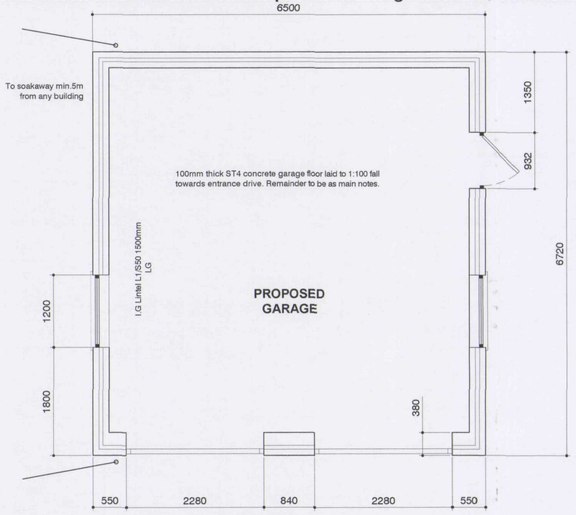
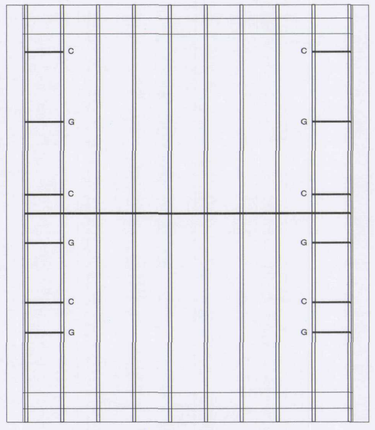
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



PROPOSED GARAGE PLAN
SCALE 1:50

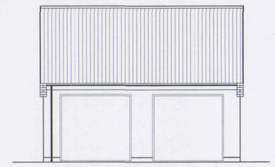
One Part Attic Trusses to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and strictly designed to specialist manufacturers details.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

REMAINDER OF NOTES AS MAIN ROOF PLAN



All Bracing left off for clarity

PROPOSED GARAGE ROOF PLAN
SCALE 1:50



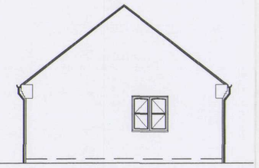
PROPOSED GARAGE FRONT ELEVATION
SCALE 1:100



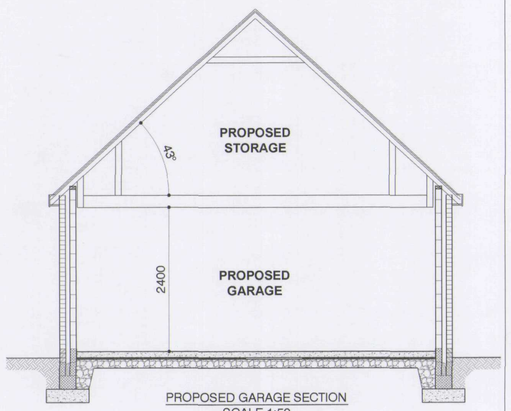
PROPOSED GARAGE REAR ELEVATION
SCALE 1:100



PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



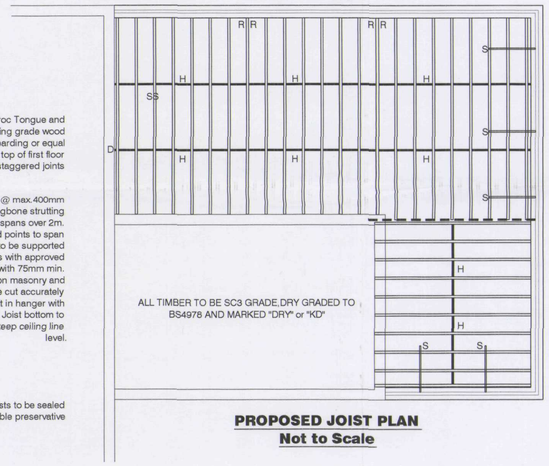
PROPOSED GARAGE SIDE ELEVATION
SCALE 1:100



PROPOSED GARAGE SECTION
SCALE 1:50

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists and fix with two nails.

Provide lateral restraint to wall via twisted straps fixed to both sides of joists (R) ensuring straps do not bear on perpend joints and strap to be held tight against blockwork.



Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.

Notch joists neatly into steelwork to allow for timber shrinkage, i.e at least 12mm projection at floor side and at least 2mm at ceiling level.

Provide 100mm insulation within floor zone

First and last joist to be clear of wall by 25-50mm to aid services and floor installation.

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

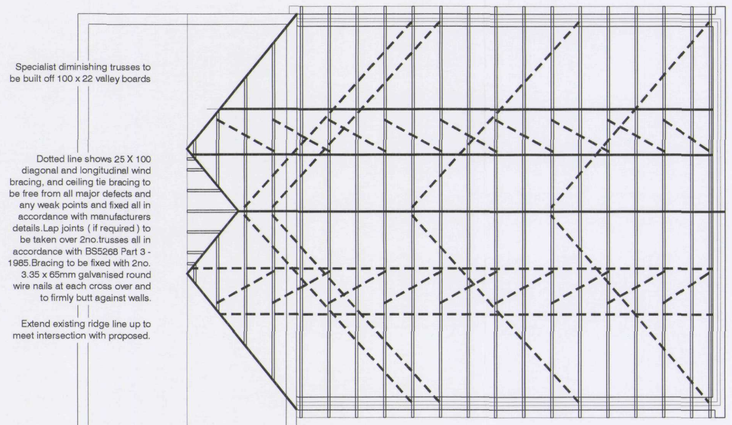
225 x 50 joists @ max.400mm ctrs. Solid herringbone strutting @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min. bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max.6mm gap. Joist bottom to be notched to keep ceiling line level.

