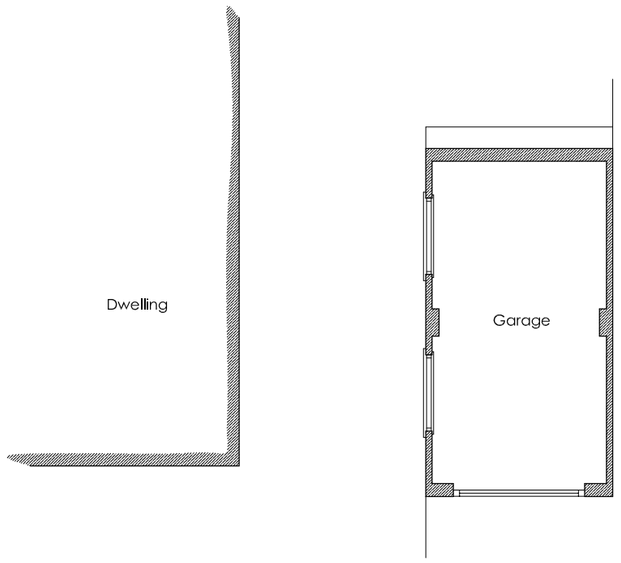
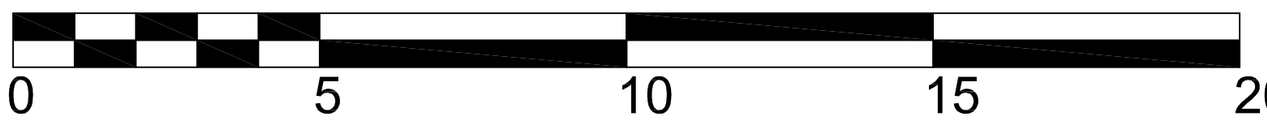
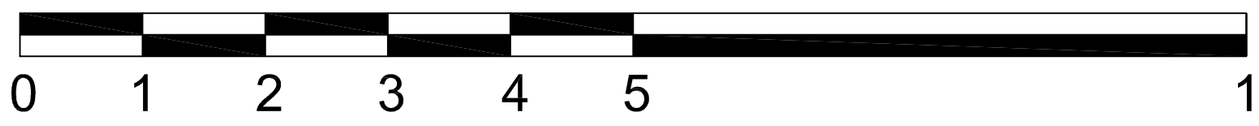


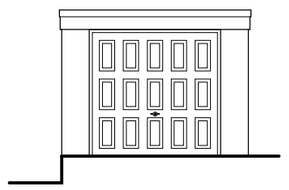
Existing Floorplan



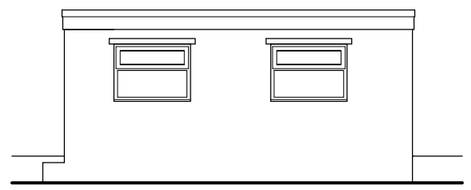
SCALE BAR 1:100



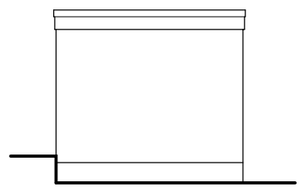
SCALE BAR 1:50



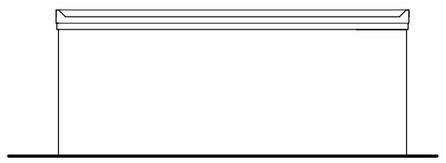
Existing East Facing Elevation



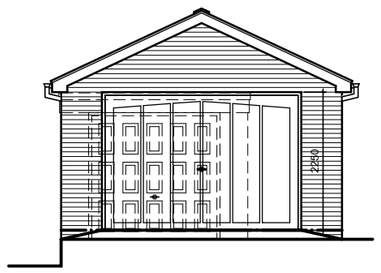
Existing South Facing Elevation



Existing West Facing Elevation



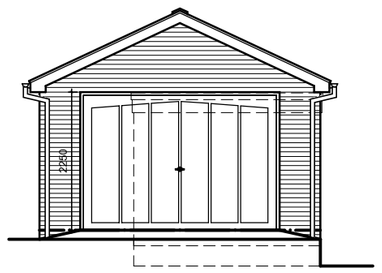
Existing North Facing Elevation



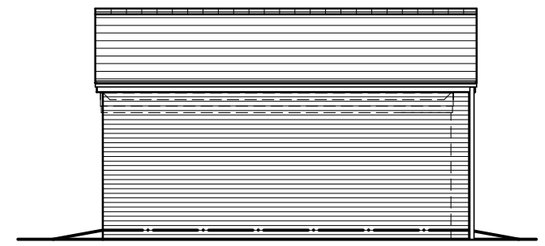
Proposed East Facing Elevation



Proposed South Facing Elevation



Proposed West Facing Elevation



Proposed North Facing Elevation

GENERAL
Build in new / reused doors and windows to clients specification fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Provide Catnic Catnic CG50/100 lintels over. min' 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Easi-Close EPS Cavity Closer.

