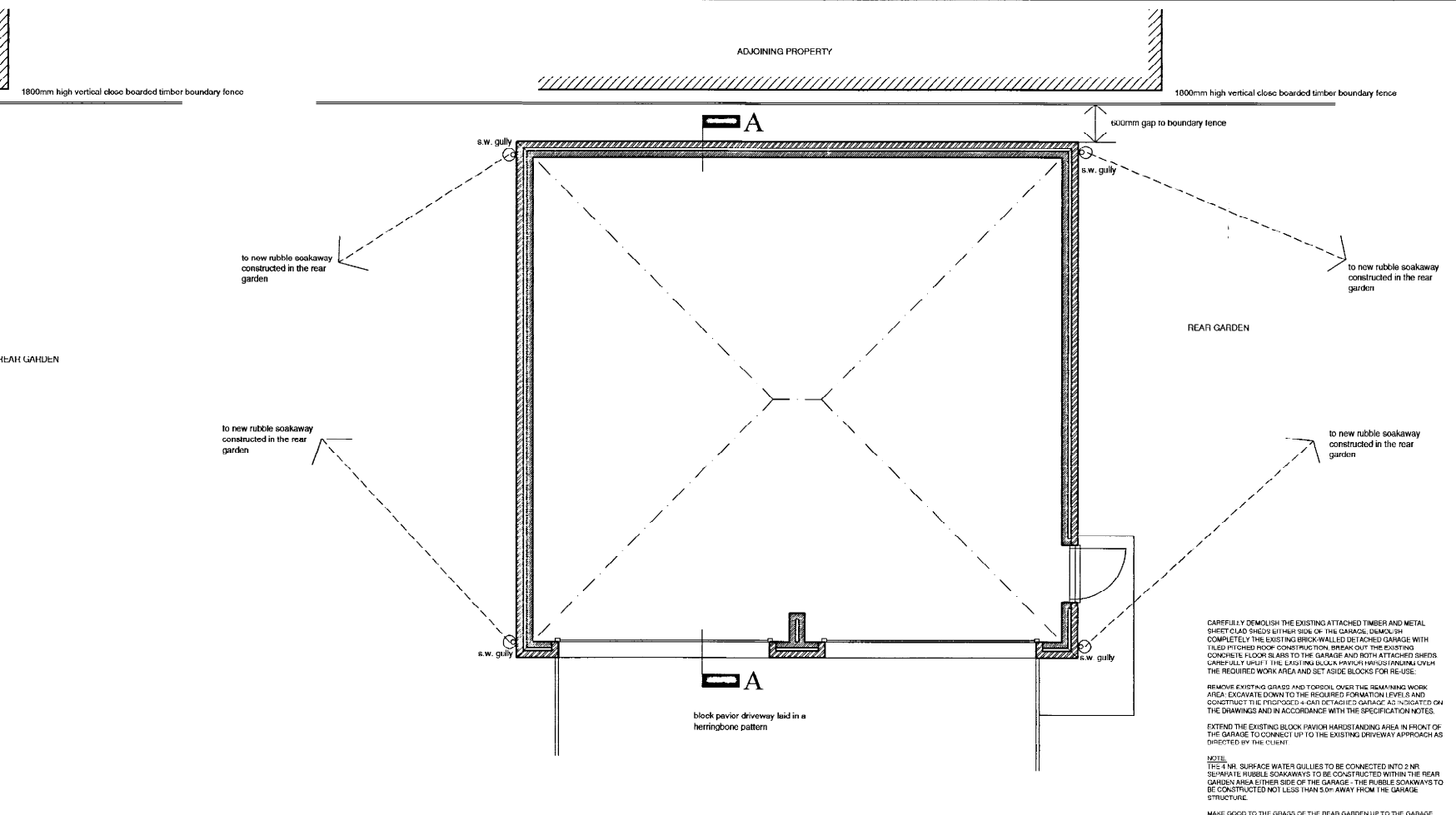


EXISTING FLOOR PLAN ON DETACHED GARAGE & SHEDS



PROPOSED FLOOR PLAN ON 4-CAR DETACHED GARAGE

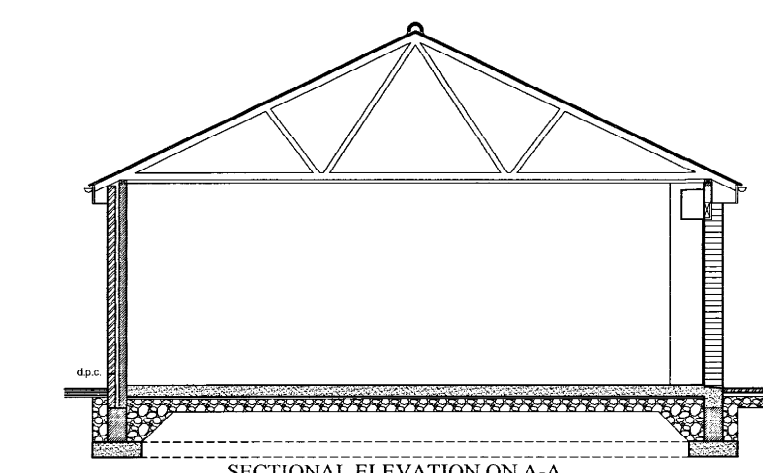
CAREFULLY DEMOLISH THE EXISTING ATTACHED TIMBER AND METAL SHEETROCK SIDING EITHER SIDE OF THE GARAGE. DEMOLISH COMPLETELY THE EXISTING BRICK-WALLED DETACHED GARAGE WITH TILED PITCHED ROOF CONSTRUCTION. BREAK OUT THE EXISTING CONCRETE FLOOR SLABS TO THE GARAGE AND BOTH ATTACHED SHEDS. CAREFULLY BRUSH THE EXISTING BLOCK PAVING FROM THE DRIVEWAY UNDER THE REQUIRED WORK AREA AND SET ASIDE BLOCKS FOR RE-USE.

REMOVE EXISTING GRASS AND TOPSOIL OVER THE REMAINING WORK AREA. EXCAVATE DOWN TO THE REQUIRED FORMATION LEVELS AND CONSTRUCT THE PROPOSED 4-CAR DETACHED GARAGE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES.

