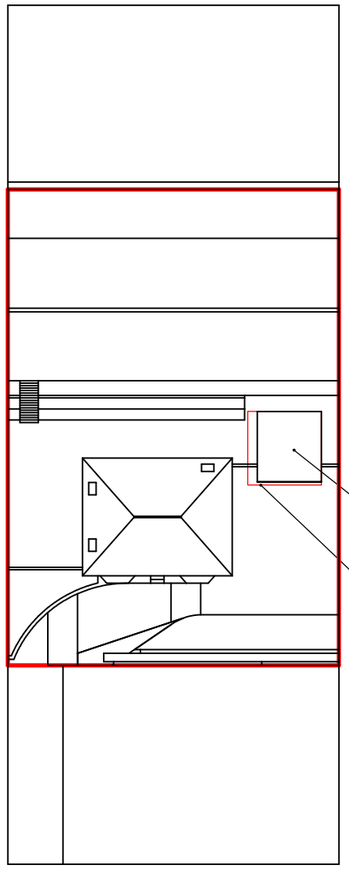
North

View
Scale 1 : 500



Key:

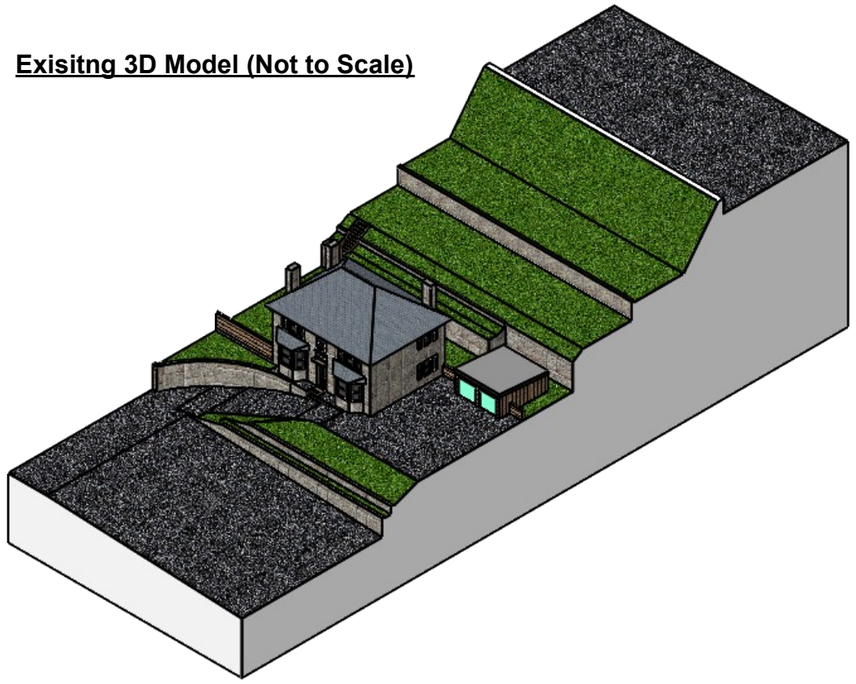
= Application Boundary

= Ownership Boundary

Exisitng Garage

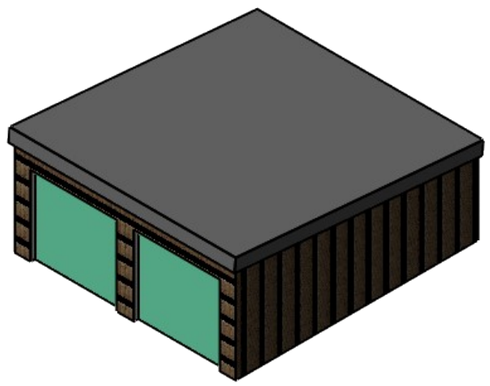
Proposed Garage

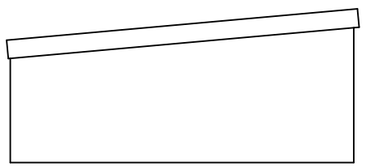
Exisitng 3D Model (Not to Scale)

