

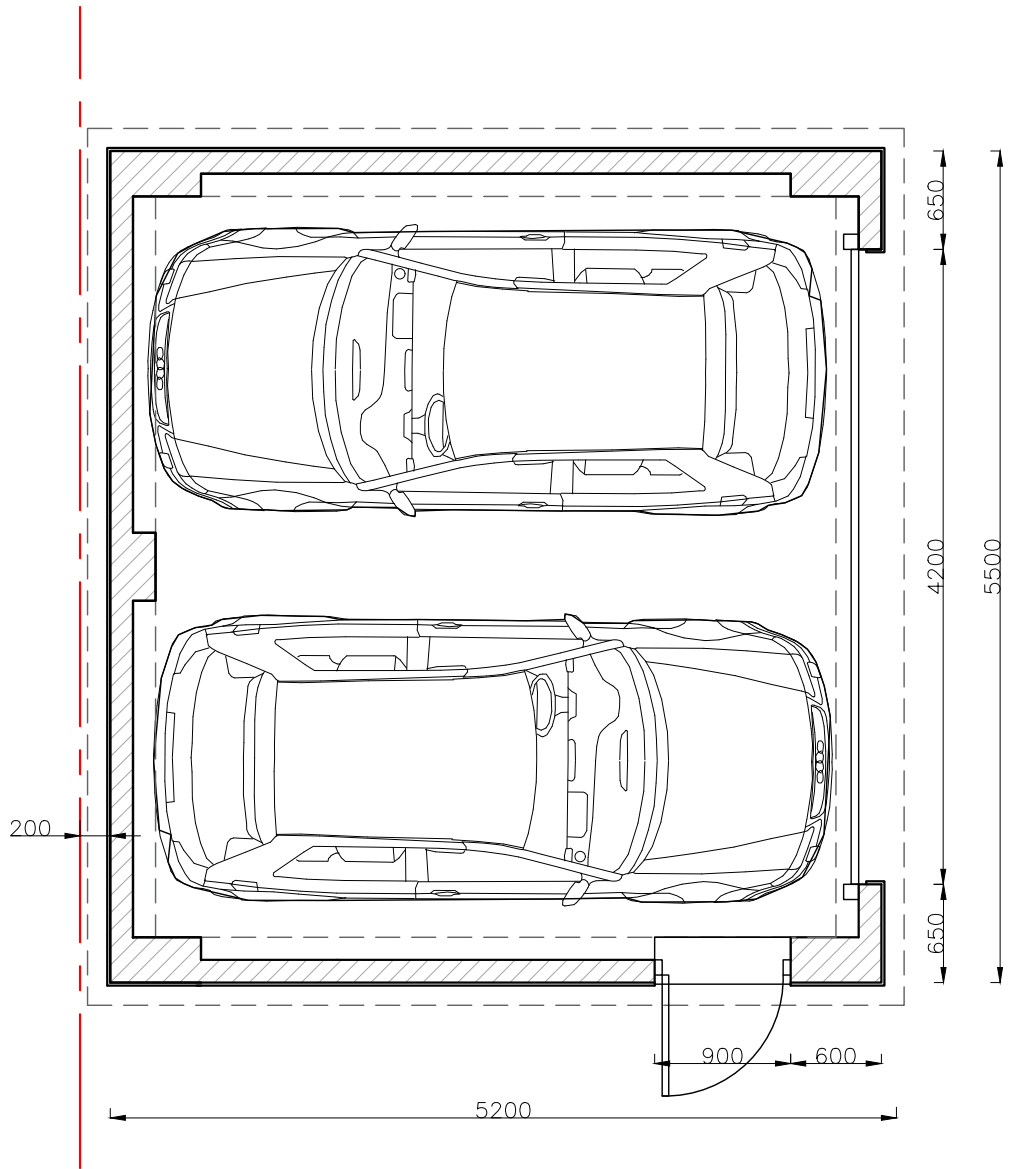
FOR PLANNING ONLY

- NOTES
- 1) ALL DIMENSIONS TO BE CHECKED ONSITE PRIOR TO CONSTRUCTION (INTERNAL DIMS MAY CHANGE DEPENDING ON EXTERNAL WALL CONSTRUCTION METHOD)
- 2) A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL STRUCTURAL WORKS
- 3) WORKS TO BE CARRIED OUT BY COMPETENT, QUALIFIED CONTRACTORS
- 4) ALL WORKS TO BE CARRIED OUT UNDER ALOCAL AUTHORITY BUILDING NOTICE
- ALL BUILD NOTES ARE GIVEN BASED ON STANDARD BUILDING REGULATIONS DETAILS AND MAY VARY. CONSTRUCTION METHODS MAY VARY ACCORDING TO BUILDERS PREFERENCE AND BUILDING CONTROL OFFICER REQUIREMENTS. THESE DRAWINGS ARE PRODUCED FOR PLANNING ONLY.



