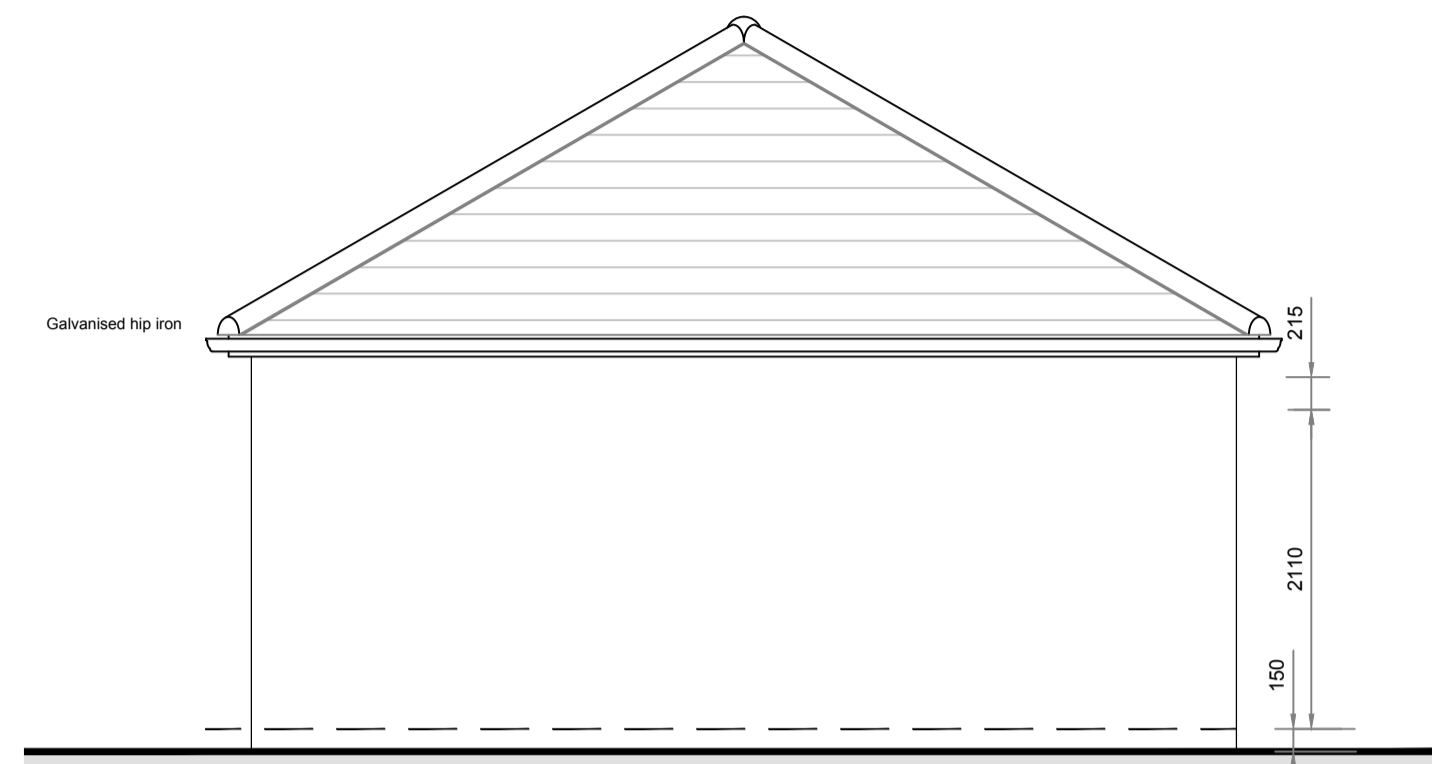
