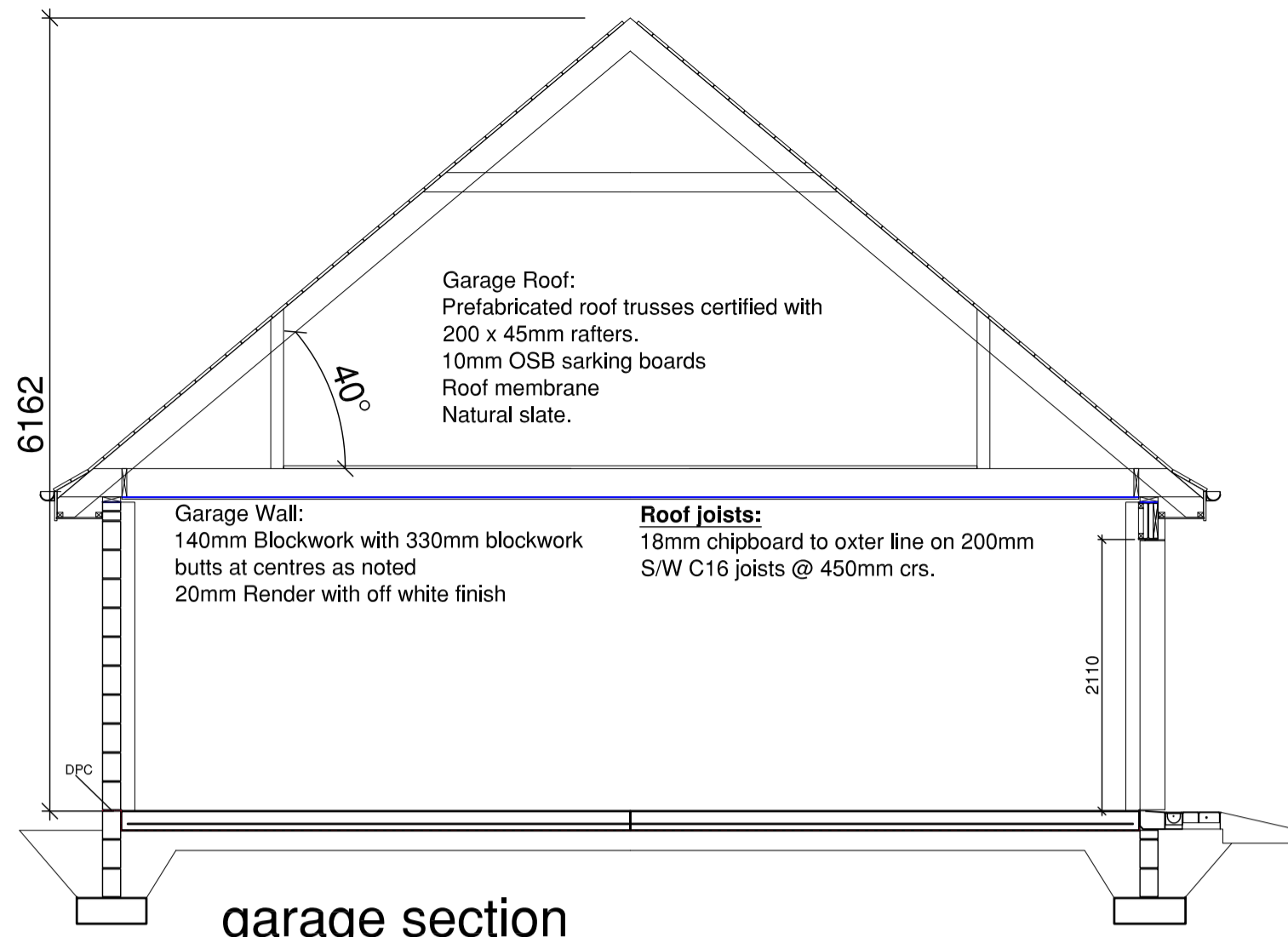
