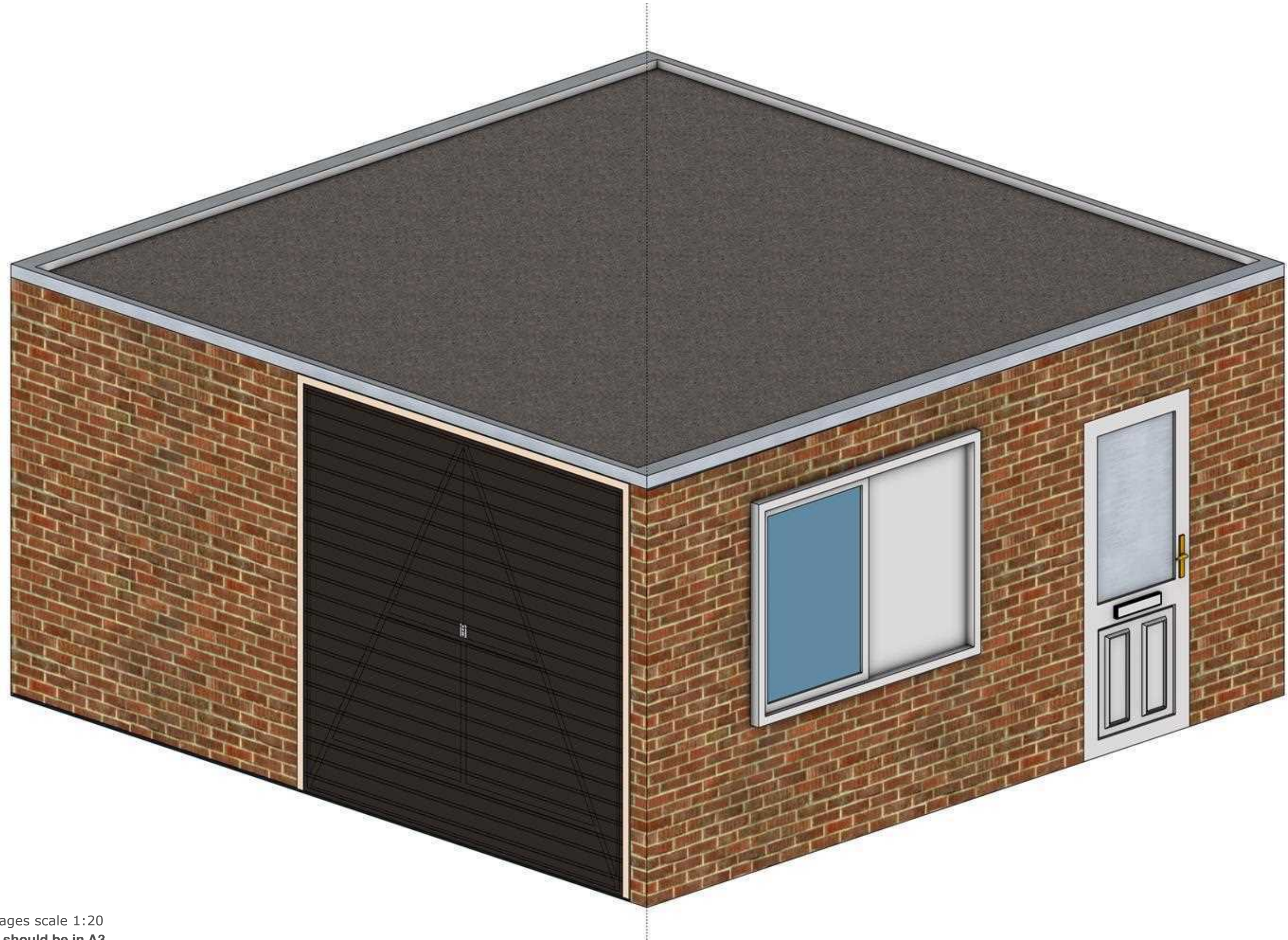


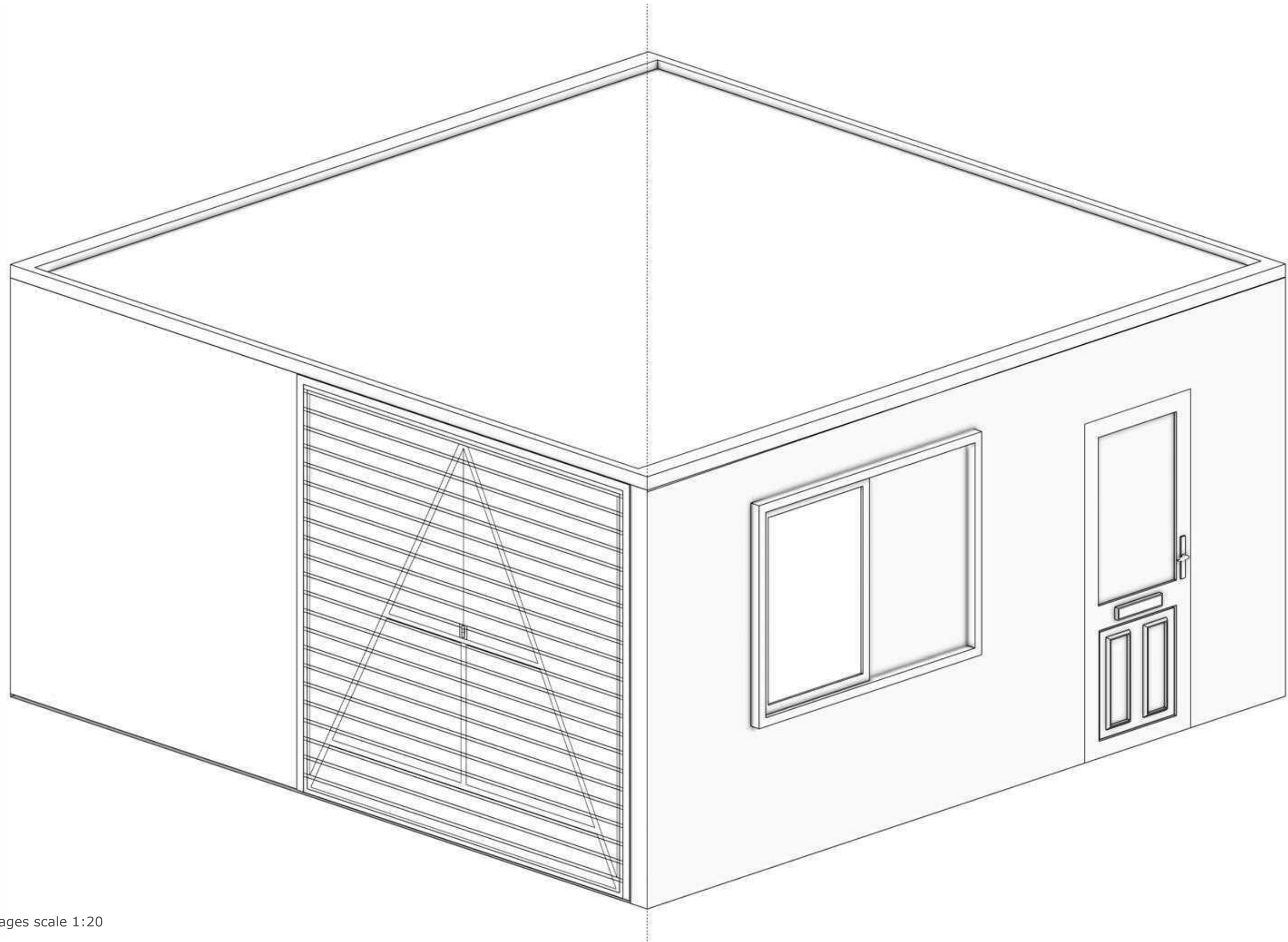


