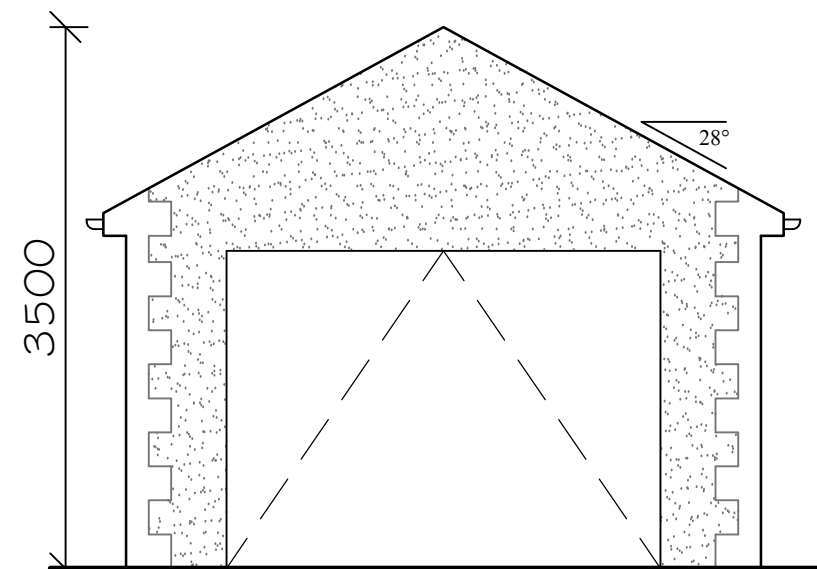
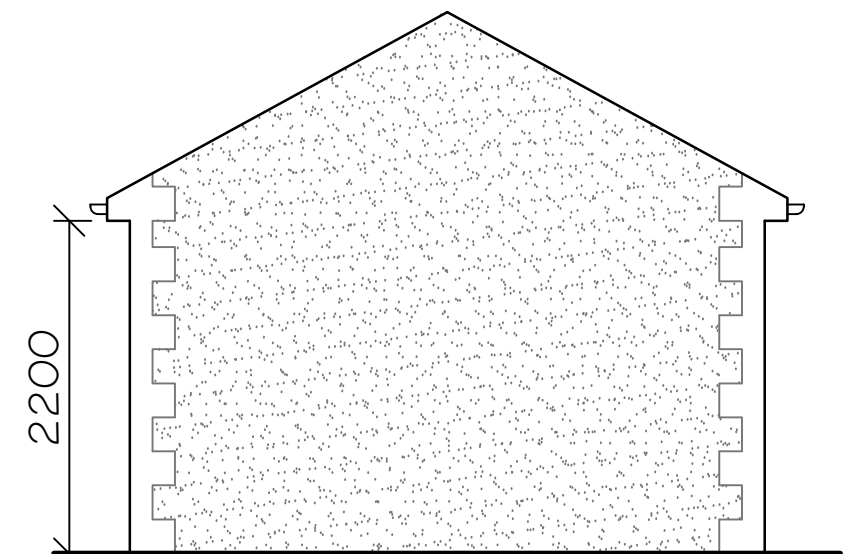


