

Proposed Garage | Gamston Manor | Gamston | Nottinghamshire

Proposed Floor & Elevation Plan Drawing

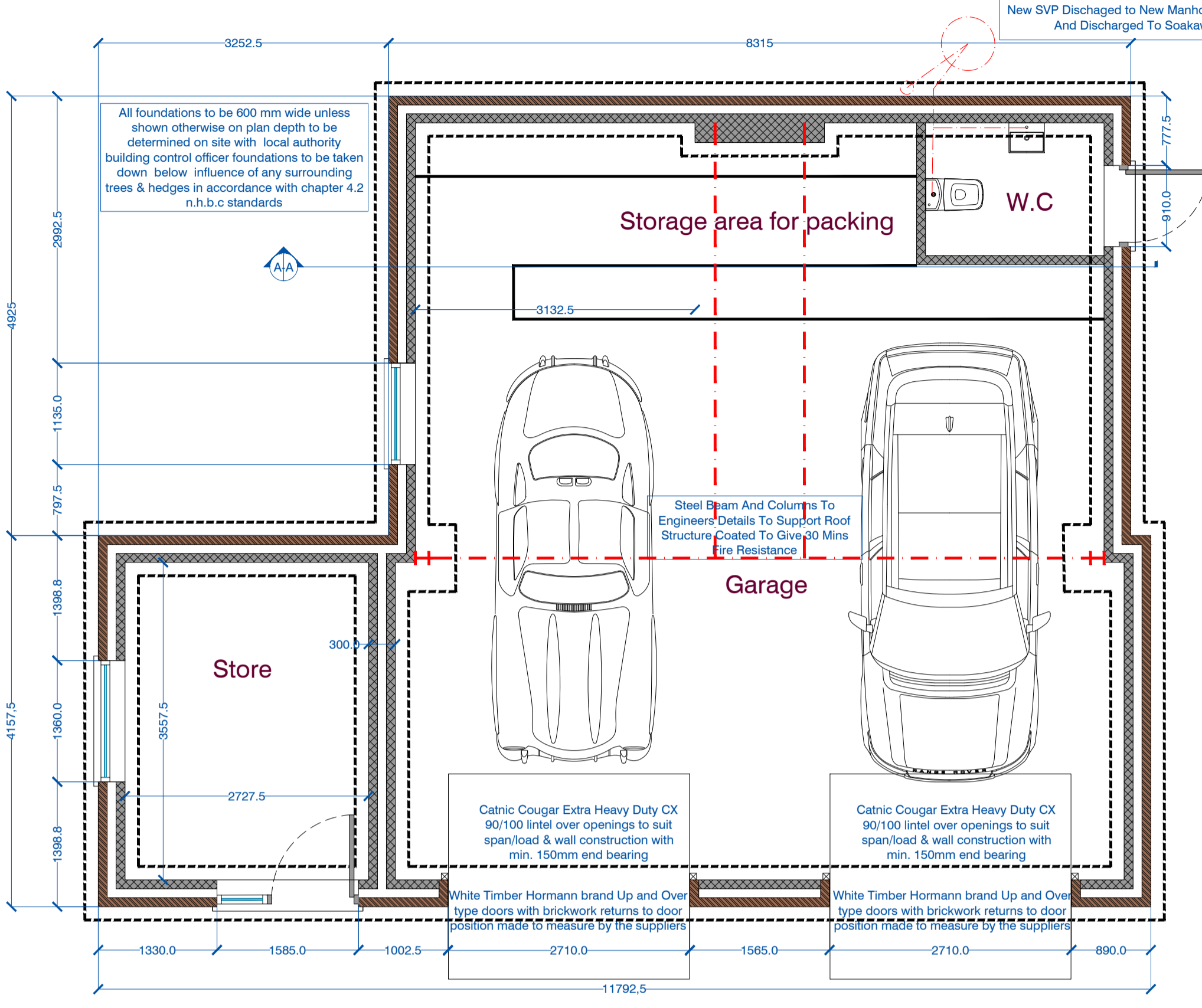
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Notes

- All dimensions to be verified on site prior to any fabrication or site works being commenced.
- Any discrepancies to be reported to Ryland Design before any work is put in hand.
- Do not scale from this Drawing, use figured dimensions only, contractors are responsible for taking and checking all site dimensions.
- All dimensions are in millimetres unless stated otherwise.
- This Drawing is to be read in conjunction with relevant Consultant and Specialist Drawings.
- This Drawing is to be read in conjunction with Drawing Nos.