All images scale 1:20
Prints should be in A3

February 16, 2025

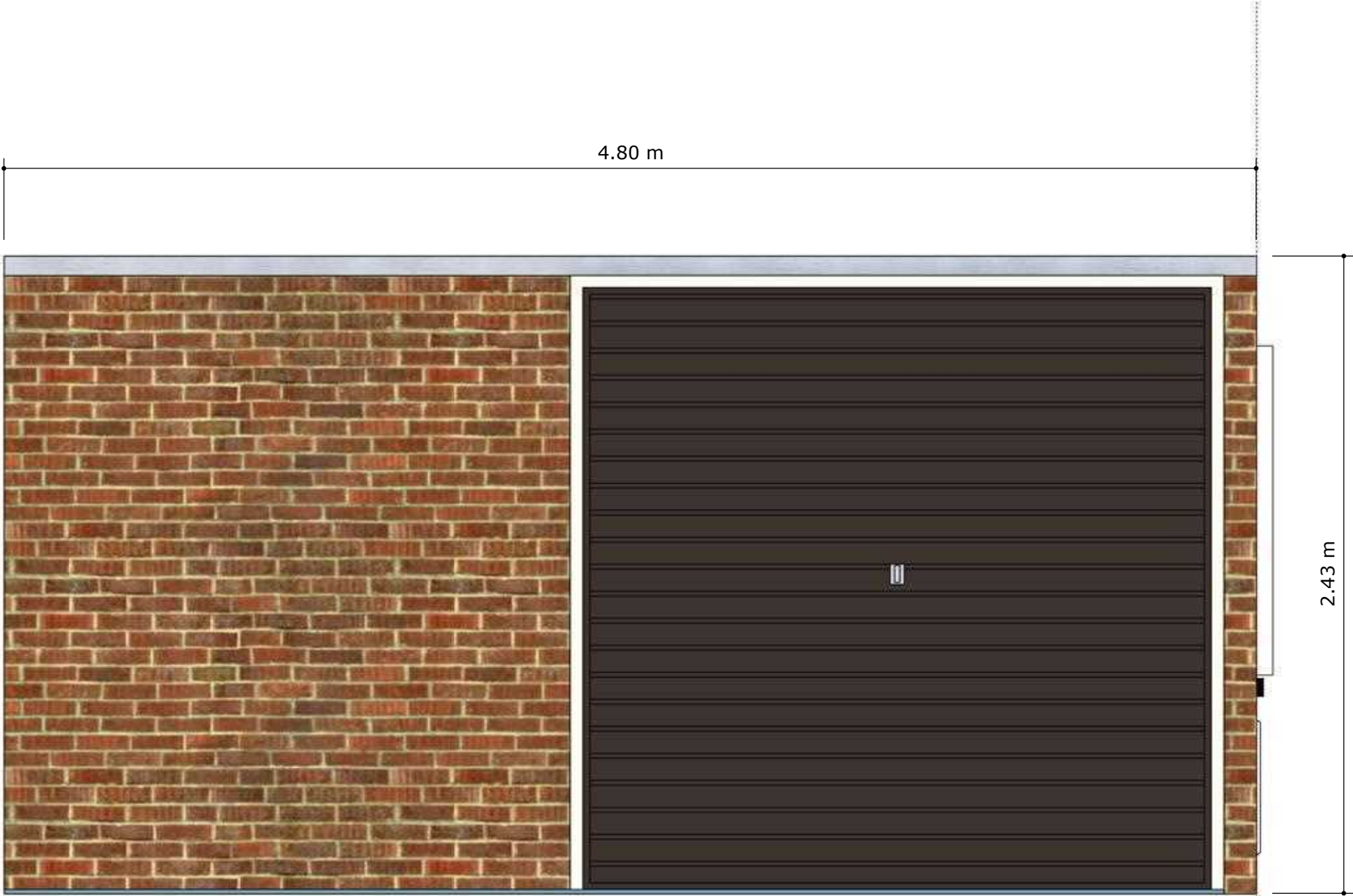
2 Venezuela Close **Garage**

A

