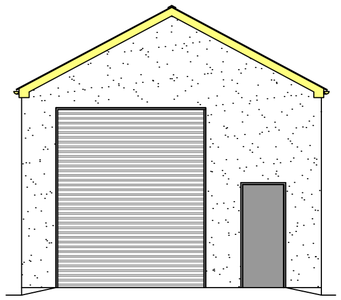
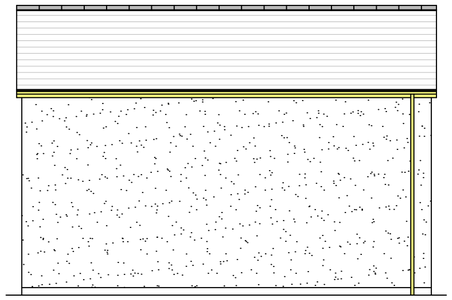
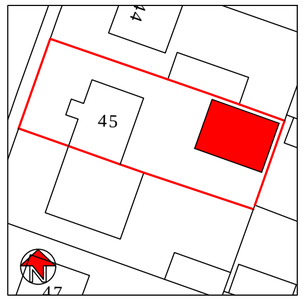


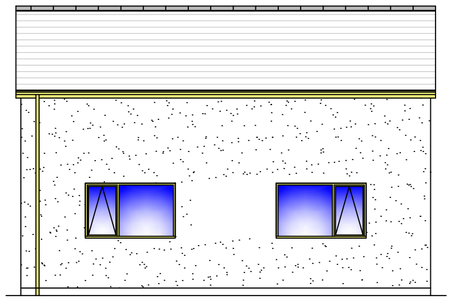
North West Elevation



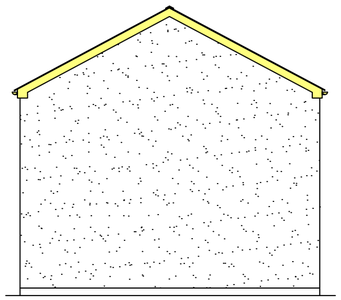
North East Elevation



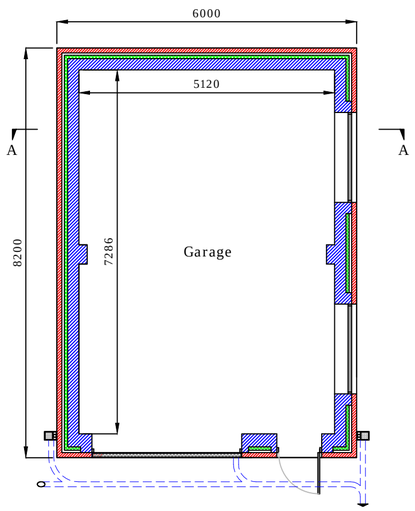
Block Plan



South West Elevation

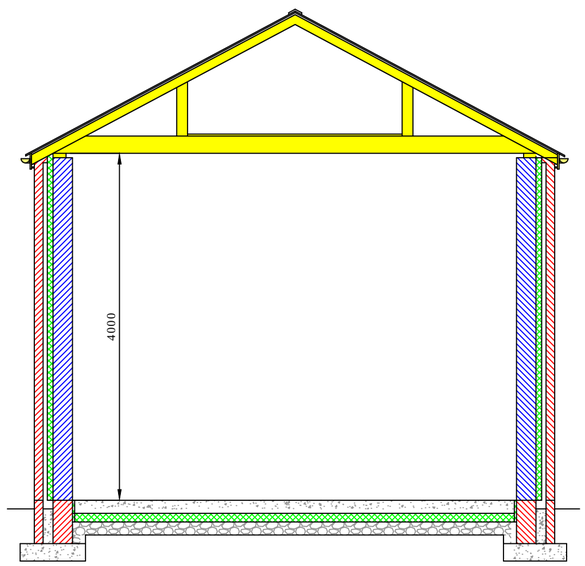


South East Elevation



Plan

To Existing Combined Sewer



Section A-A

NOTES:

Carry out detailed inspection and determine position of any underground services and mark location, prior to commencement of any excavation works.

