

1 Existing Site Plan
1:100

GENERAL NOTES

excavate to reduce levels of site min.300mm to remove all turf, vegetable matter, hard surface, rubble, etc... all tree and shrub roots are to be grubbed up and adequate precautions are to be taken to prevent subsol movement.
existing subsurface services are to be maintained and/or redirected in consultation with the relevant service provider.

no material from external works to be taken off site. all waste to be disposed of at agreed location with client. all disturbed landscape to be reinstated and made good at completion of works.

illustrated landscaping layout to be considered indicative, exact arrangement to be agreed on site with client and architect.

DRAINAGE

to be read in conjunction with drg.no.1538 T1 and T2
proposed arrangement to be considered indicative, exact arrangement to be agreed on site with building control officer.

110mm diameter pipework (osma drain or similar) installed in accordance with the manufacturers recommendations.
manholes up to a depth of 930mm are to be polypropylene inspection chambers (to BS 7158), with cast iron covers and seating of a grade to suit the location.

DRAINAGE (continued)

drains with less than 600mm cover to drives and paths are to be encased in 150mm conc.
drains passing under building to be above foundation level; cased in 150mm concrete, to have precast r.c. builders lintels over where passing through walls and flexible joints to both sides of wall.
all back inlet gullies (big) to be fully roddable.

NEIGHBORING PROPERTY

prior to commencement of works contractor to :-
- introduce themselves to the residents of the neighboring property and provide contact details.
- make a photographic record of the condition of shared boundaries, a copy of the photographs to be forwarded to the architect.
- any damage to be made good on completion of the works

OIL TANK

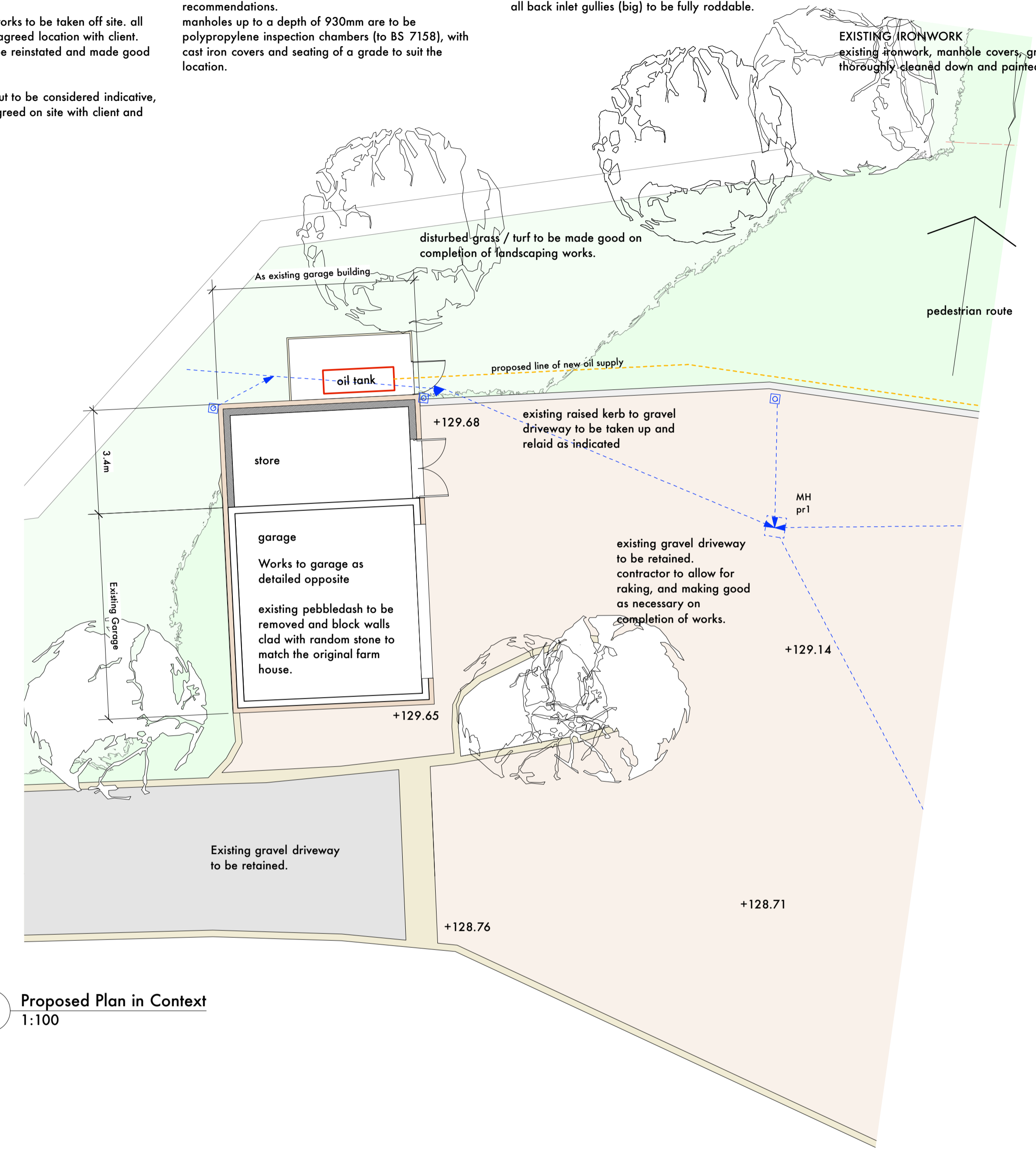
at commencement of contract, contractor to form conc base for proposed oil tank plus excavate for and lay a new oil pipe and associated ductwork from the property to suit proposed oil tank location.
oil tank to be sat on 150mm insitu conc. slab, on min.150mm thick well compacted hardcore.
for costing purposes contractor to allow for the supply and installation of :-
Harlequin '1000 ITE' bunded tank with 'apollo' gauge
proposed tank to be connected to existing oil pipework to house.

