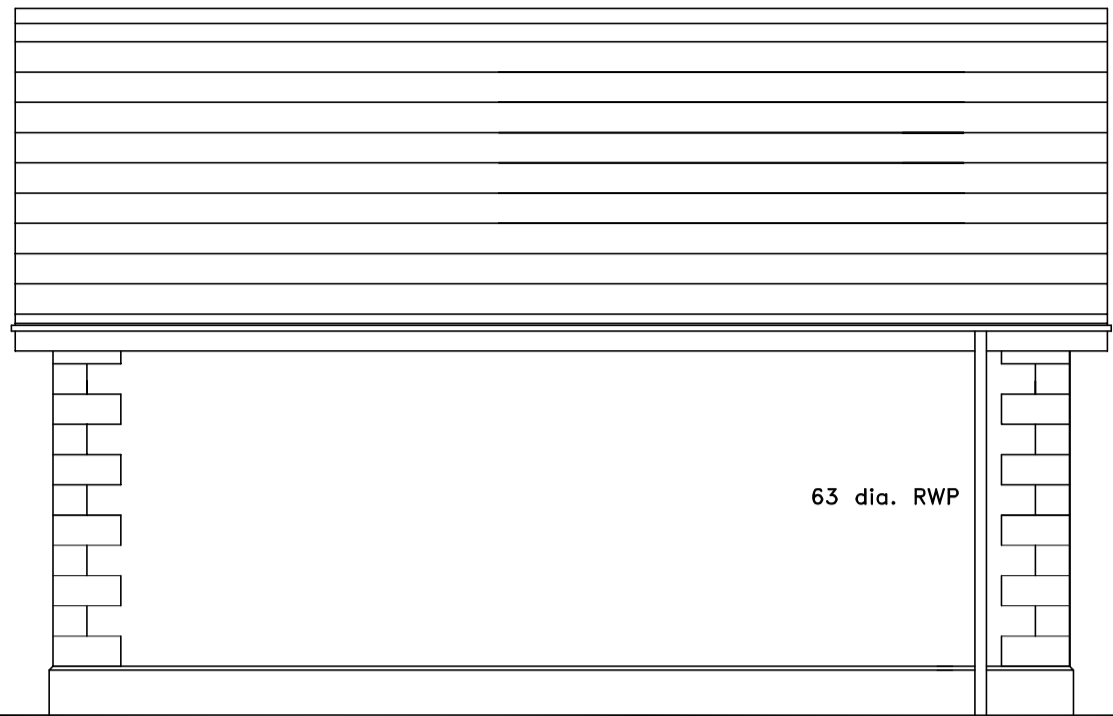


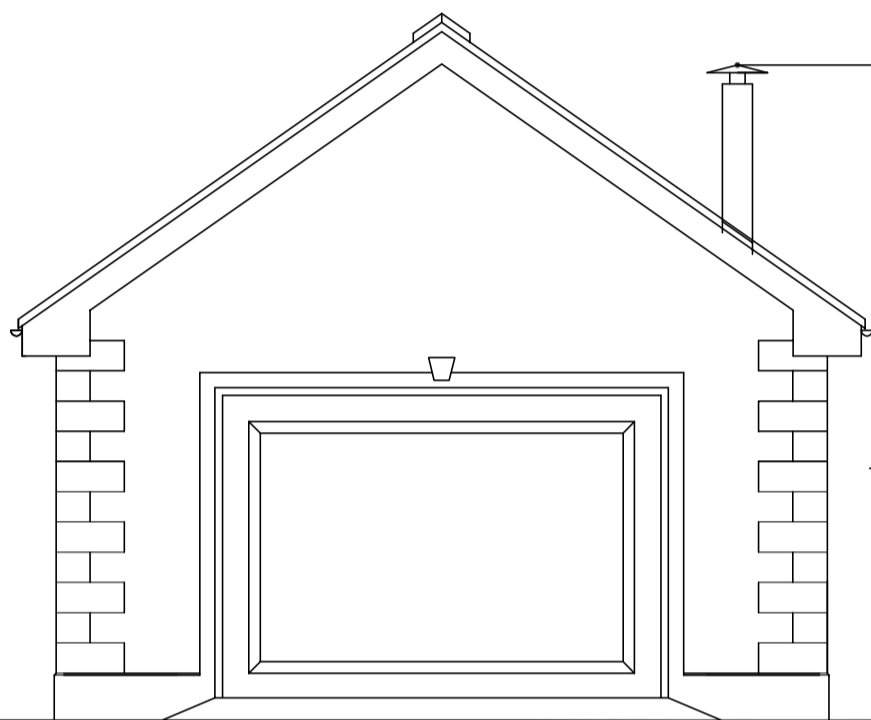
REAR ELEVATION



SIDE ELEVATION

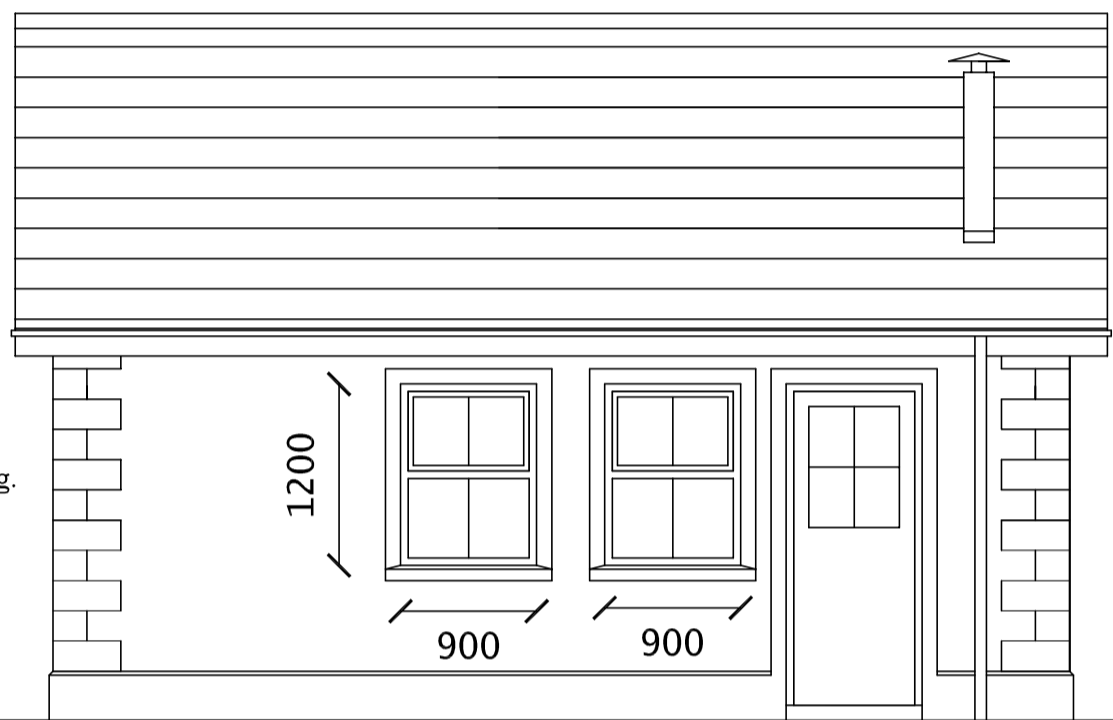
BOILER NOTES

Flue to be cast iron until intersection with block flue or provide "Selkirk" (or equal) metal flue or a low level discharge cowl'd flue outlet. Provide a removable panel for cleaning purposes.
 Boiler to have soot box and condensate trap.
 Boiler set to burn 28 sec. Kerosene.
 If boiler is to be located externally provide a purpose made external boiler house. All pipes between boiler and dwelling to be insulated to BS 5422, 1977 and to be laid with a PVC drainage pipe. Provide an anti-cycling device to boiler by means of a room stat in hall of dwelling.



