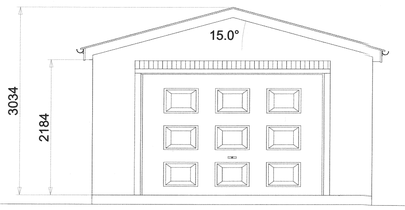
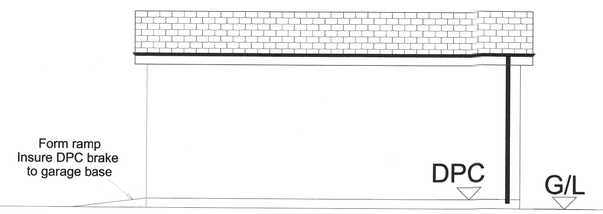
Front Elevation

A



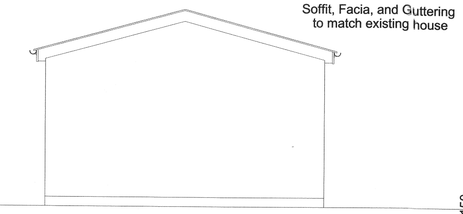
Side Elevation

B



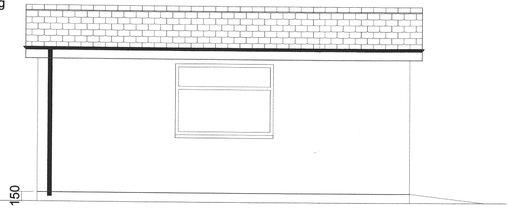
Rear Elevation

C



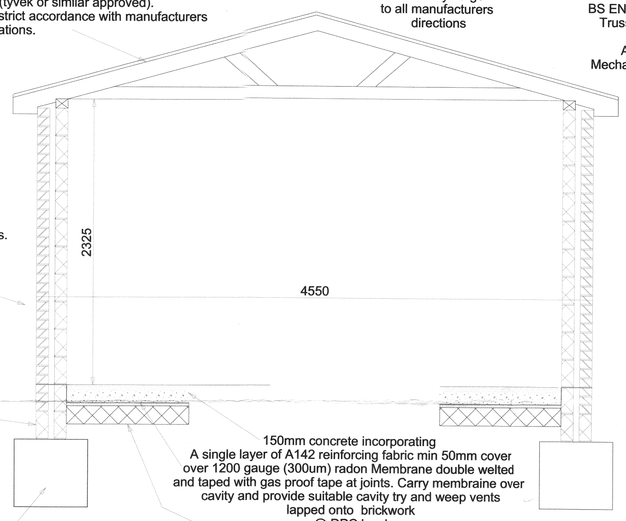
Side Elevation

D



Garage Section

1:25



ROOF Tiles
Marley Wessex Interlocking Tile or simular to suit pitch on suitably sized treated s.w. batons, on proprietary BBA approved breathable membrane (tyvek or similar approved).
All tiles used to suit roof pitch and fixed in strict accordance with manufacturers recommendations.

TRUSSED RAFTER ROOF
Pitched roof to be formed using proprietary prefabricated manufactured trusses.
Design of roof trusses to be produced by specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work.
Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitably designed reinforced concrete pad stones.
All strapping, fixing and bracing to be in accordance with manufacturer's instructions.
Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres.
All external walls running parallel to roof rafters to be restrained t roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed.
Provide solid noggins between rafters at strap positions.
All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

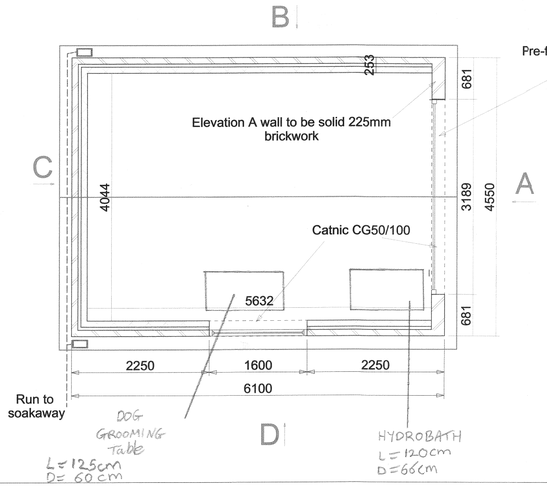
EXTERNAL WALLS
102mm brickwork to be simular to existing house
50mm cavity closed at eves and all openings using insulated vinyl damp proof course and cavity closers.
Approved stainless steel wall ties @ 450mm vertical centres& 600 mm horizontal centres.
50 mm Dritherm cavity insulation
100mm Thermalite block work
Approved vinyl damp proof course incorporated to all new walls and situated a minimum 150 mm above ground level.

