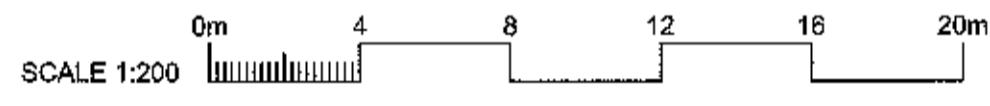


WT

320120946

proposed site layout

SCALE 1:200



+4.250 RIDGE

(to match adjacent garage)

+2.600 EAVES

(to match adjacent garage)

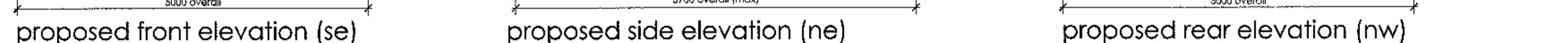
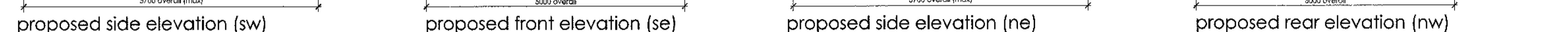
±0.000 FFL

5700 overall (max)

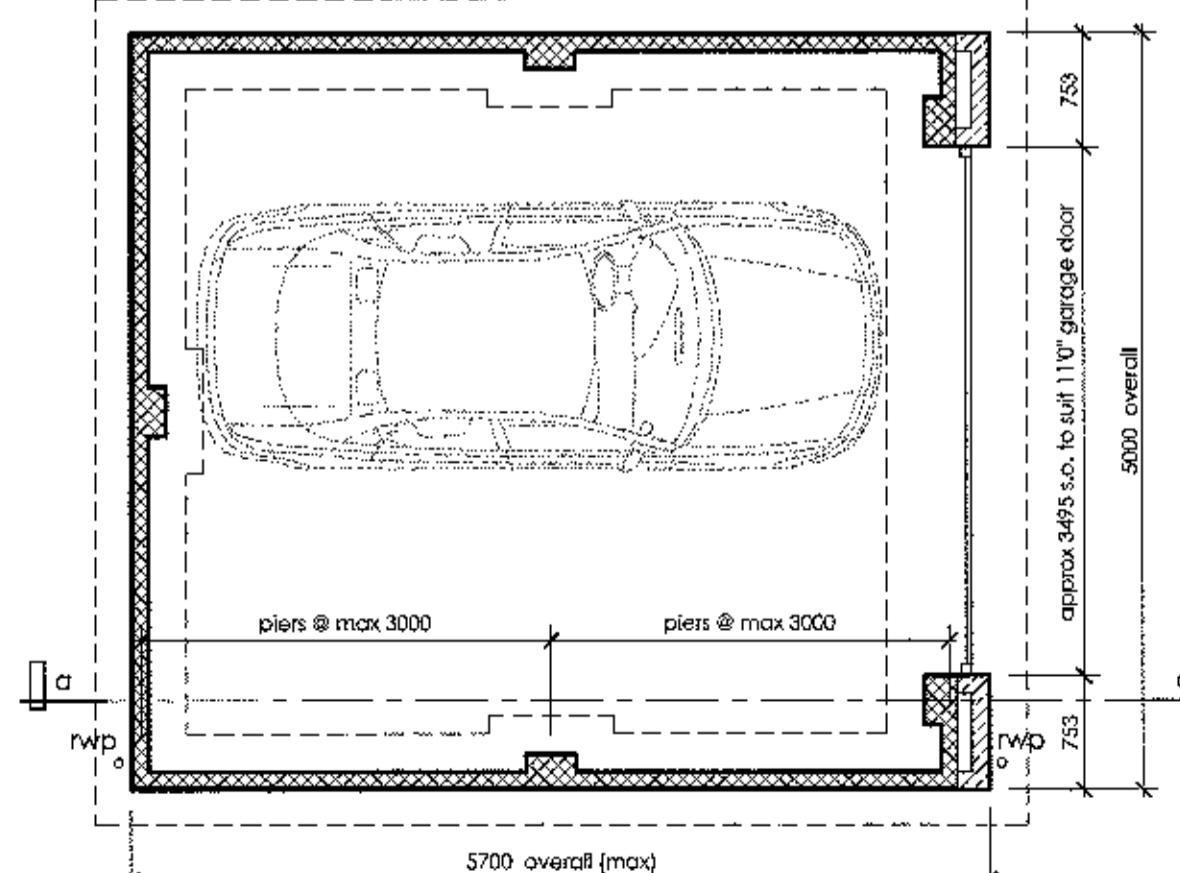
5000 overall

5700 overall (max)