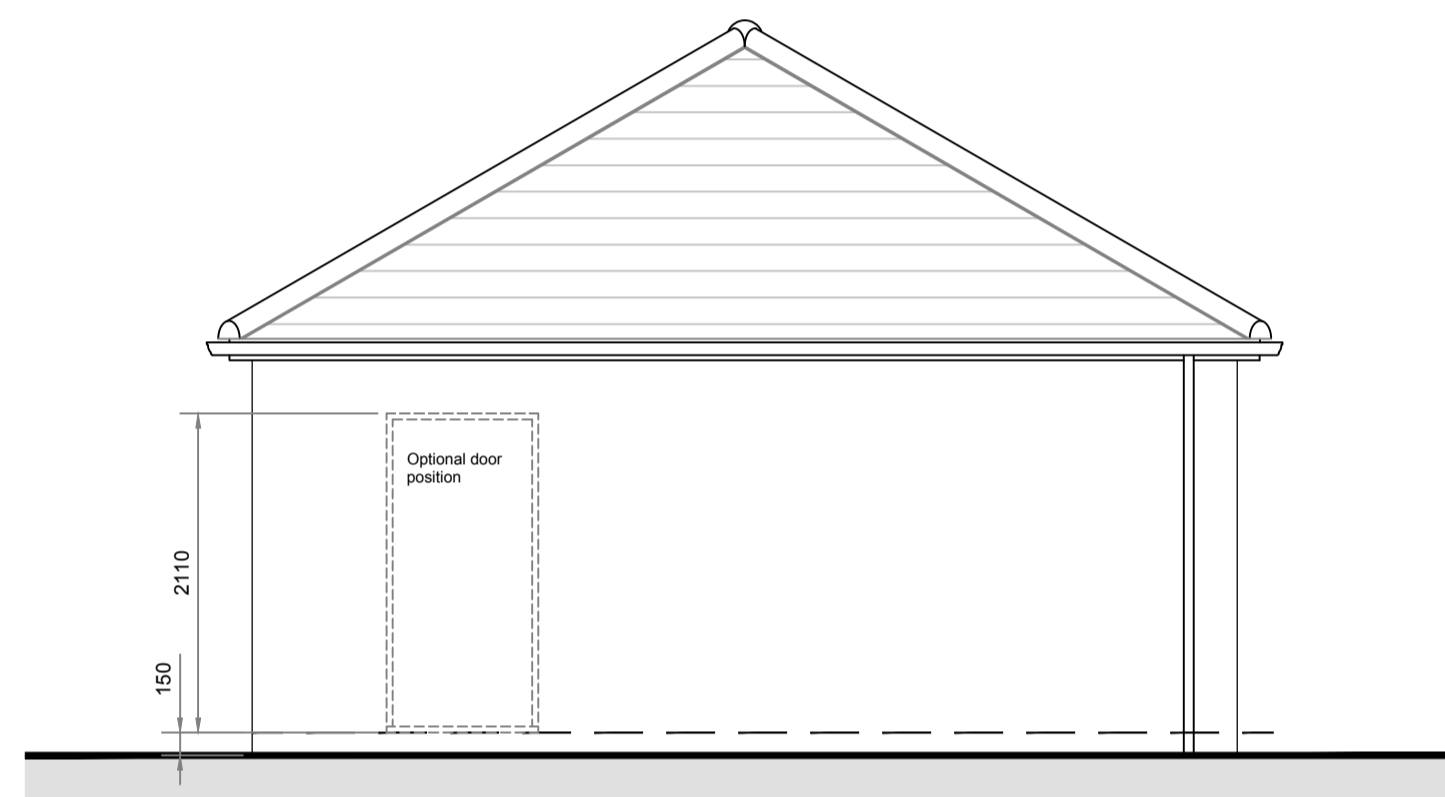