Scale 1:50 @ A1

Exclusion: Ryland Design Are NOT Principal Designer Unless Appointed Otherwise



FOUNDATIONS:
Top 150 mm vegetable soil removed, and foundations excavated as shown and as agreed on site with approved inspector. All subject to ground conditions and excavated to reach a firm base and minimum 600 mm deep, or minimum 1 metre deep in clay. External walling to have 800 mm x 225 mm deep Gen 3 concrete strip foundations. Class A blockwork in ordinary Portland cement mortar below ground level with lean mix concrete back fill to ground level in cavities, 225 mm between top of lean mix and DPC. If ground conditions are such that proposed foundation is more than 1.5 m below ground level. Structural Engineer to design foundations and floor slab.

MOVEMENT JOINTS:
To be located at maximum 12 m centres in brickwork and 6 m centres in blockwork. Joints to be a minimum of 10 mm wide with Ancon Clark PPS or similar tie (200 mm long) laid across joint with debonding sleeve on one end to allow movement. Installed at maximum 300 mm vertical centres. Install easily compressible filler strip within joint, with non-hardening mastic, 12 mm deep to external face.

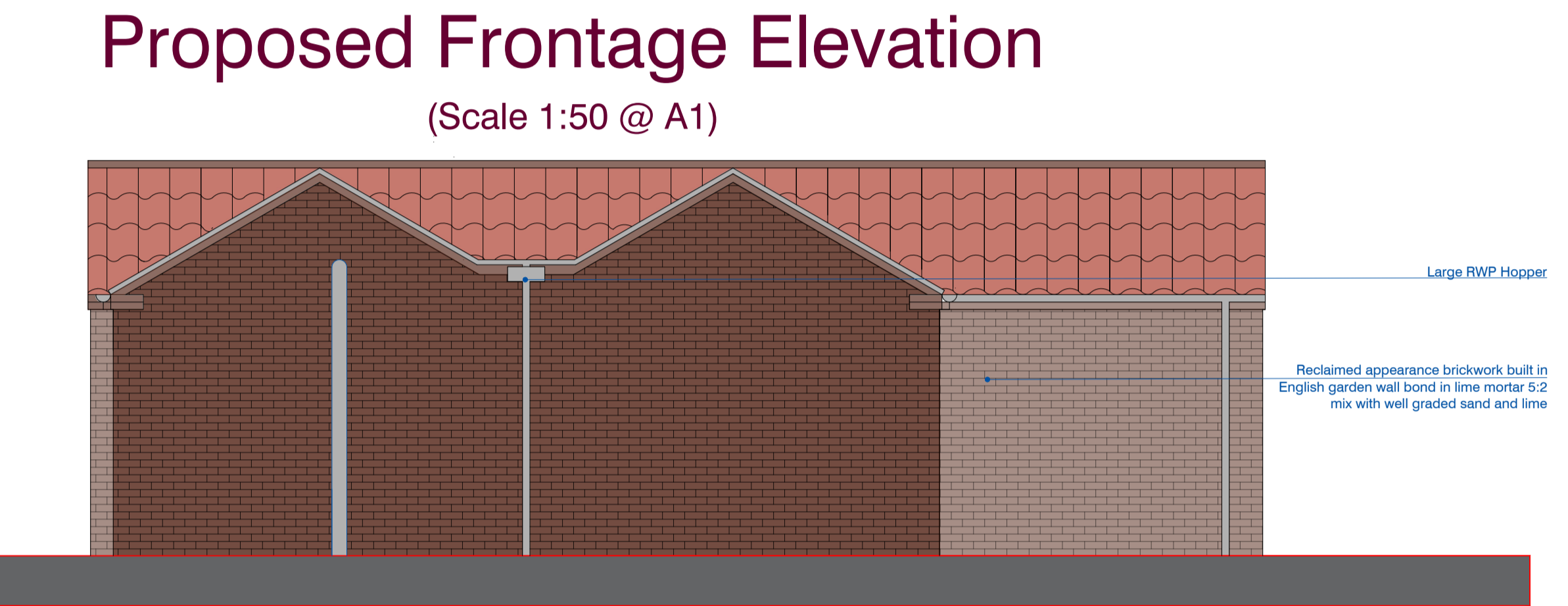
For joints between steelwork and blockwork/brickwork use Ancon Clark or similar PPB tie - 150 mm long laid as above, inc. sleeve. Butterfly ties to be within 150mm of joints at 225mm vertical centres.