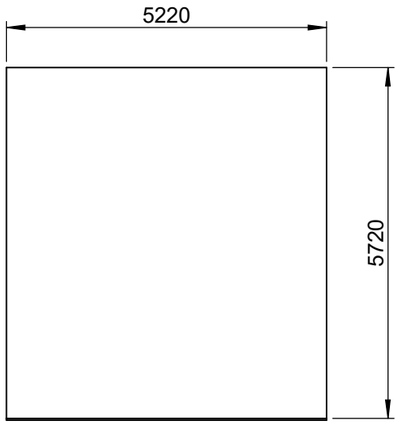


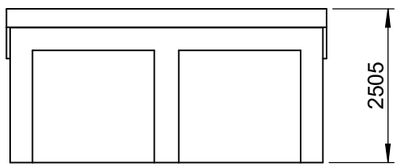


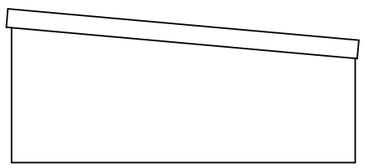
Existing Garage
1:100 Scale

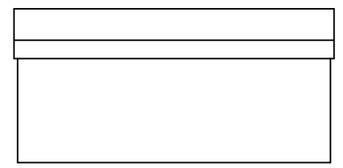








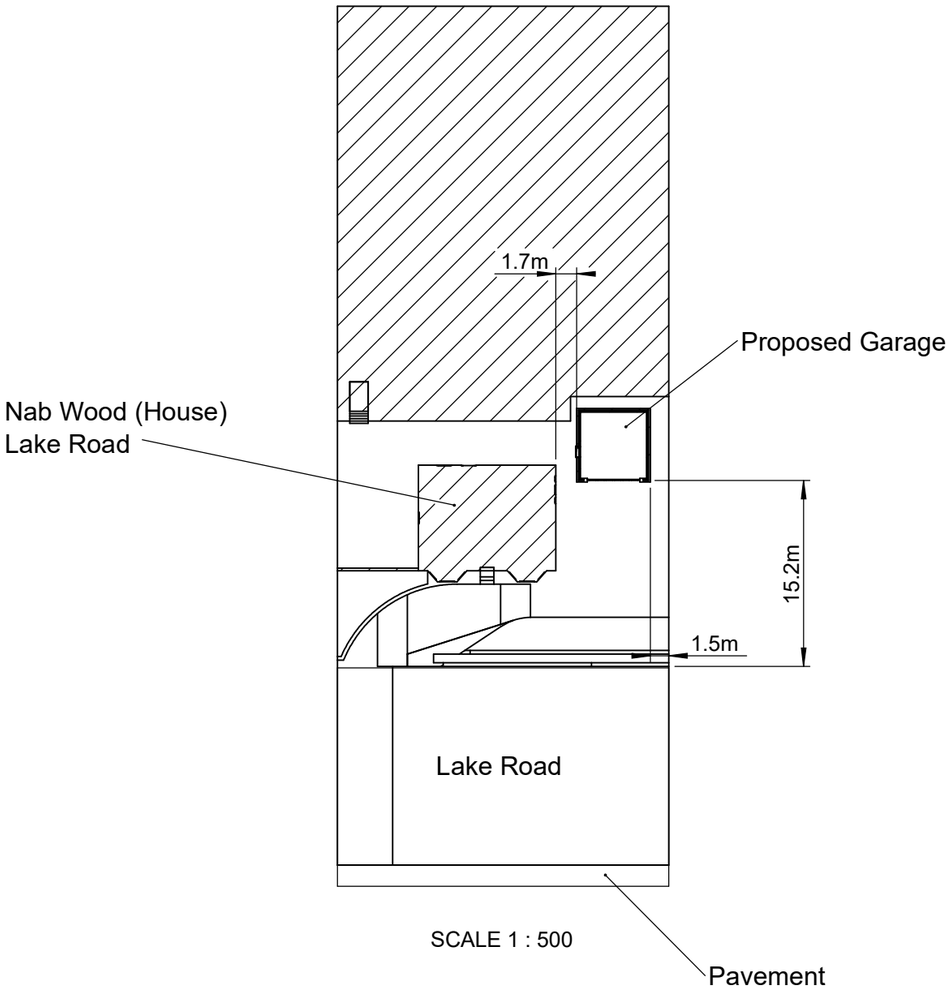




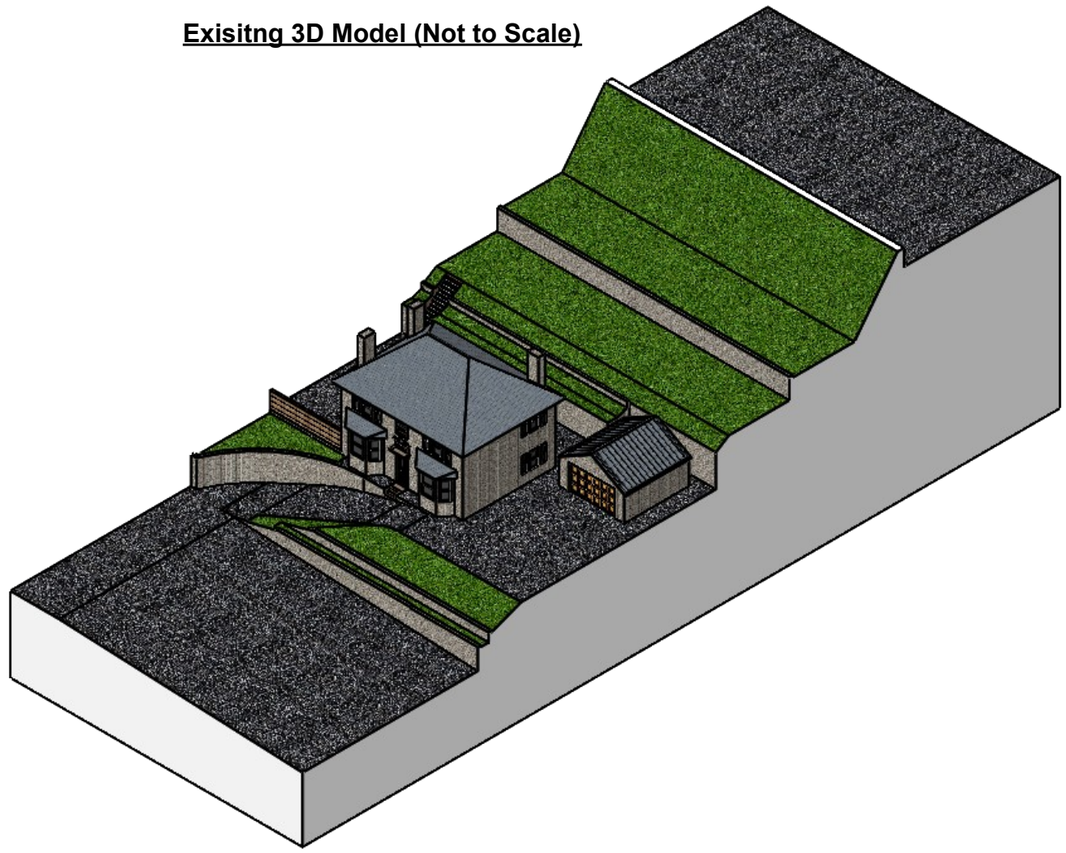
FILE PATH:

ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED	3RD ANGLE	TITLE: Nabwood Garage Development	SCALE: 1:100
	SHEET SIZE: A3	DATE DRAWN: 02-04-19	DWG NO.: 1 of 3
		DRAWN BY: TPG	REVISION

North



Exisitng 3D Model (Not to Scale)

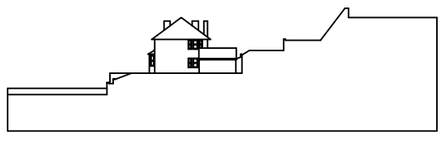




Proposed Elevations (1:600)