FRONT ELEVATION

Stainless steel double insulated chimney to boiler with stove flashing.
 Blue/black or dark grey flat concrete tiles/slates to match dwelling.
 Wall finish to match dwelling.



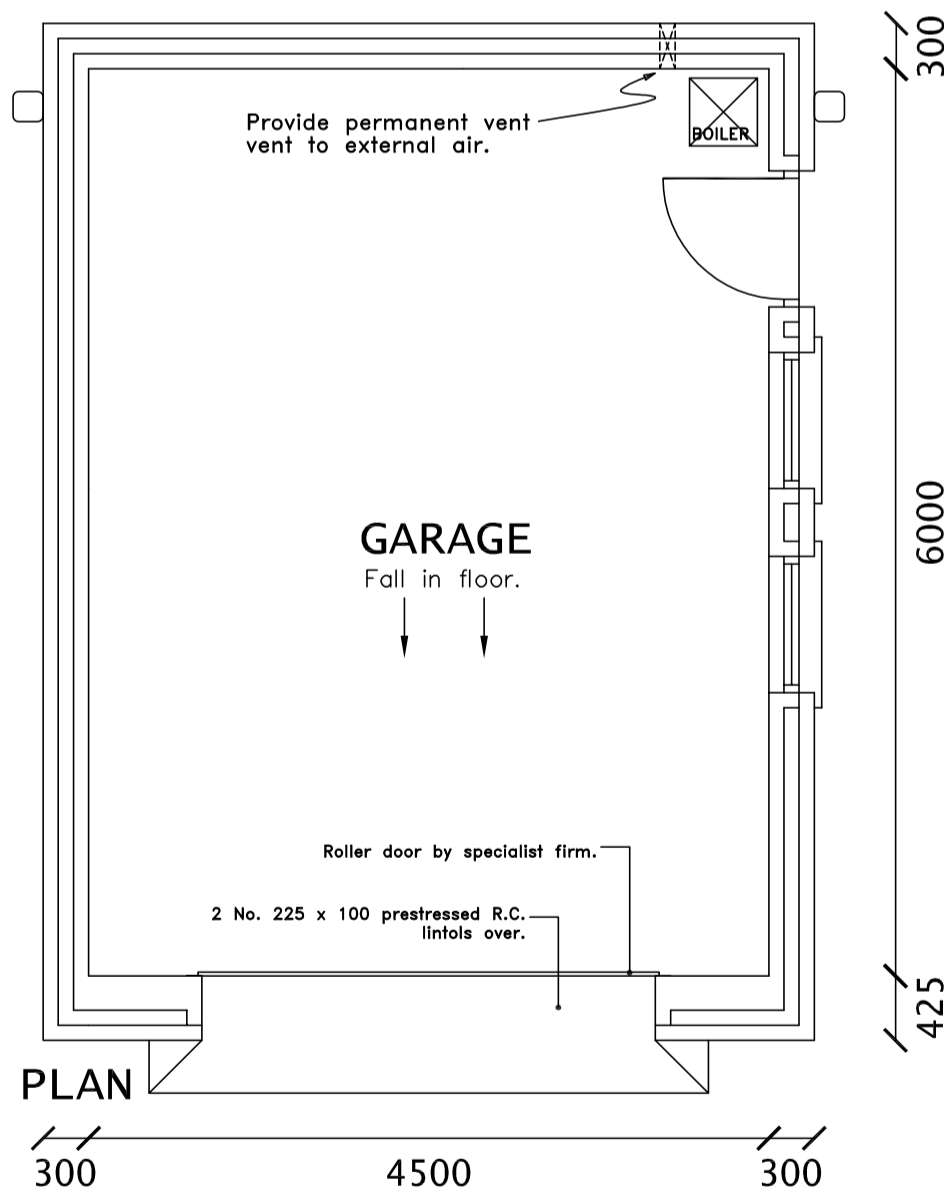
SIDE ELEVATION

DRAINAGE NOTES.