NOTCHES AND HOLES:
Notches - should be no deeper than 0.125 times the depth of a joist and should not be cut closer to the support than 0.07 of the spans nor further away than 0.25 times the span.
Holes - should be no greater diameter than 0.25 times the depth of the joist, should be drilled at the natural axis, and should be not less than 3 diameters (centre to centre) apart, and should be located between 0.25 and 0.4 times the span from the support.
No notches or holes should be cut in roof rafters, other than at supports where the rafter maybe birds mouthed to a depth not exceeding 0.33 times the rafter depth.

WINDOWS AND DOORS:
Windows to be standard joinery. Windows to be positioned so they overlap the insulated DPC by a minimum of 30 mm or with Thermabate (or similar) insulated cavity closers installed around the opening. Windows to be double glazed with Low Emissivity glazing, with an argon filled air gap to give a U value of 1.3 W/M2K giving a maximum permitted window and door area of 25%.
All glazing to comply with Part K5 of Building Regulations 2013 with laminated or toughened glass to BS 6206:1981 in critical locations e.g. up to a height of 1500 mm in doors including windows or side screens if within 300 mm of door openings and in windows and screens within 800 mm of floor level, all in accordance with Diagram 5.1, Section 5 of Part K of the Building Regulations.
The maximum gap permitted for openings less than 3m should be 10mm. For openings more than 3m, the maximum gap permitted should be 15mm. Please refer to the manufacturer's guidance for further clarification.
For gaps greater than 5mm, a backing strip should be provided behind the sealant and the sealant should have a minimum depth of 6mm. Please note, for timber framed and LGSF buildings, gaps under window and door openings will also need to be provided to cater for differential movement between the timber frame/LGSF and the external brickwork.
Thermally insulating filling materials should be applied to the perimeter gap around the frames (such as PU foam, or impregnated tapes). Perimeter joints needs to be continuously sealed on both the outside and the inside of the frames

VALLEYS:
Valley formed with 4 mm smooth plywood supported on 18 mm WBP plywood between rafters on noggins. Fixed to side of rafters. Tilt fillets fixed to plywood and finished flush with tile batten, Code 5 lead should then be laid over the tilt fillet and finished 50 mm beyond with a wetted edge - min width of valley 125 mm, 50 mm gap between substrate and insulation to be maintained OR use 125 universal valley troughs. Valley trough to be GRP with gel coat finish - provide min 125 mm wide clear water channel incorporating water slew prevention bar and mortar retention check and resin bonded mortar grips support on valley board and noggins taken over valley batten all in accordance with manufacturers requirements.

