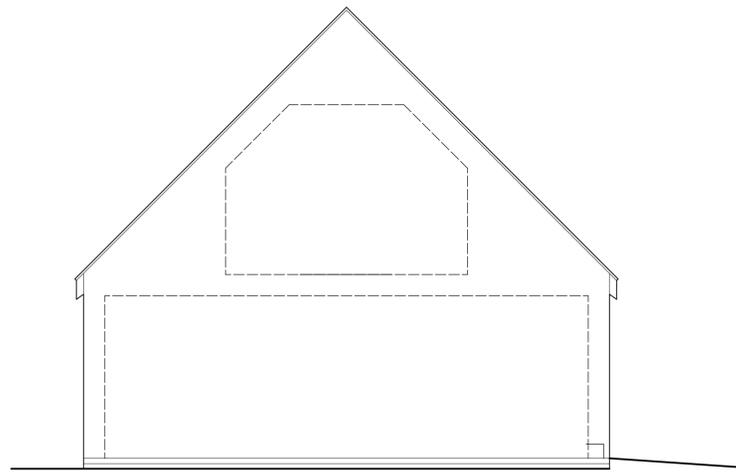
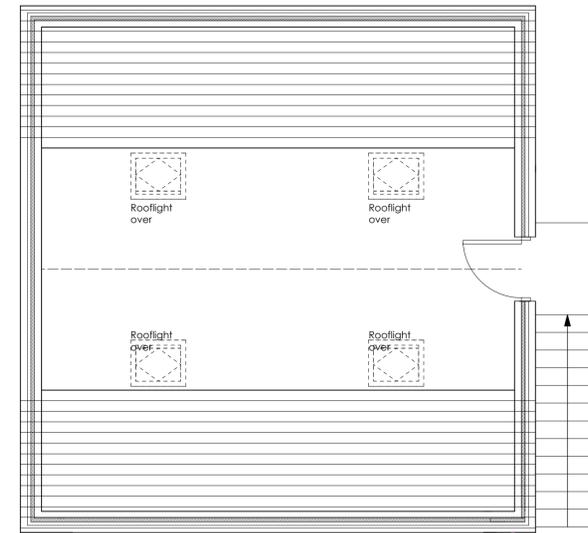


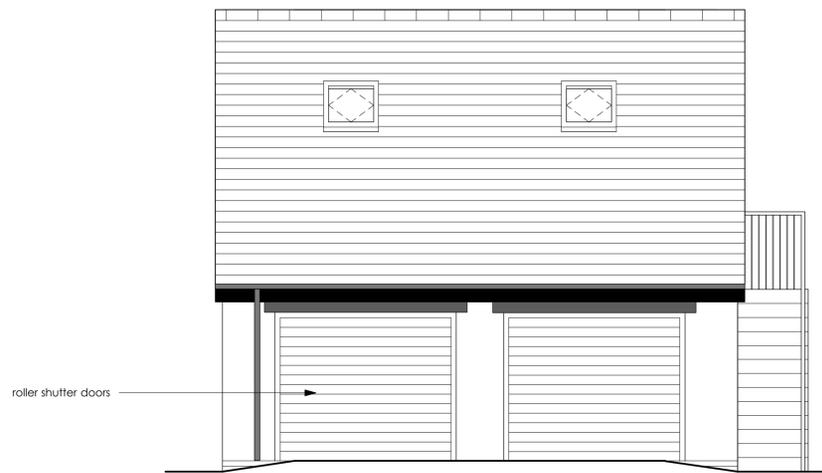
SIDE ELEVATION



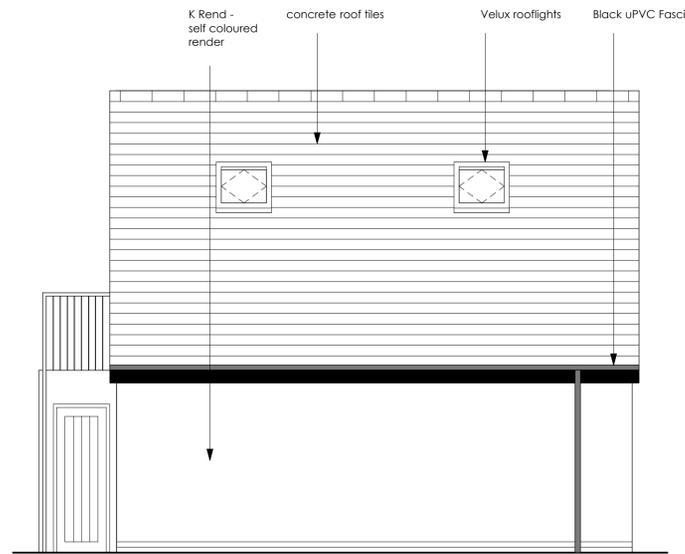
SIDE ELEVATION



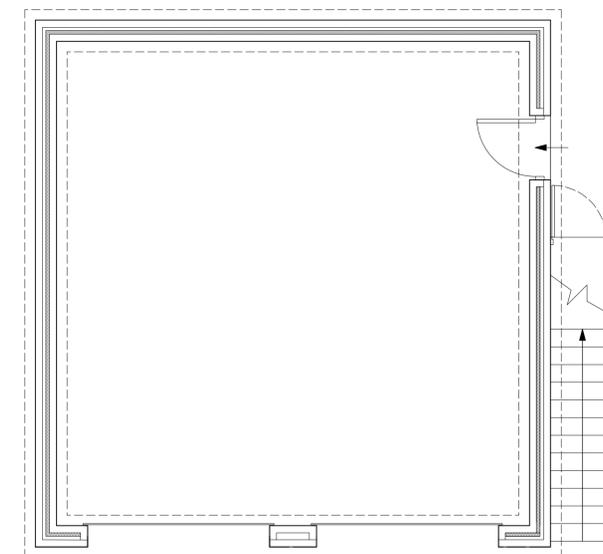
GARAGE FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION



A1 - FOUNDATIONS :

Foundations to external walls and single skin walls as noted typically 00mm and 225mm deep, below existing ground level generally, note Mass fill foundation may be preferred .To be placed immediately following inspection of trenches by Local Authority Building Control Officer. Where foundations pass over new/existing drains excavate down to below invert level of pipe and fill with lean mix concrete. Care must be taken to prevent damage to any existing drainage.

