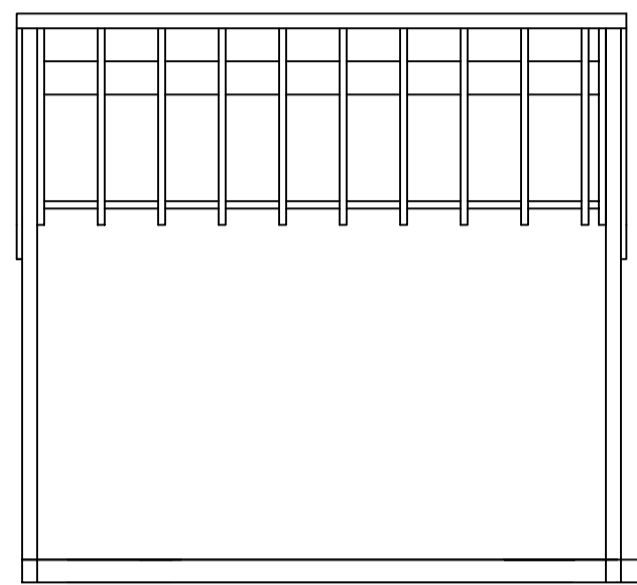
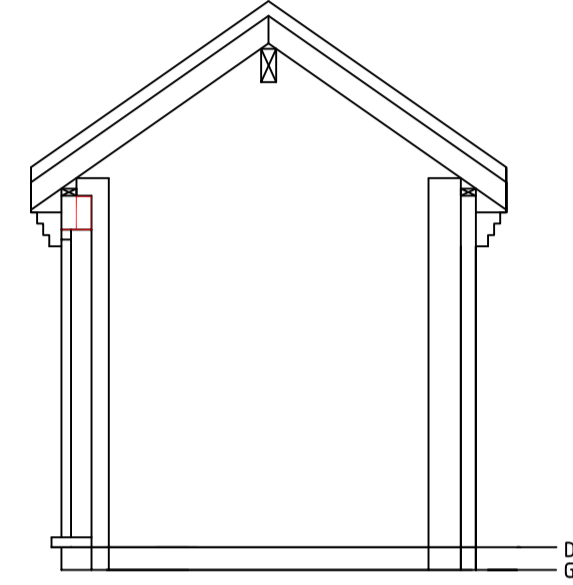


THIS PLAN IS WAITING APPROVAL



CROSS SECTION LOOKING FROM THE FRONT - SCALE 1:50



CROSS SECTION LOOKING FROM THE SIDE - SCALE 1:50

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

2 OFF 47x225 C24 TIMBERS BOLTED TOGETHER AT 300mm LINEAR CTRS USING M12 BOLTS BEAM TO BE STRAPPED DOWN WALL USING 2No 900mm LONG GALV STRAPS PER END ALTERNATIVELY USE 203x102x23UB STEEL RIDGE BEAM

ROOF CONSTRUCTION
ROOF TRUSSES MADE UP ON SITE FROM 47x150 CSA C16 GRADE TIMBER SET AT 400 CTRS BIRD MOUTHED INTO WALL PLATE AND TAKEN UP TO WALL/RIDGE BOARD. 9mm PLYWOOD BRACED ACROSS ROOF TO UNDER SIDE

DPC MUST BE A MIN OF 150MM CLEAR OF FINISHED GROUND LEVEL

400 WIDE X 225 DEEP CONCRETE STRIP FOOTINGS UNDER SINGLE LEAF GARAGE WALLS TO L.A INSPECTORS RECOMMENDATIONS COMPACTED hardcore BACKFILL TO TRENCHES WITH A 150MM THICK CONCRETE OVERSITE/FLOOR CAST ONTOP. DPC TO BE MIN 150MM ABOVE G.L.