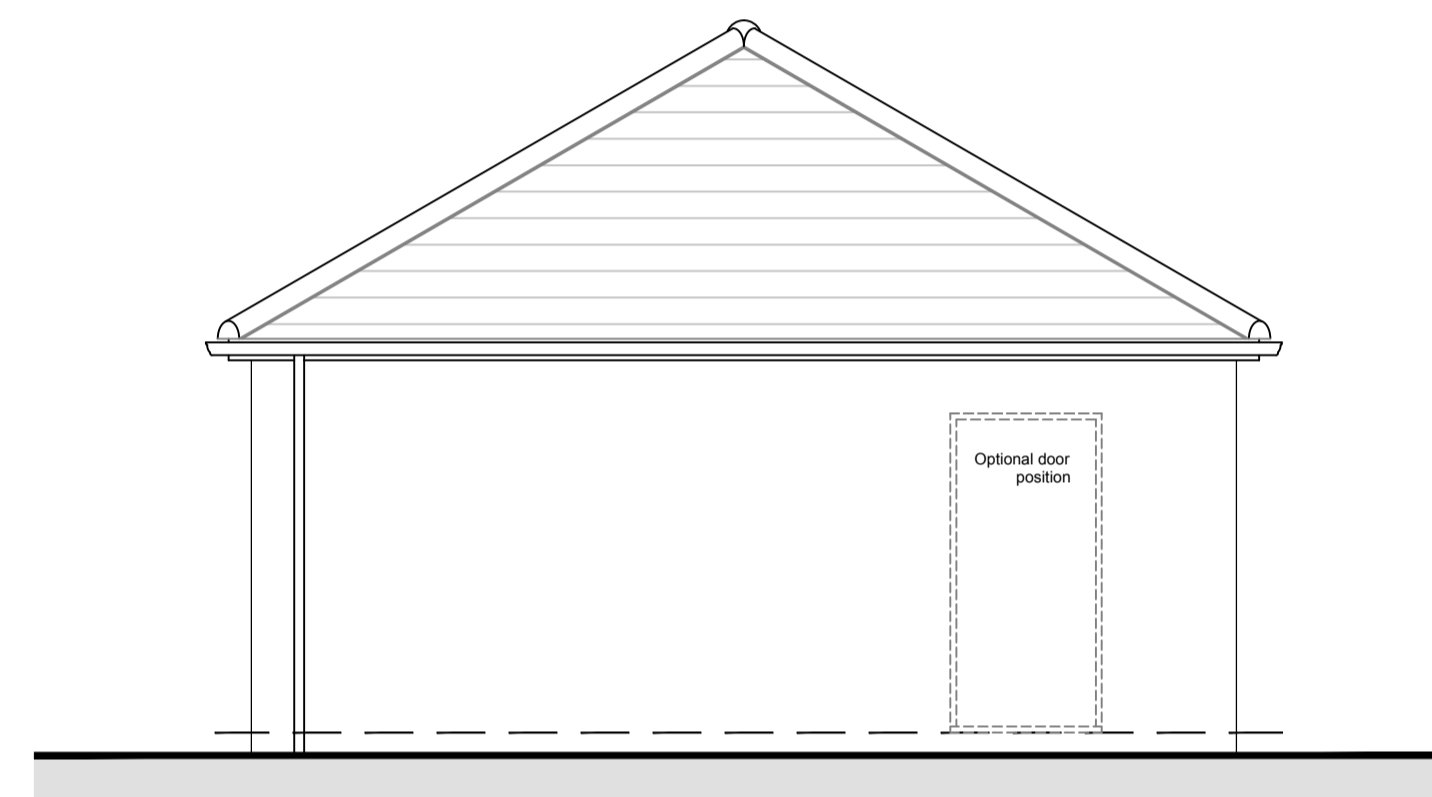
PROPOSED FRONT ELEVATION



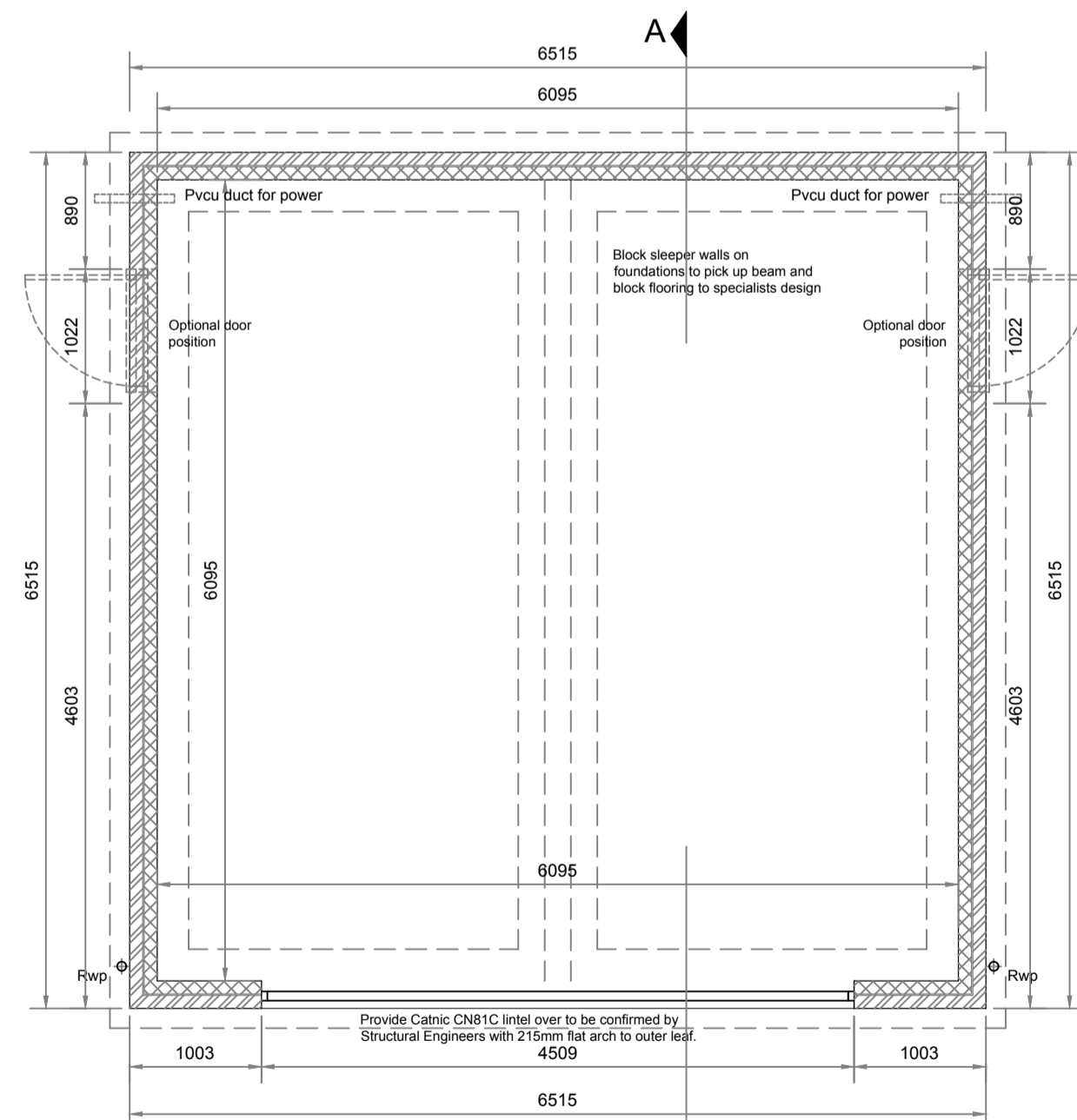
PROPOSED REAR ELEVATION



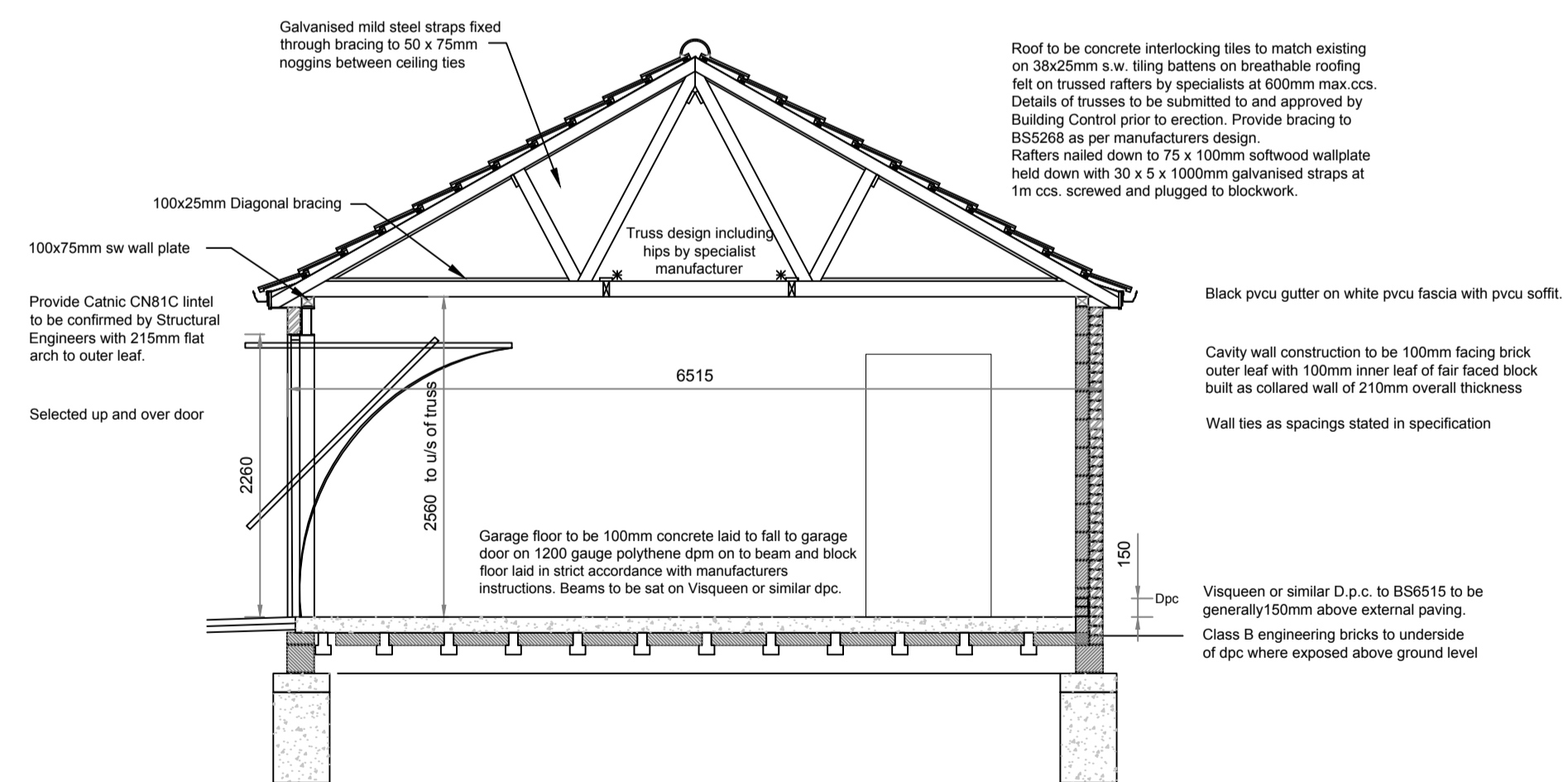
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED PLAN



SECTION A-A

Notes

1. Do not scale from drawing. If in doubt contact Rouse Homes Ltd.
2. All dimensions are in millimetres unless noted otherwise.
3. Not for construction unless otherwise shown.
4. When appropriate, this drawing to be read in conjunction with project specific Designers Risk Assessments, produced in accordance with requirements of Regulation 13 of the Construction (Design and Management) Regulations 2007.
5. The design shown on this drawing is the property of Rouse Homes Ltd and is not to be used or the drawing copied, communicated or disclosed, in whole or in part, except in accordance with a contract, licence or agreement in writing with Rouse Homes Ltd.