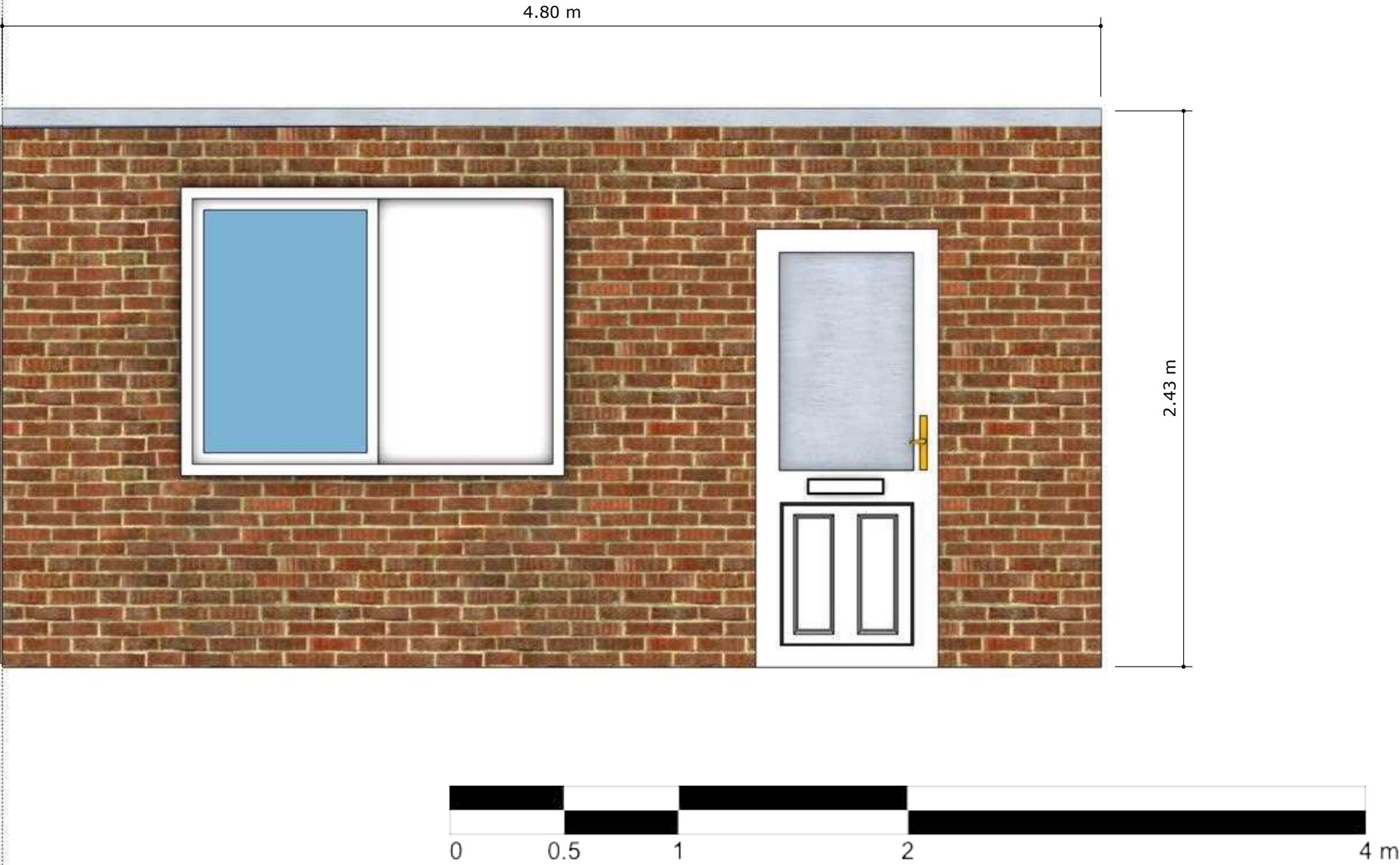


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