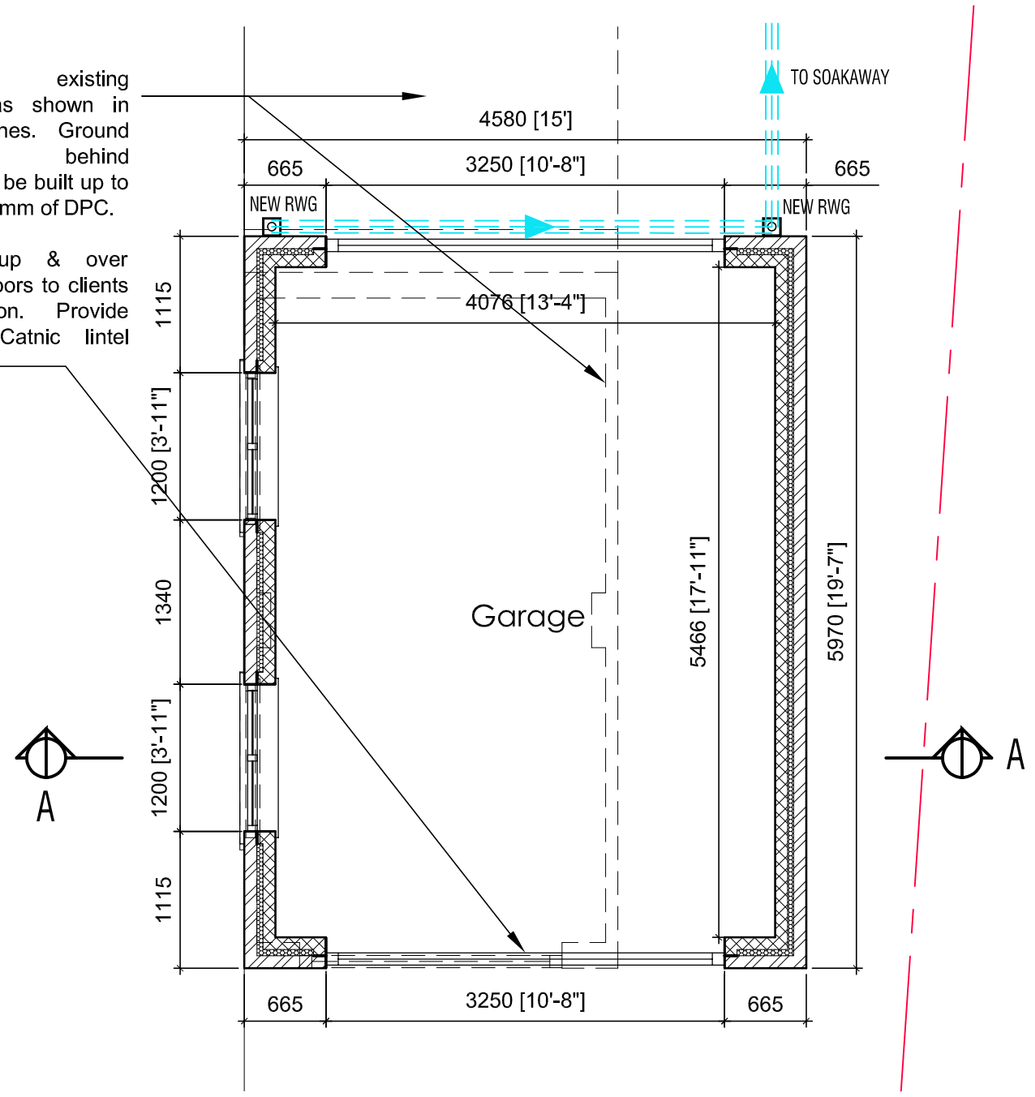
Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.

Demolish existing Garage as shown in broken lines. Ground formation behind Garage to be built up to within 150mm of DPC.

