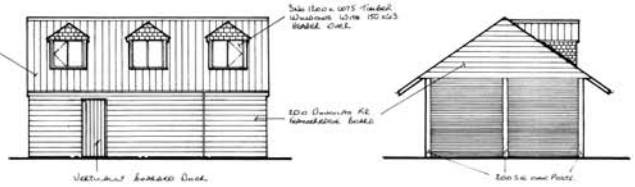
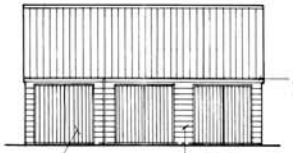


Roof Plan

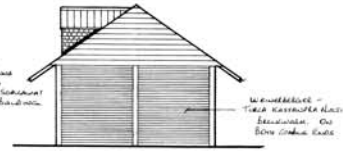


Rear Elevation

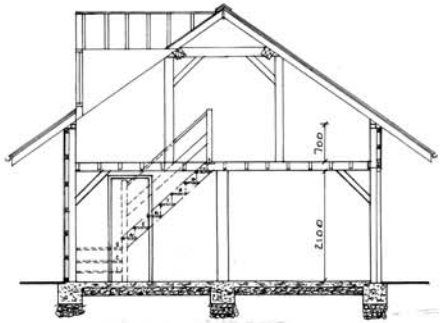
Side Elevation



Front Elevation

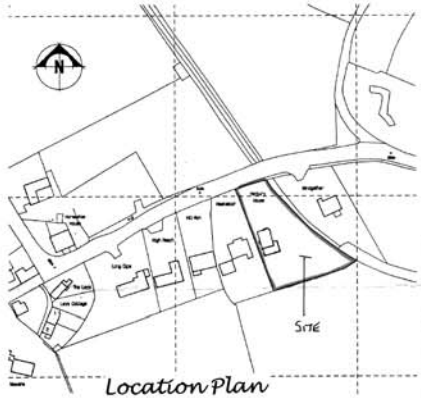


Side Elevation



Section 'A-A'

'A'

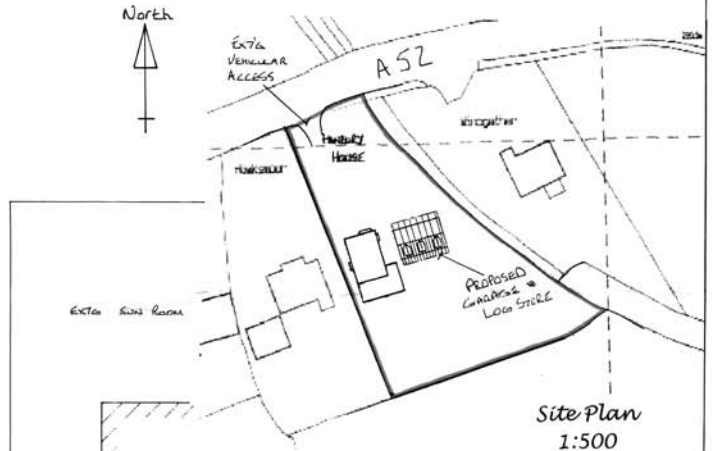


Location Plan
1:1250

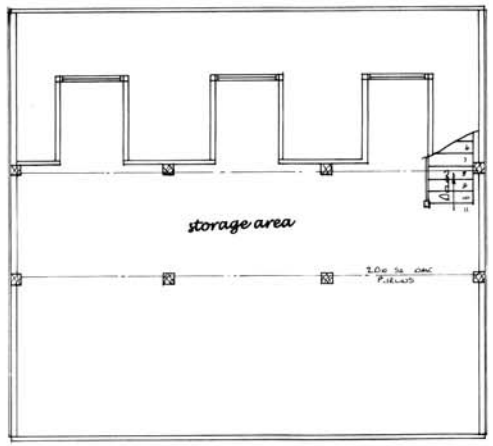
Door Details
All doors to be vertically boarded and stained to suit extg sun room.

Garage :- 3no 2135 x 2135 doors and frames. 150 x 75 timber headers over.
Log Store :- 935 x 2050 door and frame. 150 x 75 timber header over
First floor :- 3no 1200 x 1075 windows. 150 x 75 timber headers over.