RAINWATER:
To be "Polypipe" or similar 100 mm half round eaves gutters to 63 mm diameter rainwater pipes.
All surface water discharged chamber type soakaways situated minimum of 5m from any building - Soakaway size calculated following a percolation test carried out on site with L.A.B.I. to Comply with BRE Digest 365

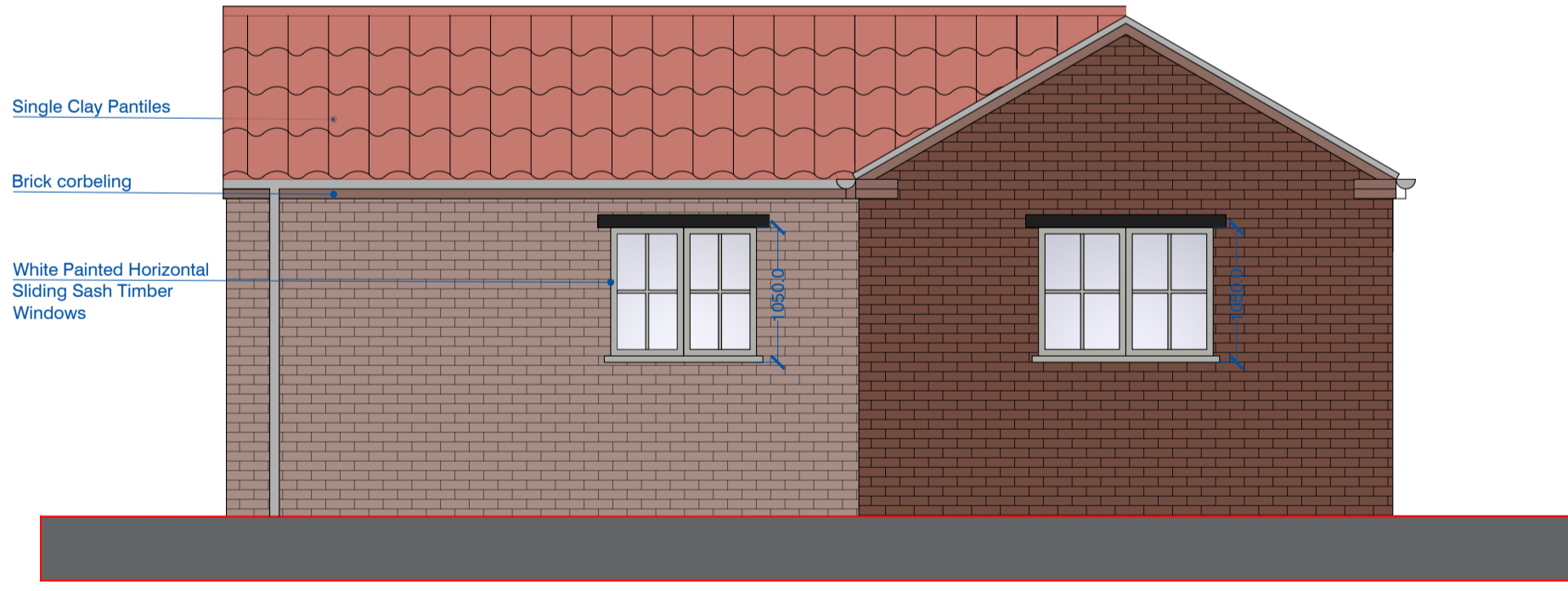
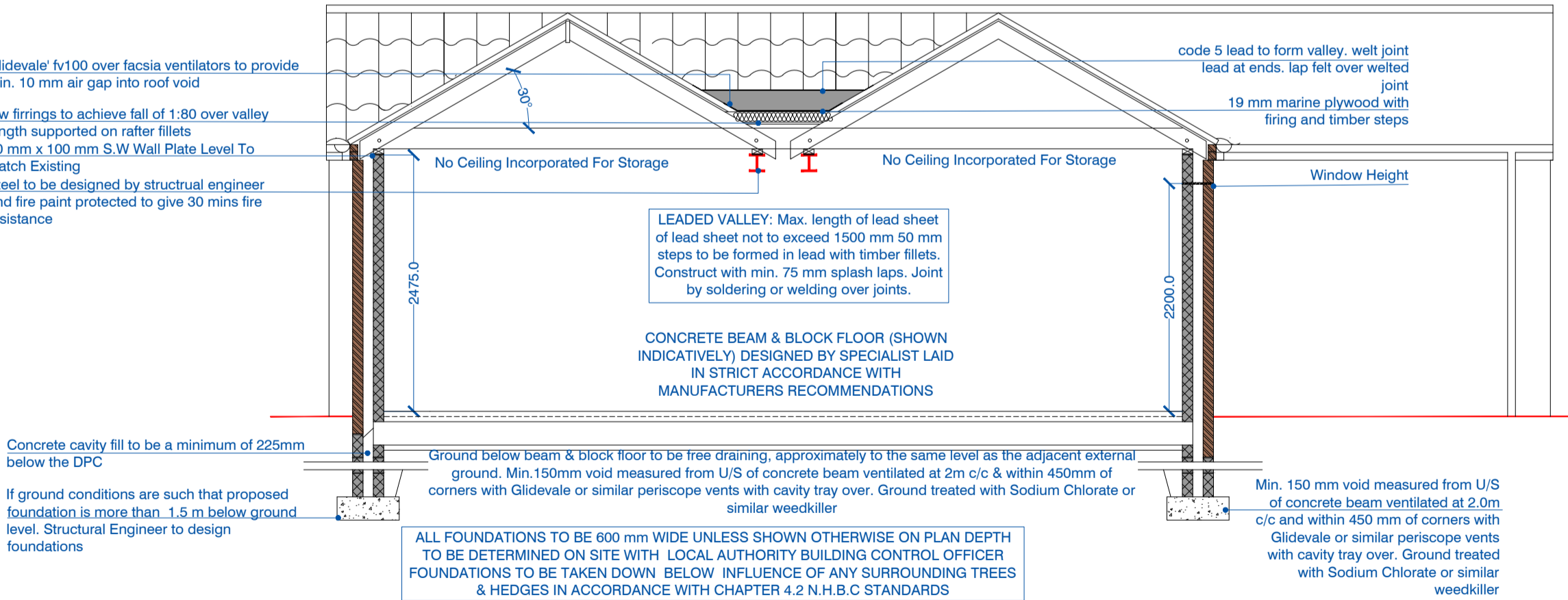