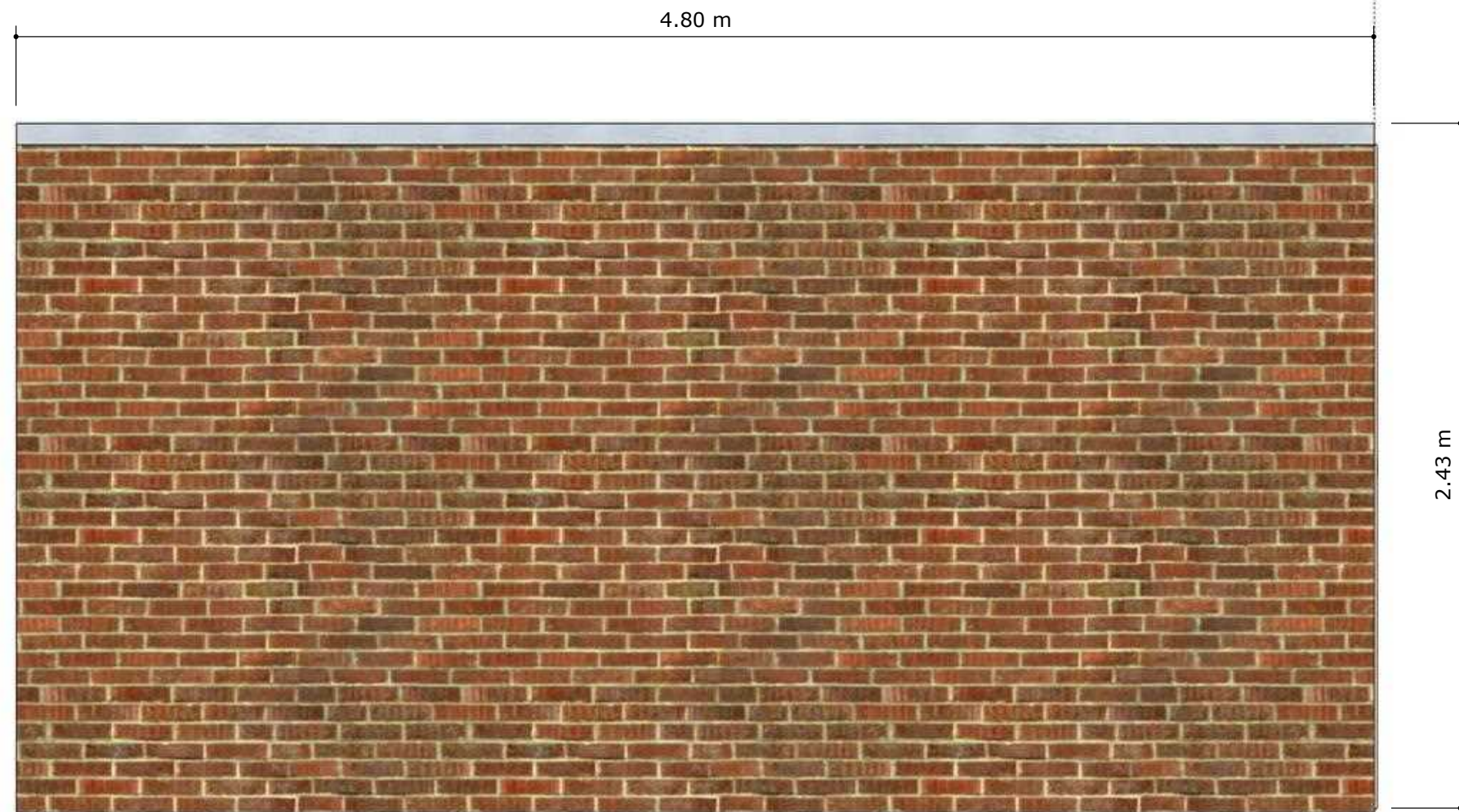
Front elevation



