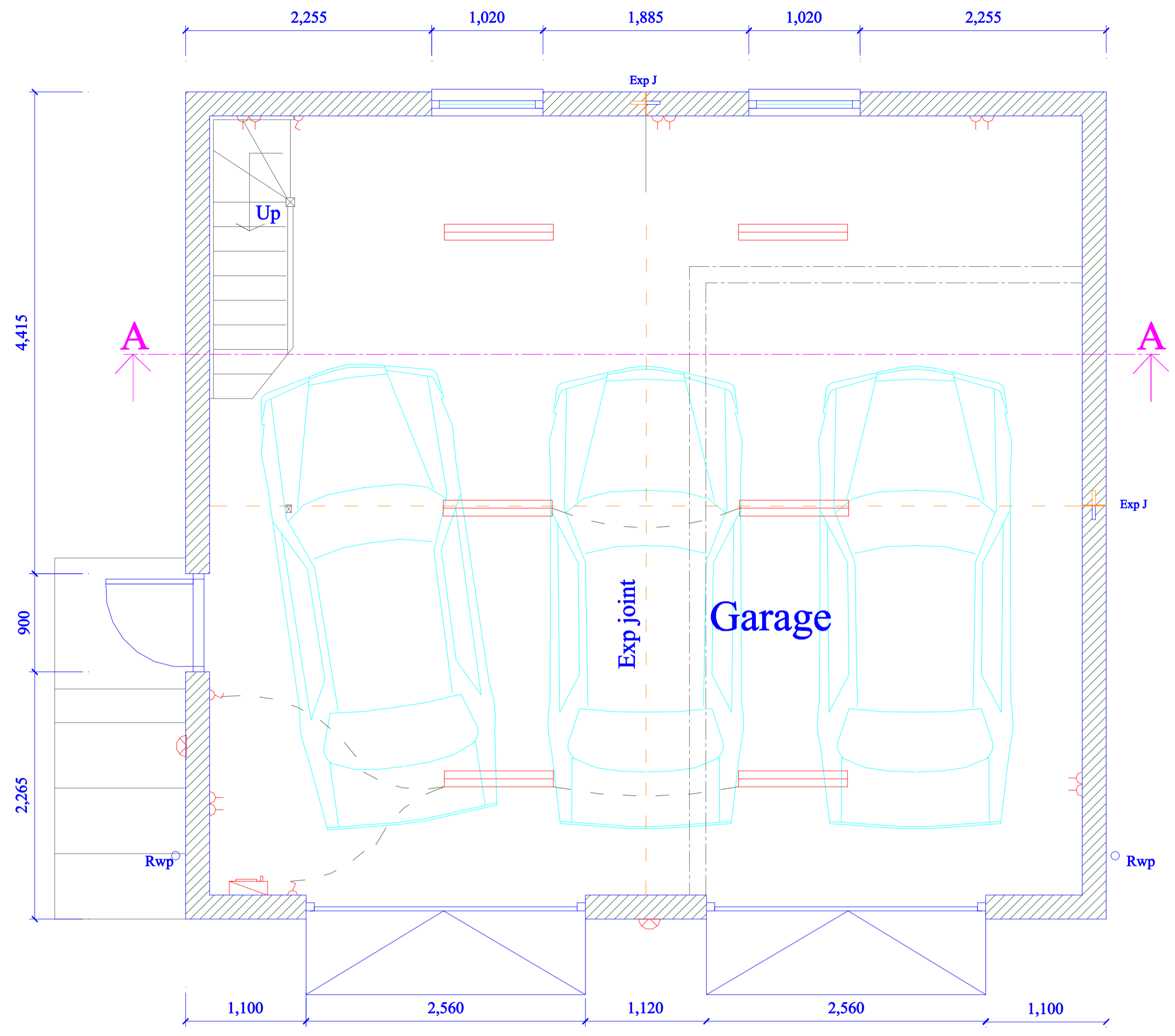
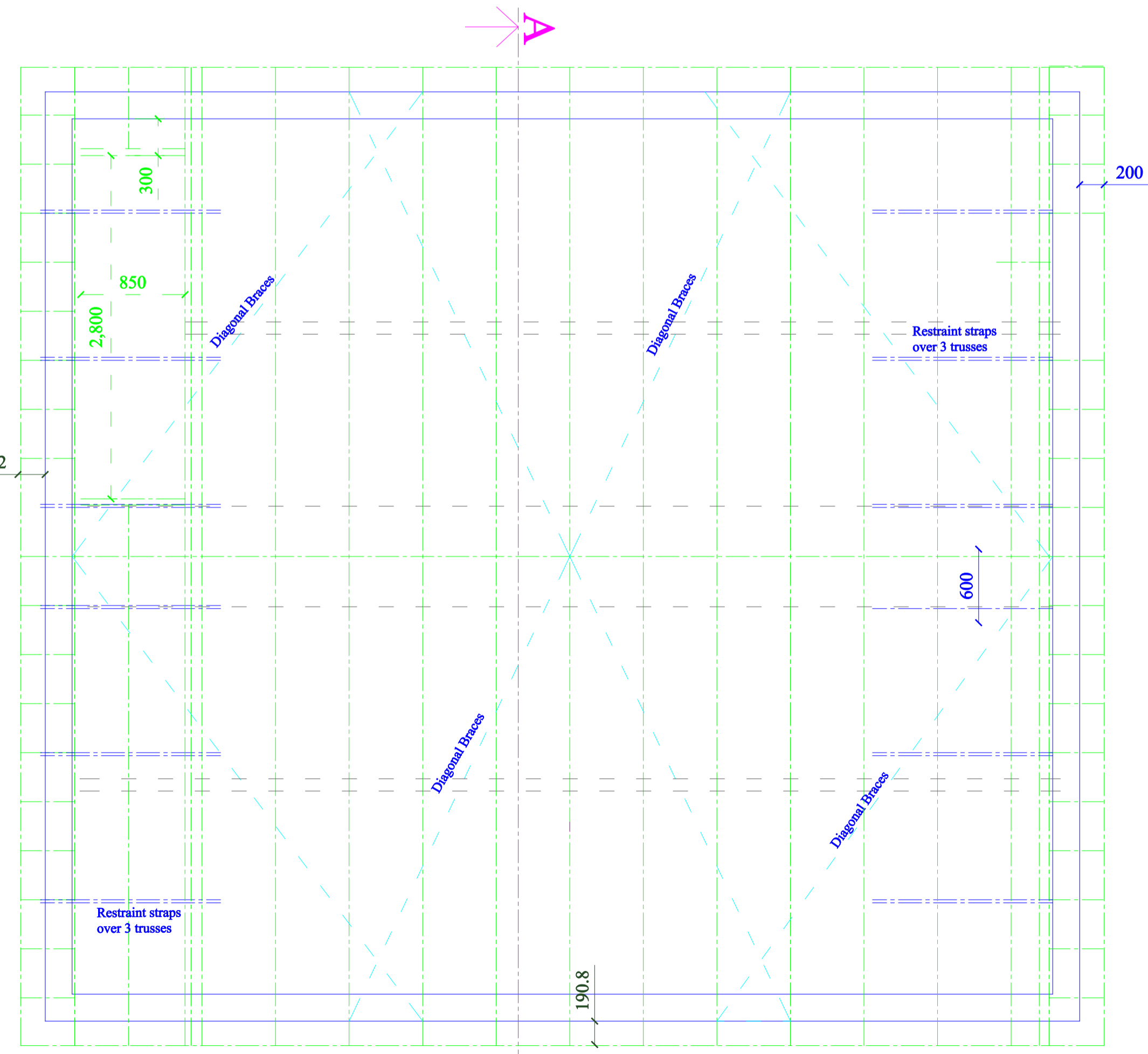


