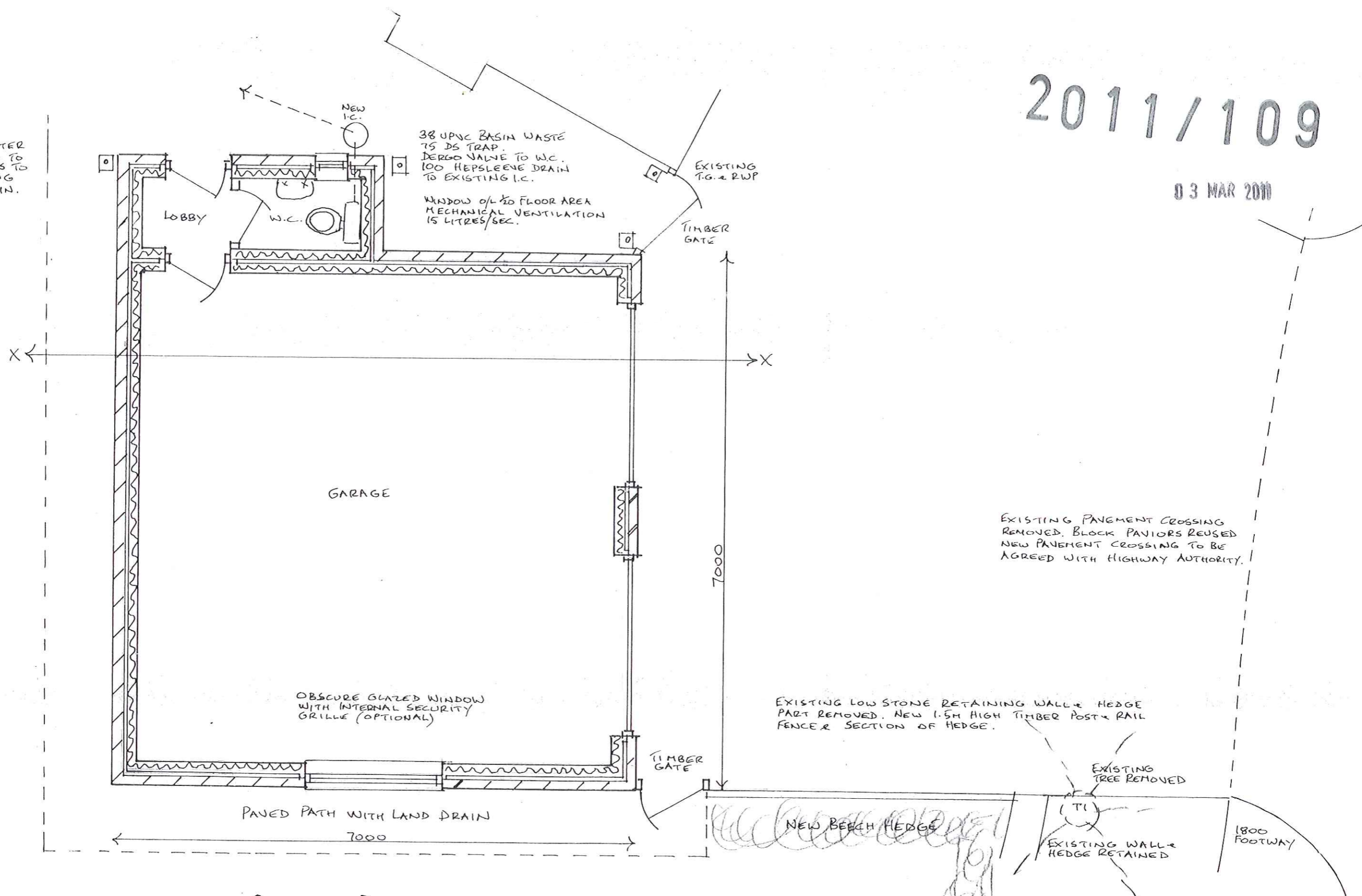


2011/109

03 MAR 2011

100 GUTTER
75 RWPS TO
NEW BIGS TO
EXISTING
SW. DRAIN.



NG1 / PROPOSED PLAN

SCALE 1:50 @ A3

22/2/11

PROPOSED DETACHED GARAGE
16 HEYCROFTS VIEW, EDENFIELD

EXISTING PAVEMENT CROSSING
REMOVED. BLOCK PAVIORS REUSED
NEW PAVEMENT CROSSING TO BE
AGREED WITH HIGHWAY AUTHORITY.

