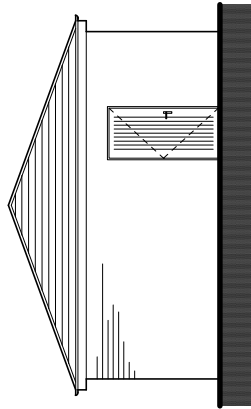
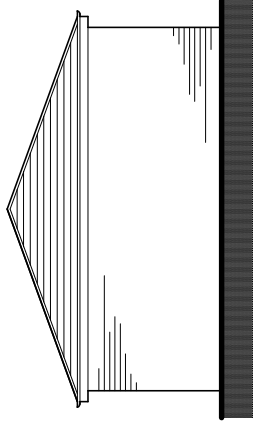


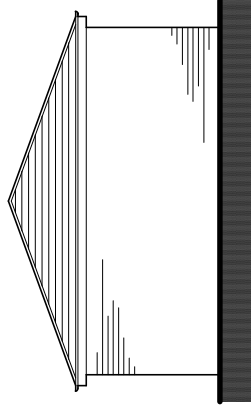
FRONT ELEVATION
SCALE - 1:100



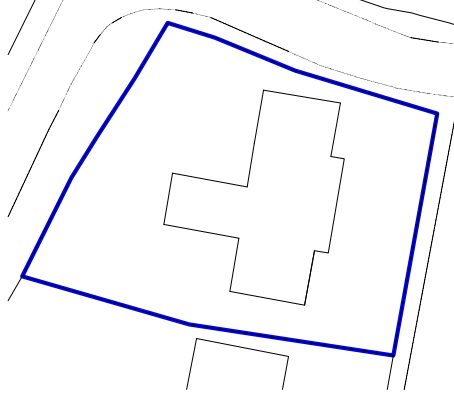
LEFT HAND ELEVATION
SCALE - 1:100



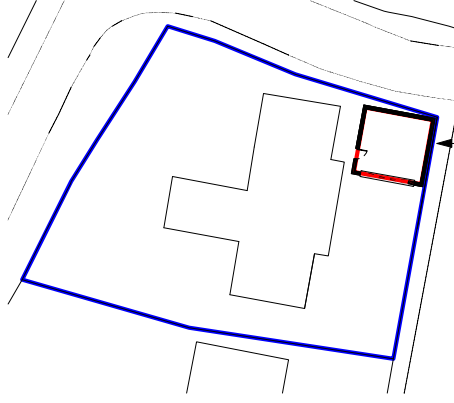
REAR ELEVATION
SCALE - 1:100



RIGHT HAND ELEVATION
SCALE - 1:100



SITE PLAN (existing)
SCALE - 1:500

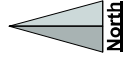


SITE PLAN (proposed)
SCALE - 1:500

Existing hedgerow to be removed to boundary along extent of proposed garage.



LOCATION PLAN
SCALE - 1:1250



CONSTRUCTION NOTES

FOUNDATIONS: Underpinning, base and vertical matter next to framing foundations. Provide 600mm x 295mm GEN 2 mix concrete strip foundations to cavity elevations. Foundations to have a minimum 600mm cover to ground level and be laid upon good load bearing strata, being laid in 100mm well compacted layers following inspection by Building Control.

GROUND FLOOR: Ground floor to be built up using well compacted 150mm Type 1 sub-base with well compacted 50mm sand bedding above to cover any sharp objects. The floor to be laid on a 100mm concrete slab with a minimum 150mm with a continuous strip of plastic and sealed with tape along upper edge. 75mm Celotex FF4000 insulation to be laid over with 20mm Celotex TB4000 insulation to perimeter, with 500 gauge Visqueen vapour control layer laid over. 150mm GEN 2 mix concrete to be cast over with a smooth trowel finish.

Construction achieves a U-Value of 0.22W/m²K.

ELEVATION WALLS:

Cavity elevation walls to comprise 100mm brickwork (7N/m²) outer leaf, to clients choice, 50mm clear cavity, 60mm Celotex CG5000 insulation and 100mm concrete block (7N/m²) inner leaf.

