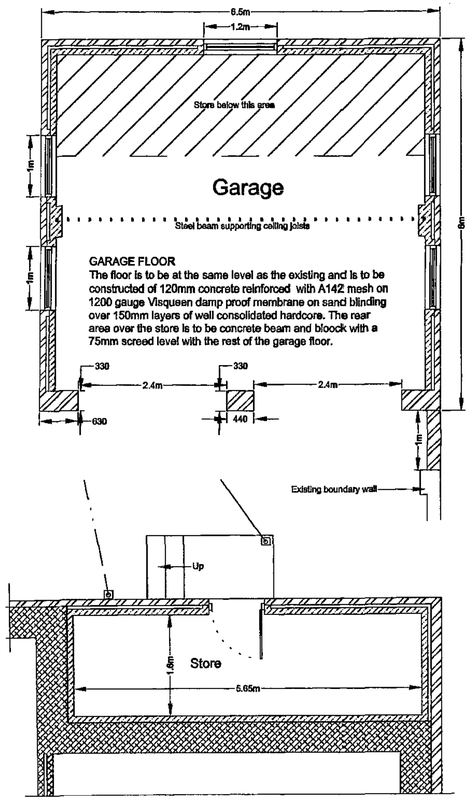
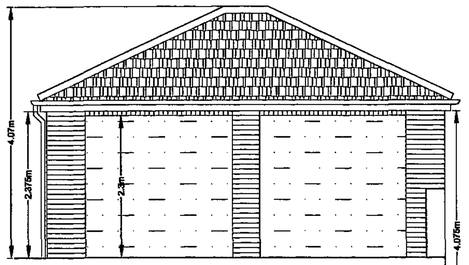


Store Plan

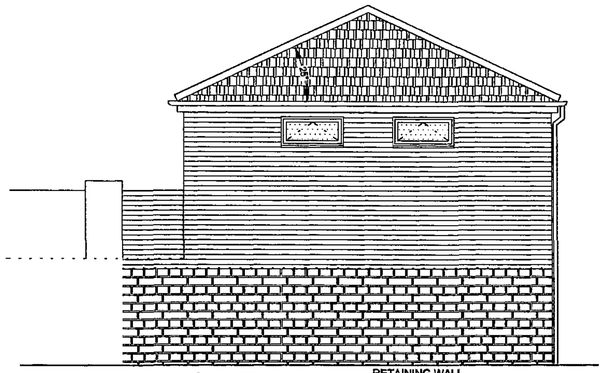
REAR & INNER RETAINING WALL
The retaining wall to rear is to be built using brick to the external and with 7N concrete block construction and to be a minimum one third the thickness for the height retained. The inner retaining wall to store area is to have a vertical Marley tanking membrane applied to the inner face of the retaining wall and a 100mm Plasmor Stranlite 7n block wall tied to the retaining wall with stainless steel ties at 5 per m2 and finished with flush pointing.

DRAINAGE
The new 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. gullies to be back inlet and fitted with an internal rodding access. The surface water is to be taken to a soakaway a minimum 5m from any building.



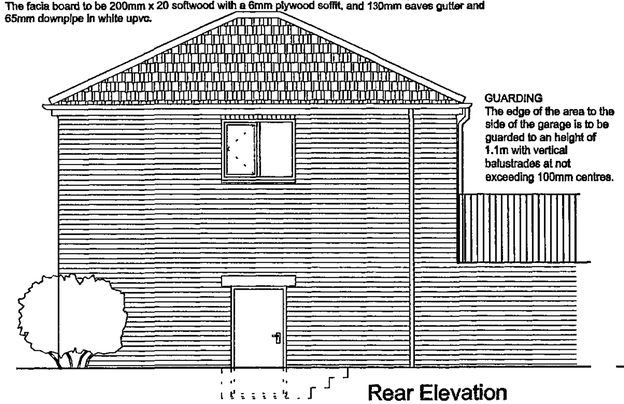
Front Elevation

ROOF
The roof to be at 25 degree pitch with Forticrete Gemini tiles with 100mm headlap on 38mm x 20mm tanalised battens on type 1F untearable sarking felt to BS 747 on 47mm x 150mm C16 rafters at 400mm centres with 225mm x 50mm hip rafters and 38mm x 170mm ridgeboard, ceiling joists to be 38mm x 145mm C16 at 400mm centres with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hip corners. The ceiling joists supported at centre with steel beam to calculations. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. The facia board to be 200mm x 20 softwood with a 6mm plywood soffit, and 130mm eaves gutter and 65mm downpipe in white upvc.



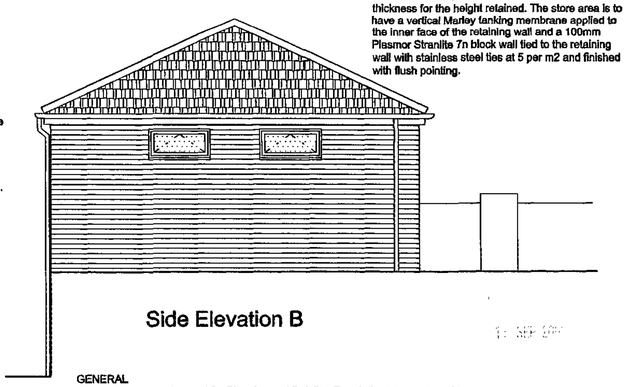
Side Elevation A

RETAINING WALL
The existing retaining wall is to be rebuilt using the existing stone to the external end with 7N concrete block construction and to be a minimum one third the thickness for the height retained. The store area is to have a vertical Marley tanking membrane applied to the inner face of the retaining wall and a 100mm Plasmor Stranlite 7n block wall tied to the retaining wall with stainless steel ties at 5 per m2 and finished with flush pointing.



GUARDING
The edge of the area to the side of the garage is to be guarded to an height of 1.1m with vertical balustrades at not exceeding 100mm centres.

Rear Elevation



Side Elevation B

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing dwelling with 50mm cavity and inner leaf of 7N concrete blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with flush pointing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor dpm.

WINDOWS & DOORS
The windows are to be White UPVC double glazed. Any glazing to windows within 800mm of the floor must laminated or toughened safety glass and marked according to BS 6206. The garage doors are to sectional folding up and over. The store is to a solid timber door with no glazed panel

LINTELS
The lintels to be Catnic CG50/100 or similar approved and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The client shall serve all notices on the adjoining owners and obtain all written consents as required by the Party Wall etc Act 1996. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points before commencement of work on site.

Drawing No. 235DRB/09/01

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Address	235 Dodworth Road Barnsley S70 6PD
Project	Garage Plans
Scale	1 : 50
Date	Sept 2009

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