EXISTING LOW STONE RETAINING WALL & HEDGE
PART REMOVED. NEW 1.5M HIGH TIMBER POST & RAIL
FENCE & SECTION OF HEDGE.

EXISTING
TREE REMOVED

EXISTING WALL &
HEDGE RETAINED

1800
FOOTWAY

2011/109

03 MAR 2011

ROOF. REDLAND CAMBRIAN RECONSTITUTED SLATE TO MATCH EXISTING HOUSE. Laid AT 22.5° PITCH ON TRIMMED BATTENS ON UNTEARABLE FELT ON GANG NAIL TRUSSES @ 400 CENTRES (CONDITIONAL APPROVAL FOR DETAILED DESIGN ACCEPTABLE).

100X75 WALLPLATES, M.G. STRAPS @ 1.8M CENTRES. THERMABATE CAVITY CLOSERS. UPVC FASCIA & SOFFIT. 100 UPVC GUTTERS; 75MM UPVC RUPS TO NEW BIGS.

W.C. ROOF AS ABOVE ON 100X47 RAFTERS @ 400 CENTRES, 100X47 CEILING JOISTS. 270MM FIBREGLASS INSULATION (U VALUE 0.16) FOIL BACK PLASTERBOARD & SKIM. VENTILATED ROOF SPACE.

UP & OVER OR ROLLER SHUTTER DOORS. HEIGHT TO SUIT 4X4 VEHICLES.

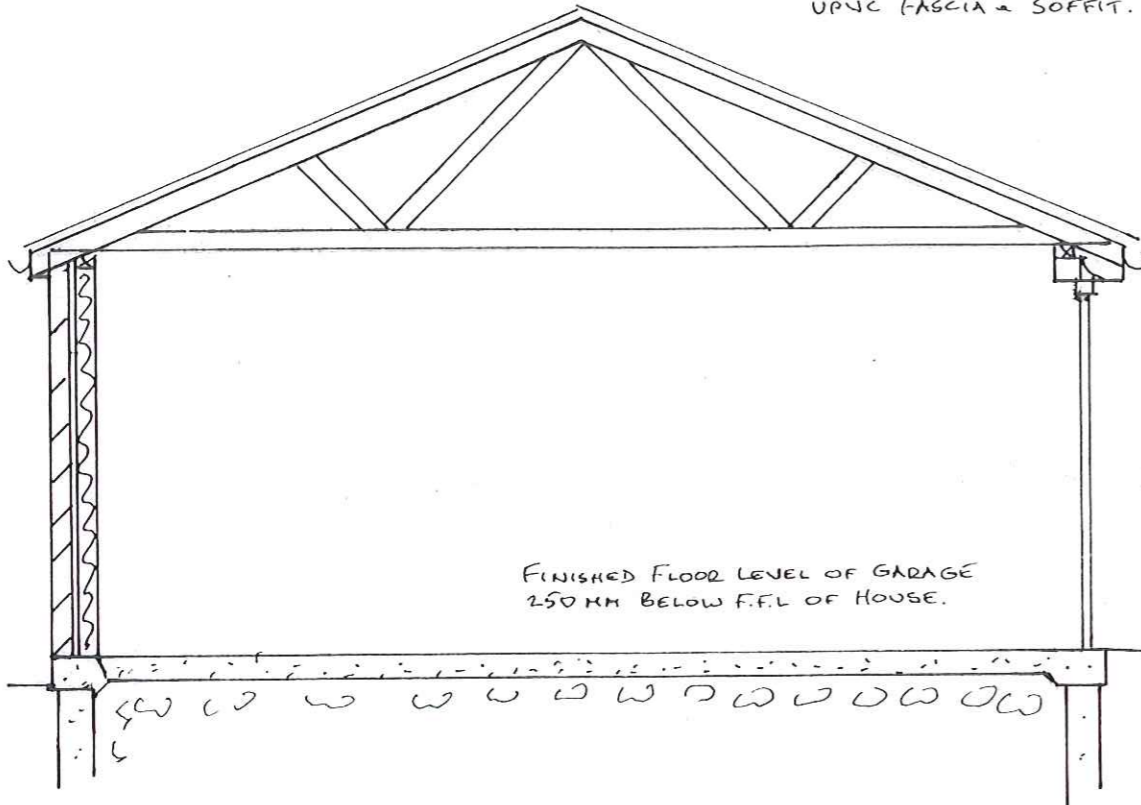
NEW WALLS. 100 MIN NATURAL STONE TO MATCH HOUSE. 100 LIGHTWEIGHT BLOCK. STAINLESS STEEL CAVITY TIES, VERT & HORIZ DPC. INSULATION TO W.C. (OPTIONAL) 65MM KINGSPAN KOOLTHERM CAVITY BOARD TO CAVITY. PLASTERBOARD & SKIM.