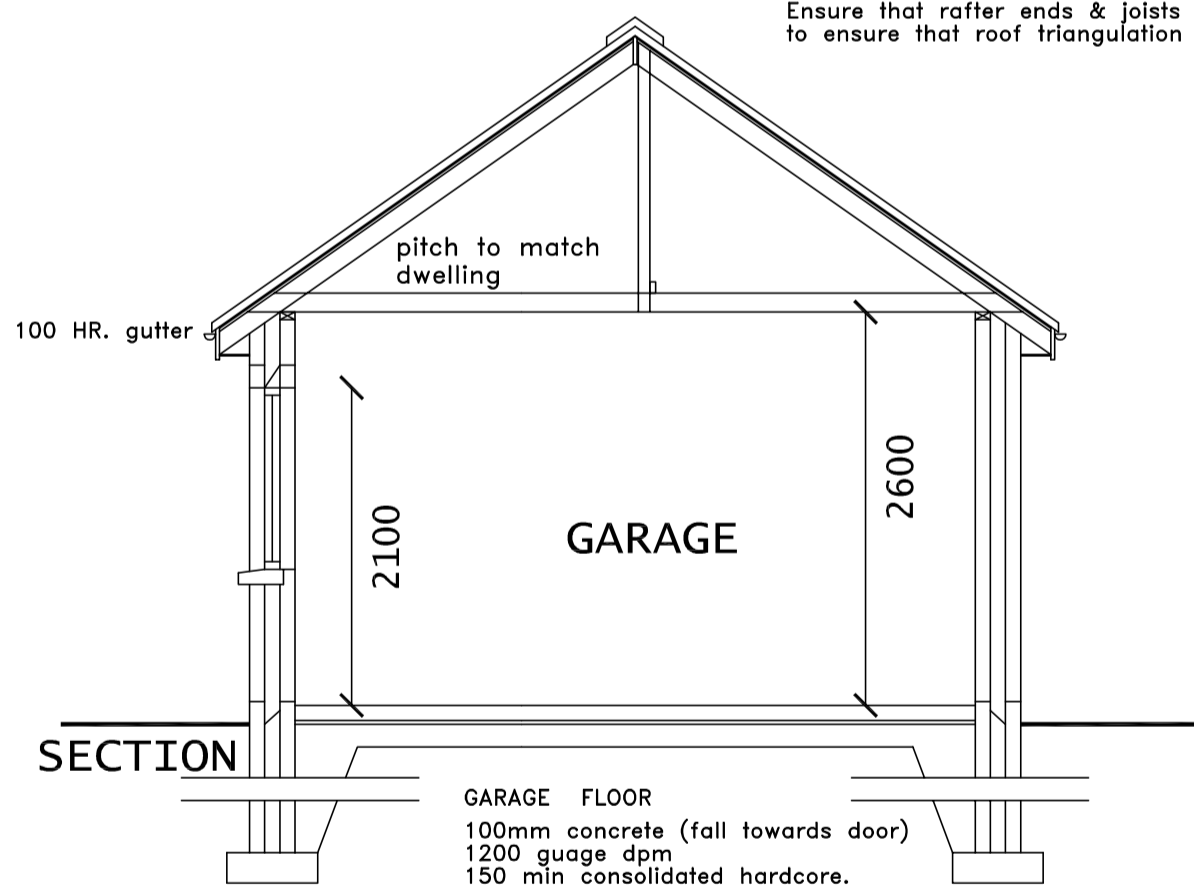
All drainage pipes to be 100mm diameter UPVC, to be laid to BS4660, laid in and surrounded by granular pea bedding to manufacturers instructions (min fall 1 in 50) Where pipes pass through wall, blockwork to be supported on RC lintels.

