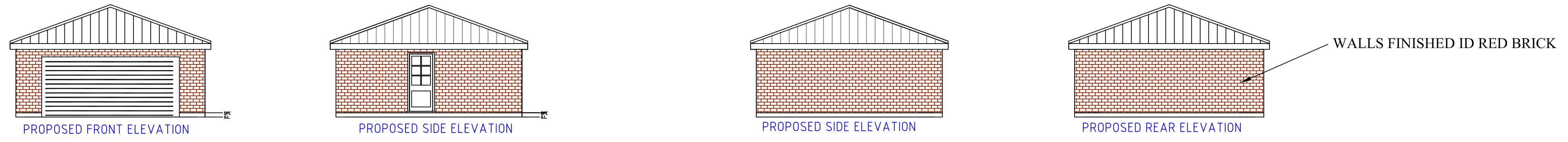


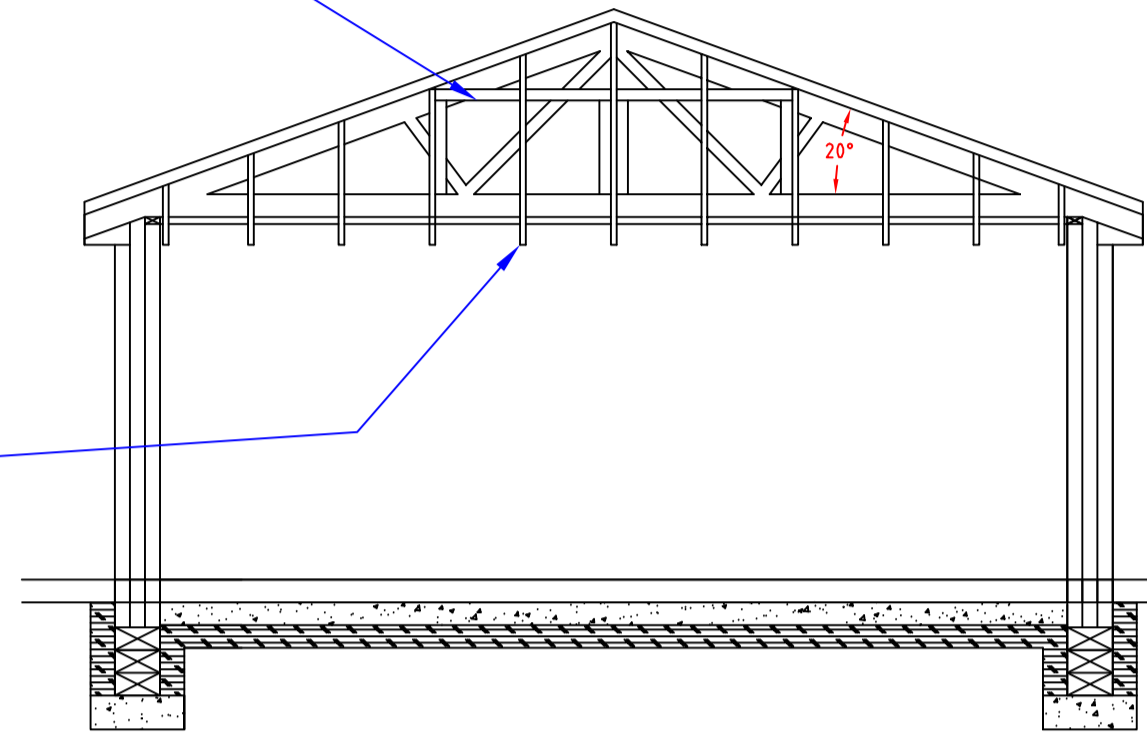
THIS PLAN IS WAITING APPROVAL



SCALE 1:100

2 OFF HIP GIRDERS BOLTED TOGETHER POSITIONED HERE TO SUPPORT FLYING MONO TRUSSES AS SHOWN. HIP GIRDER TO BE BRACED TO TRUSS BEHIND IT WITH 25 X 100 TIMBER. TOP CHORD ANGLE AS PER NEW ROOF.

