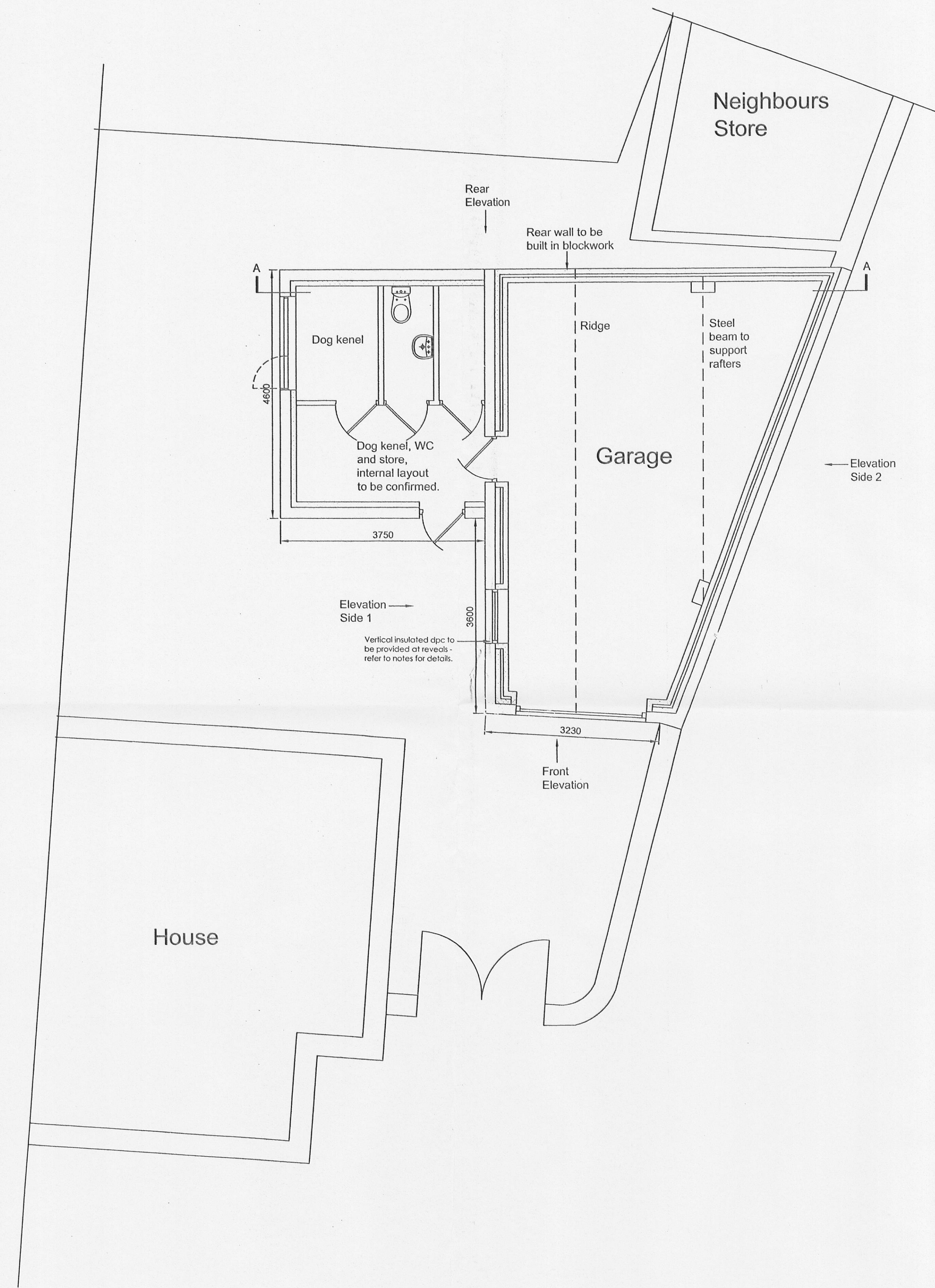
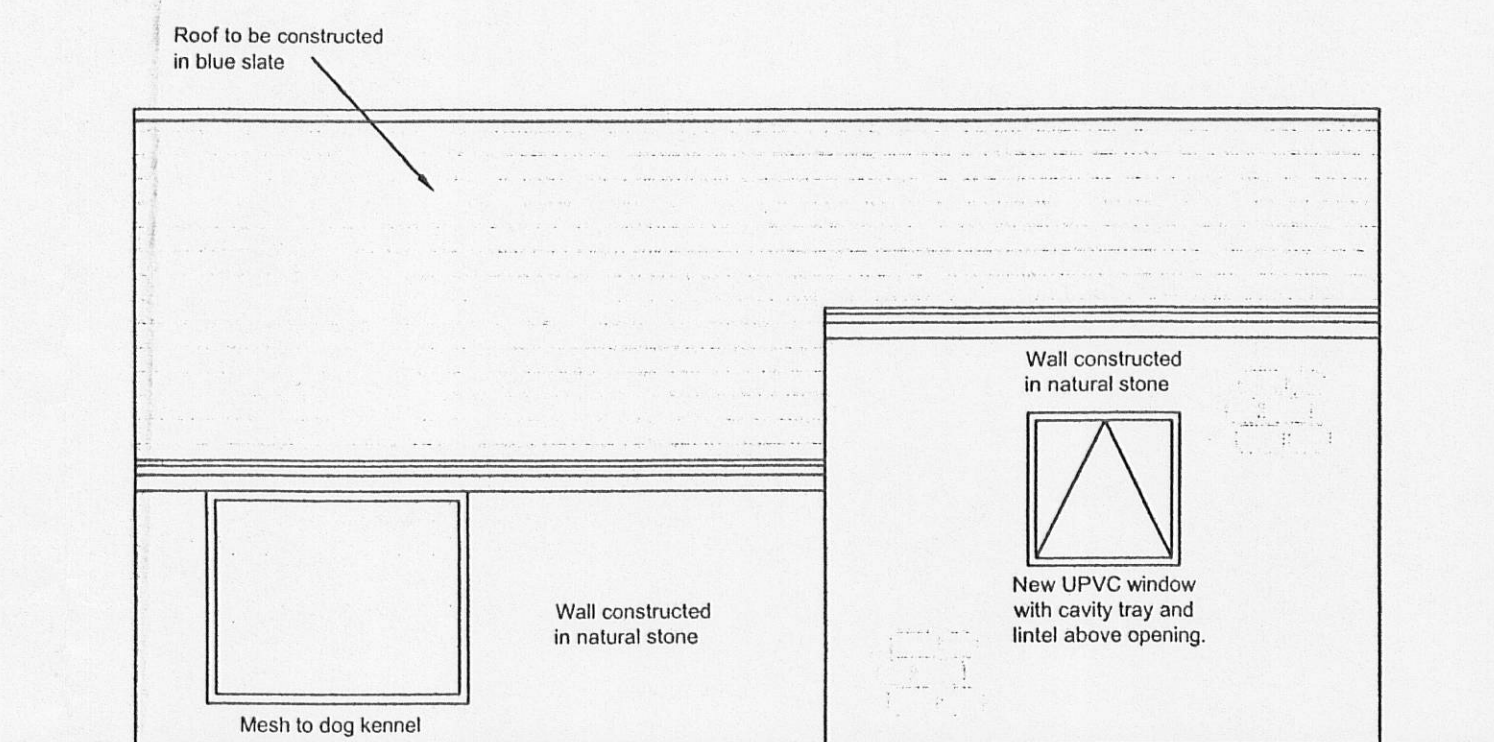