5000 overall

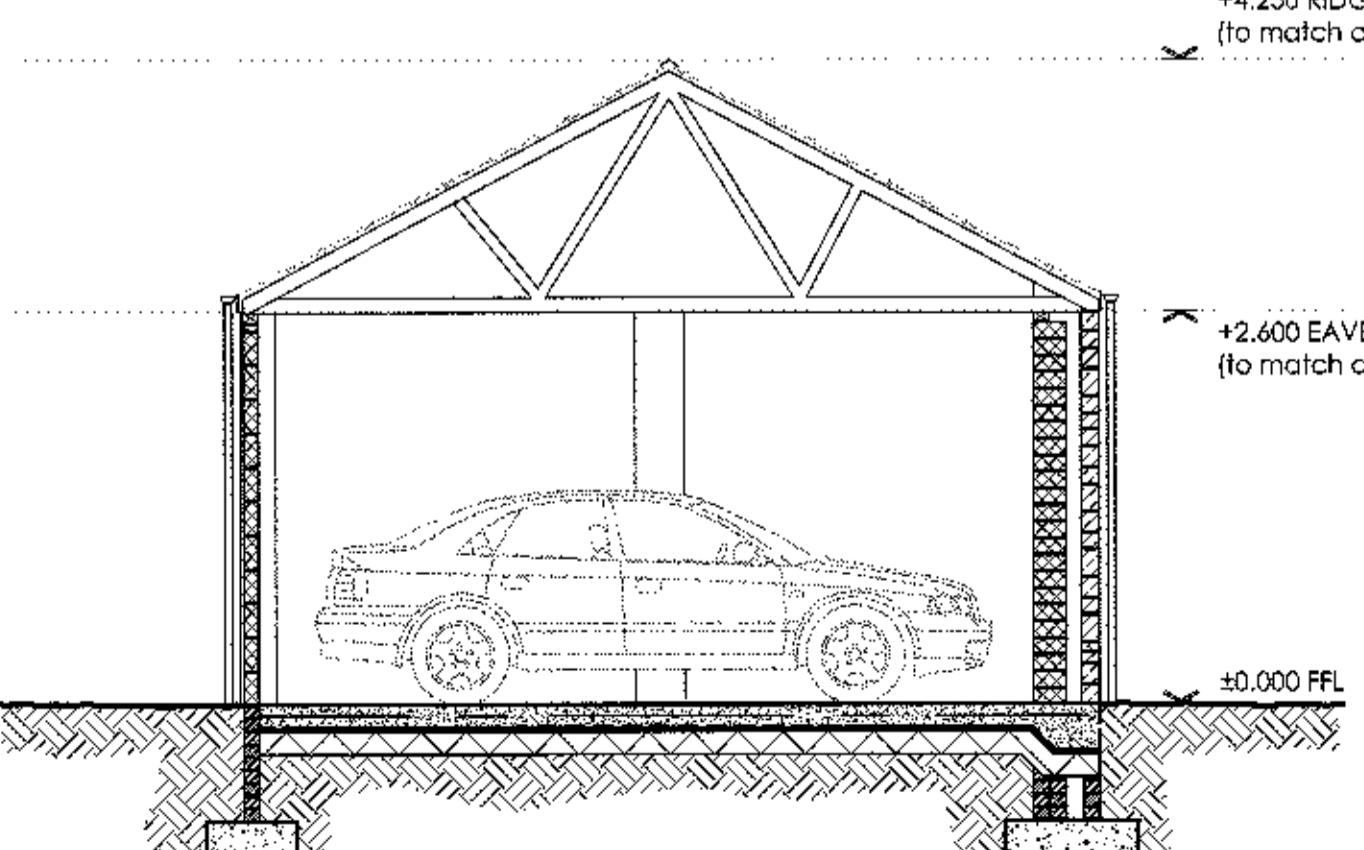


broken line indicates foundations below

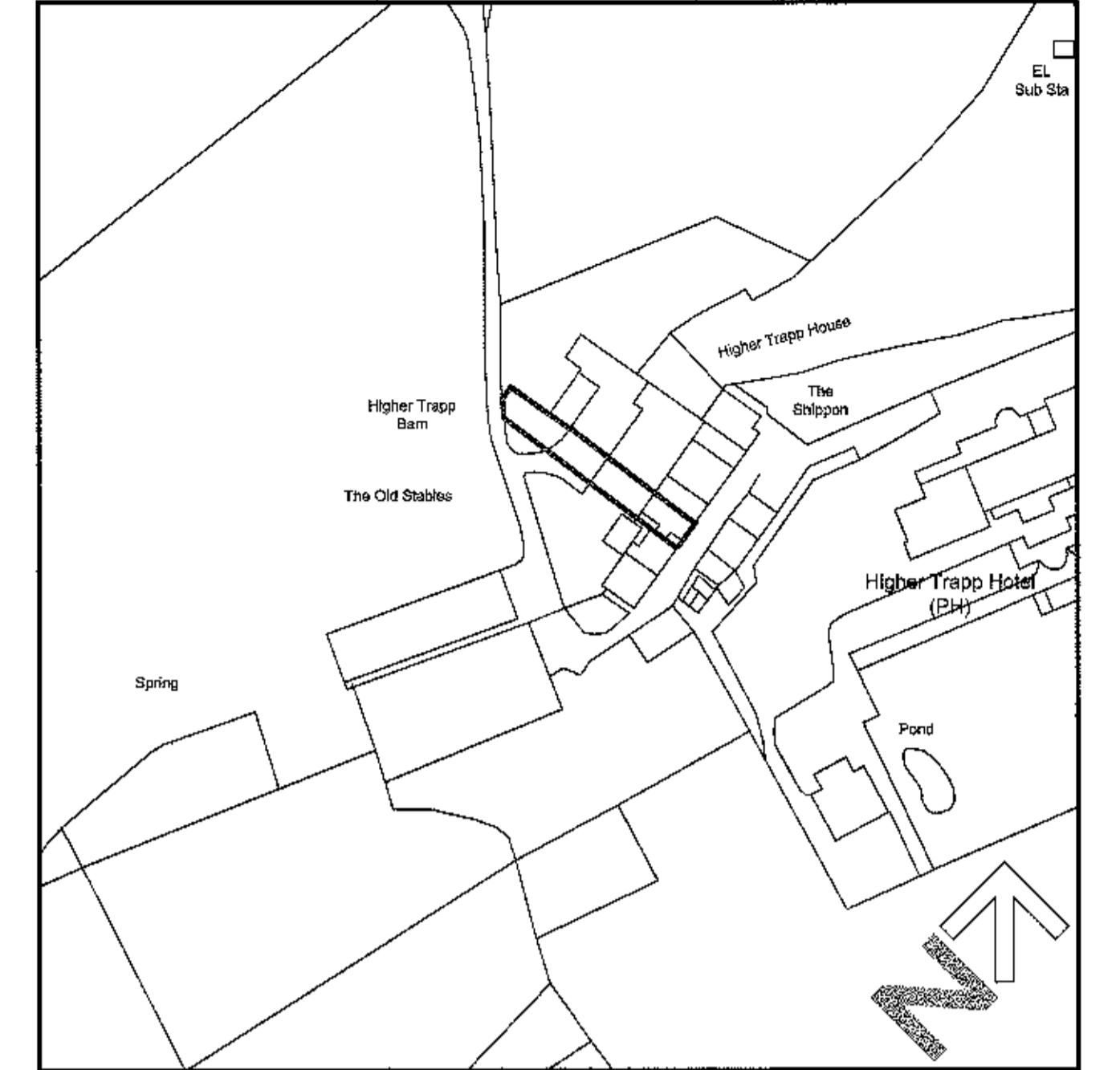


proposed plan

AMENDED PLANS RECEIVED
DATE 29th November 2012



proposed section a - a



location plan

SCALE 1:1250



NOTES

Contractor to thoroughly familiarise himself with the plans prior to commencement to ensure thorough understanding of all aspects of the proposals.

All dimensions **must** be checked on site prior to works commencing.

The site is only to be used for the carrying out the construction of the proposed works.

Prevent smoke, dust, fumes, spillage and other harmful activities. No fires to be allowed on site at any time. Noise levels to be kept to a reasonable level complying with BS 5229 'Noise control on Construction Sites'. Remember that the adjacent properties are occupied and comply with all reasonable requests from the public & neighbours regarding nuisance etc.

Care must be taken at all times to ensure that the works do not at any time interfere with the supply of services into or out from adjacent properties. If this proves not to be the case, then the contractor is to fully advise properties affected as soon as problem is known and carry out all appropriate action that may be required.