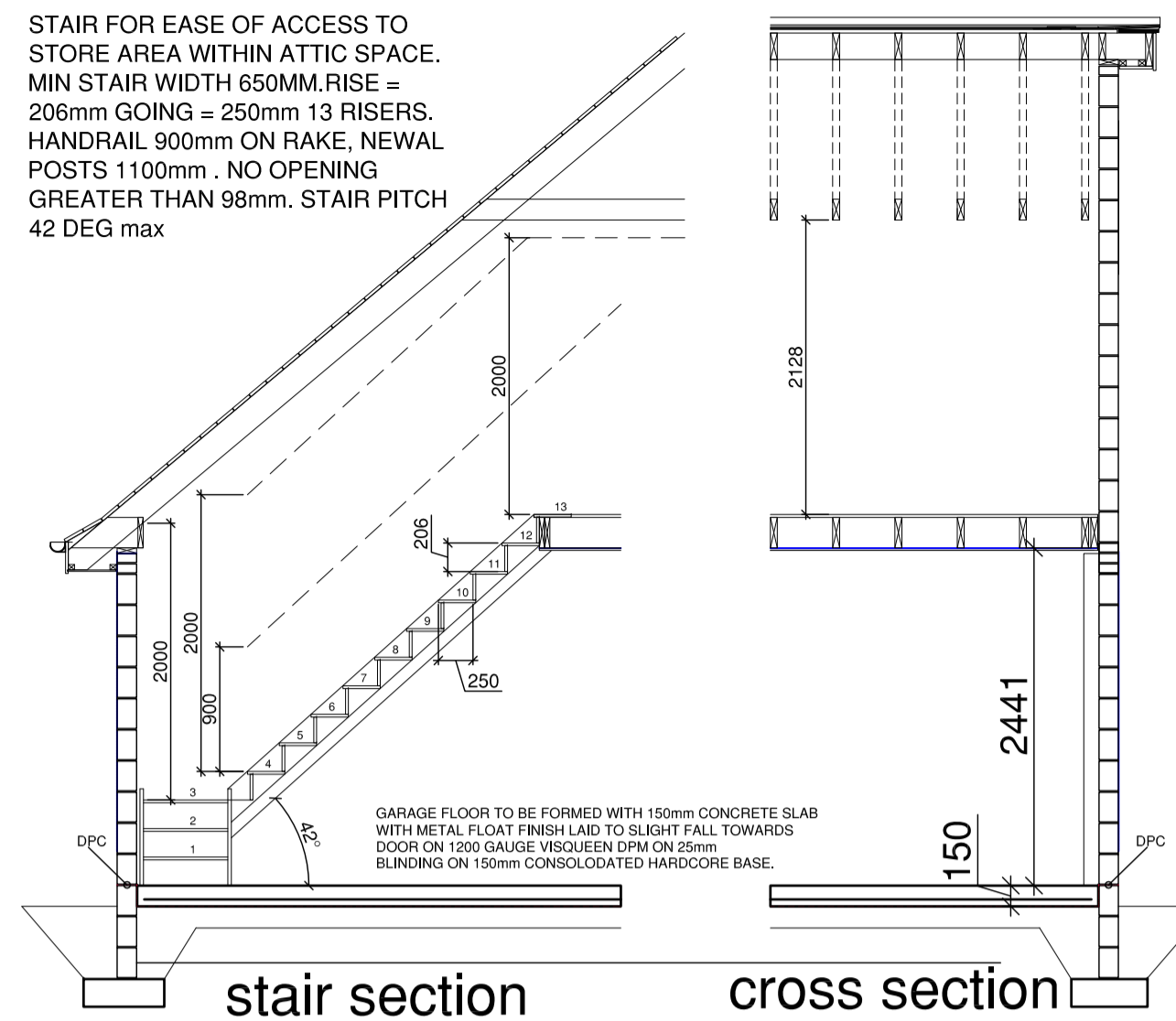