EXTEND THE EXISTING BLOCK PAVING HARDSTANDING AREA IN FRONT OF THE GARAGE TO CONNECT UP TO THE EXISTING DRIVEWAY APPROACH AS DIRECTED BY THE CLIENT.

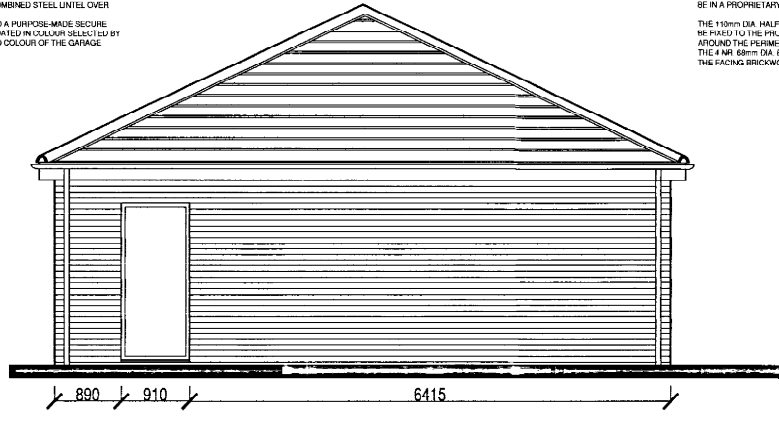
NOTE:  
THE 4 NR. SURFACE WATER GULLIES TO BE CONNECTED INTO 2 NR. SEPARATE RUBBLE SOAKWAYS TO BE CONSTRUCTED WITHIN THE REAR GARDEN AREA EITHER SIDE OF THE GARAGE. THE RUBBLE SOAKWAYS TO BE CONSTRUCTED NOT LESS THAN 5.0m AWAY FROM THE GARAGE STRUCTURE.

MAKE GOOD TO THE GRADE OF THE REAR GARDEN UP TO THE GARAGE WALLS AND EXTENDED HARDSTANDING AS REQUIRED ON COMPLETION OF ALL BUILDING & EXTERNAL PAVING WORK.