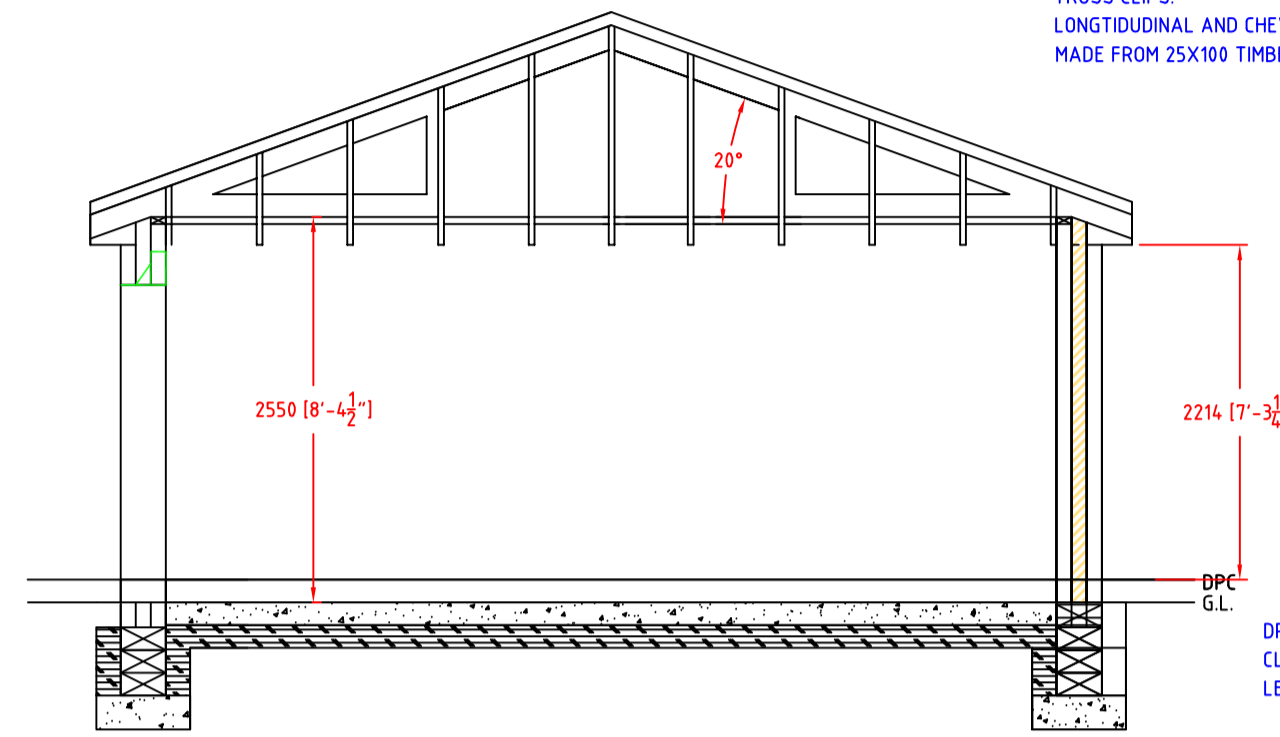
FLYING MONO TRUSSES TO BE USED HUNG FROM GIRDER TRUSS AND NAILED TO HIP BOARD. TRUSSES TO BE PRE FABRICATED AND GANG NAILED TOGETHER SET AT 600 CTRS. PITCH ANGLE APPROX 20 DEGREES - CONFIRM ON SITE. TRUSSES TO SIT ON 47 X 100 WALL PLATE AND ANCHORED DOWN USING TRUSS CLIPS. CHEVRON BRACING MADE FROM 25 X 100 TIMBER NAILED DIAGONALLY FROM THE WALL PLATE UP TO GIRDER TRUSS ON UNDERSIDE OF TOP CHORD.