GABLE ELEVATION



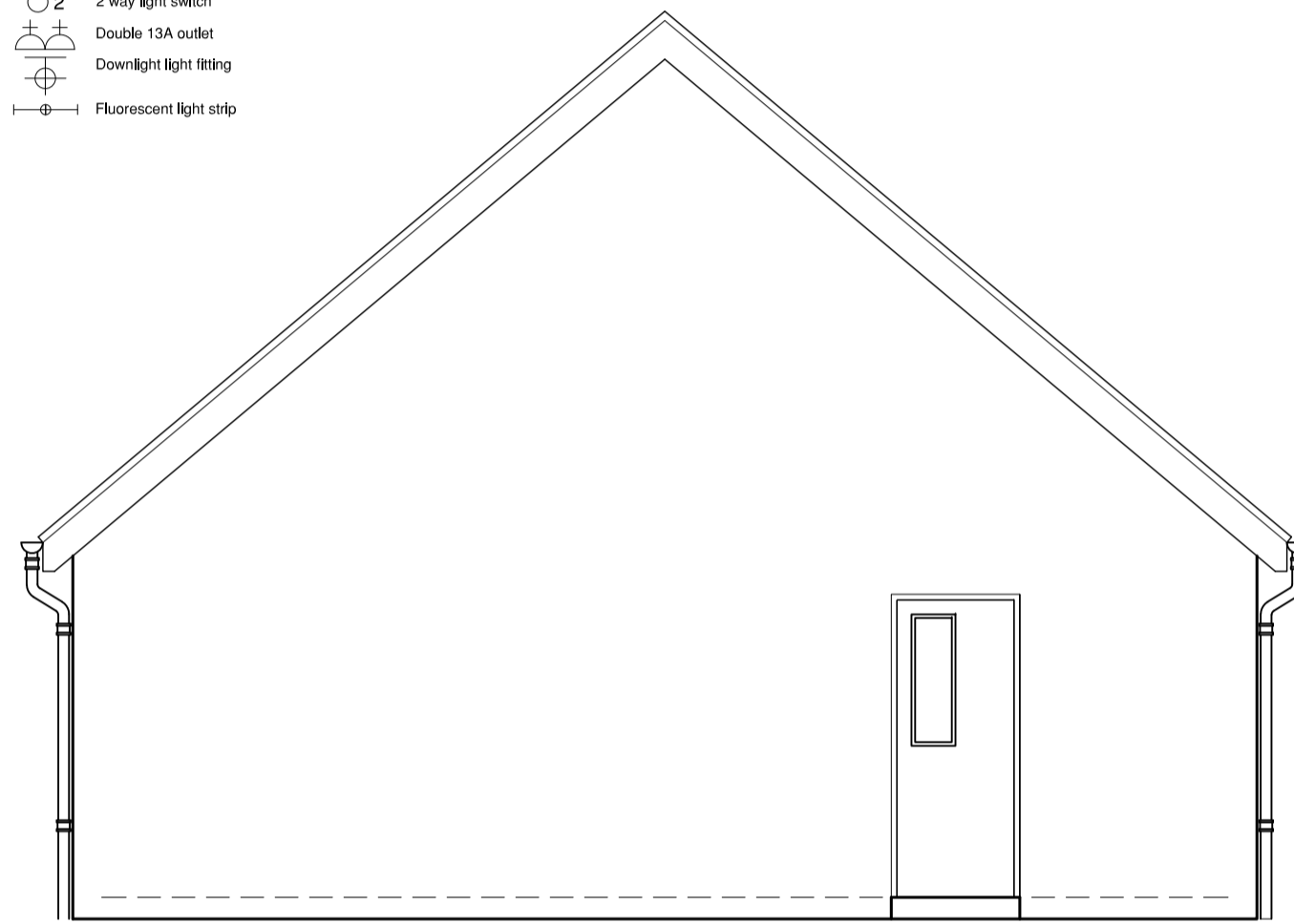
garage section



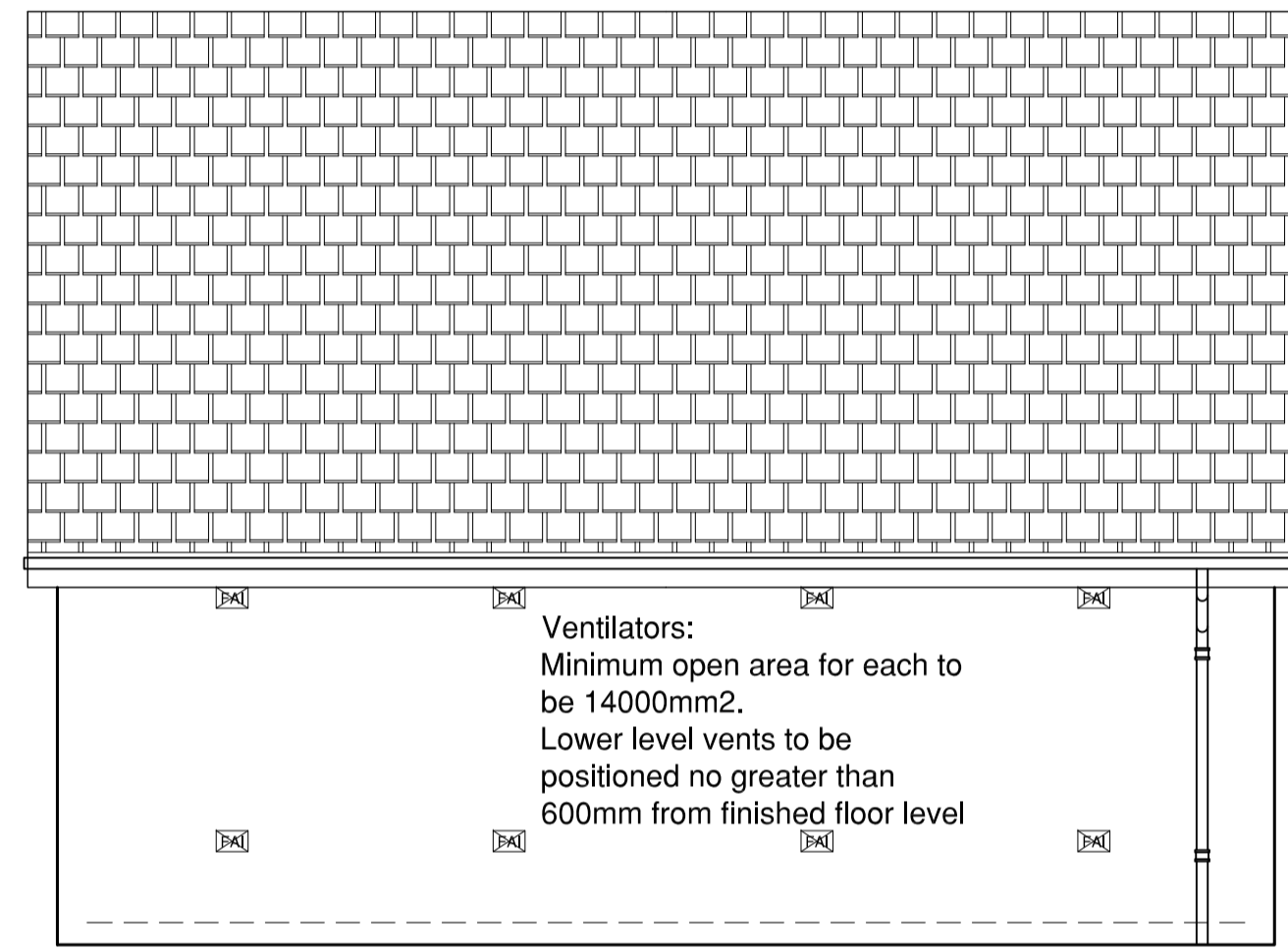
stair section

cross section