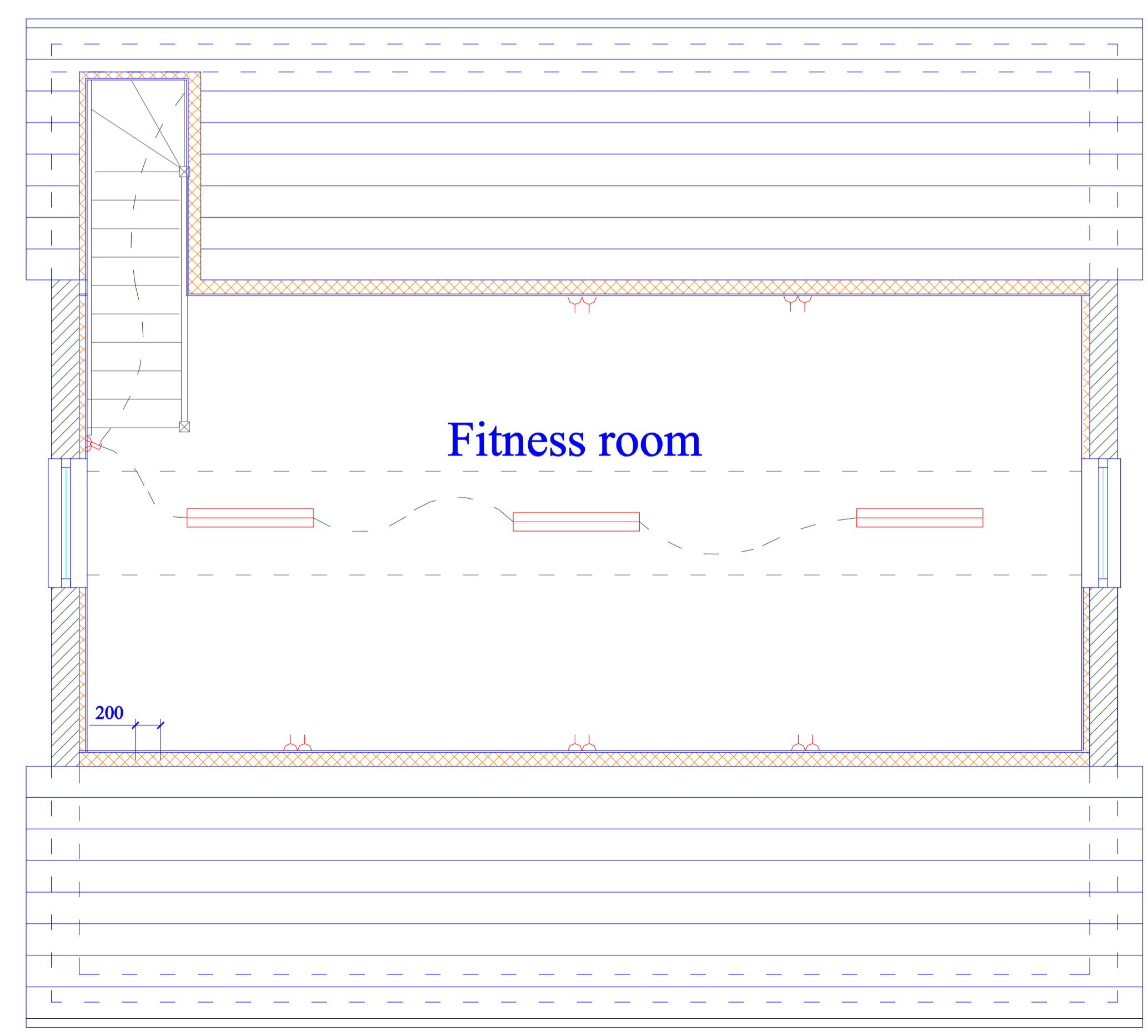
Foundation Plan (1:50)