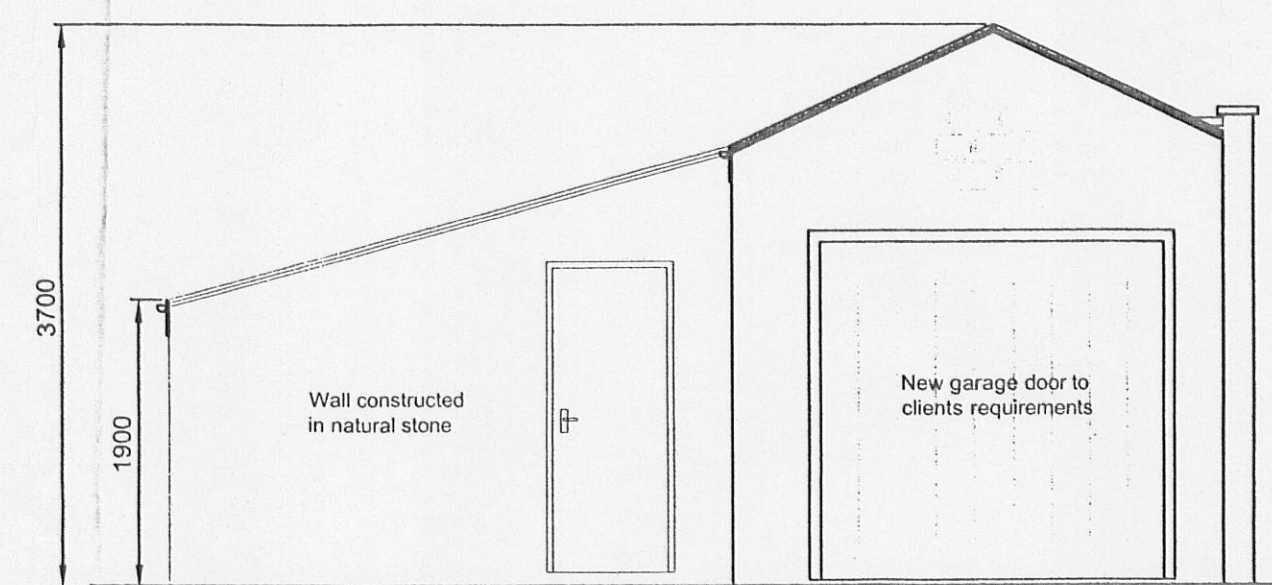