PITCHED ROOF CONSTRUCTION .

Concrete ridge tiles /25 ridge board.
 Concrete interlocking tiles or slates as selected .
 38 x 25 sw battens. 1 layer of reinforced roofing felt to BS747.
 150 x 38 rafters at 400 c/c's.
 75 x 38 hangers every other rafter / 75 x 38 runners .
 170 x 38 ceiling joists at 400 c/c's. & plasterboard and skim ceilings. 100 x 50 wallplate securely fixed & strapped to wall.
 25 fascia board & 9 soffit board. 100 HR. gutter
 Ensure that rafter ends & joists ends are securely fixed together to ensure that roof triangulation is maintained.



PLAN



SECTION

FOUNDATION CONSTRUCTION.
 600x300 concrete foundations to all 305 cavity walls /
 450x300 concrete foundations to all 100 block walls -to be taken down to required bearing depth to be determined when site conditions become known.
 If stone cladding to be provided to walls, ensure foundation width is increased to accommodate it.
 If precast flooring is to be used ensure that foundations are sized to accommodate additional loading and details of structure/slabs are submitted to B.Control prior to commencement.

LINTEL SCHEDULE.

Openings up to 1200mm wide to have 150x100 RC lintel over with 1 No.12mm reinforcing bar.
 Openings up to 2400mm wide to have 225x100 RC lintel over with 2 No.12mm reinforcing bar.
 150mm (min) end bearing.
 If opening are greater than 2.4m and R.C. lintels are being used , they must be prestressed and calculations obtained from the manufacturer if requested.
 Where brickwork is being used provide Keystone/IG type steel lintel over.
 Arched openings to have a Keystone/IG arched type steel or precast/stressed RC arched lintel over.
 Manufacturer should be made aware of position, loading upon and use of all lintels so that they may be stressed accordingly prior to ordering.

GENERAL NOTES.

All structural timber to be stress graded C16 (SC 3) or equal & be kiln dried (KD) and so marked on each timber member.
 All external softwood to be pretreated against fungal attack.
 Concrete to foundations, sub-floors, steps etc. to be 20N/mm
 All steel beams to be set on RC padstones and those acting as purlins to have a 100x50 SW. plate securely fixed to top flange.
 Ensure all purlins have adequate blockwork to sides to ensure that ends are held in place.
 3 No. consecutive joists and rafters/trusses to be securely fixed to adjacent wall with 30x5 galvanized metal straps at 2m.c/c's. Ends turned into wall a minimum of 75mm. Provide bridgers and packers between timber members at position of straps.
 Wallplates to be 100x50 vac-vac treated softwood bedded in mortar and tied to wall with 30x5 galvanized metal straps at 1.8m c/c's (max.)
 Provide double rafters to each side of rooflights, dormers etc.
 12.5 plasterboard & skim to ground floor ceilings

WALLS.

Cavity to be filled / solid blockwork to ground level.
 Cavity to be closed at wallplate level and gable ends with 12.5mm Supalux or equivalent.
 Wall ties to be stainless steel to BS 1243 at 750mm c/c's horizontally, 450mm c/c's vertically and at every course of blockwork at reveals.
 Damp proof courses to BS 743 to be 150 (min) above finished ground level, bedded under all sills, vertically at window and door jambs and stepped over all lintels, ducts & pipes.

GLAZING

All glass in doors and sidelights up to 1500mm above floor level and in windows up to 800mm above floor level to be toughened or laminated to BS 6206.

DIMENSIONS & LEVELS.

Figure dimensions to be taken in preference to those scaled.
 All dimensions / levels to be checked by contractor before commencement of work and any irregularities to be reported.
 All work to be carried out in accordance with current Health & safety regulations / procedures
 If work commences on site prior planning/building control approval, it is carried out at clients own risk.

PROJECT		GARAGE		JOSEPH E. McKERNAN	
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