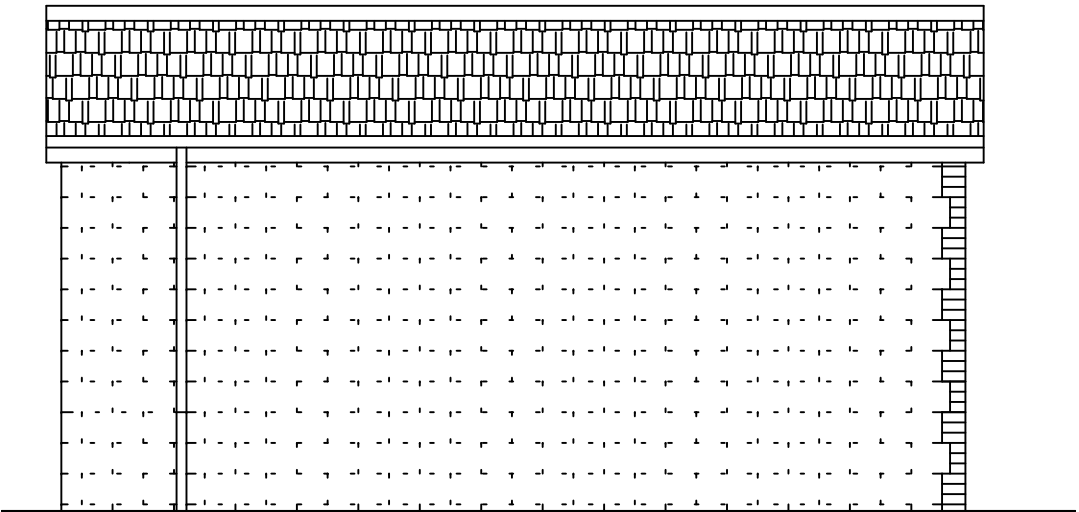
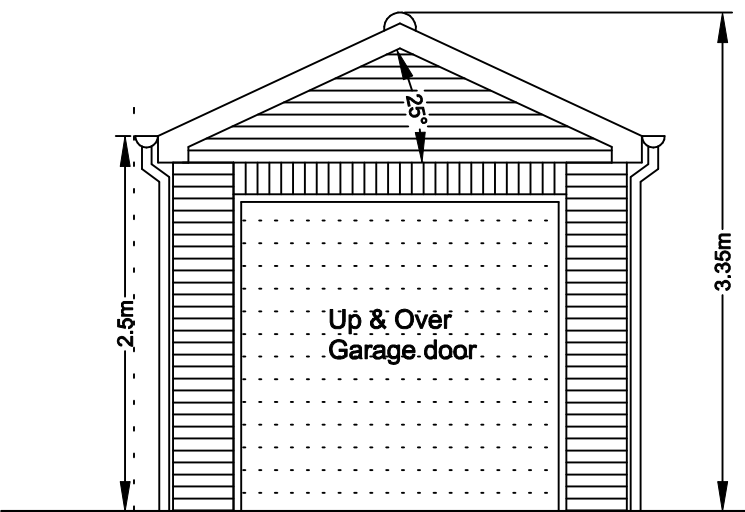
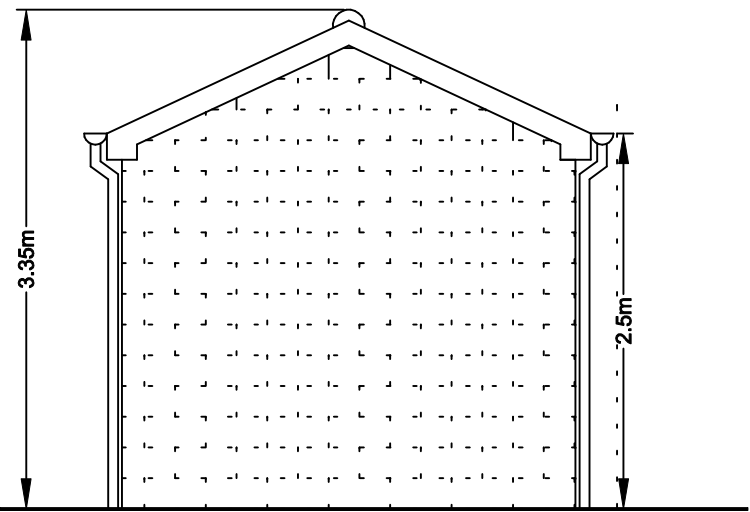