SUB SOIL WALLS
Walls built up in cavity construction in 3:1 mortar with lean mix concrete cavity fill to 225 mm below DPC. DPC to be set minimum 150mm above external ground to internal and external leaf.

150mm concrete incorporating
A single layer of A142 reinforcing fabric min 50mm cover over 1200 gauge (300um) radon Membrane double welted and taped with gas proof tape at joints. Carry membraine over cavity and provide suitable cavity try and weep vents lapped onto brickwork
@ DPC level
over 25mm sand blind
over150mm well compacted type 1 63mm and 'fines' hardcore

STRIP FOUNDATION
Provide min 350mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2.
All foundations to be a minimum of 1000mm below ground level,
exact depth to be agreed on site with Building Control Officer to suit site conditions.
All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations.
Ensure foundations are constructed below invert level of any adjacent drains.
Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

Garage floor plan



3189 x 2039
Pre-framed retractable door.

RAINWATER DRAINAGE
Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.
Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill.
Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines.
If necessary carry out a porosity test to determine design and depth of soakaway.

WINDOWS & DOORS
All windows to have openings that are min of 1/20th floor area. All fitted with controllable trickle vents of 8000mm per sq m min to each room. All glazing to achieve U-value of 1.6 w/m sqk oran energy band rating of D or better.
Glazing in doors which is wholly or partly within 1500mm from floor level to be safety glass (min class C to B.S. 6206 and marked accordingly) Unless specified all lintels to be insulated catnic type, CG,CGH<CL or CU Dependent on span/load End baring to lintels to be 150mm min
All catnic lintels and window/door reveals to be insulated U-value of 0.16 w/m sq K
Provide weep-holes @450 centres to external lintels. All glazing to be pilkinton (K LOW E) type.
U-value of 1.6 W/m sq K externasl doors to achieve U-value of 2.2 W/m sp K (50% or more Glass) or 3.0 W/m sq K if solid

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations and the Domestic Building Services Compliance Guide.

BUILDING REGULATIONS PART P ELECTRICAL SAFETY
Electrical installation to be carried out by A professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002. Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load.
The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

Block Plan Of Site



Notes

No building works to be commenced until full planning permission has been granted or permitted development has been confirmed.

All works to be carried out in accordance with current Building Regulations and to the approval of the Building Control Officer. No work to commence until approval of plans has been made.

All works to be carried out in accordance with safe working practices and in accordance with CDM 2007 regulations.

EXISTING SERVICES

Existing Electrical Supplies. Prior to commencement of all building works positions of all cables and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Gas Supplies. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Water Supplies. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

Existing Telecoms and Cabling. Prior to commencement of all building works positions of all pipes, conduits and apparatus should be identified and marked on site and also recorded on plans and made available in health and safety file.

SITE PREPARATION

All vegetable matter to be stripped from site of building and treated with proprietary weed killer where required. Topsoil to be set aside for reuse.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
All new dwellings must be given an energy rating, using the Standard Assessment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

BUILDING REGULATIONS PART M May 2004 ACCESS AND USE OF BUILDINGS Provide:
A level, ramped or stepped approach (design criteria in accordance with the approved document part M) to the principle entrance door, whichever is suitable to the individual design.
Overall external door frame width of 932mm (838mm door).
Disabled thresholds to entrance doors.
Internal doors to be 838mm wide with linings and stops to suit 900mm structural opening.
Ambulant disabled steps internally to ground floor storey
Electrical sockets and switches to be within 450-1200mm from finished floor level.
Ground floor WC with an unobstructed clearance of 1000mm wide and 750mm deep to the door (on frontal approach). Internally provide min. width of 900mm with a clear unobstructed access of 650mm - max. basin size 350x250mm centred max. 400mm from the front face of the W.C.

ABODE DESIGNS

Front Porch & Free Standing Garage

Address
40 Laund Close
Belper
Derbyshire
DE56 1ET

Drawing Title
Garage

Client
Mr & Mrs Hyman

Drawing No.
201911

Scale
1:50
Unless otherwise indicated

Date
18/03/2019

2500 mm

Page Size - A1

ABODE DESIGNS
2 CHARNWOOD STREET SUTTON IN ASHFIELD
NOTTS NG17 1HR
PHONE 07775432388