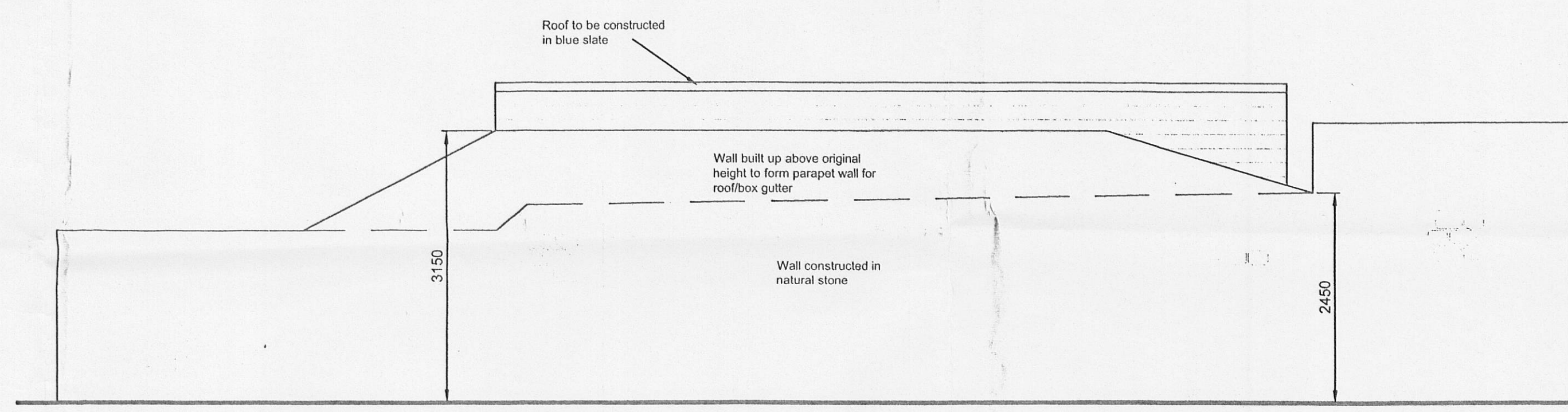
PROPOSED GROUND FLOOR
1:50 SCALE



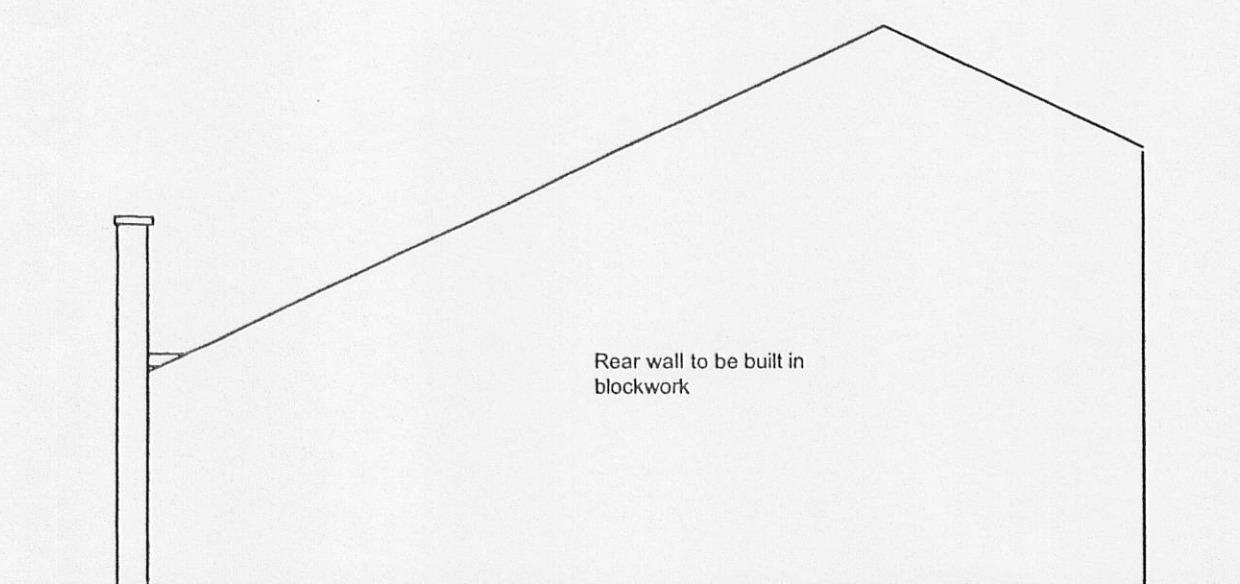
SIDE 1 ELEVATION
1:50 SCALE



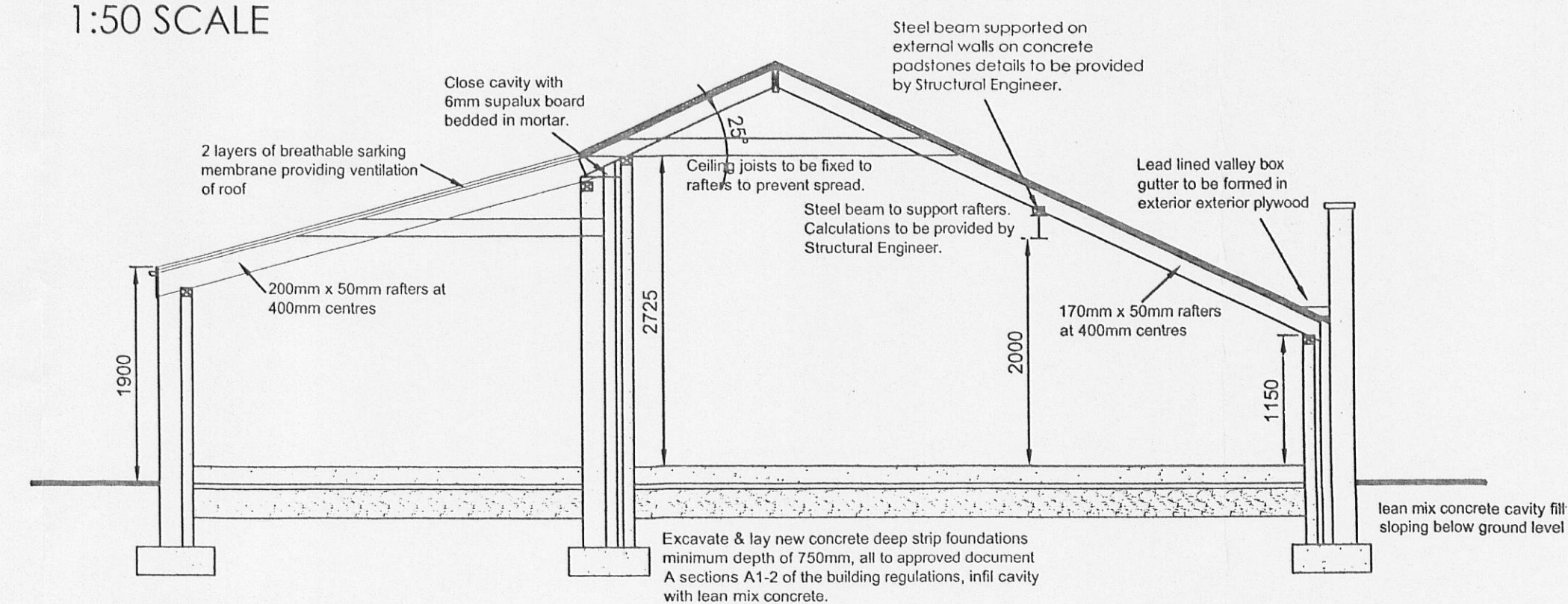
FRONT ELEVATION
1:50 SCALE



SIDE 2 ELEVATION
1:50 SCALE



REAR ELEVATION
1:50 SCALE



SECTION A-A
1:50 SCALE

NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES
THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN DIMENSIONS WORK TO FIGURED DIMS ONLY