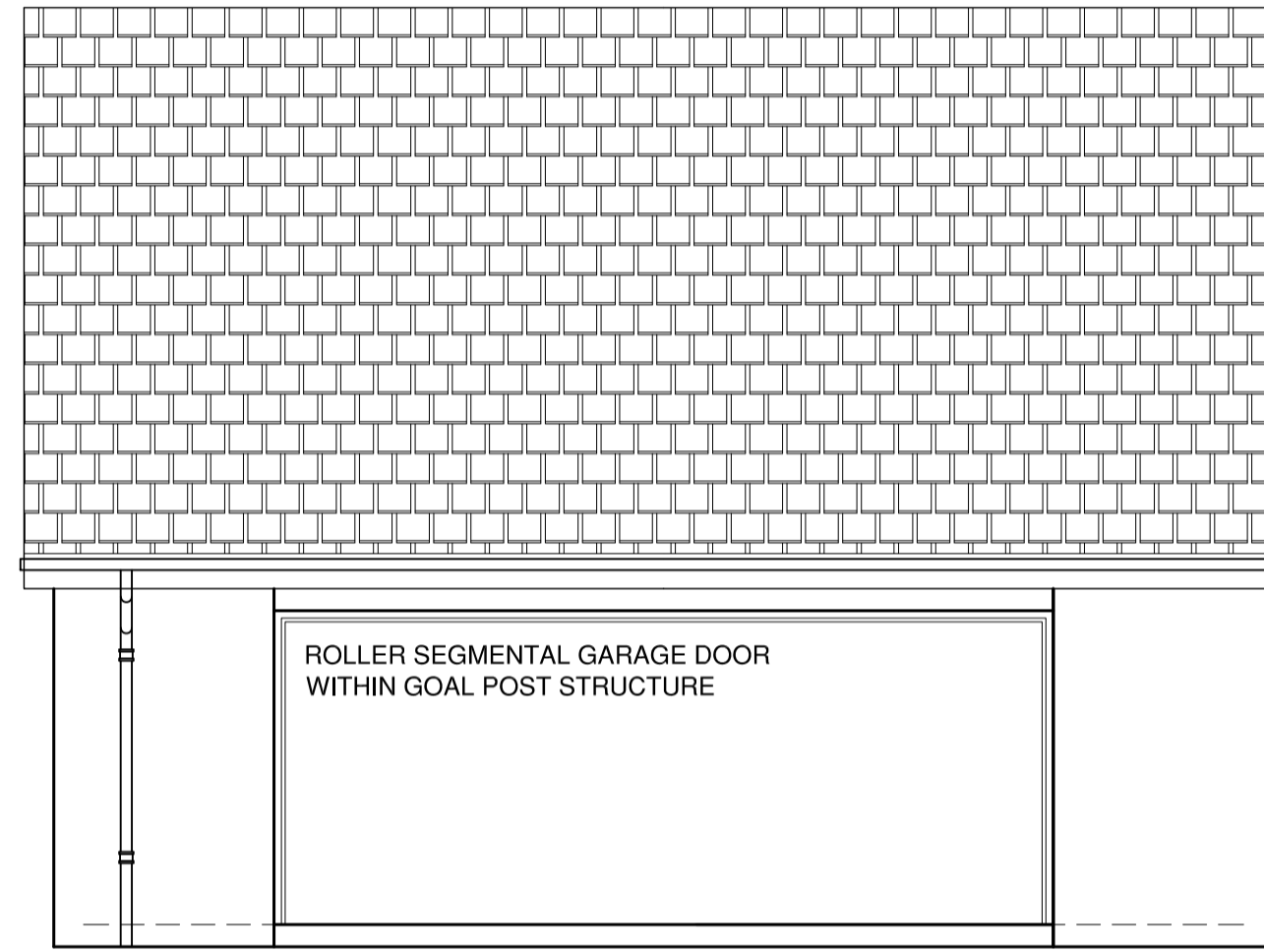
- SERVICES LEGEND
- 2 way light switch
 - Double 13A outlet
 - Downlight light fitting
 - Fluorescent light strip