GENERAL NOTES

ROOF CONSTRUCTION:-
Roof construction to consist of interlocking concrete roof tiles, on 50x25mm treated softwood battens on selected roofing felt on 30° trussed rafters, double skew nailed to 100x75mm sw wallplates strapped at 2m c/c, with 30x3x1200mm long galv. straps, laid on mortar bedding. Trussed rafters to be braced in accordance with BS-5268. Provide 100x25mm diagonal bracing twice nailed to the u/s of rafters to run from ridge down to eaves level. At ceiling level, 100x25mm longitudinal bracing at each node point, twice nailed to each ceiling jo and bolted firmly up to brickwork of gable walls. 100x25mm diagonal bracing in outer bays, twice nailed to the top of each ceiling jo.
Lateral wall restraint to be provided at ceiling & rafter level by 30x5mm galvanised ms straps with 150mm upstand. Straps to be securely bolted to brickwork of gables, not into joints, and nailed through top of longitudinal bracings over 3no. minimum trussed rafters. 50x75mm nogginns must be fixed between trussed rafters below bracing to ensure secure fixing for straps, and to prevent closing. NB: The maximum spacing for ceiling & rafter level restraint must not exceed 2000mm.
Provide upvc fascias to match dwellings with upvc soffits, gutters and downpipes.

EXTERNAL WALLS:-

External leaf to be facing brickwork up to level shown, with 100mm block inner leaf. Provide Helifix or similar wall ties at 450mm vertical & 750mm c/cs horiz; with 225mm vertical c/cs at reveals. Inner leaf to be 100mm thick 4N/mm² blockwork.
Lintels to be Catnic / IG or similar proprietary galvanised mild steel, on 150mm min end bearings, with stepped dpc.s over where necessary. Install proprietary DPC to full bed width of outer and inner leaf of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Provide facing brickwork to exposed areas of wall below dpc level.

DOORS:-

External doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Glazing to be obscured glazed. Glazing in doors and adjacent windows to be laminated or toughened to Part N.

Garage door to be selected up & over type grp door with electric door operator. See Structural Engineers detail for lintel over.

GARAGE FLOOR:-

Garage floor to be 100mm concrete laid to fall toward garage door. Concrete on beam and block floor by specialists. Beams to be sat on Visqueen or similar dpc which should be set min. 150mm above external ground level. Provide 150mm minimum ventilated void beneath beam and block floor to be vented with telescopic vents with proprietary louvred airbricks and sleeves, at 1000mm c/cs set below dpc level. Provide stepped dpc over airbrick sleeves. Ground cover to be 100mm well consolidated hardcore base on Terram or similar ground sheet.

BELOW GROUND DRAINAGE:-

Drainage layout for separate SW and FW systems to be as agreed with Local Authority and Environment Agency. Access chambers and manholes comprising UPVC, clayware, brickwork or concrete ring as appropriate to depth and location with cover of strength class to suit.
All connection gulleys to RWP's at ground level to be fully accessible to allow rodding of below ground drain.
Drainage and sewers to be laid no flatter than 1:80 All pipes to be minimum 100mm dia or sized to suit flow and gradient.
Pipes to be bedded on and surrounded to half bore in pea gravel or to suit manufacturers recommendations. All drainage runs under ground supported slabs to be haunched with concrete to the same diam. as pipe. Install plank lintel bridging to walls at pipe penetrations.

ELECTRICAL & LIGHTING:-

To be to M & E Consultants details and specification.

REV.	DATE	DESCRIPTION	DRN.	CKD.



PROJECT
Birkenshaw
STANDARD DOUBLE GARAGE

DRAWING TITLE
**DOUBLE GARAGE
WORKING DRAWING**

Date	Scale	Drawn	Checked
2016	1:50@A1	KSF	AS

Drawing No. DG1