DRAINAGE
100mm dia plastic below ground drainage on 'P' gravel.

Surface water drainage to discharge to soakaway (subject to percolation test). soak away to be 5meters from buildings/walls.

Drainage to be outside vehicular areas of surrounded in concrete

FLOOR SLAB
150mm. thick reinforced concrete floor slab, 1 No. layer A193 mesh reinforcement placed 50mm from top face, min. 50mm. concrete cover.

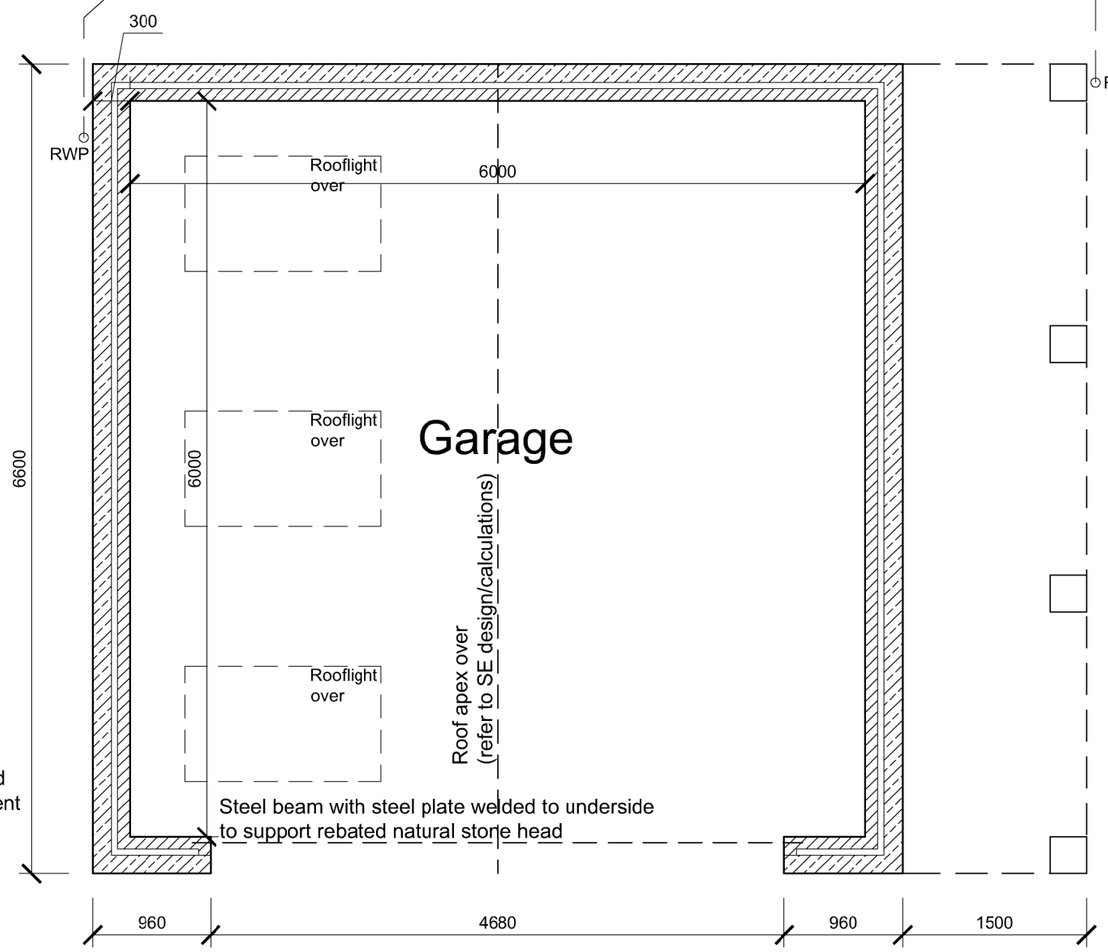
Slab to be laid over, 1200-gauge visqueen DPM, well lapped at joints and into horizontal DPC over.

50mm. sand blinding, over, 150mm. min. thick well rolled and compacted sulphate free hardcore.