Provide up & over Garage doors to clients specification. Provide suitable Catnic lintel over.



Proposed Floorplan

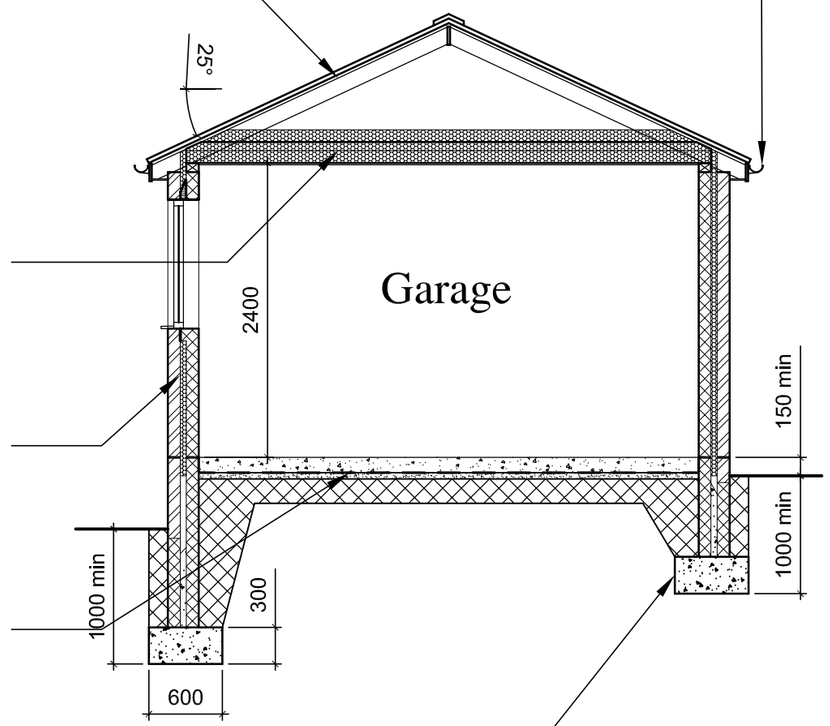
Roof construction over proposed to consist of Ludlow Major roof tiles to match style of existing laid @ 25 degree pitch with min' 75mm headlap on 38 x 25mm battens @ 345mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 47mm x 125mm C16 grade rafters at 400mm centres birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate Strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps.

Ceiling construction consists 170 x 47mm C24 ceiling joists at 400mm cts with 100mm Crown Wool quilt between joists & 170mm cross layered across joists. 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim finish to underside. Roof section achieves min' required 'u'-value of 0.16 W/m² K. Provide 100 x 75mm ties where rafters do not span parallel to ceiling joists, fixed to each rafter and to 3 No. Ceiling joists.

Wall construction consists brickwork facings to match existing dwelling with 50mm clear cavity, fully filled with 50mm Rockwool Cavity Insulation Batt and 100mm Durox Supabloc blockwork internally. Use stainless steel cavity wall ties to DD140 Type 4. Wall ties to be positioned approx' 6No./m².

Floor construction to Garage to comprise of 125mm concrete slab reinforced with 1No. layer of A142 fabric which inturn is to be laid on 1No layer of 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall) all of which to be laid on 50mm of sand blinding laid over a minimum of 150mm thoroughly compacted sulphate free hardcore. Provide float finish to concrete oversite.

Walls below D.P.C level to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 300mm concrete strip foundations reinforced with 2 layers of B503 fabric taken down to a min' depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector. Fill between Outer & Inner leaf with a lean-mix of concrete to within 150mm of ground level.



Section AA

100mm Squareline U.P.V.C. eaves gutter to match existing, fixed to U.P.V.C. Facia to match existing, to rainwater pipe, to new gullys and soak away under lawn via 100mm dia Supersleve drain, min' 5m away from dwelling, following results of percolation test. If Results prove unsatisfactory route to Combined/Storm drainage system, via 100mm dia Supersleve drain to intercept at existing inspection chamber. All gullies connecting to Combined Drainage system to be trapped.

Rev:	Drawn:	Comments:	Date:

CLIENT:
Mr. A. Jones

Site:
11 Alan Dale, Werrington, Stoke-on-Trent, Staffordsahire. ST9 0EN

Project:
Proposed Replacement Detached Garage.

Scale @ A2:
1:100 & 1:50

Drawing No:	Drawing Title:	Revision:
1/38/2020	Working Drawing	

Dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. To be read in conjunction with other specialist drawings and documentation.