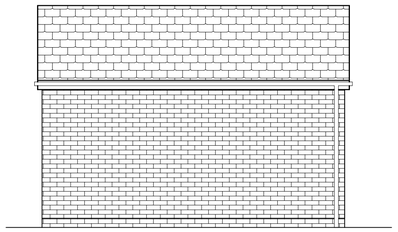
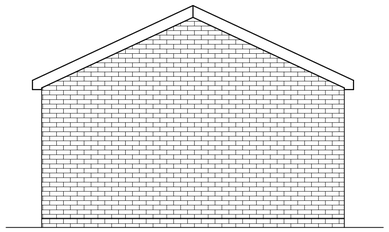


NORTH ELEVATION



EAST & WEST ELEVATIONS



SOUTH ELEVATION

NOTES

Completely demolish existing garage, grub up floors and foundations as necessary, seal off any drains, disconnect any services, and remove all materials.

Foundation to walls to be minimum of 1 metre deep below finished external ground levels. Concrete foundations (Grade C25) are to be 225mm thick, stepped as necessary, to the following widths:
Half Brick Walls450mm
One Brick Walls550mm
Piers, chimney breasts etc.175mm spread
Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels.
'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels. Floor to be constructed of minimum 150mm sulphate free compacted hardcore, 25mm sand blinding, 1000G polythene membrane well lapped and turned up at edges into DPC, 125mm trowelled concrete bed (Grade C25). Concrete bed to be thickened out to 225mm at door threshold for a minimum of 450mm, including sinking sand and hardcore and dressing polythene membrane into sinking.

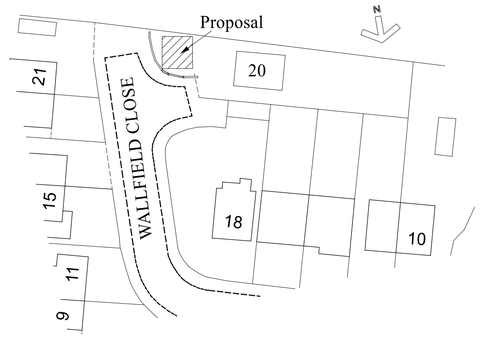
Walls to Garage to be constructed of Half brick walls of facing bricks, One brick walls and piers to be of facing bricks externally bonded to and backed with common brickwork fair faced and flush pointed. Facing bricks to be to Planning Officer's approval. Build in 'Catnic' lintel CN81B over door opening, with minimum 150mm end bearings.

Pitched roof to be of interlocking tiles to Planning Officer's approval on 50 x 25mm sawn battens, to recommended gauge on layer of Kingspan 'nilvent' or similar approved breathable membrane; on specialist designed trussed rafters at 600mm c/c to BS5268 Part 3, with 100 x 25mm bracings as recommended by suppliers fix 100 x 75 wall plates. Wall plates to be strapped down at maximum 2 metre centres with 30 x 2.5mm galvanized straps. Verges and ceilings to be strapped down at minimum 2 metre centres with 30 x 5mm galvanized straps spanning 3 rafters or ceiling joists and turned down over walls. Fit UPVC fascias, barge boards and soffits with boxed ends at intersection of fascias and barge boards on timber bearers or gable ladder framework. Gutters and rainwater pipes to be in UPVC. Gutters to be 'Hepdrain' 112mm half round gutters laid to 1 in 600 falls, with 68mm diameter rainwater pipes discharging into trapped gullies.

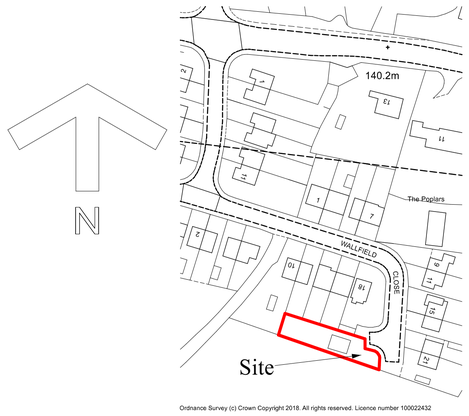
Supply and install roller shutter door to Client's coice, polyester powder coating externally.