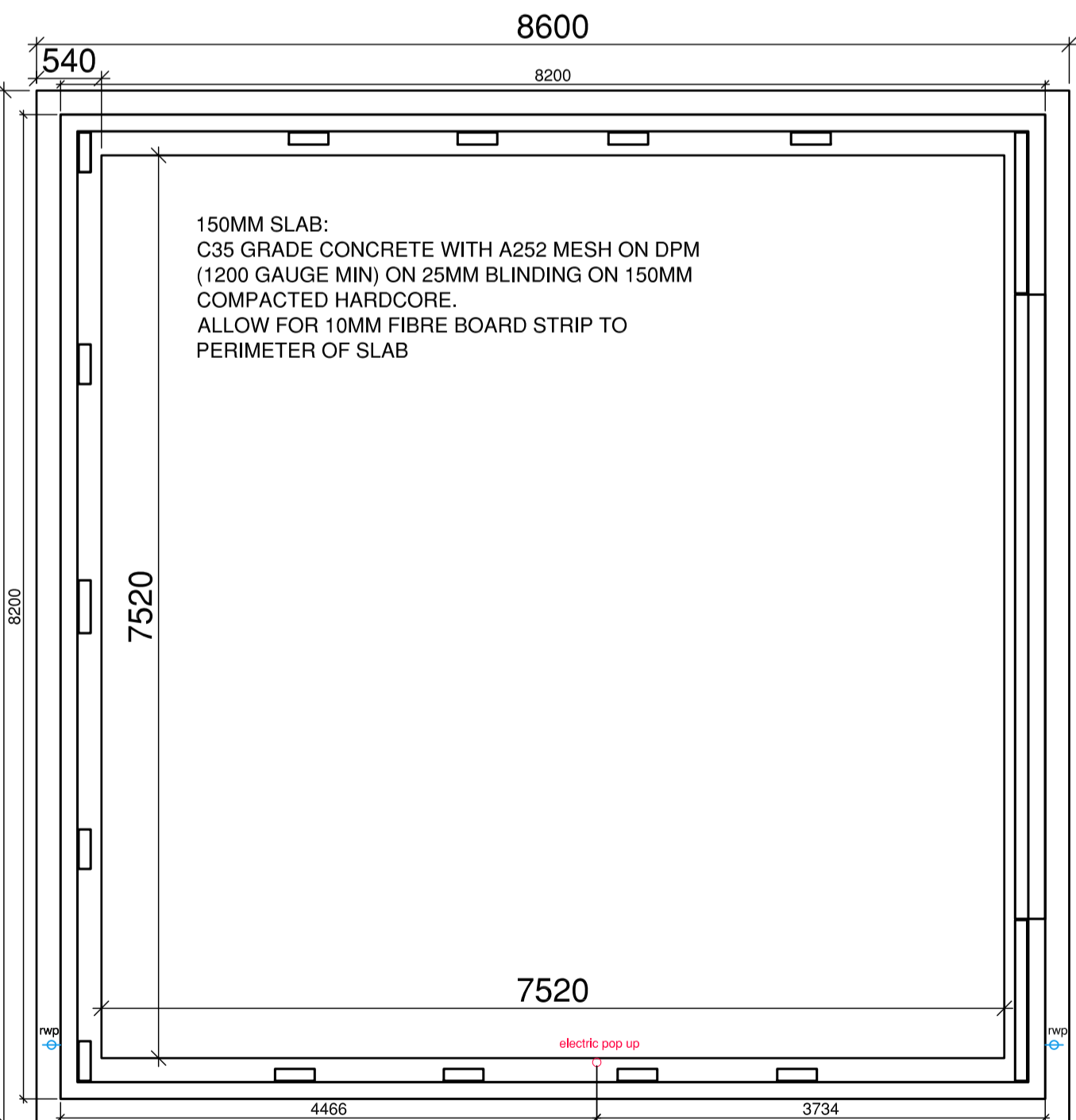
SIDE ELEVATION



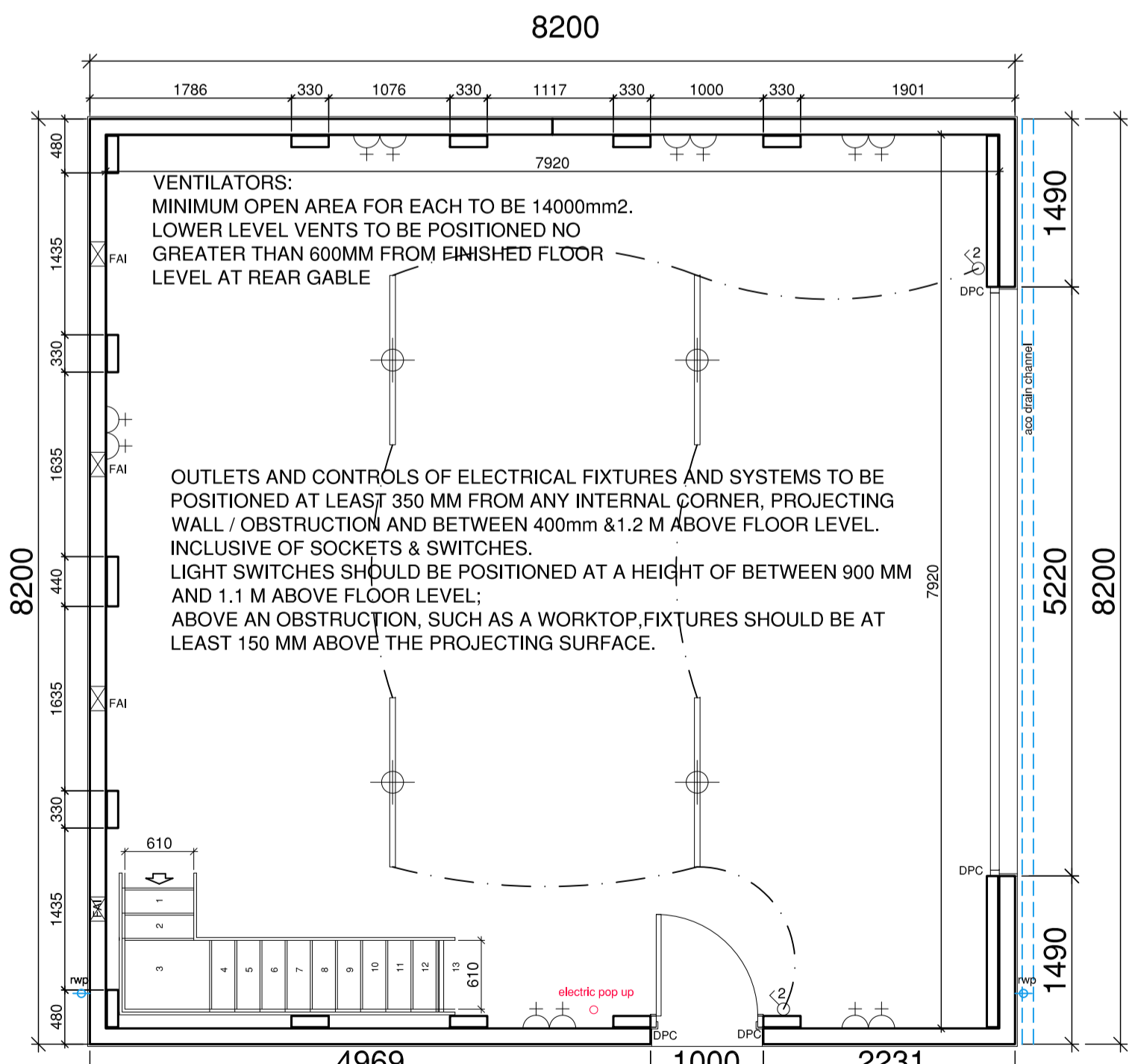
REAR ELEVATION



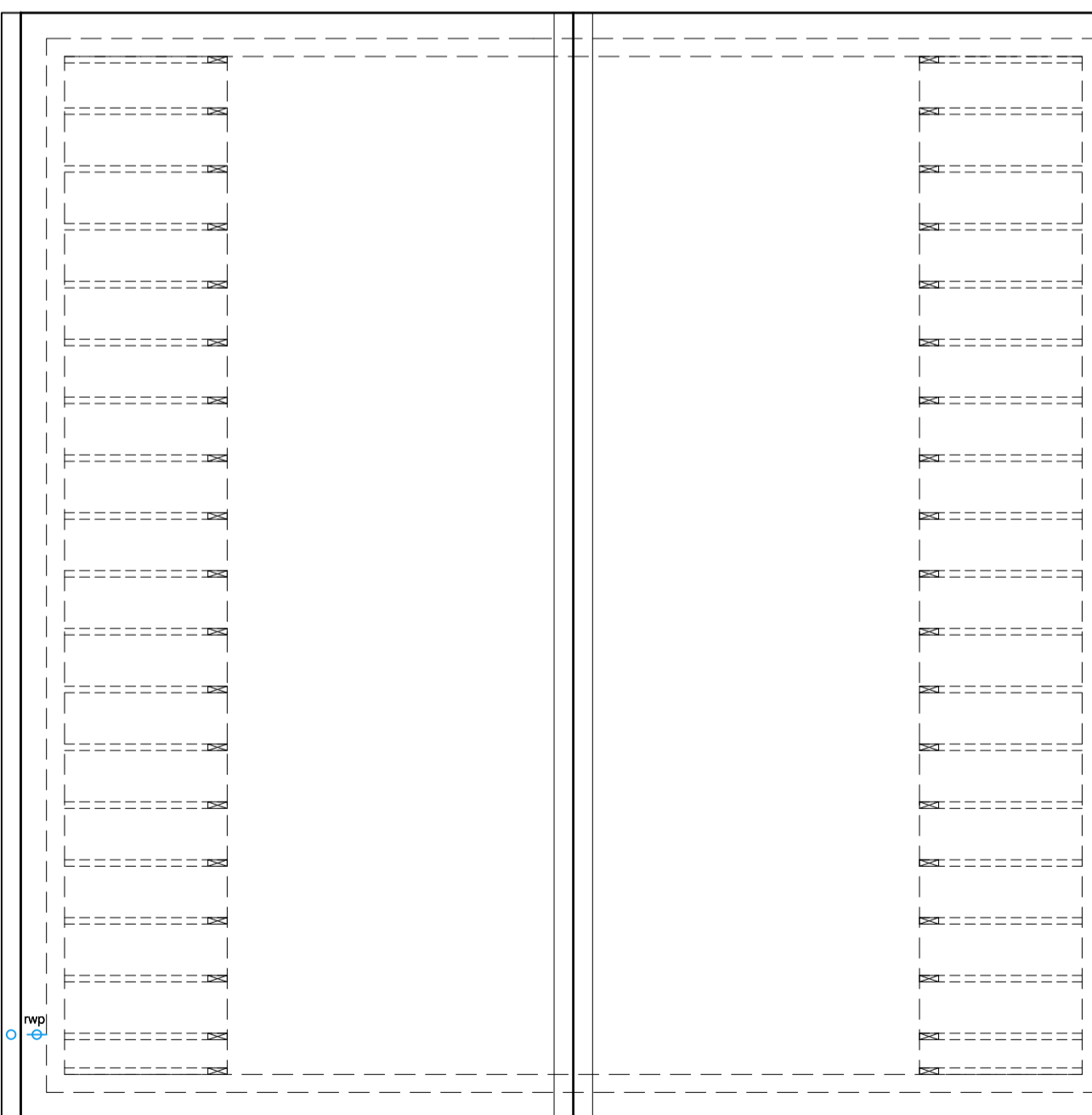
FRONT ELEVATION



FOUNDATION PLAN



FLOOR PLAN



ROOF PLAN

SPECIFICATION (services)

DRAINAGE

110MM UPVC S.W. DRAIN LAID TO A MINIMUM 1:60 FALL. GROUND COVER TO BE NO LESS THAN 450MM MEASURED FROM GROUND LEVEL TO TOP OF PIPE. DRAINAGE TO BE CONNECTED INTO EXISTING DWELLING HOUSE DRAINAGE AFTER SUCCESSFUL TEST WITH LA BUILDING CONTROL OFFICER IN ATTENDANCE. DRAINS TO BE BEDDED ON 100MM PEA GRAVEL AND BACK FILLED UP TO GROUND LEVEL WITH STONES/GRAVEL NO LARGER THAN 40MM. ABOVE GROUND DRAINAGE TO BE MARLEY DEEPFLOW HALF ROUND UPVC GUTTER LAID TO 1:60 FALL