SIDE ELEVATION

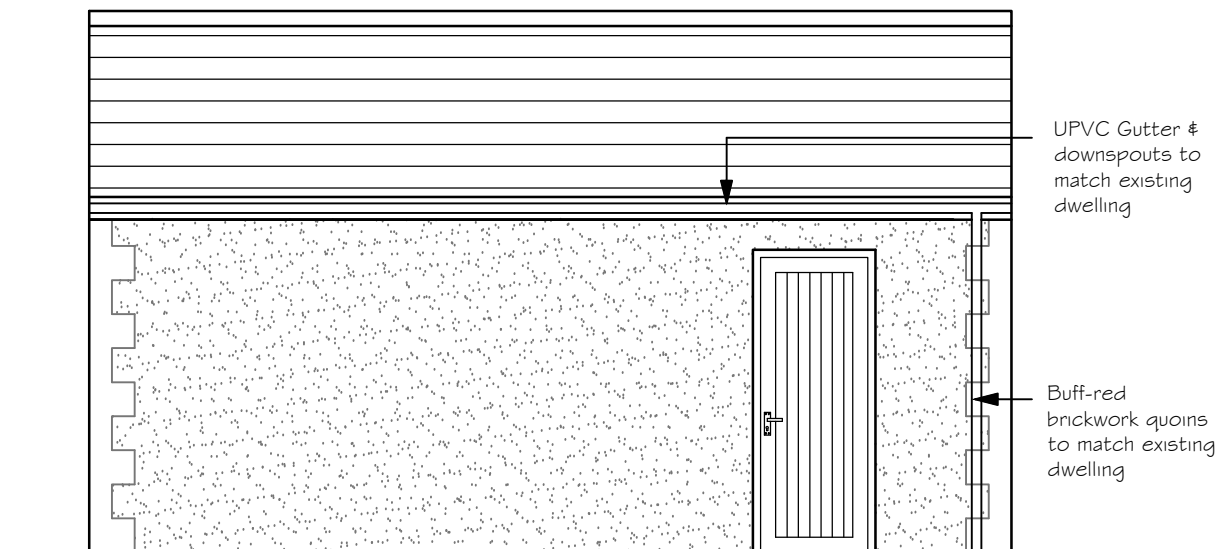


FRONT ELEVATION



REAR ELEVATION

ACO-Rain Drain to the perimeter of the drive where it meets the highway, laid to falls discharging to the surface water drainage system, with a oil intercepted at the outlet of the Aco-Drain to prevent contamination. This will prevent rainwater discharging to the highway and vice versa.



SIDE ELEVATION

Proposed Detached Garage

Foundations - to be 600mm x 200mm concrete strip foundations excavated to clay and backfilled with selected fine grade material.

Floor Slab - to be 150mm concrete slab with power float finish over DPM, over 25mm sharp sand, over min 150mm well compacted hardcore.

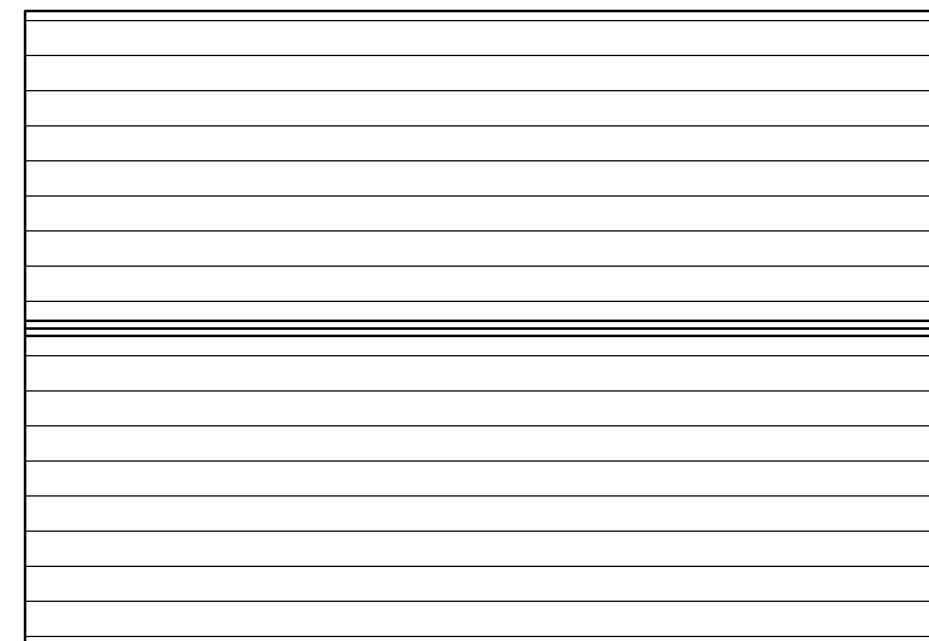
Walls - Inner Leaf 100mm 7N/mm² solid concrete blockwork with 50mm Cavity, External Leaf 100mm 7N/mm² solid concrete blockwork, with a 20mm external render finish, with buff-red brickwork quoins to the corners, to match exiting dwelling. DPC to be at 150mm above finished ground level and lapped with ground floor DPM. Walls to be finished with a 100mm x 75mm treated timber wall plate, held down using galvanised straps.