All drainage works to be in 100mm Hepworth's 'PlastiDrain' to 1 in 40 falls, bedded on and surrounded with pea gravel. All drains passing under buildings to be encased in minimum 150mm concrete. Storm drainage gullies to be trapped and fitted with galvanized grating, and to run to soakaway or connected to existing storm water system.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.



BLOCK PLAN



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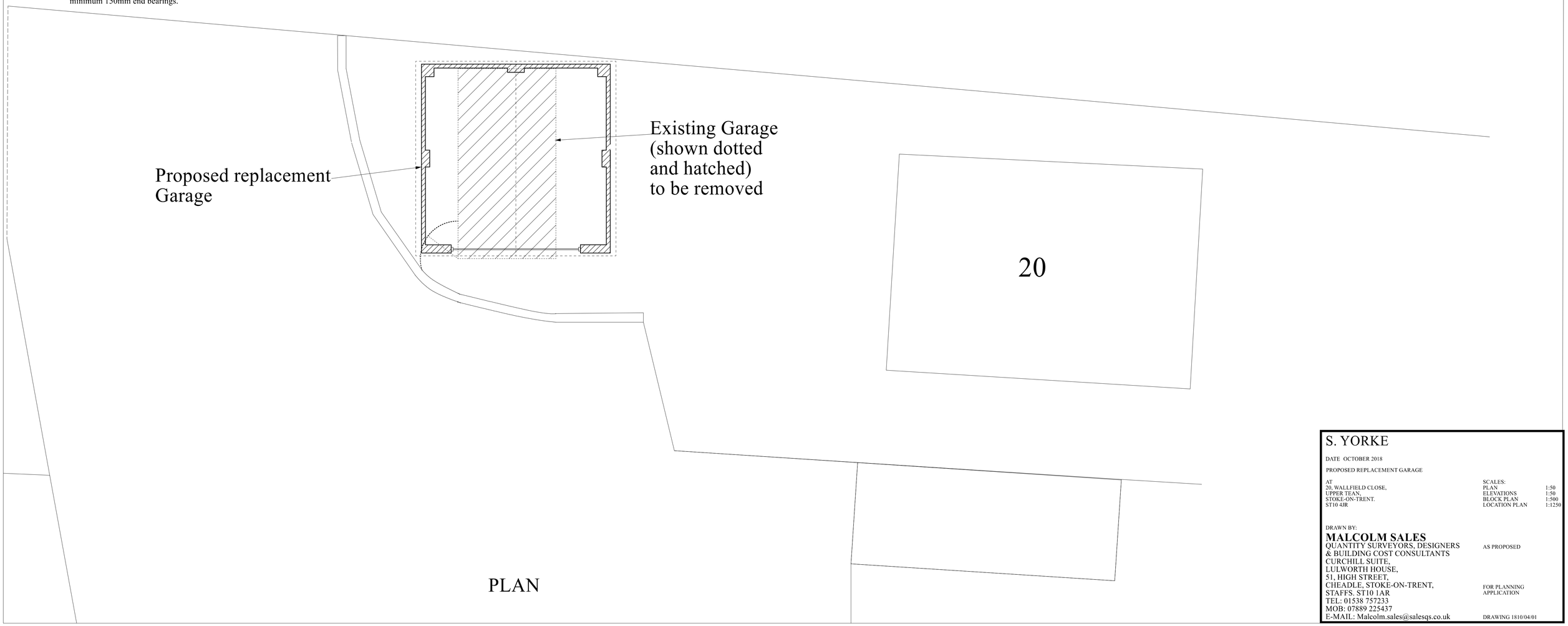
LOCATION PLAN



PLAN

S. YORKE

DATE OCTOBER 2018

PROPOSED REPLACEMENT GARAGE

AT
20, WALLFIELD CLOSE,
UPPER TEAN,
STOKE-ON-TRENT.
ST10 4JR

SCALES:
PLAN 1:50
ELEVATIONS 1:50
BLOCK PLAN 1:500
LOCATION PLAN 1:1250

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AS PROPOSED

FOR PLANNING APPLICATION

DRAWING 1810/04/01