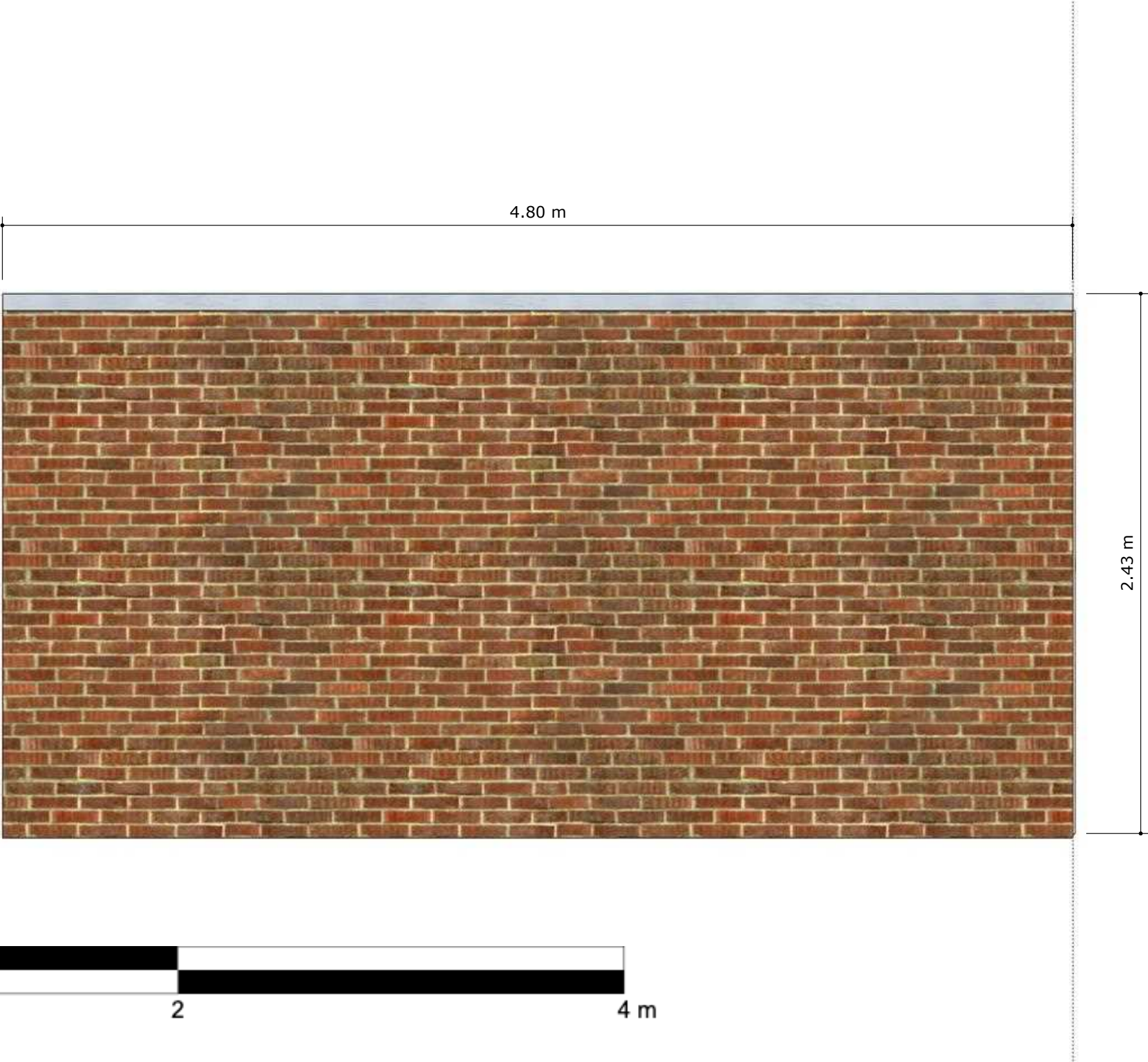
Side elevation



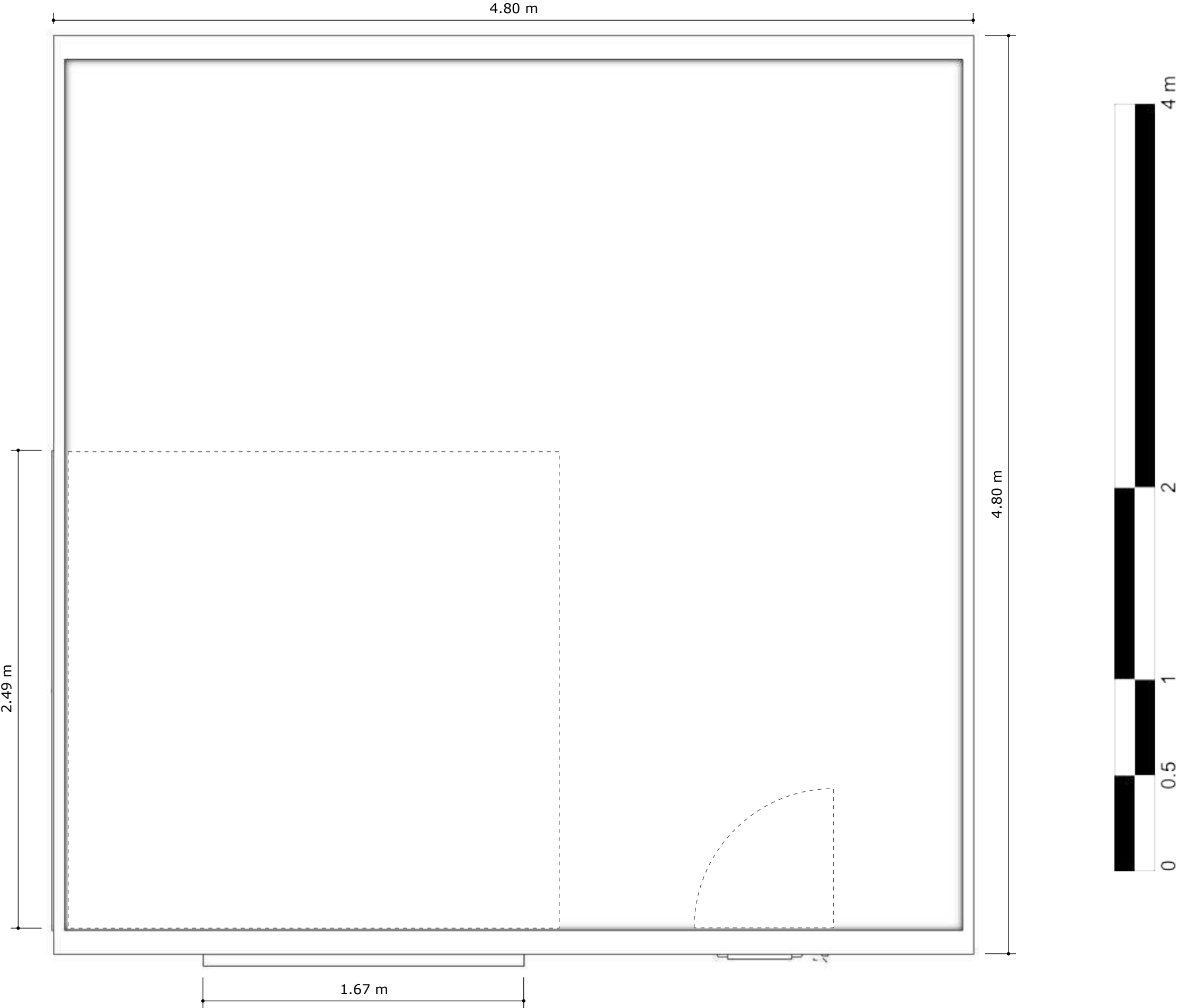
Rear elevation



Side elevation



Floorplan



Gutters:

100mm half round uPVC gutters Colour to match main building fixed at 900mm crs with brass screws Pipes, fittings and accessories: PVCu to BS EN 12200-1:2016. 63mm dia PVC-u downpipes at rear side. 1:2016 plugged and screwed to brickwork at 1800mm crs with brass screws.