All cut ends of joists to be sealed with suitable preservative

PROPOSED JOIST PLAN
Not to Scale

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

Pre - Fabricated Trussed Rafters to be at max.600mm ctrs .Roof *construction to be designed strictly in accordance* with BS5268 Part 3 1985 and contractor to ensure trusses are fitted strictly in accordance with specialist manufacturers design drawings & calculations.First and last truss to be fixed 25-50mm from wall.



Specialist diminishing trusses to be built off 100 x 22 valley boards

Dotted line shows 25 X 100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over and to firmly butt against walls.

Extend existing ridge line up to meet intersection with proposed.

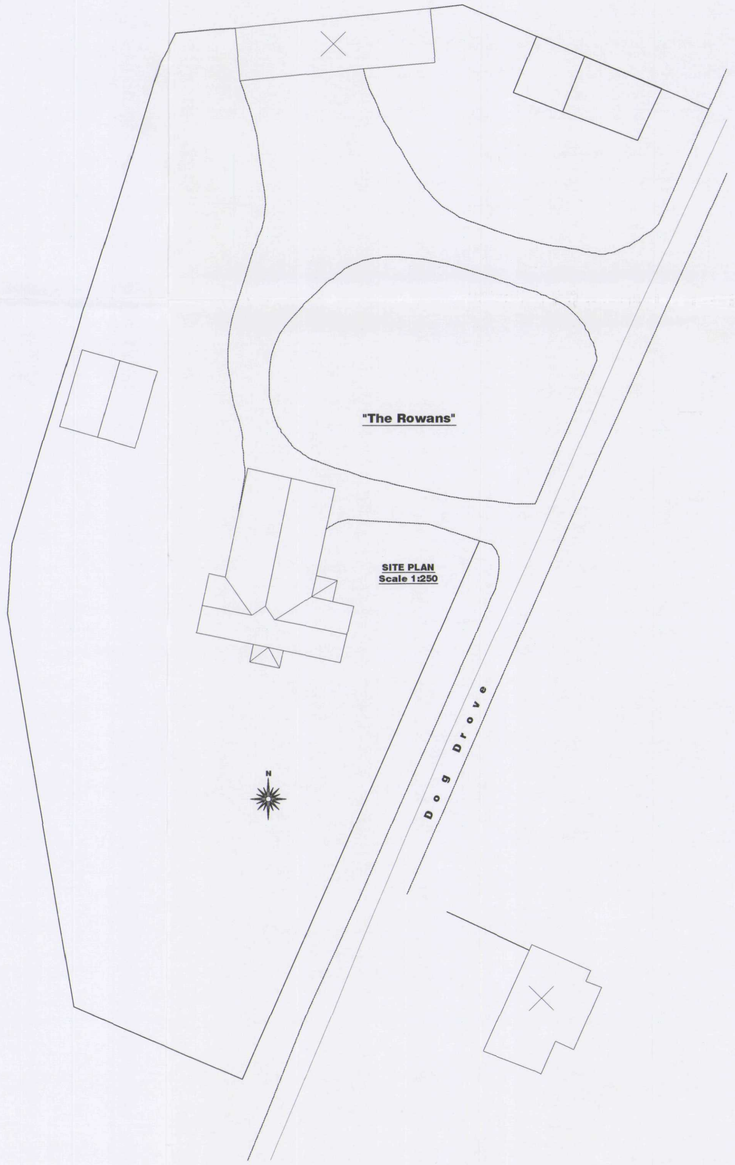
Soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturer's recommendations

Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.

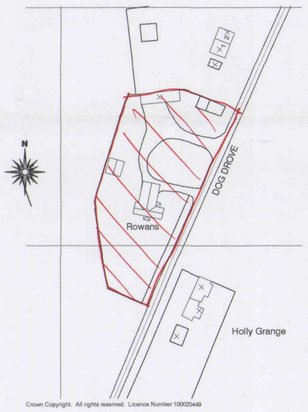
30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no.gable strap to be within 500mm of ridge.Provide solid noggings under each strap.

Note:Provide 50x50 timber noggings for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

PROPOSED ROOF PLAN
Not to Scale



SITE PLAN
Scale 1:250



LOCATION PLAN
Scale 1:1250

SHDC
Planning & Development
07 JUN 2004
Ref: 0757/04

DETERMINED PLAN

REV DESCRIPTION:
"A" - 28.05.04 - Redrawn

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

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Tel: 07815 112 058
Fax: 01775 766 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Two Storey Extension

Client: Mr & Mrs Kendar
The Rowans
Dog Drove
Holbeach Drove
PE12 0SA

Date: may04 | DRG No.: rem910-02 | REV: A