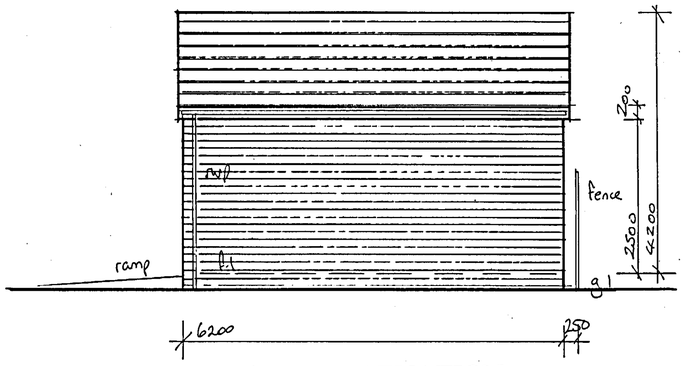
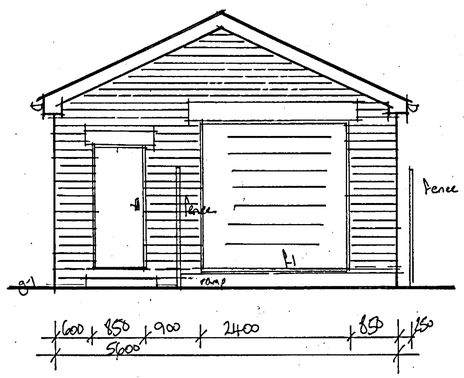
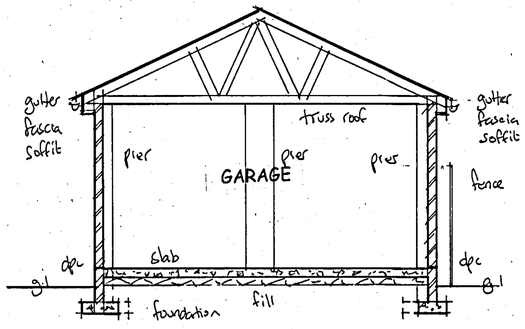


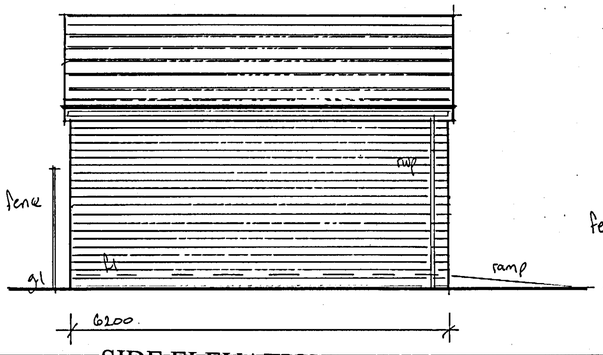

RETURN ELEVATION



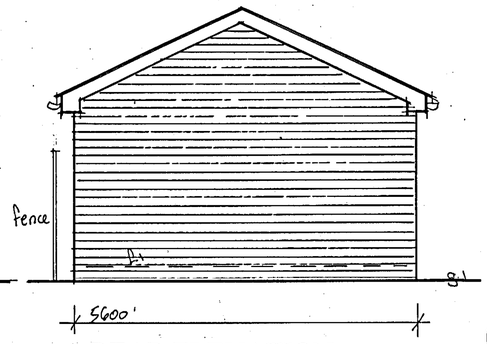

FRONT ELEVATION



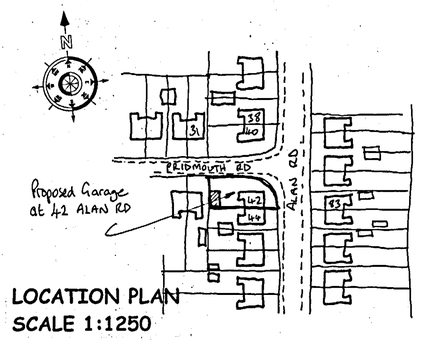

SECTION




SIDE ELEVATION




REAR ELEVATION




LOCATION PLAN
SCALE 1:1250

**Demolish**
Carefully take down existing pre-fabricated garage and prepare site for new building works.

**Foundations**
To be 600 x 200 mm thick concrete 600 mm below ground level all to regulations A1 & 2 C35 concrete mix standard type with min cement content of 300 Kg/m2. All concrete work to be carried out in accordance with BS 8100:1985

**Walls**
To be constructed from 102 mm thick rustic red brick with 450 x 225 mm piers built off new foundations.

**Slab**
100 mm thick fibre reinforced concrete slab floor to garage on 50 mm sand blinding on 125 mm well consolidated hard-core.

**Dpc**
External leaf min 150 mm above ground level.

**Overlap**
Dpc and dpm to perimeter to overlap by 50 mm

**New openings**
To have vertical and horizontal DPC's.

**Truss roof**
Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to LA. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. Grey marley concrete tiles on 19 x 38 mm sw battens on untearable roofing felt on new trusses at 600 centres Wind loading shall comply with BSCP3. Ch V Part 2 (1972), provide continuous ridge vents.

**Gutters**
Provide 100 mm upvc gutters fixed to fascia boards. Provide 25 mm cellular extrusion soffits with continuous upvc soffit ventilators to vent roof space to BS 5250

**Straps**
Strap down all roof timbers i.e. Wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls

**Timber**
All new timber to be tanalized and stress graded 4
BS:4471 Part 1 (1978) Dimensions for softwood
BS:5268: Part 5 Preservatives Treatment for Structural Timber

**Pedestrian access Doors**
External door to be solid timber fixed to timber frame, 5 lever mortice lock and lever handle.