CONSTRUCTION NOTES
FOUNDATIONS
Concrete foundations, minimum size 700mm wide x 200mm thick, depth subject to ground conditions, formed in C35p quality concrete, all to comply with the Building Regulations approved document A sections A1Z.
DPC'S AND CAVITY TRAYS
To be placed at all horizontal and vertical cavity closings using 'Dancor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and below joist level in internal leaf, below eaves and cavity trays over lintels. DPC's at ground floor level to be linked, tapered and sealed with dpm. Clear cavities are to extend 25mm below path level. All DPC's are to be mortar bedded and formed in hylod, and trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintels. Trays and weepvents manufactured by Cavity Trays Ltd. of Yeovil.
EXTERNAL WALLS
External leaf of natural stone, with 100mm backing block, with 50mm wide cavity of 50mm clear air space, stainless steel wall ties at 450 vertical and 750mm horizontal centres to inner leaf of 100mm solid concrete blockwork minimum 3.5N/mm.sq and density of 1350kg/m.cub.
ROOF
Blue slate to match existing to be fixed to 38 x 25mm treated battens at correct gauge. Battens to be fixed through kingspan 'nilvent' breathable sarking membrane into rafters at 400mm ctrs. Rafters to be fixed to 75mm x 100mm wall plate on inner leaf of walls. Wall plates and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5 x 1200mm long turned down cavity face of inner leaf and fixed to 75 x 50mm softwood blocking fixed between rafters for full length of straps. Breathable sarking membrane providing ventilation of roof.
WINDOWS
Windows to be upvc and draught stripped throughout in order to achieve a 'U' value of 2.0W/m.sq.k. (The air gap should be at least 16mm and the inner pane should have a Low-E coating). Safety glass to BS6206 class A is to be provided in windows with eaves below 800mm.
INTERNAL PARTITIONS
To be framed up in 75 x 50mm swd studs at 400mm centres vertical with noggings at 450mm centres horizontally clad both sides with 12.5mm plaster board with a 5mm plaster skim finish throughout.
JOINERY
New internal doors to be to clients requirements for staining or painting. Doors are to be fitted into solid 125 x 50mm frames with 35 x 13 rebates. Include for robust sets of ironmongery as approved by client.
DRAINAGE
New pipes and fittings to be laid in strict accordance with manufacturers instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible joints both sides. Any drains passing under building are to be bedded and surrounded as recommended by manufacturer. Any drains found to be no longer in use are to be taken up or filled with concrete to the satisfaction of the local authority.
SANITARY FITTINGS
All new sanitary fittings to be to clients requirements. Allow for all services and wastes to WC fittings all connected to foul existing system..
WASTE SYSTEM
New 100mm soil pipes from WC to be connected to the existing soil vent pipe. Wastes are to be connected separately into s.v.p but not within 200mm of a WC connection.
RAINWATER GOODS
Rainwater gutters and pipes to be black powder coated aluminum and to be connected into existing surface water system.
GENERAL NOTES
Contractor is to include for dust sheets, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. The client will be living in the property during the course of the works and the contractor is to allow for this in the tender and provide a work sequence programme prior to work commencing so that necessary arrangements can be made to minimise disruption. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. Allow for liaising with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.
All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current agreement certificate. The contractor must carry out all investigations on existing structures on site prior to any demolition and ensure the safety of the buildings and personnel on site at any one time. All timber sections as noted are to be preservative treated by vac-vac or similar process, all cut ends are to be treated on site prior to fixing. All structural timber sections used are to be SC3 grade timber as noted. Lintels are to be provided over all new structural openings with a minimum end bearing of 150mm where possible, precast concrete lintels to be manufactured by Naylor Precast Ltd. and insulated steel lintels by IG Ltd. or similar approved. All dimensions to be checked on site to satisfaction of contractor. Drawing based on and to be read in conjunction with Clients approved Planning drawings.

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B	21.09.11	Dog kennel, WC, Store added, alterations to roof design.
rev	date/initials	description
project	Demolition of Existing Garage and Proposed New Garage with Pitched Roof and Cavity walls	
drawing title	West Bradford Clitheroe Lancashire	
dwg purpose	PROPOSED PLANS AND ELEVATIONS	
scale	1:50	
@ sheet size	A1	
001	001	01
job number	drawing number	rev