Wall ties to be vertical stainless steel twist type, at centres of 750mm horizontally and 450mm vertically, vertical centres to be reduced to 300mm around Jamb's and openings

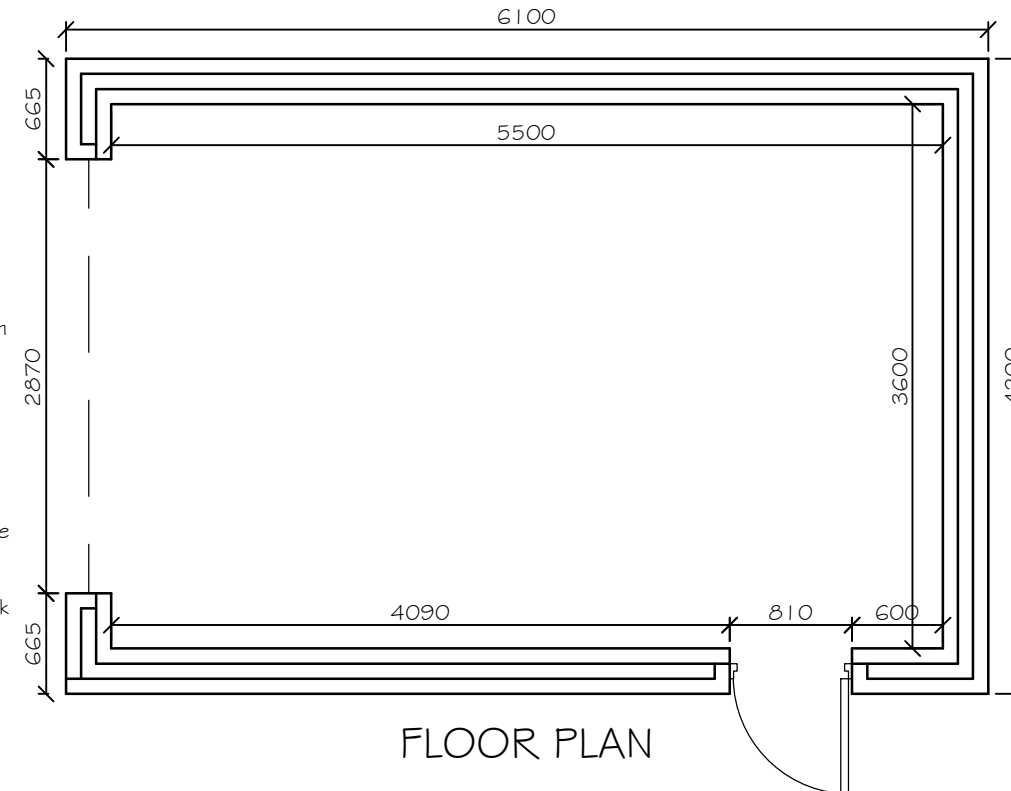
All proposed steel lintels to openings are to be prefabricated lintels by Catnic with a minimum 150mm end bearing, as specified. Catnic will provide verification for the lintels in due course.

Roof - to be created Roof Trusses manufactured and braced in accordance with BS5268 Part 3 and fixed to the wall plate, roof truss calculations to be provided by manufacturer, and fixed to the wall plate using galvanised steel joist hangers. Cable walls to be strapped to roofs with 30mm x 5mm galvanised steel straps at max 2m Centres, straps to be fixed to uncut block of inner leaf and across min 2no. rafters with nogging spacers. Slate finish to the roof to match existing dwelling fixed to 38 x 25mm battens at max 345mm gauge, Breathable roofing felt / membrane, facia boards and guttering to drain water to adjacent manhole as indicated on site plan.