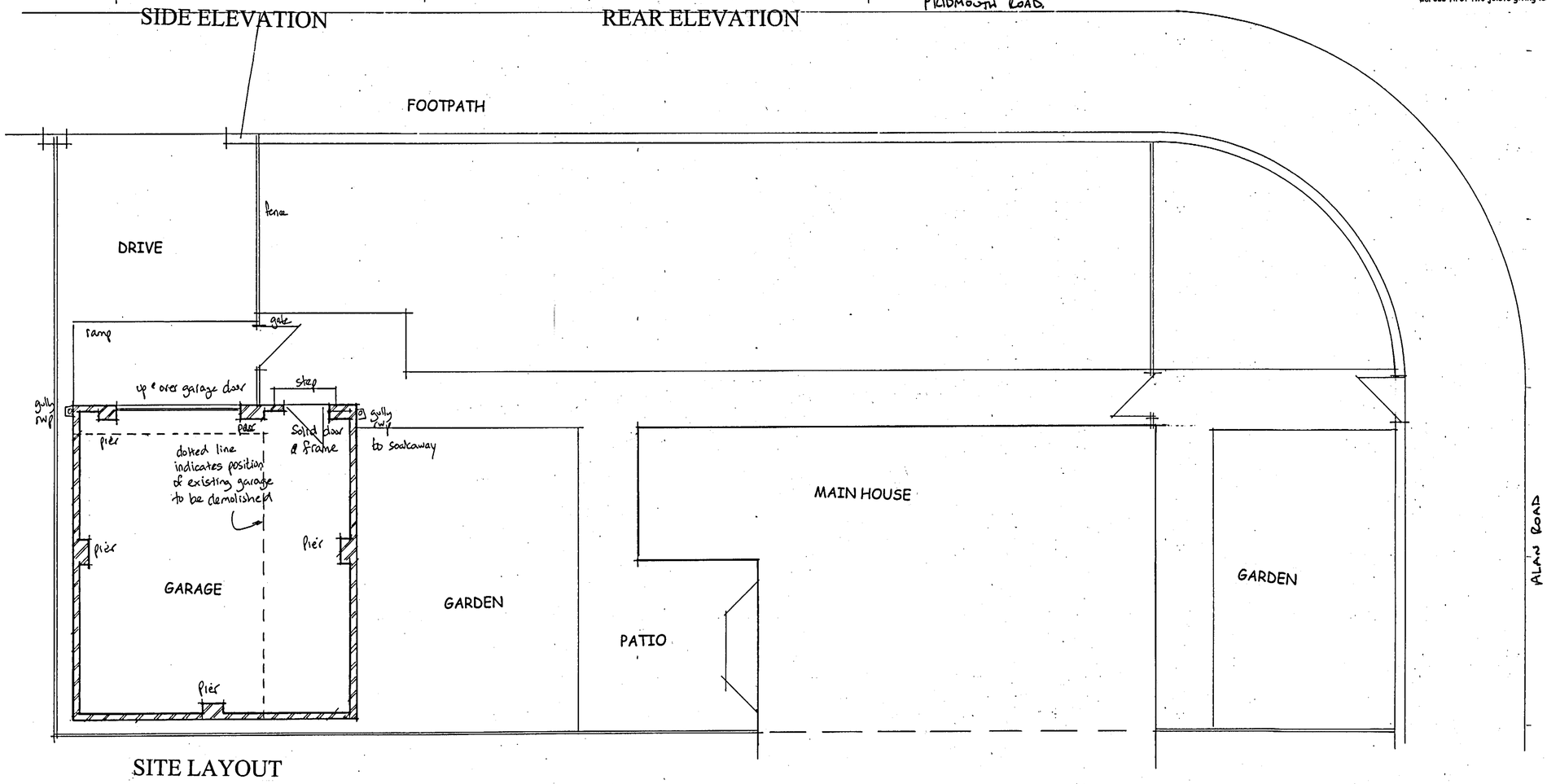
**Garage door**
New metal up and over garage door timber frame spring loaded, side-locking device.

**Construction details**
Limiting air leakage details to be built on site in accordance with robust building details. Continuity of insulation details to be built on site in accordance with Defra robust building details to limit thermal bridging and air leakage.

**Electrical Contractor**
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined in BS 7671 to be submitted

**Notes**
These drawings are for the purpose of obtaining planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred
All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
Services i.e. Electric, heating, plumbing etc. Are not included in these drawings

**Soakaways**
All new gullies to be terminated in new soakaways located within existing garden area (not discharged into main drainage system)




SITE LAYOUT

PRIDMOUTH ROAD.

PLANNING AND BUILDING CONTROL
14 AUG 2012

| | |
|---|---|
| ARCHITECTURAL DESIGN SERVICES | |
| PROJECT: PROPOSED DETACHED GARAGE. | |
| DRAWING TITLE: PROPOSED LAYOUTS, ELEVATIONS, SECTIONS AND SITE PLANS. | |
| CLIENT: A.J. ESTATES. | |
| ADDRESS: 42, ALAN ROAD, MANCHESTER, M20 4SF. | |
| SCALE: 1:50.@A1 | DATE: AUG 2012 |
| DRAWING No: 08122438/1 | |