

CONSTRUCTION NOTES:

- All foundations detailed are for indicative purposes only.
Apx. 565x225mm concrete strip, minimum 1.0m below ground level,
DPC minimum 150mm above ground level.
- Sub-structure to be 100mm skin of dense blockwork.
- External walls to be 102.5mm matching face brickwork and mortar plinth
where exposed to view with painted S&C render finish over 100mm thick
dense concrete blockwork with additional piers as part of layout.
- CATNIC or IG lintel or similar.
Catnic Ref:CN81C Heavy Duty lintol over Garage door.
Catnic Standard Duty Angle lintol over
pedestrian doors where shown.
- UPVC windows and doors where noted, colour TBA,
- Rafters fixed to wall plates with galv.ms truss clips using
3.75 x 30mm long square twisted sheradised nails in holed provided.
- UPVC fascia and soffit, colour to match main house.
- 100mm dia. half-round UPVC gutter with 68 / 75mm dia downpipes.
- Critical glazing zone: Safety glazing to comply with
Approved Document Part K and BS6206, and where applicable
BS6262.
- Garage door threshold formed with 50mm thick screed at
external wall edge laid to fall up to 70mm thick at approx.
275mm back into garage.
- ACO channel set in concrete at front of external wall at garage door.
Care must be taken to ensure dpc is not punctured in any way
when laying channel.
- SINGLE GARAGE DOOR TO BE FROM THE GARADOR RANGE.
Door - width 2286x2135mm high.
Overall frame (when behind structural opening)
- width 2376x2192mm high.
- PEDESTRIAN DOOR.
To match and be chosen from matching Garador range.
Final style to be agreed.

Note:

- Garage door is based on the G3 framed retractable door.
- These figures are to be checked with the garage door manufacturer,
and care must be taken to ensure garage door opening is formed
to a suitable width to allow fixing of door frame as required.

Bike stand in accord with CYCLE PARKING DESIGN GUIDE.

APX. EXTERNAL GROUND LEVEL TO SUIT
AGREED FINISHED LEVELS.

AGREE SETTING - OUT AND PARTY WALL NOTICE BEFORE CONSTRUCTION

(A S P R O P O S E D)
T y p i c a l S e c t i o n

APPROX. BOUNDARY LINE

Rafters as noted spanning over wall line shown.
Fall of roof towards gutter front / driveway.
Downpipe fixed to column. Soffit lining to be agreed.
Typically cladding to be agreed. Ensure insect mesh.
Block off and pack rafter zone.

LEGEND

RWP Rain Water Pipe 50 x 100 Wall Plate

ROOF NOTES

- ROOF MAKE-UP;
COLD ROOF / UN - INSULATED DESIGN.
Roof finish to be agreed but provisionally
3 layers of built up roofing felt dressed over fascia design
to match main house and including guttering on
min 22mm ply decking board laid over sw. timber firings
laid to fall towards front and driveway on
47x147 sw. timber rafters @ 400mm centres, span as shown,
and to extend as described.
- Rafters to be fixed to the wallplate with proprietary truss clips.
- 30x5x1200mm mild steel straps at max. 2m centres 1m from
each end to hold down 100x50mm softwood timber wallplate.

CANOPY CONSTRUCTION;
150x150mm sw. timber posts in locations shown fixed to and
supported off baseplate detail noted fixed to 450x450x300 C30
concrete pads with M10 achors. Posts in turn supporting 100x225
eaves beam section in turn supporting rafters as noted fixed as spec.
READ IN CONJ WITH SIMPSON STRONGTIE DETAILS SHOWN.

U/S SOFFIT @ 2.5M
DOOR HEAD HEIGHT TO SUIT

Decorative infill between posts. SW. timber cladding on builders work framing.

FLOOR LEVEL

Plastic manhole connected to attenuation tank as site plan.

FLOOR CONSTRUCTION;

Min 150mm thick concrete floor slab on 500g polythene DPM
laid over 150mm layers of well compacted hardcore.

NOTE;

WHILST THE CONSTRUCTION NOTES SPECIFIED HAVE BEEN PROVIDED IN ACCORDANCE WITH THE BUILDING REGULATIONS
A FORMAL APPLICATION TO BUILDING CONTROL IS NOT REQUIRED AS THE SIZE PROPOSED IS UNDER 30M/S.

Post Cap & EPC End Post Cap

The PC extension side plates function as tie strips where applies occur. EPC
option should be used where the beam ends of the post. Standard connections
for post to beam connections.

Material: Hot dip galvanized mild steel.

Product Dimensions

Model No.	Post Size (mm)	Dimensions (mm)							Holes	
		A	B	C	D	E	F	G	Ø43	Ø41
PC42	150x150 150x150	150	125	75	67	41	1.6	16	10	
EPC42	150x150 150x150	150	125	75	67	41	1.6	16	10	

Performance Values

Model No.	Post Size (mm)	Fasteners			Safe Working Loads (kN)		
		Post	Beam	Nails	Post	Beam	Post
PC42	150x150	8	10	N1.75x75	10.0	5.0	10.0
EPC42	150x150	8	10	N1.75x75	10.0	5.0	10.0

SIMPSON STRONGTIE POST CAP DETAIL.

TYPICAL SIMPSON STRONGTIE POST BASE DETAIL.

PIB Installation:

Step 1: PIB is placed on the base plate.

Step 2: The post is inserted into the PIB.

Step 3: The post is secured to the base plate.

PIBMAXI

Post Base with Stand Off

The PIBMAXI is a heavy duty elevated post base to suit various sizes of timber and column bases.

Material: Hot dip galvanized mild steel plate.

Product Dimensions

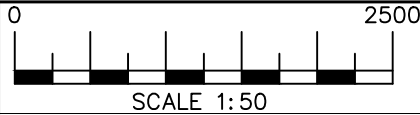
Model No.	Timber Post Size (mm)	Dimensions (mm)										Holes	
		A	B	C	D	E	F	G	H	I	J	Ø13	Ø17
PIBMAXI 1	150x150 - 200x200	125	100	100	100	100	100	100	100	100	100	13	17

Performance Values

Model No.	Post Size (mm)	Concrete	Fasteners			Characteristic Capacities - Timber (kN)		
			Post	Concrete	Nails	Post	Beam	Post
PIBMAXI 1	150x150	20	8	10	N1.75x75	10.0	5.0	10.0

D 21/01/21 CYCLE STAND ADDED.
REV DATE ISSUE RECORD

KNJ This drawing is copyright:—Figured dimensions must be taken in preference to scaled dimensions.ALL contractors and suppliers must check and verify all dimensions on site
AUTHOR before preparing shop drawings,commencing work or pre—ordering of fixtures and fittings.It is deemed as part of good building practice that ALL contractors will have read and
understood manufacturers instructions in relation to materials specified.



Project;
PLOT KNOWN AS
11, SLAITHWAITE DRIVE, MANCHESTER, M11 4BA.

PROPOSED CYCLE STORE.

Client;
ROMAN WINGS LTD.

Title;

AS SHOWN

Scale;
1:50 @ A3

Dwg. no;
2022 AL(831)01

Date;
NOV. 20.

Rev. no;

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