Floor Plan (1:50)



Truss Rafter layout (1:50)



Attic Plan (1:50)

Electrical Symbol Key

- Light switch
- 2 way light switch
- Pull cord light switch
- Ceiling light
- Ceiling light
- Wall light
- Double socket
- Optical Alarm 240v with battery back-up
- Tube light fitting

Manual control information
 Door levers / latches or locks will be set at 1.0m from FFL.
 Maximum height for window lever mechanisms will be 1.350m.
 Light switches will be max 1.1m from FFL.
 Sockets set at 450mm from FFL or 150mm above work surfaces.

Preliminaries
 Remove soil, turn and any vegetation form under the foot print of the building and check for field drains.

Foundations
 Constructed using 25N/mm² concrete mix 20mm minimum thickness, with 450mm min. ground cover, with 1 layer A252 mesh on bottom face with 35mm cover.

Under Building
 Constructed from 215mm concrete blockwork (7.3kN/mm²) to Dpc level, with cement rendered base course.

Floor
 Constructed from 125mm min reinforced concrete with 1 layer A193 mesh on bottom face with 30mm cover with 12mm edge expansion joint, mid expansion joint with mastic seal, on 1200g Dpm with taped joints and jointed to Dpm for Radon protection, on 50mm sand blind course on 150mm compacted hardcore fill layers.

Walls
 Constructed from 215mm blockwork (7.3kN/mm²) with with rendering to match house. Expansion joints with exp ties at each course with edge beads to rendering and mastic seal. With 4 minimum number air vents located as shown.

Roof
 Constructed with Manufactured Attic type trussed rafters @ 600mm ctrs each fixed with truss clips to 147mm x 47mm wall plate (rawbolted to wall head). c/w 1200mm long hold down straps fixed to trusses / wall at 1.8m intervals. 12mm sheathing plywood or OSB sheet fixed to rafters, with breather membrane, 12mm counter batten, 25mm tile batten and concrete roof tiles and details to match house fixed as per manufacturers guidelines. Garage ceiling to have double plasterboard sheeting with staggered joints. With 22mm chipboard flooring to attic

External Works
 Concrete ramp to door with 25mm step to floor level complete with galvanised angle to reinforce the edge. Form 1200m sq plinth to access door with max rise at steps 170mm with 900mm wide concrete path to meet with existing pathways. All ground works to be made good on completion of construction operations.

Drainage
 Gutters and down pipes should be constructed to meet BS EN 12056-3 :2000
 Surface water to discharge into local surface water system on site in solid ground drainage pipe in protected gravel to BS EN 12056-3:2000.

Door & Windows
 Fit up over or roller door 2.4m wide 2.1m high (client to confirm exact width, type and fittings required prior to building). with Upvc personnel door and windows colour to match house.

Electrical
 All electrical work to comply with BS 7671: 2008
 External light to have PIR switching.

Dimensions to be checked on site prior to construction. All sizes are shown in mm

**Proposed Garage at
 35 Wolfburn Road
 Thurso for
 Mr R Murray**

**Dwg No:814/RS/001
 Title:Plans
 Drawn By KAS
 Date 15/11/2023
 Scale(s)1:50, 1:100 ,
 1:200 & 1:1250**