WALLS

ALL DPC'S AND REVEALS TO BE INSULATED WITH CLOSER BLOCKS USING INSULATING MATERIAL WITH A THERMAL RESISTANCE OF AT LEAST 0.25m²/K/W
DAMP PROOF COURSE HYDROL D.P.C. TO BS743 TO ALL CILLS, JAMBS, HEADS, AS TRAY OVER LINTLES, VERTICALLY TO ALL COJURES AND REVEALS, CAVITY TRAYS, AND EXTERNAL WALLS, HORIZONTALLY 150MM ABOVE G.L. AND LINKED TO FLOOR D.P.C. AS REQ'D

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.

ROOF

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.

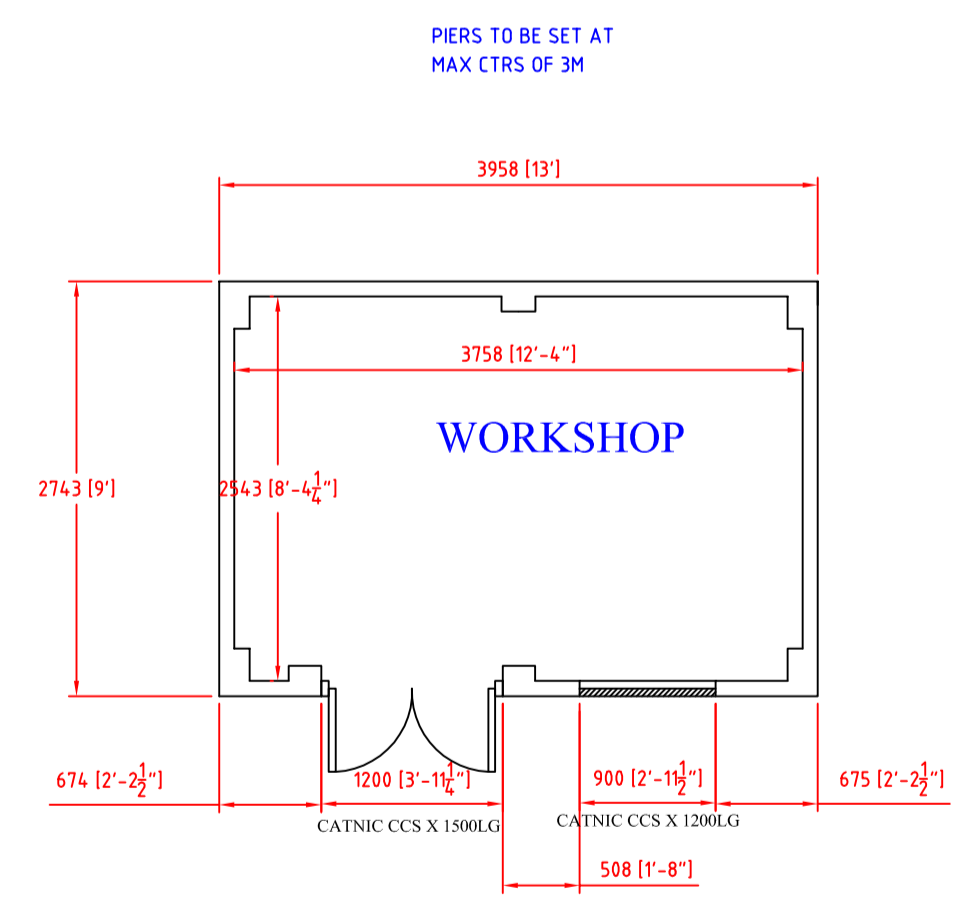
IMPORTANT NOTE
OPENING SASH WINDOWS MUST BE ESCAPE SIZE WINDOWS I.E. CLEAR UNOBSTRUCTED OPENING OF 450MM WIDE & MIN 750 HIGH
THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 100MM ABOVE THE FLOOR.
GUARDING IS REQUIRED IF THE CILL FALLS BELOW 800MM EXCEPT IN A ROOF WHERE IT MAY BE 600MM FROM THE FLOOR

LINTLES FIRE PROTECTED WITH 2 LAYERS OF 12.7MM THICK P/B 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 PILKINGTON OPTIWHITE 'U' VALUE DOES NOT EXCEED 1.4W/M²/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 BS6206:1991 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 workshop

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 DISCREPANCY 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 draughtsmens knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES
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MOBILE 07879-861191

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