FLOOR. 150 CONCRETE WITH A142 ANTICRACK MESH ON 1200 VISQUEEN ON SAND BLINDING ON CLEAN WELL CONSOLIDATED HARDCORE. DRAINS UNDER (IF ANY) ENCASED IN 150 CONCRETE WITH PRECAST CONCRETE LINTELS TO WALLS.

FOUNDATIONS- GROUND BEAM ON CONCRETE PILES (CONDITIONAL BUILDING REGS CONSENT SOUGHT FOR DETAILED DESIGN).

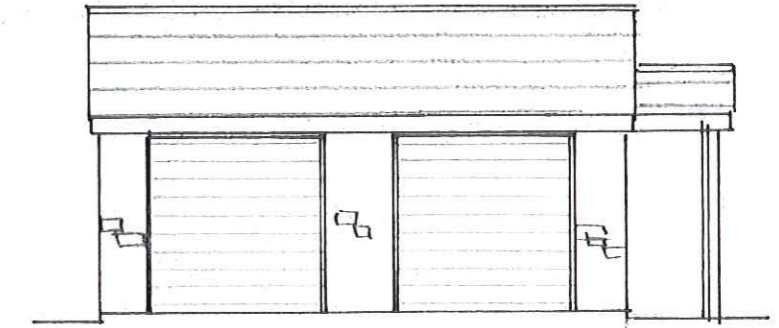
DRAWINGS FOR L.A. SUBMISSION ONLY. NOT A WORKING DRAWING. DIMENSIONS & METHODS OF CONSTRUCTION TO BE VERIFIED ON SITE BEFORE WORK COMMENCES.

BUILDING IS TO BE UNHEATED. ELECTRICAL WORK TO BE CARRIED OUT BY COMPETENT PERSON IN ACCORDANCE WITH REGS PART P & CERTIFICATE ISSUED.

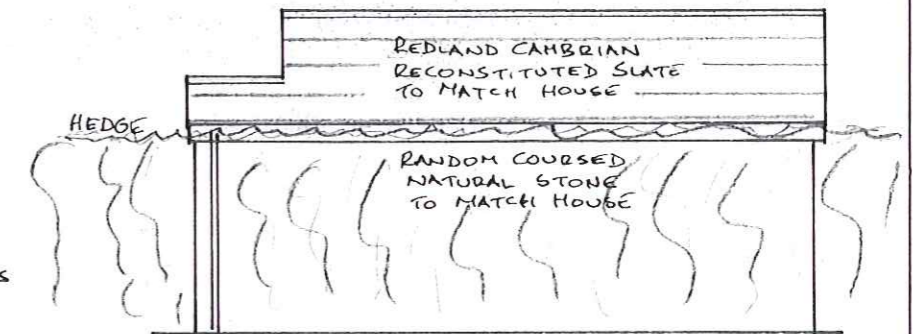


FINISHED FLOOR LEVEL OF GARAGE 250MM BELOW F.F.L. OF HOUSE.