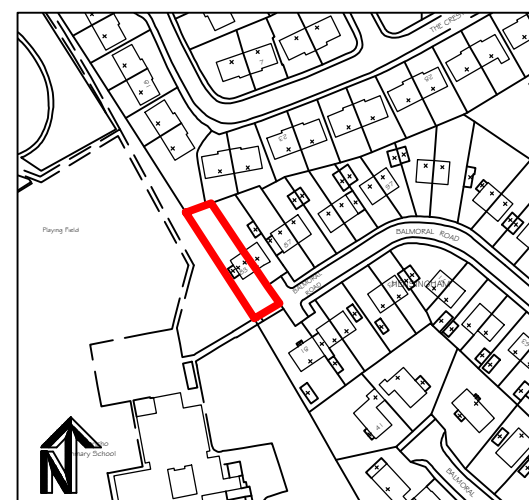
Doors - main vehicle access door to be UPVC coated aluminum up & over garage door manufactured & installed to manufactures specification, side pedestrian access door to be UPVC solid door and frame to client spec.



ROOF PLAN

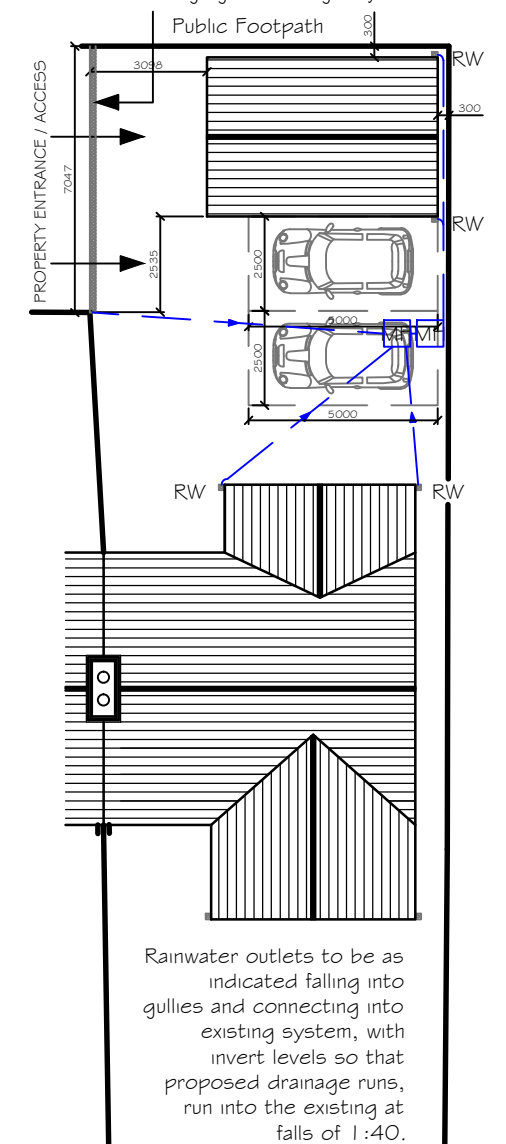


FLOOR PLAN



LOCATION PLAN -
Scale 1:2500

Client: Mr & Mrs Farrer
Address: 83 Balmoral Road, Whitehaven, CA28 6UZ
Scheme: Detached Garage
Drawing: Location, Proposed Site Plan & Layouts
Scale: 1:50 (As Shown)
Date: August 2020
Drawing No: 1/ 001B - ACO-Drain to Highway



PROPOSED ROOF
PLAN / SITE LAYOUT
Scale 1:200

Rainwater outlets to be as indicated falling into gullies and connecting into existing system, with invert levels so that proposed drainage runs, run into the existing at falls of 1:40.