AND FIXED BACK TO FACIA USING MANUFACTURERS SPECIFIED FIXINGS. GUTTERS TO BE CONNECTED INTO 68MM DIAMETER DOWNPIPES. ALL DRAINAGE TO BE TRAPPED PRIOR TO CONNECTION TO EXISTING SURFACE WATER SYSTEM. ACO DRAIN CHANNEL AT GARAGE DOOR LOCATION SHALL HAVE INTERCEPTOR TRAP PRIOR TO CONNECTING TO DRAINAGE SYSTEM.

ELECTRICS

SUPPLY TAKEN FROM EXISTING HOUSE METER. NEW ELECTRICAL SUPPLY PROVIDED VIA SWA LOW VOLTAGE CABLE. DUCT TO BE A MINIMUM DEPTH OF 450MM AT UNMADE GROUND AND FOOTPATHS, A MINIMUM DEPTH OF 600MM AT ROADS AND CULTIVATED GROUNDS INCLUDING GARDNS. 75MM FINE FILL AROUND NEW SWA CABLE WITH WARNING TAPE LOCATED AT 200MM ABOVE THE CABLE.
ALL ELECTRICS TO BE INSTALLED FULLY IN ACCORDANCE WITH BS:7671 AND THE LATEST EDITION OF THE I.E.E REGULATIONS. FOUR NUMBER FLUORESCENT LIGHT FITTINGS BY THORN OR EQUIVALENT FIXED TO UNDERSIDE OF TRUSSES WIRED BACK TO LIGHT SWITCH AT DOOR.
ON COMPLETION, PROVIDE A VALID ELECTRICAL CERTIFICATE BY A MEMBER OF SELECT OR NICEIC

SPECIFICATION

FOUNDATIONS & SLAB

200 X 600MM C35 GRADE CONCRETE LAID IN PREPARED TRENCHES WITH MINIMUM 450MM FROST COVER TO TOP OF FOUNDATIONS. A252 REINFORCEMENT MESH WITH MINIMUM 50MM COVER.

SLAB - 150MM THICK C35 GRADE CONCRETE ON DAMP PROOF MEMBRANE ON 25MM BLINDING ON MINIMUM 150MM THICK CONSOLIDATED TYPE 1 STONE. FINISHED SLAB LEVEL TO BE MINIMUM 150MM FROM FINISHED GROUND LEVEL. ALLOW FOR RAMP TO GRADUATE INTO DRIVEWAY FINISH WITH ACO DRAIN CHANNEL.