Detached garage with SINGLE SKIN external walls

External walls to be as indicated on drawing. 100mm thick concrete blocks with fair face finish internally. Form walls below dpc level in suitable brick.

Walls constructed off 600 x 225mm concrete strip foundation or trench fill foundation 750-1000mm deep subject to site soil conditions.

Walls to be bonded or tied to piers at positions indicated on plan drawing, min size 327 x 215 at maximum 3.0m ctrs. Where ties are used to connect piers to walls they should be stainless steel, flat, 20 x 3mm in cross section, placed in pairs and spaced at not more than 300mm vertically.

Blockwork to rear and side elevations to be finished in roughcast render with paint finish.

Front elevation cavity wall to feature external leaf of random coursed natural stone.

Airstone lintel to head of garage door (in two sections for ease of handling).

Garage concrete floor

Power floated 150 mm thick concrete slab (concrete mix should be in accordance with BS 8110, BS 5328, mix type S2 or G2), with 1 layer A252 steel mesh positioned mid span of slab on 1200g visqueen dpm on sand bedding of min. 150 mm consolidated sulphate free clean hardcore (no reclaimed demolished material is permitted).

Floor to be thickened to 300mm at garage entrance.

Garage door

Steel up and over door (11'0" wide). Bottom edge brush seal to be fitted.

Catnic lintel above door opening with min. 150mm end bearings.

Garage Roof

Natural slates on battens on roofing felt on prefabricated trussed rafters at 600mm centres as truss manufacturer's design / details

Trusses to be sat on timber wall plate with holding down straps at 1.25m centres fixed in accordance with manufacturer's recommendations

uPVC rainwater goods (black)

320120946 P

B	LOCATION PLAN AMENDED	29.11.12	IR
A	PLANNING APPLICATION	17.10.12	IR
REV	DESCRIPTION	DATE	BY

client
Mr & Mrs M Dennett

project
Erection of Detached Garage
The Old Stables, Trapp Lane, BB12 7QW

drawing title
Proposed Plans and Elevations

drawn by I Rawcliffe date 17.10.2012 sheet size A1 scale 1:50

project no. 12_019 drawing no. 1001 revision B

cole rawcliffe

chartered building surveyors | design consultancy | project management

RICS the mark of property worldwide tel: 0843 523 6466 email: info@colerawcliffe.co.uk web: www.colerawcliffe.co.uk

Lodge House | Lodge Square | Cow Lane | Burnley | Lancashire | BB11 1NN