North West Elevation



South West Elevation



South East Elevation

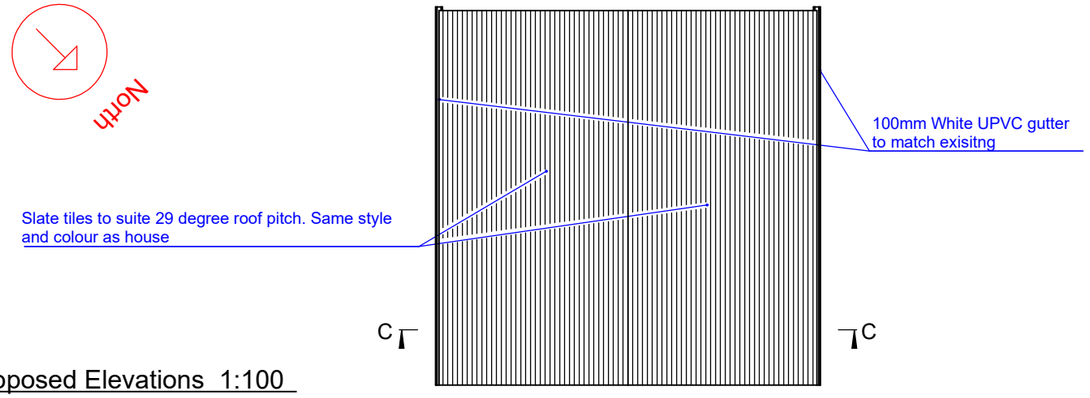


North East Elevation

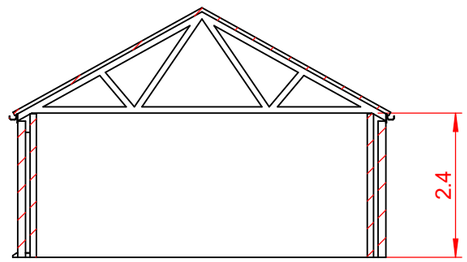
FILE PATH:

ALL DIMENSIONS IN METERS UNLESS OTHERWISE STATED	3RD ANGLE	TITLE: Nabwood Garage Development	SCALE: 1:600
	SHEET SIZE: A3	DATE DRAWN: TPG	DWG NO.: 2 of 3
		DRAWN BY: 02-04-19	REVISION