CROSS SECTION LOOKING FROM THE FRONT - SCALE 1:50

SANDTOFT DOUBLE PANTILES  
USE DOUBLE PANTILES SMOOTH FACED WITH MINIMUM HEADLAP OF 100MM AT PITCH ROOF ANGLES DOWN TO 15 DEGREES

PREFABRICATED FLYING FINK TYPE ROOF TRUSSES GANG NAILED TOGETHER AND SET AT 600 CTRS AND AT A PITCH OF APPROX 20 DEGREES TO BE CONFIRMED ON SITE BY BUILDER TRUSSES TO SIT ON 47 X 100 WALL PLATE AND ANCHORED DOWN USING TRUSS CLIPS. LONGITUDINAL AND CHEVRON BRACING NAILED TO TRUSSES AS SHOWN MADE FROM 25X100 TIMBER.



CROSS SECTION LOOKING FROM THE SIDE - SCALE 1:50

600 WIDE X 225 DEEP CONCRETE STRIP FOOTINGS UNDER CAVITY LEAF GARAGE WALLS SET TO L.A INSPECTORS RECOMMENDATIONS FOR DEPTH. RECOMMENDATIONS COMPACTED HARD CORE BACKFILL TO TRENCHES WITH A 150MM THICK CONCRETE OVERSITE/FLOOR CAST ON TOP OF 150MM HARD CORE. DPC TO BE MIN 150MM ABOVE G.L.

600 WIDE X 225 DEEP CONCRETE STRIP FOOTINGS UNDER CAVITY LEAF GARAGE WALLS SET TO L.A INSPECTORS RECOMMENDATIONS FOR DEPTH. RECOMMENDATIONS COMPACTED HARD CORE BACKFILL TO TRENCHES WITH A 150MM THICK CONCRETE OVERSITE/FLOOR CAST ON TOP OF 150MM HARD CORE. DPC TO BE MIN 150MM ABOVE G.L.

WALLS

INNER LEAF BLOCK WORK TO BE KEYPED INTO EXISTING HOUSE WALL IN 3 BRICK COURSE BLOCKS EVERY OTHER BLOCK COURSE OR ALTERNATIVELY PROFILE PLATES BOLTED TO EXISTING HOUSE WALL.

BRICKWORK TO BE TOOTHED IN TO MAKE JOIN LOOK CONTINUOUS BETWEEN HOUSE AND EXTN.

ALL DPC'S AND REVEALS TO BE INSULATED WITH CLOSER BLOCKS USING INSULATING MATERIAL WITH A THERMAL RESISTANCE OF AT LEAST 0.25m<sup>2</sup>K/W

DAMP PROOF COURSE HYDROD. TO BS743 TO ALL CILLS, JAMBS, HEADS, AS TRAY OVER LINTLES, VERTICALLY TO ALL COSURES AND REVEALS, CAVITY TRAYS, AND EXTERNAL WALLS, HORIZONTALLY 150MM ABOVE G.L. AND LINKED TO FLOOR D.P.M. AS REQ'D

FULL FILL CAVITY INSULATION TO BE IN THE FORM OF CAVITY BATT'S.

GABLE END WALL TO BE FINISHED OFF WITH 3 COURSES OF DENTEL WORK TAKEN UP TO UNDERSIDE OF TILE EDGING. CORBELLED ENDS TO CLOSE OFF EAVES

SOAKAWAY-OF GRANULAR FILL TYPE, POSITIONED AT LEAST 5M FROM THE BUILDING IN A LOCATION WHICH HAS THE L.A. BLDG INSPECTORS APPROVAL. GRANULAR MATERIAL TO BE CLEAN BROKEN BRICKS CRUSHED SOUND ROCK, OR RIVER GRAVEL, GRADED FROM 150MM TO 10MM SURROUND INLET PIPE WITH LARGE PIECES ONLY ABOVE INLET PIPE, REDUCE SIZE OF MATERIAL GRADUALLY.