HAND-CUT ROOF CONSTRUCTION:
Roof tiles in line with the updated BS5534 all single lap tiles have to be mechanically fixed with either a clip or nail. All ridge tiles and hip tiles fixed with mortar also have appropriate mechanically fixing on 25 mm x 50 mm softwood tanalised battens at suitable gauge. All tie battens to be BS5534 and indelibly marked with supplier, origin, Graded BS5534 and size and fully graded and span a minimum of 1.2m on flexible breather membrane to BS5250:1989 on 50 x 150 mm rafters at 400 mm centres fixed to 50 x 200 mm Ceiling Joist at 400 mm centres with M12 bolts and dog-toothed connectors to form trusses with min. 30-degree roof pitch, 38 x 200 mm Ridge board. Roof supported at Wall Plate by Steel Ridge beam (to Eng. details) with 50 x 100 mm S.W wall plate fixed to top to allow rafters to be birds mouthed over. Rafters at eaves birds mouthed over 50 mm x 100 mm softwood wall plate on continuous mortar bed anchored at 2 metre centres with 30 mm x 5 mm mild steel straps taken down wall face 1000 mm. End three rafters on each gable to be strapped down with 30 mm x 5 mm mild steel straps/anchors at 2 metre centres.

Proposed Floor Plan

Scale 1:50 @ A1

GARAGE:
Walls to be 300 mm - 100 mm facing brickwork - 100 mm cavity and 100 mm plain faced blockwork internally incorporate wall ties at 750 mm centres, 450 mm centres staggered vertically with ties at 225 mm centres to jambs of opening. Heads of openings to have approved galvanised steel lintels with min 150 mm end bearing installed in accordance with manufacturers recommendations.
Floor to be 225 mm beam and block floor with 100 mm reinforcement concrete slab on 1200G polythene DPM



Proposed Side Elevation

Scale 1:50 @ A1

ELECTRICAL REGULATIONS - PART P
"All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so."

STANDARDS:
All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturer's instruction and relevant Code of Practice.

Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY:
The Employer/Cient shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Workplaces.

