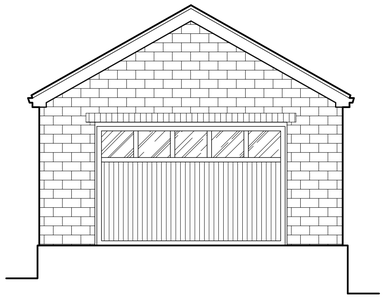
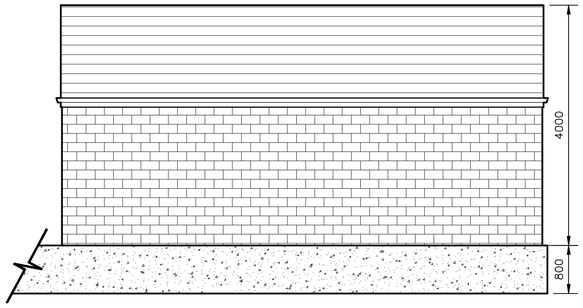
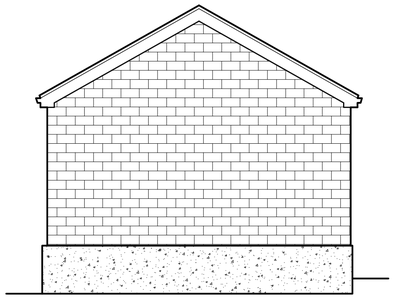
DO NOT SCALE. IF IN DOUBT ASK



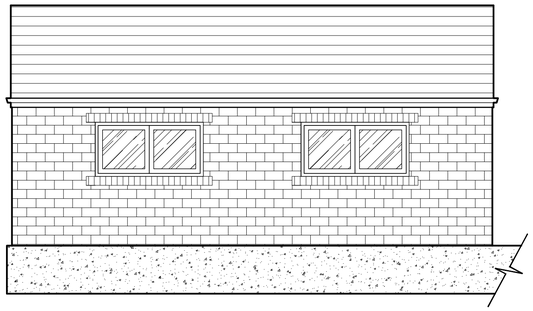
PROPOSED ELEVATION A
SCALE 1:50



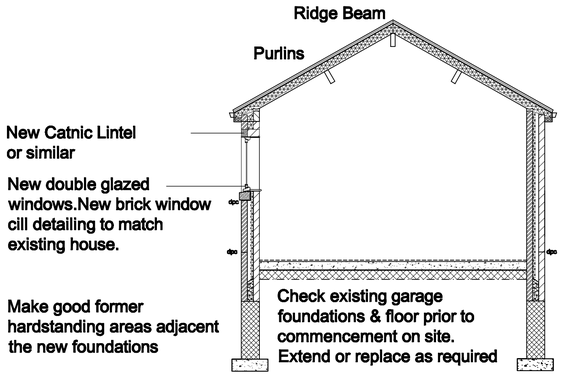
PROPOSED ELEVATION B
SCALE 1:50



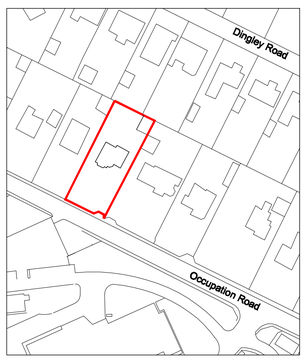
PROPOSED ELEVATION C
SCALE 1:50



PROPOSED ELEVATION D
SCALE 1:50



PROPOSED SECTION A-A
SCALE 1:50



LOCATION PLAN
SCALE 1:1250@A1

CONSTRUCTION NOTES

All works to be carried out in accordance with the latest edition of the Building Regulations and any amendments. Also any relevant British Standards & Codes of Practices.

NEW WINDOWS

Supply & fix double-glazed windows to new openings as indicated, glazed using Pilkington Low E glass in 20mm sealed units to give at least 2.0 U value and fitted with window openers & trickle vents. Provide draught stripping to openable elements of windows.

RAINWATER GOODS

New upvc guttering connected to 68mm dia. upvc fall pipes terminating at ground level over Hepworth gully comprising 158 B hopper, 148A low-back trap, connected to 100mm dia. clay supersleve drain laid to min. 1:80 gradient (or similar approved upvc pipes and fittings) . All joints to utilise polypropylene couplings. Gully set within loose laid set in-situ concrete. Drainage channels to front of garage as shown (aco or similar) .
Otherwise as shown new 68mm dia. downpipes to discharge in existing rainwater guttering / pipes / gully's.

FOUNDATIONS

Check existing foundations prior to commencement on site- to building officers approval. Excavate for new foundations to a minimum depth of 900mm or to Building Inspectors approval. Pour 600x200mm concrete strip footings foundations as shown.

ELECTRICS

Allow for minimum 4no double sockets, lighting to be LED Strip lights. All electrical works to be carried out and to be self certified
in accordance with approved document P electrical safety- dwellings.