SECTIONAL ELEVATION ON A-A

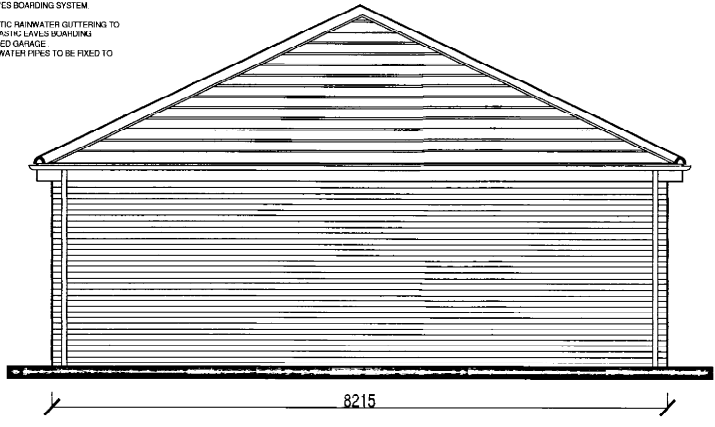
FORM A 910mm WIDE x 2100mm HIGH ACCESS DOORWAY IN THE SIDE WALL OF THE GARAGE IN THE LOCATION INDICATED AND PROVIDE A FIT A CANTON, OR SIMILAR APPROVED TYPE, COMBINED STEEL LINTEL OVER THE OPENING WITH 800mm END BEARING. PROVIDE 8 FIT INTO THE OPENING FORMED A PURPOSE-MADE SECURE METAL FLUSH LOCK & FRAME POWDER-COATED IN COLOUR SELECTED BY THE CLIENT AND TO MATCH THE SELECTED COLOUR OF THE GARAGE DOORS.



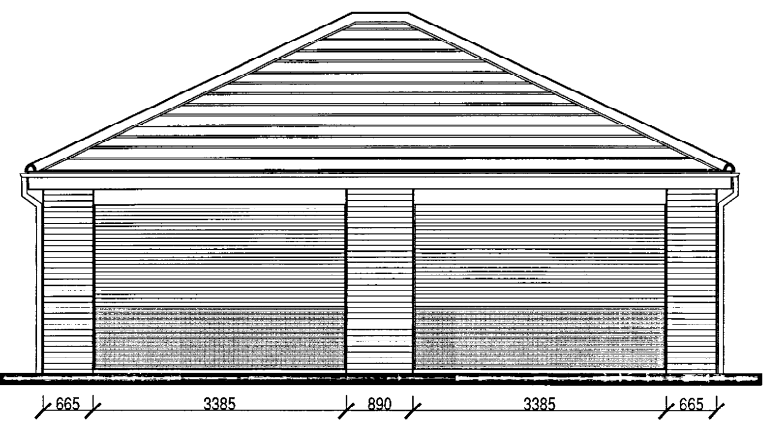
PROPOSED SIDE ELEVATION

FORM A 200mm EAVES PROJECTION AROUND THE PERIMETER OF THE DETACHED GARAGE. EAVES BOARDING AND GAVES SOFT BOARDING TO BE IN A PROPRIETARY WHITE PLASTIC EAVES BOARDING SYSTEM.

THE 110mm DIA. HALF ROUND BLACK PLASTIC RAINWATER GUTTERING TO BE FIXED TO THE PROPRIETARY WHITE PLASTIC EAVES BOARDING AROUND THE PERIMETER OF THE DETACHED GARAGE. THE 4 NR. 68mm DIA. BLACK PLASTIC RAINWATER PIPES TO BE FIXED TO THE FACING BRICKWORK.