SOUTH YORKSHIRE TRUSSES OR ALTERNATIVE SUPPLIER OF PREFABRICATED TRUSSES TO SUPPLY STRUCTURAL CALCULATIONS FOR ROOF AND TO BE SUBMITTED TO THE COUNCIL AT LEAST 28 DAYS PRIOR TO CONSTRUCTION FOR APPROVAL.

COVER ROOF WITH TYVEK BREATHABLE FELT WITH MIN HEADLAP OF 100MM.

30 X 5MM CSA GALV STRAPS TO BE FASTENED TO GABLE END WALL AND TAKEN ACROSS 3 NO. JOISTS TO SECURE AND GIVE LATERAL RESTRAINT SET AT 1200MM CTRS. ALSO STRAPS TO BE POSITIONED ALONG GABLE VERGE LINE AGAIN AT 1.2M CTRS. SOLID STRUTTING REQ'D UNDER LATERAL RESTRAINT STRAPS

UPVC RAINWATER GOODS FASTENED TO THE FASCIA AT 1.2M CTRS AND TO 100MM DIA GUTTER SIZE WITH 63MM DIA OUTLET SIZE. ALL SURFACE WATER TO BE TAKEN AWAY FROM ANY BUILDING BY 5M TO A 1M3 SOAKAWAY.

WALL PLATE ANCHORED DOWN TO INNER LEAF BY MEANS OF 30 X 5MM GALV. STRAPS TAKEN OVER THE TOP OF THE WALL PLATE AND TURNED DOWN FACE 1000MM AND SECURED USING 50MM MS SCREWS

PART P

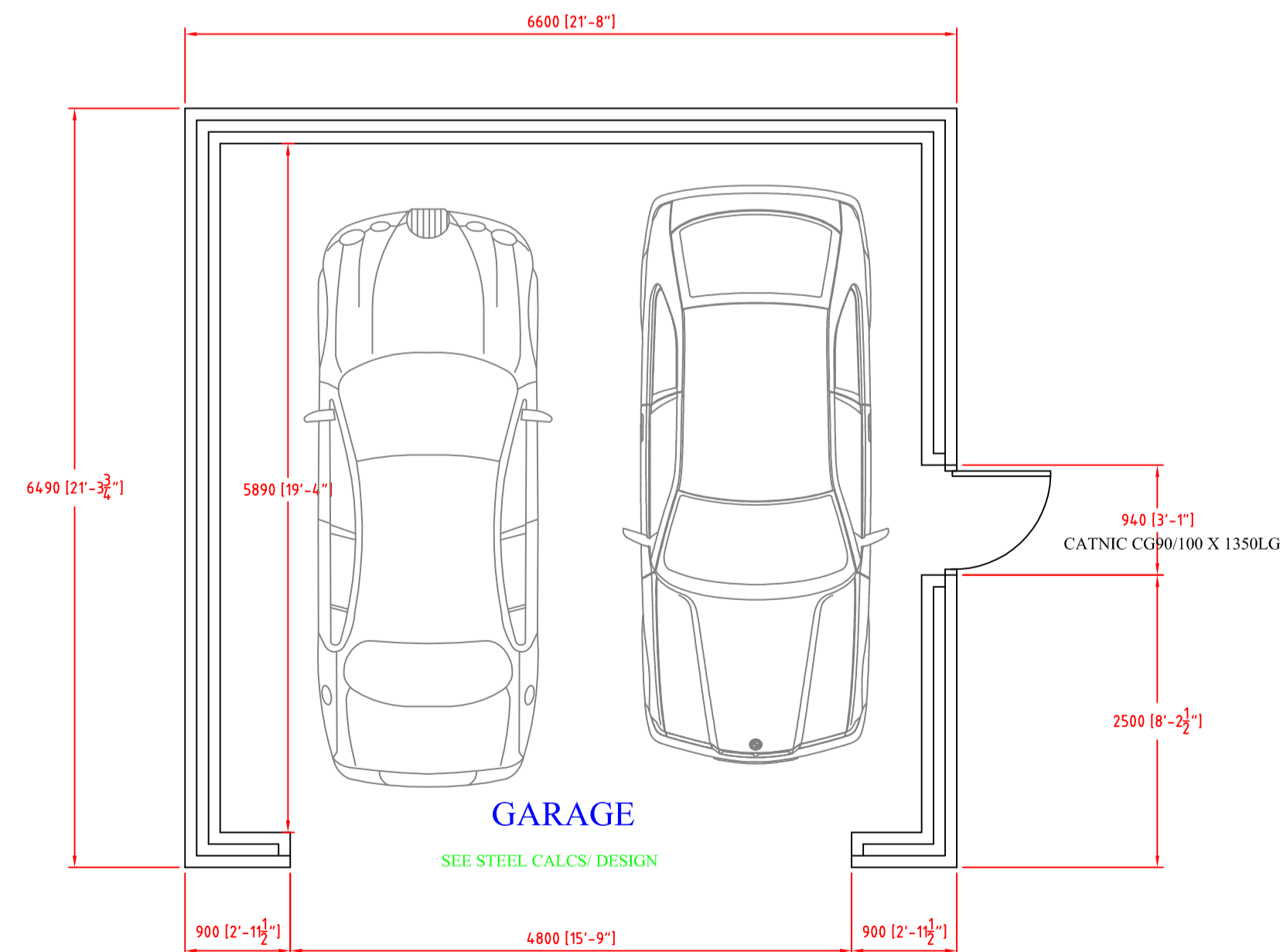
ALL NOTIFIABLE ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