NEW WALLS ABOVE GROUND LEVEL

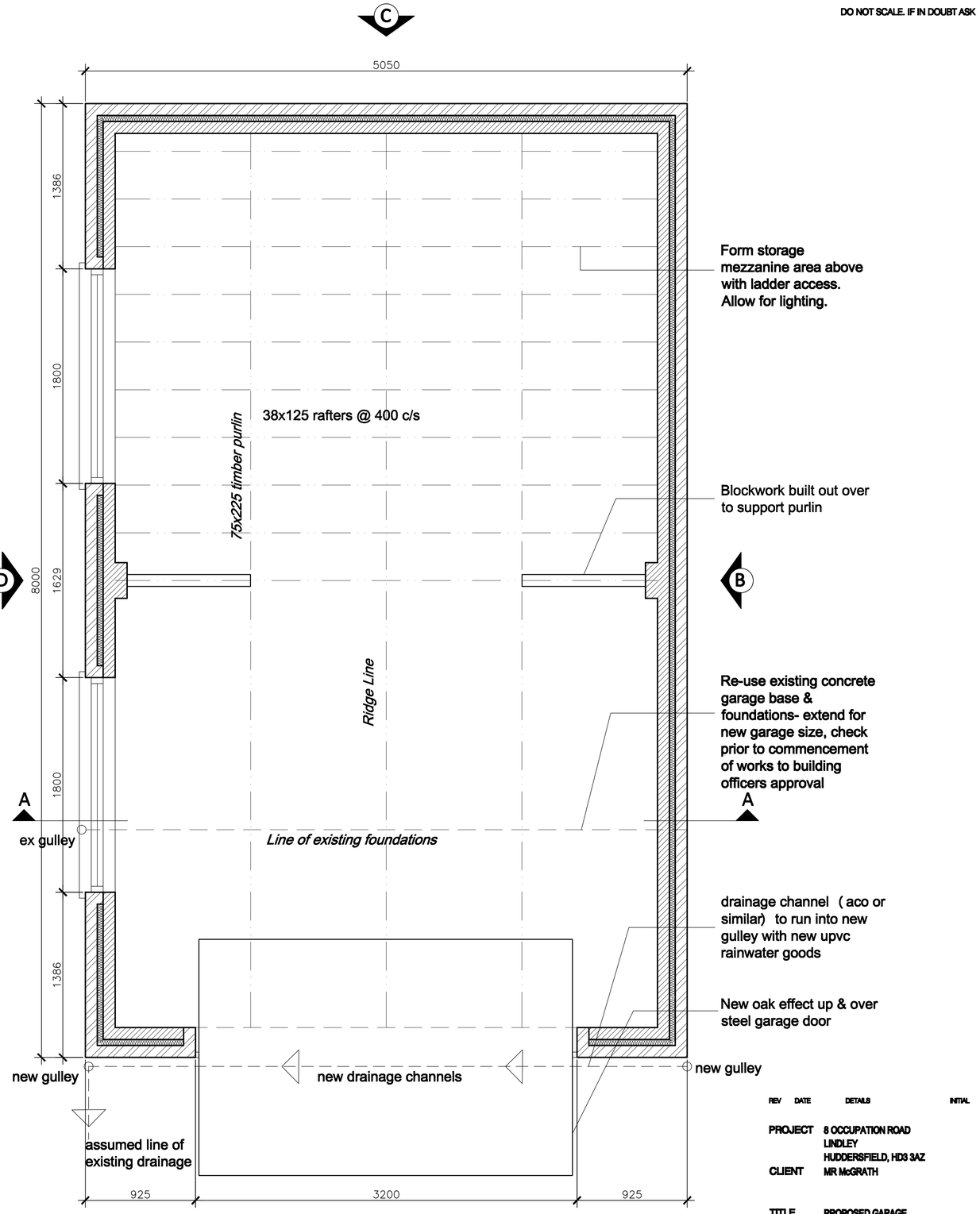
Cavity wall construction to be 300mm thick, outer skin finished in brickwork to match existing house , with 100mm cavity filled with 45mm Kingspan Thermawall TW50 insulation or equivalent, (50mm clear cavity) and 100mm stocks insulite blocks to inner skin. Provide galvanised single wire wall ties at max. 750mm crs horizontally and 450mm crs vertically. Damp proof course to be provided to internal & external leaf of wall at 150mm above ground level. All wall cavities to be closed at wall tops and openings. Cills to be in brick sloped to match existing house. Catnic lintels or similar above openings.

NEW PITCHED ROOF CONSTRUCTION

New roof tiles to match existing house to be nailed to new 38x25mm sw. roofing battens at appropriate crs, on Klober permeable roofing felt on 125x50mm SC3 sw. rafters @ 400mm crs supported off 50x100mm sw wallplates. New upvc fascia boards & soffits.
Allow for proprietary eaves ventilators & breather felt to provide natural ventilation to provide the equivalent of 25mm continuous strip eaves ventilation in accordance with current building regs.

NEW GARAGE FLOOR CONSTRUCTION

Lay 100mm site concrete slab on dpm, on 150mm layer of well-consolidated hardcore.To sit level with existing drive.



PROPOSED PLAN
SCALE 1:20

REV	DATE	DETAILS	INITIAL

PROJECT	8 OCCUPATION ROAD LINDLEY HUDDERSFIELD, HD3 3AZ		
CLIENT	MR McGRATH		
TITLE	PROPOSED GARAGE PLANNING/BUILDING REGS		
DRG No.	HD3-01	SCALE	1:50 @ A1
DRN BY	T.D	DATE	17/07/17