PROPOSED SIDE ELEVATION



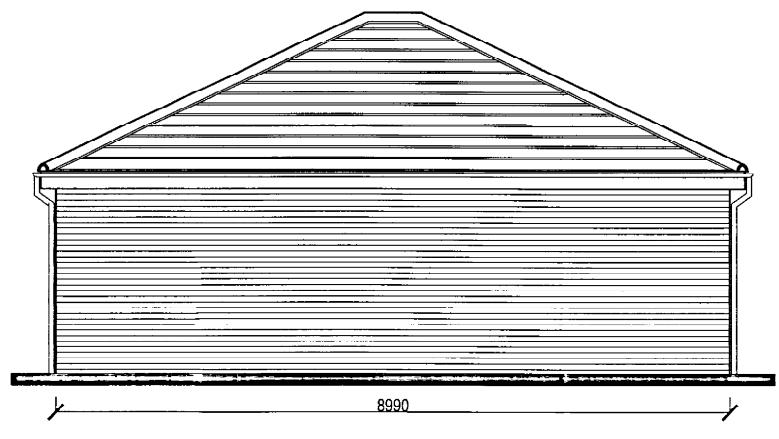
PROPOSED FRONT ELEVATION

THE 480mm CONCRETE BEAM AND HIP RAFTERS TO BE FULLY REINFORCED IN GRADED SAND & CEMENT MORTAR AND NEATLY POINTED UP TO THE CONCRETE INTERLOCKING ROOF TILES.

PROVIDE PROPRIETARY GALV. M.S. HIP BRACKETS SCREWFIXED TO THE HIP RAFTERS TO PROVIDE RESTRAINT TO THE BOTTOM HIP TILES AT EAVES LEVEL.

FORM 2 NR. SEPARATE 3385mm WIDE x 2400mm HIGH GARAGE DOOR OPENINGS IN THE FRONT WALL OF THE PROPOSED GARAGE AS INDICATED TO RECEIVE EITHER RECTANGULAR GARAGE DOORS OR CURVED GARAGE DOORS AS SELECTED BY THE CLIENT. PROVIDE 8 FIT OVER BOTH OPENINGS. CANTON, OR SIMILAR APPROVED TYPE, 3 COURSE EAVES LINTELS WITH 200mm END BEARING ONTO THE BLOCKWORK INNER LEAF.

FORM A 200mm HIGH WATER CHECK AT THE JOINT BETWEEN THE BLOCK PAVING HARDSTANDING AND THE FINISHED LEVEL OF THE GARAGE FLOOR SLAB AT BOTH OPENINGS.



PROPOSED REAR ELEVATION

HIPPED-ENDED PITCHED ROOF CONSTRUCTION. TO BE CONCRETE INTERLOCKING ROOF TILES AS SELECTED BY THE CLIENT AND APPROVED BY THE LOCAL PLANNING AUTHORITY. THE ROOF TILES TO BE LAID AT A PITCH OF 25 DEGREES; THE ROOF TILES TO BE NAILS DOWN ONTO 30x30mm TANKED ROOFING LATHS USING GALV. M.S. TILE NAILS. THE ROOFING LATHS TO BE SET AT A GAUGE TO ACHIEVE THE MANUFACTURER'S RECOMMENDED OVERLAP TO THE ROOF TILES AT THIS 30 DEGREE PITCH.

THE ROOF LATHS TO BE NAILS DOWN THROUGH A LAYER OF PROPRIETARY BREATHABLE BARRIERS FELT ONTO PROPRIETARY TIMBER TRUSSES 140mm SPACED AT 810mm CENTRES IN FORMING THE HIPPED-ENDED PITCHED ROOF CONSTRUCTION. THE TRUSSED RAFTERS TO BE SUPPLIED BY A SPECIALIST MANUFACTURER. THE TRUSSED RAFTER SYSTEM TO BE STRENGTHENED WITH TIMBER DIAGONAL AND LATERAL BRACING AS SPECIFIED BY THE MANUFACTURER.

LATERAL SUPPORT AT ROOF LEVEL. PROVIDE PROPRIETARY GALV. M.S. ANCHOR STRAPS FIXED TO EVERY FOURTH TRUSSED RAFTER AT EAVES LEVEL AND DRILLED, PLUGGED AND SCREWFIXED TO THE BLOCKWORK INNER LEAF WALLING - ALL IN ACCORDANCE WITH DIAGRAM 18 (LATERAL SUPPORT AT ROOF LEVEL) OF APPROVED DOCUMENT 'A'.