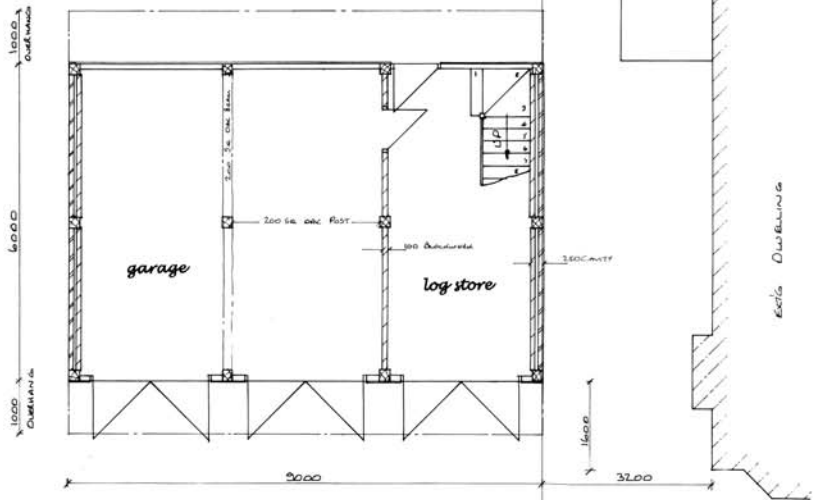


Site Plan
1:500



First Floor Plan

'A'



Ground Floor Plan

Garage Construction Notes.
267 x 165 marley smooth grey plain tiles on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38 C16 rafters at 35° pitch at 400mm centres on 200mm sq oak purlins on 200sq oak truss.
100 x 75mm wallplate strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to timber framing using 30 x 5mm galvanised steel straps and turned over walls.
Lateral support to AD Part 1 para 1C37.
3no dormers to be constructed of 267 x 165 marley smooth grey plain tiles on 38mm x 25 mm thk tanalized battens on 1 layer tyvek breatheable felt on 100 x 38mm rafters at 35° pitch at 400 crs. on 100 x 50 wallplate strapped down at 2 metres crs with 30 x 2.5 galv steel straps. Each rafter strapped to framework using 30 x 5 galv steel straps and turned over checks.
Dormer cheeks constructed of 100 x 50mm C16 grade softwood framework covered externally with 13mm plywood sheath, unicarable felt underlay, 40 x 20 battens at 110mm centres, plain tiles to match colour of roof tiling, each tile nailed twice.
Code 4 lead flashings to windows, bottom of tiling and at sloping abutment with main roof.
1st floor construction :- 22mm thk weyroc sheets on 145 x 63mm C16 grade floor joists at 400 crs on restraint type galvanised steel joist hangers with herringbone strutting at mid span.Joists tied to blockwork and 200sq oak beam using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
Staircase constructed in accordance with part K building regulations. 890 wide stairs, total rise 2322mm, 11 risers at 42° pitch, rise = 211.1mm, going = 234.4mm, 2 x rise + going = 656.6mm.
Tapered stairs 211.1mm rise, minimum going 75mm. Nosing of tread to make an angle of not less than 20° with nosing of tread of step next above it.
Handrail to be continuous and minimum of 900mm above pitch line. No part of stairs toallow a sphere of 100mm to pass through it. Stair clearances :- 2000mm measured vertically.
Weiserberger-turca kassandra multi brickwork to gable ends only to 3m high, 50mm cavity, 100 thk thermalite blocks or similar built between 200mm sq oak posts. 200mm deep Douglas fir featheredge boards to ridge on 100 x 50 timber framing. Front and rear elevations to be 200mm deep Douglas fir featheredge boards on 100 x 50 timber framing.
Floor:- superior floor finish on 50mm sand/cement screed on 100thk conc on 1200 gauge vapour barrier linked to inner leaf dpc on 50mm thk sand on 150mm layer of sulphate free hardcore.
Fine conc fill to within 150mm of dpc.
Foundation :- 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level for brickwork and 450 x 450 x 450 deep conc foundations for all 200mm sq oak posts.

General Notes
1. Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in conc. to the underside of the foundation concrete.
2. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001 and the certification to prove this.
3. Structural timber to be of C16 grade except where stated otherwise.
4. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
5. All new external frames to be pointed in mastic internally and externally.

Proposed Garage And Log Store With Storage Area Over At Hanbury House, Whiston, Staffs Moorlands For Mr. J. Steadman And Ms B. Kelly.

Drg No 145/157

Date :- February 27th 2020.

Scale :- Floor Plans 1:50, Elevations & Roof Plan 1:100.