work to oil tank and supply pipework to be in accordance with section 5 of approved document J.

post and rail timber fencing forming oil tank enclosure, 1000mm wide opening to east.
exact profile to be determined by proposed tank plus min 760mm clear to all sides.
for cost purposes assume 3.7 x 2.0m internal enclosure

oil tank to be bunded mdpe plastic tank with electronic contents gauge and bund alarm.
outlet location to be determined by installer.
to comply with BS5410, pollution prevention guideline PPG2, the control of pollution (oil storage) (england) regulations 2001.
oil tank to be sat on existing conc slab with existing enclosure. allow for making good any disturbance to existing.

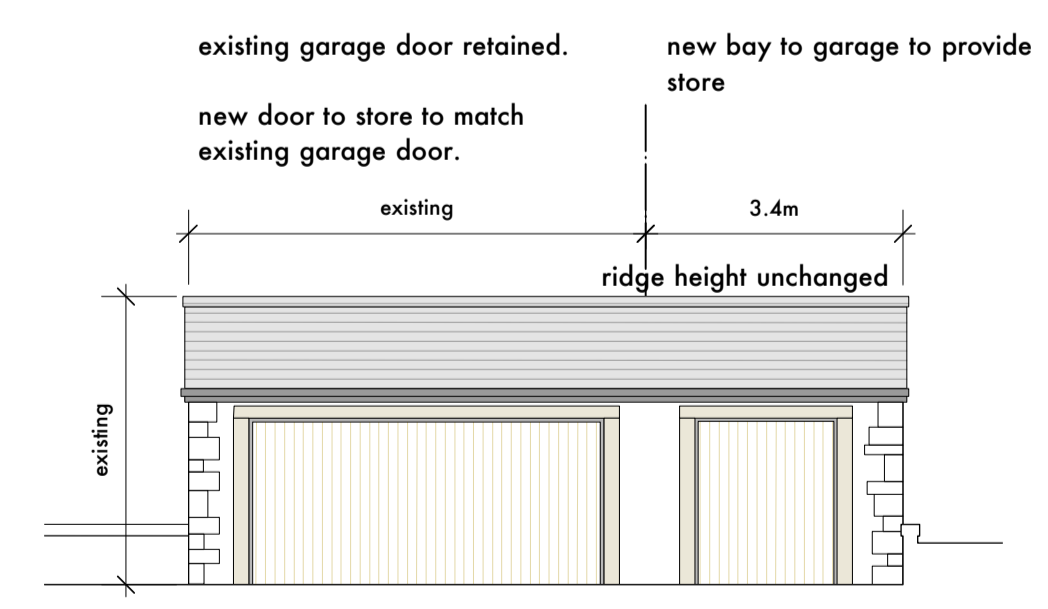
proposed oil supply pipe (as determined by oil supplier) to pass through 150mm diameter pipe, cased in min.150mm conc, and be min.450mm below ground level.
where the pipe emerges from below ground, both ends of the pipe to be fitted with proprietary fire valves to enable the supply to be discontinued.