EXTERNAL WALLS

20MM RENDER ON 2 COATS - FINISH TO MATCH EXISTING DWELLING.
DETAIL TO BE RENDER BANDING TO MATCH EXISTING DWELLING.
100MM 7KN BLOCKWORK WITH ADDITIONAL BUTTS AT CENTRES AS NOTED. ALLOW FOR CONTINUOUS DPC IN FIRST COURSE ABOVE 150MM FROM FINISHED GROUND LEVEL. ALLOW FOR 215 X 140MM CLAY AIR BRICKS AT COURSE ABOVE DPC AND AT HIGH LEVEL AS INDICATED ON ELEVATIONS TO PROVIDE CROSS VENTILATION.

ROOF

TRUSS CERTIFICATE TO BE SUBMITTED TO STRUCTURAL ENGINEER.

TRUSSES TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER WITH CERTIFICATES SUBMITTED TO COUNCIL PRIOR TO INSTALLATION. ALLOW FOR DIAGONAL BRACING TO TRUSSES. TRUSSES TO BE FIXED TO 89X38MM TREATED S.W. WALL PLATE ON D.P.C USING GALVANISED M.S. TRUSS CLIPS. EVERY 3RD TRUSS SHALL BE TIES DOWN TO MASONRY USING 1200MM LONG GALVANISED ANCHOR STRAPS. WALL PLATE TO BE SECURED TO WALLHEAD USING BAT M305 GALVANISED M.S. ANCHOR STRAPS FIXED TO MASONRY @ 1800MM MINIMUM CENTERS.

NEW GUTTERS AND RAINWATER DOWNPIPES TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS DESCRIBED IN BS EN 12056-3:2000

NATURAL SLATES LAID TO A PITCH AS SHOWN. SLATES SHALL BE TO THE NORM FRENCH NF-EN 12326 SPECIFICATION. GRADE A NATURAL SLATE.
THE SLATE SHALL BE BLUE / BLACK 7 - 9MM THICKNESS.
SLATES TO BE GRADED / SORTED INTO THREE GROUPS OF EQUAL THICKNESS.

SARKING BOARD:

22MM X 150MM SOFTWOOD TREATED BOARDS LAID TO RAFTERS WITH 2MM GAP.

ROOFING UNDERLAY - BREATHABLE:

ROOFING UNDERLAY TO BE "ROOFSHIELD" BY THE A. PROCTOR GROUP - BBA CERTIFICATE 96 / 3220. PRODUCT IS A SPUN BONDED POLYPROPYLENE FABRIC. INSTALLATION OF THIS MEMBRANE NEGATES THE NEED FOR VENTILATING THE ROOF SPACE BELOW THE UNDERLAY. UNDERLAY LAID ONTO 22MM SARKING BOARDS SECURELY FIXED TO TREATED TRUSS SYSTEM.

LAYING OF SLATES:

LAYING OF SLATES TO BE IN ACCORDANCE WITH BS 5534 : CODE OF PRACTICE FOR SLATING AND TILING PART 1: 2003 AND BS: 8000: PART 6 1990.
SLATES SHALL BE FIXED USING TWO COPPER CLOUT NAILED TO BS 1210.

NAILS TO CONFORM TO BS: 1202, AND BE LARGE HEADED WITH A MINIMUM SHANK DIAMETER OF 3.35MM. SLATES NAILED TO SARKING BOARD AT A GAUGE OF 250MM AND A MINIMUM 75MM HEADLAP AND STITCH NAILED EVERY SECOND COURSE. SLATES TO BE HOLES 100 - 110MM FROM THE HEAD OF THE SLATE AND 22 - 25MM FROM THE EDGE OF THE SLATE. SLATES SHALL BE HOLED FROM THE UNDERSIDE TO THE TOPSIDE, PROVIDING A COUNTERSINK IN THE FACE OF THE SLATE.

EAVES:

ROOFING UNDERLAY TO DRAPE INTO GUTTER. ALL SLATES TO EAVES TO BE SECURELY FIXED DOWN. BOTTOM COURSE TO OVERHANG 50MM INTO GUTTER.

RIDDGES:

LAY A LENGTH OF UNDERLAY OVER RIDGE TO OVERLAP GENERAL UNDERLAY BY NO LESS THAN 150MM. FINISH SLATING WITH A HEAD-NAILED SHORT COURSE TO MAINTAIN GAUGE. RIDGE TILES TO BE DRY SYSTEM.

Corraith, Low Wexford, Symington
As Proposed Garage



Rev	Date	Description	Name
This drawing is issued for the purpose of the status indicated below only:			
<input type="checkbox"/>	Preliminary	<input type="checkbox"/>	For Approval
<input type="checkbox"/>	Planning	<input type="checkbox"/>	Submission
<input type="checkbox"/>	Warrant	<input type="checkbox"/>	Submission

Client	- miss k Haggio	Scale	- @ A1 sheet
Drawn	- NR	Date	- 10.03.24
Proposed Garage		ADNR 900-004A	

This drawing is solely for the purposes of obtaining planning/building warrant approval. The drawing may be suitable for constructional purposes but it may be necessary to amend this information for this purpose. No liability will be accepted for any omission on this drawing should the drawing be used for constructional purposes.