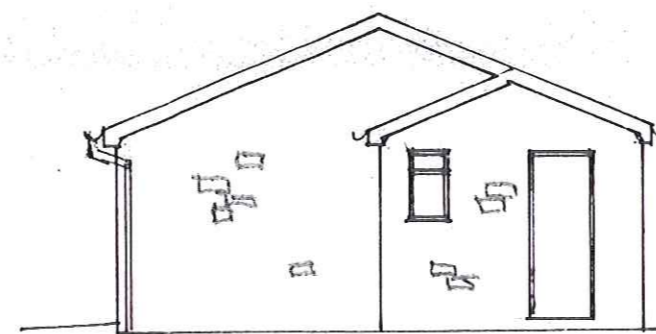
SECTION (X-X)



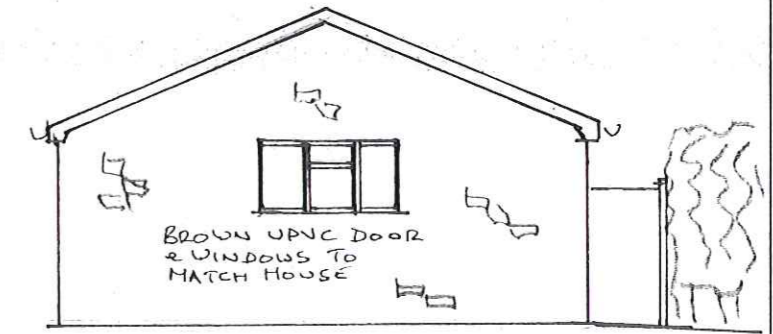
FRONT ELEVATION



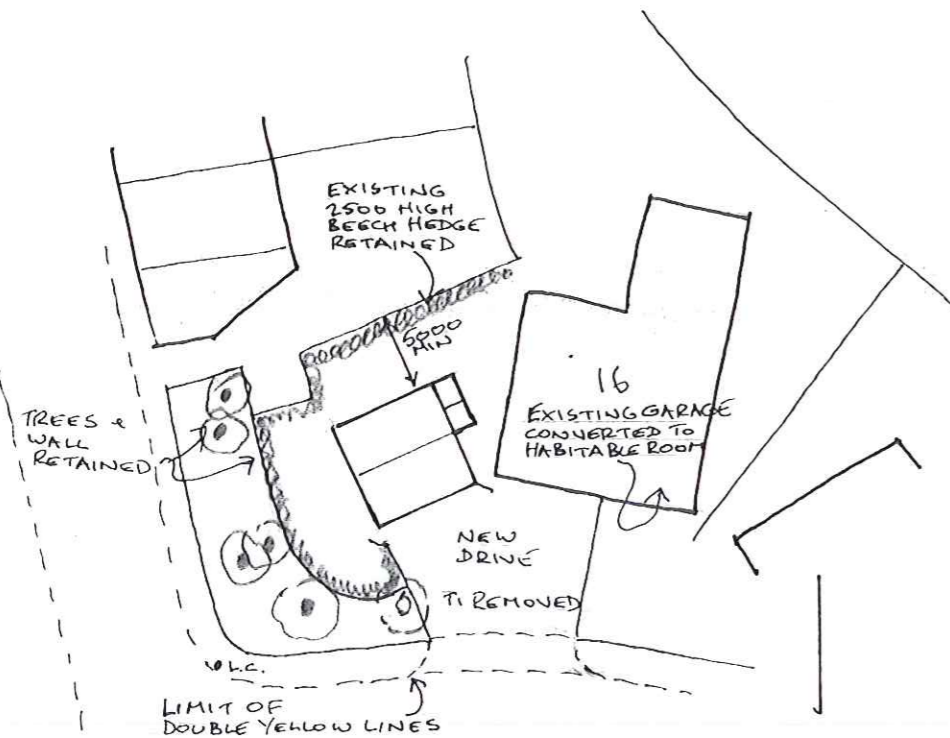
REAR ELEVATION



SIDE ELEVATIONS



NG2 SECTION & ELEVATIONS



SITE PLAN (1:500)

SCALE 1:50 & 1:100 @ A3

22/2/11

PROPOSED DETACHED GARAGE
16 HEYCROFTS VIEW, EDENFIELD