LINTLES FIRE PROTECTED WITH 2 LAYERS OF 12.7MM THICK P'BOARD TO GIVE 30MINS PROTECTION

GLASS IN WINDOWS TO BE MADE FROM DOUBLE GLAZED UNITS WITH A 16mm AIR GAP AND ARGON GAS FILLED WITH THE OUTER PANE OF GLASS BEING PILINGTON OPTIWHITE 'U' VALUE DOES NOT EXCEED 1.4W/M<sup>2</sup>/K GLASS TO COMPLY WITH BS 6206

LOW ENERGY LIGHT FITTINGS SHOULD BE INSTALLED TO 75% OF THE ROOMS WITH A LIGHTING EFFICIENCY OF 45 LAMP LUMENS PER CIRCUIT WATT

WINDOWS BELOW 800MM FROM FLOOR LEVEL SHOULD MEET BS6206:1981 REGULATIONS IN REF TO SAFE BREAKAGE TOUGHENED GLASS OR ANNEALED GLASS TO BE USED AND MUST SHOW BS KITE MARK. SAFETY GLAZING IS REQ'D IN DOORS BELOW 1500MM OF THE FLOOR LEVEL AND WINDOWS WITHIN 300MM OF A DOOR



PROPOSED GROUND FLOOR PLAN - SCALE 1:50

To build a detached garage

All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

Client to arrange with contractor radiators and electrical sockets, lights and switch's as to positioning and location IF THERE IS A DISCREPENCY BETWEEN STUCTURAL CALCS AND THE PLAN THEN YOU SHOULD GET IN TOUCH TO CLARIFY CORRECT INFO

PLAN REVISION 'A'

SCALE 1:50 @ A1 SHEET 1 OF 1

Disclaimer  
The information on this plan is dimensionally and technically correct to the best of the draughtsmen's knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES  
WOBUEN HOUSE, PINE TREE CLOSE, WROOT  
DONCASTER, DN9 2BT, TEL (01302)772150  
MOBILE 07879-861191

GARAGE FOR MR & MRS GLYNN  
AT COBWEB COTTAGE, HIGH STREET, WROOT  
DONCASTER, S. YORKS  
DATE: 27/01/2020