Proposed Roof Plan 1:100

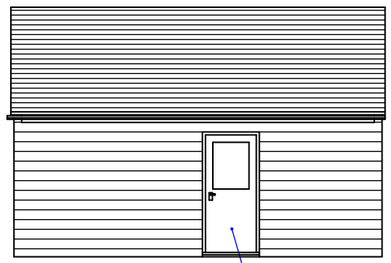


SECTION C-C
SCALE 1 : 100

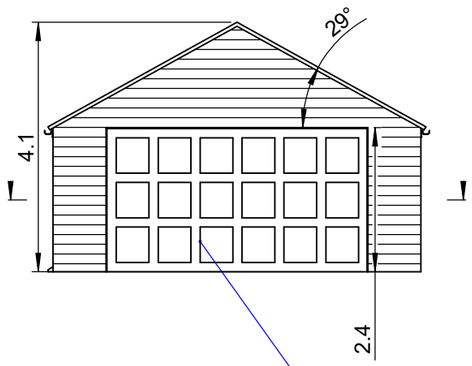


Proposed Elevations 1:100

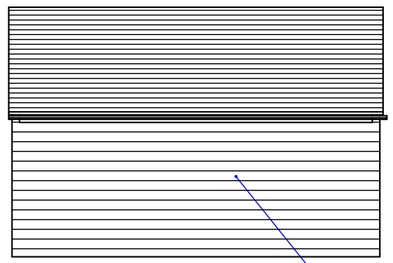
North West Elevation



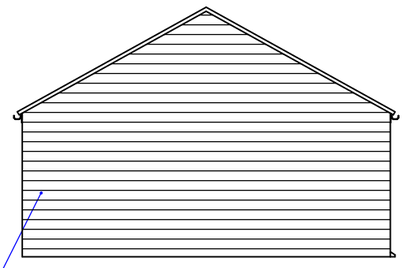
South West Elevation



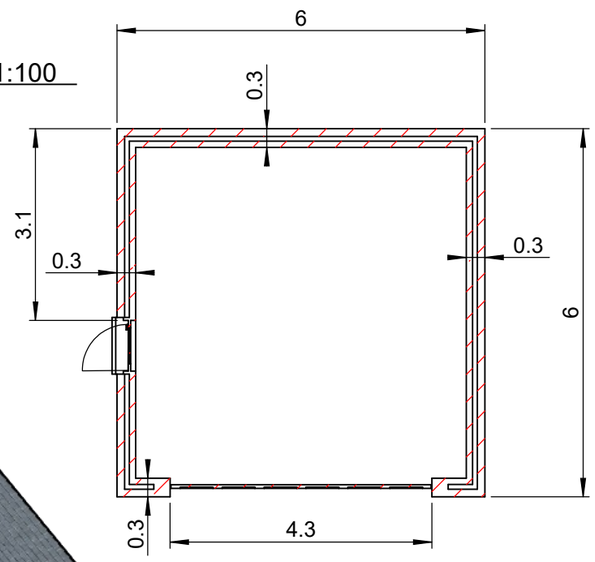
South East Elevation

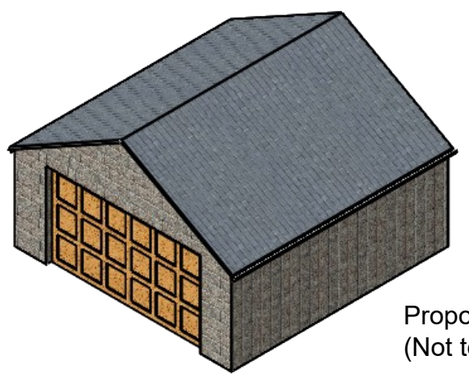


North East Elevation



Proposed Ground Floor Plan 1:100





Proposed 3D Model
(Not to Scale)

Construction Notes
This drawing has been prepared for the purposes of obtaining Planning and Building Regulation Approvals
only. All dimensions are to be verified by contractor on site prior to works commencing. Deviations
from the drawings should only be made by the contractor with the consent of the client. The Contractor is
responsible for undertaking all works commensurate with the appropriate Health and Safety legislation and safe
and appropriate use of materials relevant at the time of commencement. The client and the contractor are
responsible for all compliance with CDM 2015 regulations. The preparation of these drawings does not imply a
designer role in the application of the above regulations. The client should also be aware of their obligations and
responsibilities under the Party Wall Act where applicable. Note legislation changes in relation to adoption of
sewers may require consent from the water authority dependant on the number of properties served, location
and size of drain.
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Foundations.
Foundations to comprises minimum 1000mm deep (to satisfaction of BCB) 600mm wide with minimum 300mm
C30 grade concrete. Foundations to be taken below invert level of any adjacent drains. BCB to be consulted to
obtain confirmation of suitability in relation to ground conditions, depth, and spread of foundations.
Wall Construction (below dpc) :
Provide 2 no leaves 100mm concrete commons with 100mm cavity in filled with lean mix concrete to ground
level. Outer leaf of facing brickwork (class F) between ground level. DPC to comprise 100mm hyload or similar
bedded in s/c mortar minimum 150mm above outside ground level.

Wall Construction above DPC :
To comprise 100mm outer leaf facing Stonework. Provide horizontal dpc bedded on s/c mortar minimum 150mm
above outside ground level. Provide vertical dpcs to all reveals. Ensure horizontal dpc is lapped to unite with
with floor dpm.
Lintels :
Provide heavy duty Catnic lintel over garage door
opening. Ensure all lintels to have a minimum 150mm end bearing over all openings..

Ground Floor Construction:
Ensure site is initially stripped of all vegetation and deleterious matter and that any drains are identified prior to
the preparation of the oversite area. Provide a minimum 150mm sulphate free compacted lime stone hardcore
over the cleared site. Hardcore to be placed and compacted in layers not to exceed 150mm. Where depth of
hardcore fill exceed 600mm a reinforced suspended concrete slab to be utilised to prevent excessive
movement. Lay 50mm sand blinding over hardcore and provide a minimum1200g horizontal dpm over blinded
area. Ensure minimum 300mm lapped and taped joints where necessary and provide sufficient tails to ensure
the floor dpm can be united with the horizontal dpc to the wall construction. Provide minimum 100mm concrete
oversite floor slab.

Below Ground Drainage -
Drains to comprise 100mm supersleve pipes and connections laid to min 1:60 fall on granular bed. Drains
below floor slab to be encased in 100mm concrete with 19mm flexcell board at collar connections. Drains
passing through walls to be lintolled over with minimum 50mm gap infilled with suitable impenetrable

Above Ground Surface Water Drainage -
To comprise 100mm half round gutters to 68mm downspouts to discharge to roddable back inlet gullies.

Roof Construction
to comprise tiles to match existing on 38mm x 25mm battens on Tyvek breathable roofing felt on new trussed
roof to BS 5268. Provide 30mm x 5mm lateral restraint straps at 1.5m cts and similar holding down straps to
new 100mm x 50mm wall plate.

Security:
Provide security fittings to all doors and windows in accordance with Part Q requirements

FILE PATH:

ALL DIMENSIONS IN METERS	3RD ANGLE	TITLE: Nabwood Garage Development	SCALE: 1:100
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		DRAWN BY: TPG	REVISION