2 Proposed Plan in Context
1:100

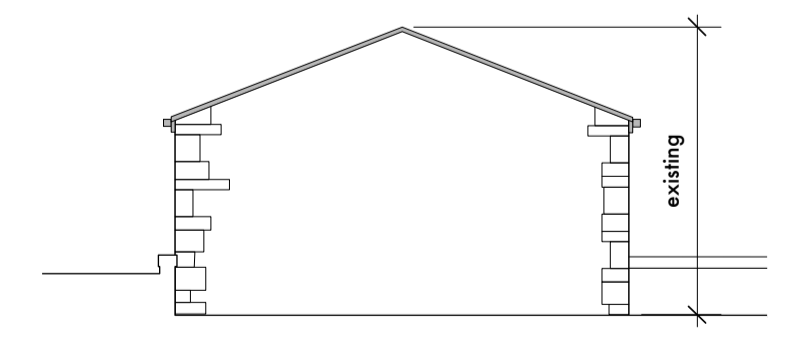
MATERIALS KEY
samples of proposed materials to be provided for client comment/approval prior to ordering.

	stone faced garden wall
	existing gravel
	grassed area
	proposed foul drainage
	existing foul drainage
	proposed surface water drainage
	existing surface water drainage



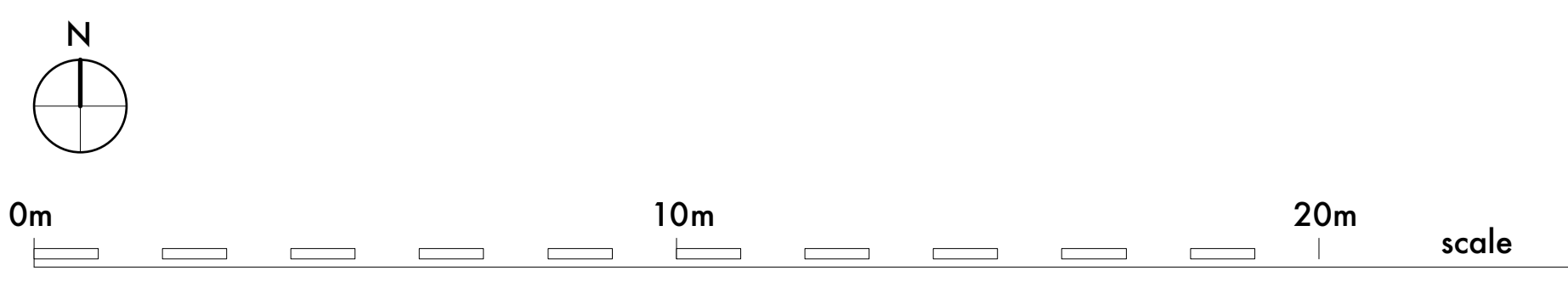
3 East Elevation
1:100

existing garage door retained.
new door to store to match existing garage door.
existing garage to be extended by 1 x 3m bay to provide additional store.
existing timber and pebble dash cladding to be removed and walls re clad with 150mm stone external leaf. Stone to match existing house.



4 South Elevation
1:100

construction of additional bay, walls, roof, slab etc. to match the existing garage structure.
external stone cladding to be tied to the existing



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Garage
Existing & Proposed