The Employer/Cient is advised that should the works need to comply with the Construction Design and Management 2015 Regulations, Ryland Design (if appointed) as the principal designer therefore the client should ensure that the principal contractor is responsible for all health and safety matters and discharging duties under the 2015 regulations.

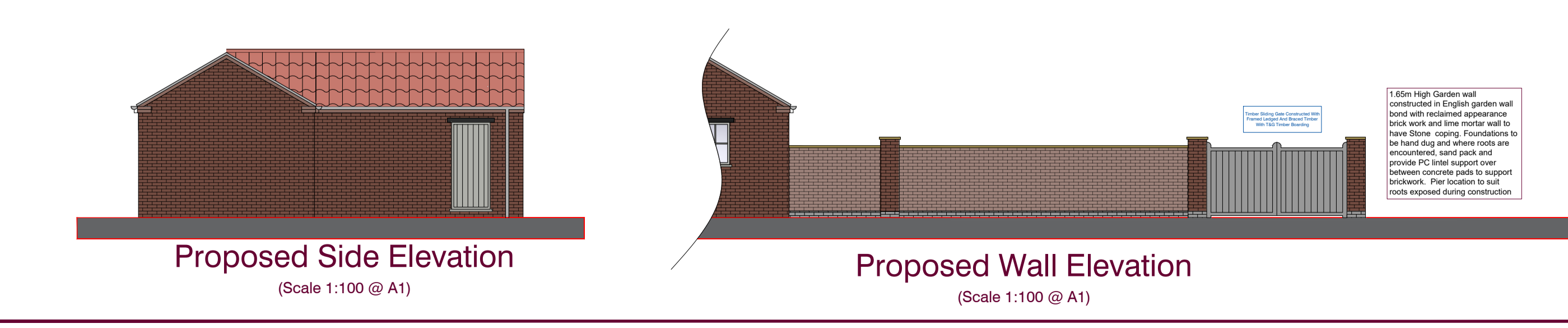
SCOPE OF THE WORKS:
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SITING OF STRUCTURE /SITE ACCESS:
All buildings to be sited in accordance with the approved drawing, any planning conditions imposed, the relevant Building Control documents and to maintain statutory clearances. Site access to be laid out and constructed in accordance with Highways Authorities Approval, Planning and Building Regulation documents incorporating turning areas, visibility displays any gate positions. Consideration to be given to storage of materials to ensure that highway is clear at all times. Construction and design management regulations to be considered during the siting of the structure and the preparation of the site accesses.

Works by Building Contractor
Works to be carried out in accordance with Regulation 7 of the Building Regulations with the use of appropriate materials for the construction and circumstances for which they are being used. Ensure they are adequately mixed or prepared and fixed in accordance with manufacturers details to perform the function for which they are designed. Work to be carried out in workmanlike manner generally in line with BS 8000 providing all test certificates appropriate to the installation and project.

Proposed Section

Scale 1:50 @ A1



Eaves Detail; Two Courses Denticulated Eaves With Every Second Header To Protrude 15mm From The Face. Half Round Gutters On Rise And Fall Brackets

Scale 1:20 @ A1

Revision	L	Date	Amendment
Revision	L	22/06/2023	Drawing Updated
Revision	K	24/05/2023	Client Amedments
Revision	J	22/05/2023	Toilet Added
Revision	I	27/03/2023	Building Regulations Added
Revision	H	16/03/2023	Drawing Updated
Revision	G	01/03/2023	Drawing Updated
Revision	F	09/02/2023	Drawing Updated
Revision	E	08/02/2023	Wall Drawing Added
Revision	D	30/11/2022	Planning Drawing
Revision	C	26/10/2022	Client Amendments
Revision	B	26/09/2022	Client Amendments
Revision	A	26/05/2022	Client Amendments

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architecture

Scale | 1:50 @ A1

D.B | B.A

C.B | A.R.A

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Title | Proposed Floor & Elevation Plan Drawing

Date | May 2022

Client | Mr & Mrs Wilson

Project | Proposed Garage | Gamston Manor | Gamston | Nottinghamshire

Drawing Number | RDS 11694 / 12 (L)