WALLING BELOW GROUND LEVEL :

100mm standard 7N/mm2 dense concrete blockwork to outer leaf below DPC with 100 mm clear cavity between blockwork skins, 100mm standard 7N/mm2 dense concrete blockwork to inner leaf. Outer leaf at external ground level to be red engineering brickwork or client choice. Lean mix concrete fill to cavity max 225mm below dpc with shoulder formed to direct water out through weepholes.

C - GROUND FLOOR CONSTRUCTION :

Ground bearing 100mm concrete slab laid to falls towards the frontage. Concrete slab laid on 1200 gauge visqueen DPM over 30mm sand blinding. Below slab well compacted 150mm layers of Type 1 stone, to ground bearing original ground.

C1 - RESISTANCE TO WEATHER AND GROUND MOISTURE :

DPC: Ruberoid Hyload or equal approved, bedded in CM and set min. 150mm above finished external ground level.
DPM: 1200 Gauge Visqueen membrane tucked well into all angles to link under DPC to prevent bridging. Join sheets with continuous strips of mastic between 150mm overlaps and seal with tape along upper edge of the sheet, leaving no gaps.

A1 - EXTERNAL CAVITY WALLS :

Overall construction width 300mm comprising of, 100mm 7N blockwork outer leaf and 100mm 7N/mm2 medium dense block inner leaf. 100mm cavity between leaves. To inner leaf of cavity provide 50mm Celotex rigid insulation partial fill cavity wall insulation. Tie block leaves using Type B stainless steel wall ties Ancon ST1 or equal approved at 450mm vertical centres and 750mm horizontal centres. Wall ties should be no more than 300mm apart vertically where located 225mm from vertical edges of openings, movement joints and roof verges. Wall tie lengths should be a minimum 275mm length.

Increase number around openings to manufacturers instructions. Provide weepholes at maximum 900mm centres over openings and at ground level. No less than 2 weepholes to be provided per opening. All cavities to be closed at wall head using 6mm x 155mm supatux board. Movement joints to be provided at maximum 6000mm intervals in accordance with the structural engineers details. To internal face of inner leaf finish using Gyproc Wallboard fixed on adhesive dabs with 22mm Gyproc Thermaline BASIC board to door and window reveals. Note Stone facing to projecting bay entrance

Cavity Trays -

Type X stepped cavity tray following alignment of roof pitch - Lead flashing BS EN 12588 - Peep weeps fitted at 900mm centres
Type G Horizontal cavity tray with integrated lead. Lead flashing BS EN 12588. Peep weeps fitted at 900mm centres

LINTELS:

Catnic HD lintels over garage doors, propped during construction

MAIN ROOF STRUCTURE:

New roof structure by Jacksons timber or equivalent

Ceiling to underside of rafters to comprise 1 layer of 12.5mm Gyproc Wall board DUPLEX with skim coat finish, screwed not nailed.

A1 / 2 : Where rafters run parallel to external cavity wall, strap minimum 3no. to wall using BAT M305 straps or equal approved, Walls should be strapped to floors above ground level and roofs at intervals not exceeding 2m by tension straps conforming to BS EN 845. 1. Vertical strapping at least 1200mm in length should be provided also at eaves level and at intervals not exceeding 1.8m. Gable walls to be strapped to roof at max. 2000mm intervals using 30 x 5mm galvanised mild steel straps conforming to BS-EN 845-1 with tensile strength of 8kN held tight against loadbearing walls - straps fixed across 3no. (min) rafters and at least 100mm downturn against external blockwork.

TIMBER TREATMENT:

All structural and external timber to be pre-treated with PROTIM 210 organic solvent preservative or similar approved.

ROOF COVERING:

Concrete tiles - Minimum head lap 100mm. Fixed to 50mm x 25mm SW pressure treated battens with copper nails to B.S. 1202 part 2, joints in battens cut square and skew driven each side of joint midway over trussed rafters. Breathable roofing felt membrane - Proctor Roofshield. Roofing membrane to be carried down to eaves level and laid in a double layer into gutter. 50mm projecting pointed verges on undercloaks. SVP and fan extract points terminated using in line Glidevale ventilation files with adaptor. Ridge files to be mortar bedded.

Rev : A - 12/10/22 - Materials detailed on drawing

Issue -

FOR PLANNING

Client -

Mr & Mrs M Jackson

Project -

New Dwelling

Location / Postcode / what3words

5 West End, Rheda Park, CA26 3TA
from.flinch.ruling

Drawing Title - Garage Details

Job No - 1000/5 Dwg No - 116 Rev : A

DATE : 21 April 2022 SCALE : 1: 50 Paper A1



E - greenswallow@btinternet.com
M - 07970 96 41 84
Registered Office : Green Swallow North Limited,
Swallow Barn, Blindcrake, Cumbria, CA13 0QP

ALL DIMENSIONS TO BE CHECKED ON SITE
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE
TO SCALED DIMENSIONS
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