Include for a level & smooth finish.

No thermal insulation as garage is to be unheated.

WALLS
Garage to be built using reclaimed natural stone with 50mm clear cavity, stainless steel wall ties at 450/900mm ctrs, doubled up at openings. inner leaf of 100mm fairfaced blcokwork



Green oak canopy to side of proposed garage to provide log store to season logs

STRUCTURAL ENGINEERS DESIGN
Refer to structural engineers design for beam over garage door, proposed Ridge/purlin/possible slope purlins and verification of roof timbers

FOUNDATIONS
Subject to ground conditions.

External load bearing walls to be built off 600mm wide x 200mm deep concrete strip foundations.

Depth to be determined on site once ground conditions are exposed. All to the entire satisfaction of the L.A. Building Control inspector.

Mesh reinforcement may be required (dependant upon ground conditions when exposed)

Any foundation steps should not exceed the thickness of the foundation, length of lap should be twice the thickness of the foundation (300mm).

FLOOR PLAN

ROOF STRUCTURE
Supply and lay breather membrane to all areas of roofing, membrane to be lapped 50mm. into gutters. Include for all necessary tilt fillets, etc. Laps to suit roof pitches all as defined in manufacturers literature.

175 x 75mm. C24 grade rafters at 400mm ctrs, doubled up adjacent to the rooflights.

150 x 50mm C24 rafters over open oak framed canopy (to maximise reduced headheight).

Roof timbers and Ridge pulin all to be confirmed/verified by Structural Engineer.

Roof pitch to match existing dwelling (circa 35°).

50 x 25mm tannalised timber slate laths - gauge to suit roof pitch, length & tiles. Laths fixed to each and every rafter with non-ferrous nails.

Indian natural stone slate finish

All slating to be to BS5534: part 1, code of practice for slating and tiling.

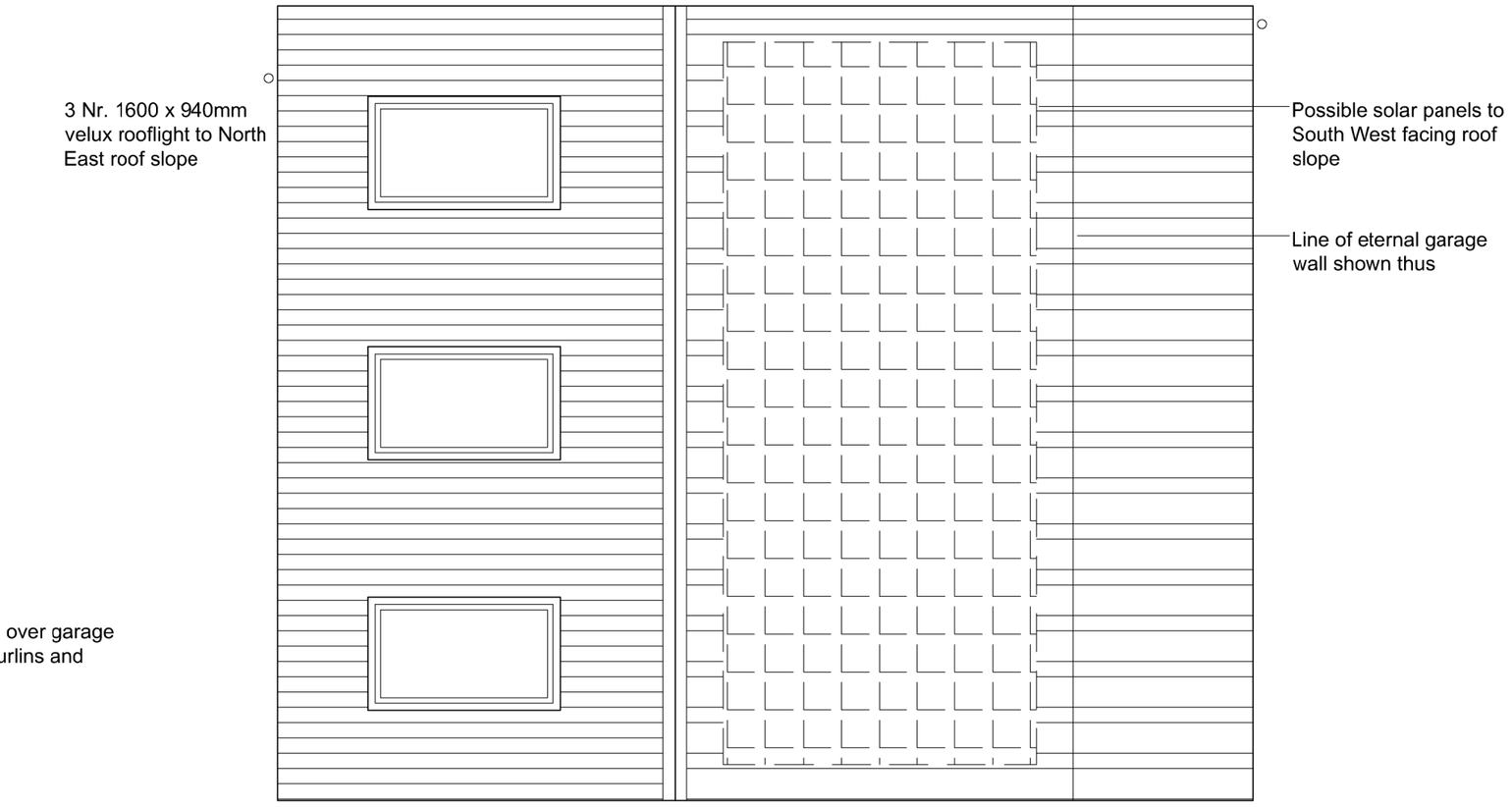
Cont
Bed 50mm. Deep x 100mm. Wide s/w wallplates on 10mm sand and cement.
S/W wall plate to have vertical restraint straps 600mm. Long 2.5mm. Thick x 30mm wide with 1 no. 100mm. Bend. Strapped to blockwork and turned over the wallplate, fixed to the wall with min. 3 no. Screws.