Ceiling:

One layer of 12.5mm plaster board with all joints taped and staggered and Bonding plaster: BS EN 13279-2:2014. Thickness: 8mm and finish plaster: BS EN 13279-2:2014. Thickness: 2mm.

Walls:

300mm Cavity Walls: 100mm outer leaf, 100mm cavity and 100mm inner leaf.

Brickwork in outer leaf of external cavity walls 215x65x100mm facing brick to match existing dwelling to BS EN 772-3:1998 Mortar: Cement/lime/sand 1:1:6. Bond: As per drawing. Joints: Weather struck pointing as work proceeds.

Blocks in inner leaf of cavity wall, insulation block compressive strength: 7 N/mm sq. Work size 440mm x 215mm. Mortar: 1:1:6 cement/lime/sand.

'K' Value: 0.55 w/m. sq. deg. c. Bond: Stretcher. Finish: Fairface.

Wall ties to BS EN 845-1:2013+A1:2016. Galvanised/stainless 225mm long steel wire. Max centre of 900mm horizontally and 450mm vertically. Wall ties to be spaced not more than 300mm crs apart vertically within 225mm of openings and unbonded jambs.

All cavities closed below wallplate level with 10mm masterboard to prevent cold bridging. Cavities closed at gables with 12.5mm masterboard or equal.

All door and window reveals and window cills to be fire sealed and thermally insulated with Rockwool TCB cavity barrier. Door and window heads to be fire sealed and thermally insulated with Rockwool TCB cavity barrier where concrete lintels are used.

Concrete cavity fill to ground level and minimum 225mm below DPC. DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level.

Vertical DPC's is to be provided to all reveals and horizontal DPC's to the top of lintels and the underside of sills and thresholds. DPC's to BS 6515: 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located

150mm min above finished ground level. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge.

DPC's to BS 6515: 1984, DPC widths in all internal 100mm wall to be min 250mm to project 75mm clear of wall and capable of bonding with DPM in floor to form a waterproof joint. DPC in internal leaf of cavity wall to be 200mm and project 100mm clear of wall as for internal walls. DPC in external leaf of cavity walls to be min 110mm and located 150mm min above finished ground level. DPC in single skin external walls to be located 150mm min above finished ground level and bonded to DPM in floor. DPM's Type: P.I.F.A. Standard 6/83A:1988. 1200 gauge.

Ground Floor:

To consist of 100mm concrete on 1200 gauge polythene dpm overlapped with dpc on 25mm binding on 225mm well compacted layers of hardcore not exceeding 600mm total depth free from organic material. Provide self levelling screed over concrete garage floor.

Foundations:

600mm wide x 225mm deep concrete strip foundations 1:3:6 mix, 15N/mm² at 28 days, to bear on suitable firm undisturbed ground to satisfaction of the Local Building Control Officer, minimum depth 750mm.

Drainage:

Gulley traps to be horizontal B.I.G.T's in PVC with rebated tops to receive 150x150mm galvanised ms gratings. Gulley's to be hunched and bedded in concrete with 75x75mm precast concrete gulley surrounds on back side and in-filled with concrete and weathered down to grating. Drains upvc wavin 100mm dia drainpipes with precast 'O' ring connectors all tees and junctions to be upvc compatible with wavin system. All pipes to be laid evenly to falls shown and bedded and surrounded in maximum 150mm pea gravel. All pipes below ground level to be 100mm dia.

Where pipes pass through walls provide RC lintels over. Void around pipe to be filled with compressible material such as rockwool.

Wastes: All wastes to have 75mm dia deep seal traps. All wastes above floor level to be 38mm dia pvc. Both soil and storm drains to connect to local authority foul and storm water drains.

Pedestrian Door:

PVC external door style as per drawing fitted with 5 lever lock and fitted with thumb turn easy opening device to the inside of the door and 1½ pairs of hinges. All ironmongery to be stainless steel. All glass to be safety glazing.