Strip site of vegatable soil and reduce levels as required.

740x200mm C40 concrete foundations, minimum 600mm below finished ground level to all external walls, where stepped foundations are required the lap to be 2x the thickness of the foundation. all to satisfaction of the local Building Control Surveyor.

440mm cavity blockwork of 100mm Class A blockwork and 115mm cavity and 225mm Class A concrete block inner leaf below DPV, with lean mix cavity fill to minimum 150mm below DPC.

440mm cavity wall with 100mm class A concrete blockwork with sand cement render finish, 115mm cavity with 65mm Kingspan Insulation and 225mm concrete blockwork with bag rubbed finish internally.

12mm Expansion joints with render stops of Fexcell at 6m centres.

Wall ties to be double triangular stainless steel to DD140 specification at 750mm horizontal centres and 450mm vertical centres in staggered pattern, with ties every course to door and window reveals and expansion joint.

Cavities to close around door and window reveals and at eaves level with insulated DPC. Cavity closed above fascia level at roof level.

Lintels to be:

Catnic CN/110/100 Extra Heavy Duty Steel Lintel over garage door.

2x200x100mm RC concrete to window and pass door opening.

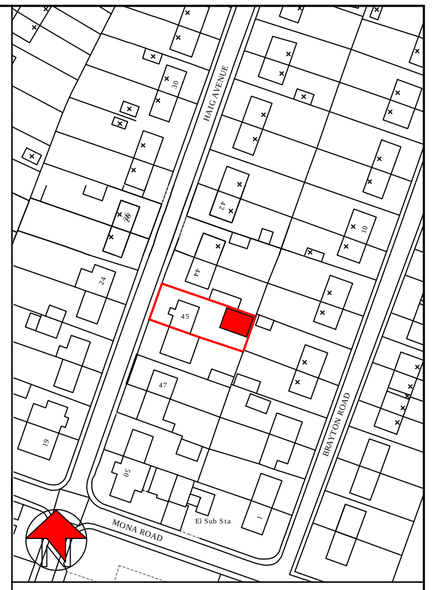
All lintels to have minimum 150mm end bearing, with stepped hi load DPC between and incorporate 3 No GRP weepholes to external lintels.

150mm C35 concrete floor, with steel float finish, on 500g vapour barrier on 100mm Flooring Grade Insulation over 1500g Visqueen membrane system, lapped up to link with DPC on 25mm sand blind laid over clean consolidated hardcore.

Flat grey interlocking concrete roof covering with matching ridges on 50x25mm treated timber battens, over proctor roof membrane fixed to specialist prefabricated room in the roof timber trusses, with diminishing trusses to form valley gutters at 400mm centres all horizontal, diagonal and chevron bracing to ITPA specification and in accordance with BS 5268. calculations and design details to be supplied to building control by manufacturer, prior to installation on site. Pvcu fascia boards. roof structure to be fixed with patent truss clips to 100x50mm treated timber wallplate anchored down to wall with patent ms anchor straps at 1.5m centres. restraint straps at ceiling and roof pitch level over 3 no trusses with noggin support under.

100mm square line guttering laid to fall, discharging to 74mm square downpipes connected to back inlet gully assembly,connected to 100mm PVCu underground drainage on granular bedding and surround, laid to minimum 1:60 fall, provide 150mm concrete encasement in outside areas where vehicular movement is to occur. to existing combined sewer on site. Unable to provide soakaway as minimum 5m fromcany building not achieveable.

Electrical installation to be provided to requirements of Part P and commissioning certificate from a competent person to be provided before occupation of dwelling. All new light switches to be a maximum 1200mm and socket outlets no less than 450mm above floor level. All new lighting fittings to be energy efficient type.



TITLE:

Proposed Detached Garage

CLIENT:

Jonathan Farrer

ADDRESS:

45, Haigh Avenue,

Whitehaven

SCALE:

1: 50, 100, 500 & 1250

DRAWING NO.

JF / KT / 24 / 01

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