EXTERNAL WALL CONSTRUCTION. TO BE A 102.3mm OUTER LEAF IN FACING BRICKS AS SELECTED BY THE CLIENT AND APPROVED BY THE LOCAL PLANNING AUTHORITY. 50mm CAVITY. 100mm INNER LEAF IN LIGHTWEIGHT AGGREGATE INSULATION BLOCKWORK - 'THERMALITE' OR SIMILAR APPROVED TYPE.

5 NR. PROPRIETARY STAINLESS STEEL WALL TIES PER M2 SPACED 750mm HORIZONTALLY AND 450mm VERTICALLY. INTERNAL FINISH WITHIN THE GARAGE TO BE 'FAIR-FACED' BLOCKWORK. A HORIZONTAL D.P.C. TO BE INCORPORATED INTO THE FACING BRICK OUTER LEAF NOT LOWER THAN 150mm ABOVE FINISHED PAVING LEVEL.

FLOOR CONSTRUCTION. TO BE A 150mm THICK REINFORCED CONCRETE FLOOR SLAB LAID TO SLOOT FALLS TOWARDS THE GARAGE DOOR OPENINGS WITH A SMOOTH STEEL FLAT FINISH. THE FLOOR SLAB TO BE LAID ON A POLYTHENE SHEET (D.P.M. 120 GAUGE) LAD ON SAND BLINDING LAD ON WELL CONSOLIDATED DOLOMITE HARDCORR. IN MAKING UP LEVELS A SINGLE LAYER OF TYPE 'A33' WELDED WIRE FABRIC REINFORCEMENT TO BE INCORPORATED INTO THE BOTTOM OF THE CONCRETE SLAB WITH 40mm CONCRETE COVER. CURING PLACEMENT.

FOUNDATIONS. TO BE 650mm WIDE x 200mm THICK CONCRETE STRIP FOUNDATIONS UNDER THE EXTERNAL CAVITY WALLS LOCATED AT A DEPTH OF 900mm BELOW FINISHED GROUND LEVEL.

THE COMPLETED FOUNDATION EXCAVATION WORK TO BE INSPECTED AND APPROVED BY THE VISITING BUILDING CONTROL OFFICER PRIOR TO CONCRETE PLACEMENT.

ABOVE GROUND DRAINAGE. 110mm DIA. HALF ROUND 'BLACK' PLASTIC RAINWATER GUTTERING. FIXED TO PROPRIETARY WHITE PLASTIC EAVES BOARDING AND 68mm DIA. BLACK PLASTIC RAINWATER PIPE FIXED TO FACING BRICKWORK.

BELOW GROUND DRAINAGE. TO BE 110mm DIA. PROPRIETARY BELOW GROUND QUALITY FLEXIBLE JOINTED PLASTIC DRAIN PIPES LAD IN A PEA GRAVEL SURROUND.

PROVIDE 4 NR. UNTRAPPED CIRCULAR PLASTIC SURFACE WATER GULLIES IN THE LOCATIONS INDICATED AROUND THE PERIMETER OF THE GARAGE. THE SURFACE WATER GULLIES TO BE CONNECTED INTO 2 NR. SEPARATE RUBBLE SOAKWAYS TO BE CONSTRUCTED WITHIN THE REAR GARDEN AREA EITHER SIDE OF THE GARAGE AND NOT CLOSER THAN 5.0m TO THE GARAGE STRUCTURE.

18 JUN 2012  
DATE RECEIVED

AMENDED PROPOSALS - 18 JUNE 2012  
THE ROOF PITCH OF THE PROPOSED GARAGE TO BE REDUCED FROM 30 DEGREES DOWN TO A 25 DEGREE PITCH.  
THE WIDTH OF THE PROPOSED GARAGE TO BE REDUCED FROM 10.700m DOWN TO A WIDTH OF 8.990m.  
THE DEPTH OF THE PROPOSED GARAGE TO BE REDUCED FROM 9.215m DOWN TO A DEPTH OF 8.215m.

partnership

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DRAWING TITLE:  
PROPOSED DETACHED 4-CAR GARAGE TO REPLACE AN EXISTING DETACHED GARAGE & SHEDS

SCALE: 1:50	DATE: 18 JUNE 2012
DWG NO: IF/001	REV: 'A'