Inner leaf and outer leaf concrete blockwork to be laid together using stainless steel wall ties at 450mm vertical centres and 750mm horizontal centres. Additional stainless steel wall ties to be installed around the entrance door and window openings. Type V Cavityties to be used to close the vertical reveals to the entrance door openings and Type C Cavityties to be used over the head reveals to the entrance door openings, providing an insulated closed cavity. A minimum of three weep vents to be provided per opening.

Structural openings to cavity elevation walls to be formed using 100mm x 215mm reinforced concrete lintels, positioned over each leaf of concrete blockwork with minimum 150mm bearings. The steelwork required for the vertical door opening to be in accordance with Structural Engineers details.

Construction achieves a U-Value of 0.28W/m²K.

ROOF STRUCTURE AND COVERING:

Roof structure to be constructed in accordance with Structural Engineers details. To be securely mechanically fixed to 100mm x 50mm timber wallplates. The wallplates are to be bedded on mortar and mechanically fixed to cavity elevation walls using 1200mm long BAT Standard GI Straps at 1000mm centres, with seven fixings per BAT Standard GI Strap. All timberwork to be pressure treated softwood.

Tyvek Supro Breathable Underlay to be laid over the trusses/rafters, fixed with 38mm x 50mm timber battens with black Marky concrete tiles over. All timberwork to be pressure treated softwood.

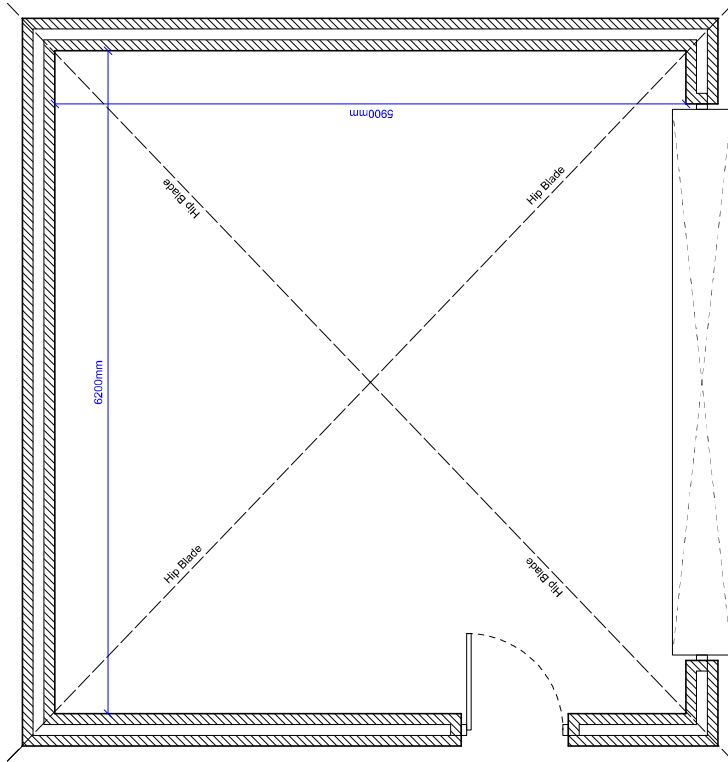
ELECTRICAL AND GAS INSTALLATIONS: All electrical installations (as applicable) to be installed to the following heights above floor level:

- Light Switch: 1000mm
- Socket Outlet: 500mm

Electrical installations (to clients choice) to comply with the Domestic Building Services Compliance Guide. All works to electrical installations to be undertaken by a competent person to do so, and will require commissioning certification (in accordance with Approved Document P and BS 7671:2008 incorporating Amendment No. 1:2011, Commissioning certification to be provided to Building Control on completion.

DRAINAGE: Eaves furniture to clients choice. Rainwater goods to be plastic Marky Clip-Master (112mm diameter guttering and 68mm diameter circular downpipes) connected into existing drainage, with colour to clients choice.

ENTRANCE DOOR: Entrance door to be constructed in accordance with Building Control requirements. Entrance door to have a minimum of 7500mm² trickle ventilation, achieve a U-Value of 1.6W/m²K and to comply with the requirements of PAS 24. To be installed in accordance with manufacturers recommendations, with style and colour to clients choice.



GROUND FLOOR PLAN
SCALE - 1:50

Client:	Lee Greggain
Project Title:	33 Pinewoods, Gilgarran, Cumbria, CA14 4RE
Drawing Title:	Floor Plans and Elevations (Proposed)
Drawn By:	CW
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Drawing Number:	001
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