets to the edges. Waterproof membrane over boards to be either Glass fiber or proprietary rubber covering. Lead flashings to abutment up stands. UPVC facias and guttering.

Garage ceiling, plasterboards and skim. The RSJ to have two layers of fireboard and skim.

Drains, new gullies, 110mm plastic pipes etc. to be added to the existing surface water drains, to the satisfaction of the building inspector.

UPVC door to porch. Up and Over metal doors to garage.

Electrics. All electrical work to be carried out and certified by an Electrician, and to comply with current regulations.

Plumbing. Not required.