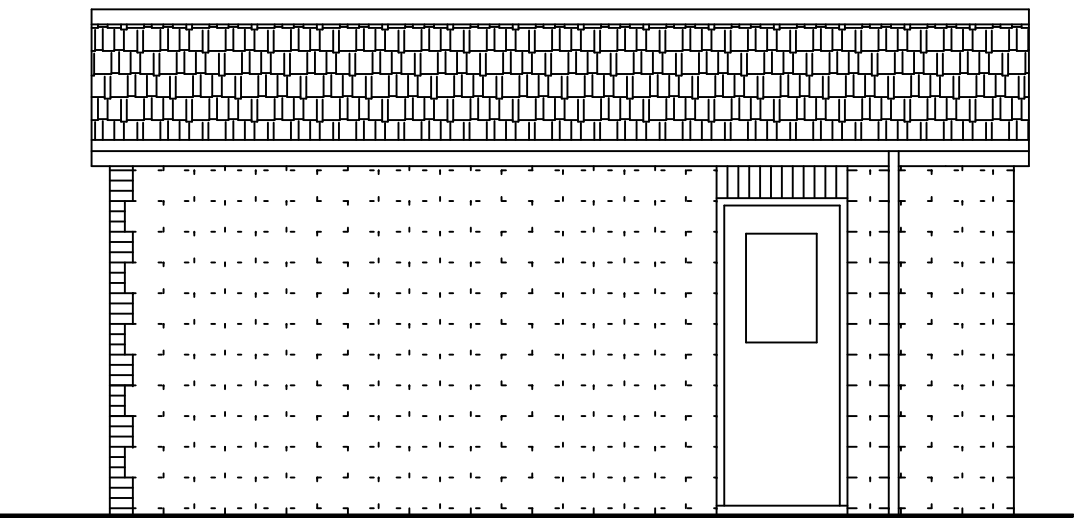
Side Elevation B



Front Elevation



Rear Elevation



Side Elevation from garden

GARAGE ROOF
The roof to be at 25 degree pitch with Double Roman tiles to match the existing dwelling in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 47mm x 100mm C16 rafters at 400mm centres, ceiling joists to be 50mm x 147mm C16 at 400mm centres running paraell with rafters. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. Ceiling joists and rafters tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists.

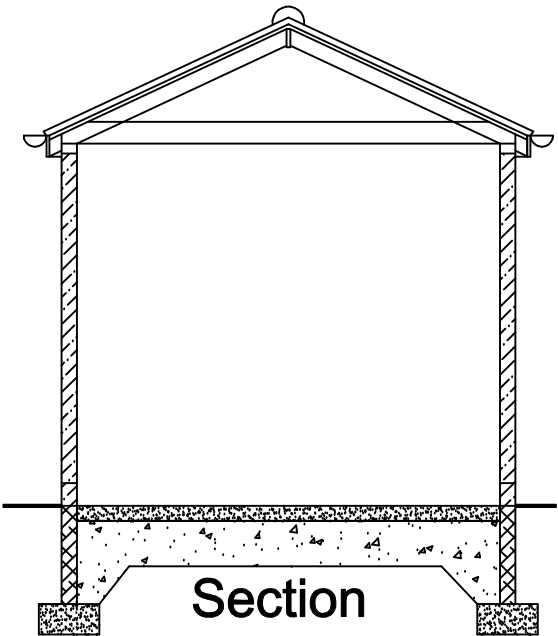
GARAGE WALLS
To be single brick to match the existing dwelling to front elevation and block to other three elevations with piers as shown on plan. The concrete blocks finished externally with Magnolia exterior paint. The damp proof membrane is to be 150mm above the adjacent finished ground level.

LINTELS
The lintels to be Catnic or similar approved with a minimum end bearing of 150mm.

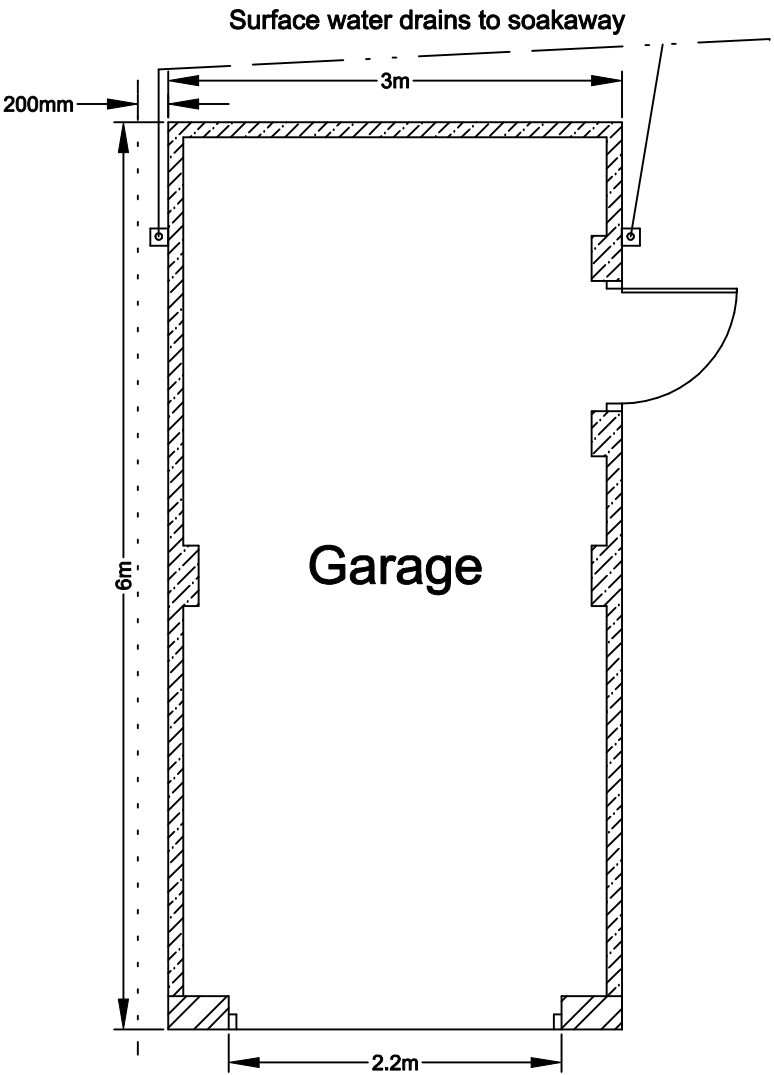
DRAINAGE
The new surface water drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. and taken to a soakaway.

GARAGE FLOOR
The floor is to be constructed of 100mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

FOUNDATIONS
The foundations 200mm x 400mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain. Depth to be 700mm and below level of any root system. Masonry below ground level to be concrete commons or 7n/mm2 concrete blocks.



Drawing No. 5QRG/12/01



Address	5 Queens Road Grimethorpe Barnsley S72 7NP
Project	Garage Plans
Scale	1 : 50
Date	April 2012