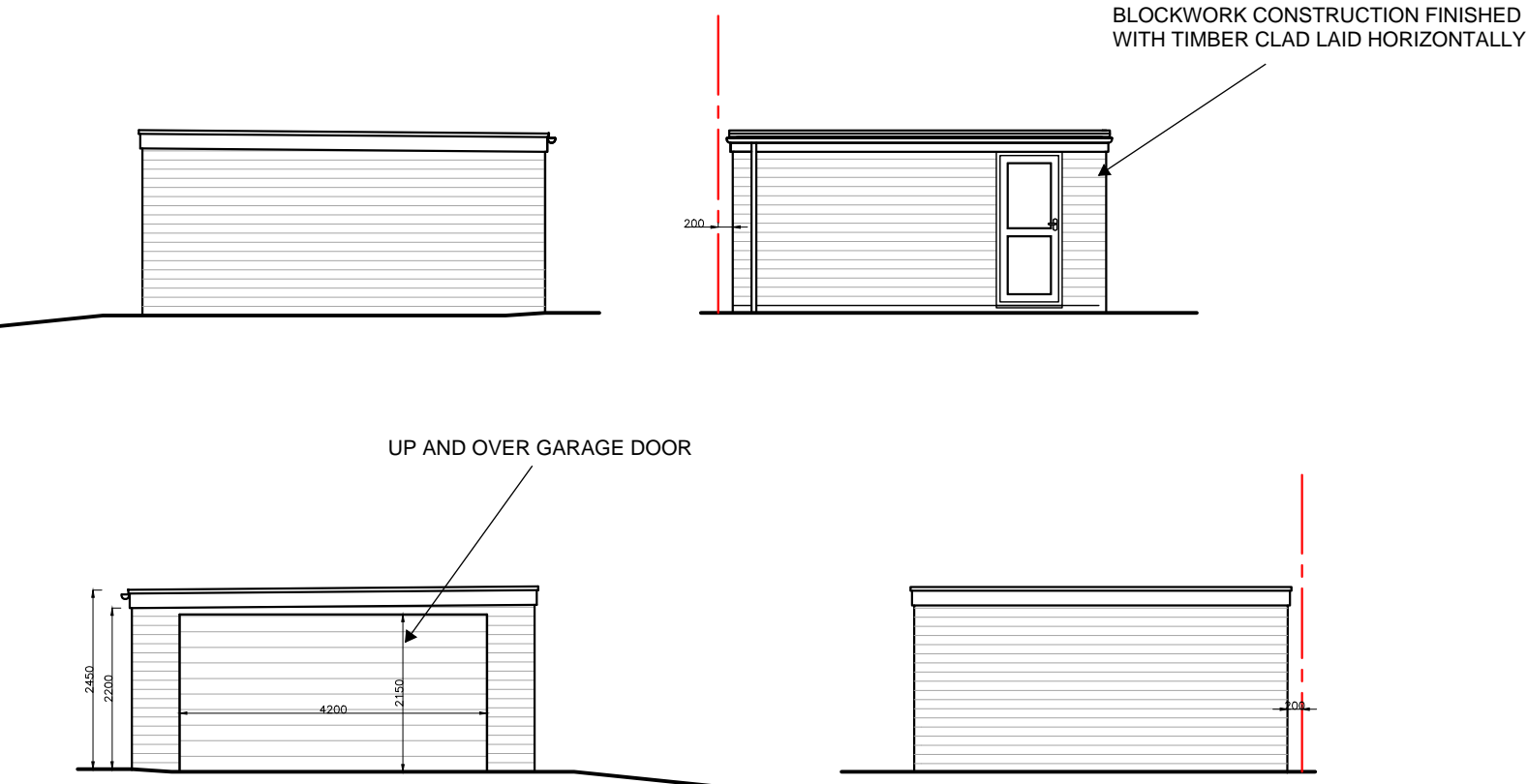
AS PROPOSED BLOCK PLAN - 1:250

THIS BAR SHOULD SCALE 5M @ 1:250



AS PROPOSED GROUND FLOOR PLAN - 1:50

THIS BAR SHOULD SCALE 5M @ 1:50



AS PROPOSED ELEVATIONS - 1:100

SOLID GARAGE FLOOR
Solid garage floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, concrete mix to conform to BS 85 EN 1962-1:2004 with 1 layer of 252 steel mesh positioned mid span. Slab to be laid over a 1250 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 150 fall is provide to floor from back of garage to front garage door.

DETACHED GARAGE WITH SINGLE SKIN EXTERNAL WALLS
(Structural engineer's details & calculations to be provided if the floor area greater than 36m2 or the eaves level is higher than 3.0m or the ridge is higher than 3.6m.)
100mm dense concrete blocks with 100 X 400mm piers at maximum 3.0m ctrs with a Mortar mix of 1:1.5:6.
Design of garage to be in accordance with Approved Document A diagram 18/19/20
Garage door opening not to exceed 5.0m in width and 2.1m in height. No other openings within 2.0m of garage door.
The total size of openings in a wall not containing a major opening should not exceed 2.4m2
No more than one opening between piers
Unless there is a corner pier, the distance from a window or a door to a corner should not be less than 390mm.
Isolated central columns between doorways (where applicable) to be 325 x 325mm min
Any other openings to be calculated by a structural engineer
Roof slope to be no more than 40 degrees
Wall plates and gable ends to be strapped at 2m centres
Garage structure and construction to comply with Approved Document A

FLAT ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C24 timber joists at 400mm c/c's max span 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim as required.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.
THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT - 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

REV A - JAN 2022: REDUCTION OF GARAGE FOOTPRINT



CLIENT/PROJECT:
NICK DELANEY
ROSE COTTAGE, IVY HOUSE LANE, GORSLEY, HR9 7SL
PROPOSED NEW GARAGE

TITLE:
PROPOSED SITE, PLAN & ELEVATIONS

SCALE:
1:250 & 1:100 & 1:50 @ A1

DATE:
JAN 2022
ND-RCG-PARK-002A