Include for 100 x 50 S/W wallplate to top flange of ridge purlin, bolted to UB at 600 ctrs (bolts to be staggered over the web).

Restraint straps at max. 2.0m ctrs to rafters, fixed over 3 no. Members. 1 no. Bend, 5 thick x 30mm wide galvanised steel straps with solid S/W noggins and packing pieces. Straps to be fixed under rafter and over ceiling members. Turned down straps to reach an uncut block.

garage to be unheated therfore no requirement for thermal insulation.

Roof to be vented via breather membrane with roof structure open to the garage too.



ROOF PLAN

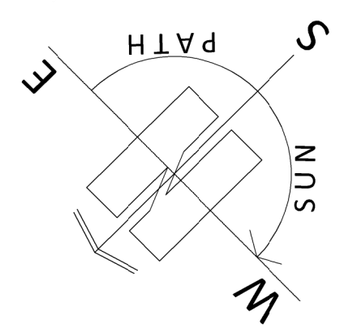
ELECTRICAL WORKS

All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

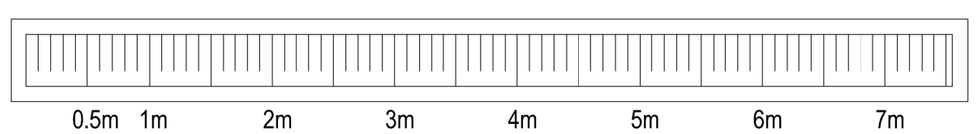
Prior to completion, the council should be satisfied that part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.

All electrical sockets are to be protected by an RCD, either by
a.Protecting the consumer unit.
b.The circuit
c.The socket (not the plug)

Light fittings to be low energy wherever possible.



1:50



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Project
Erection of Detached Garage, Store and Log Store at Flight Hill Cottage, Flight Hill, Hade Edge, Holmfirth, HD9 2TE.
Client
Mr & Mrs S Hirst
Drawing Title/Issue
Proposed Floor & Roof Plan

scale	date	sheet size	dwg. no.
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