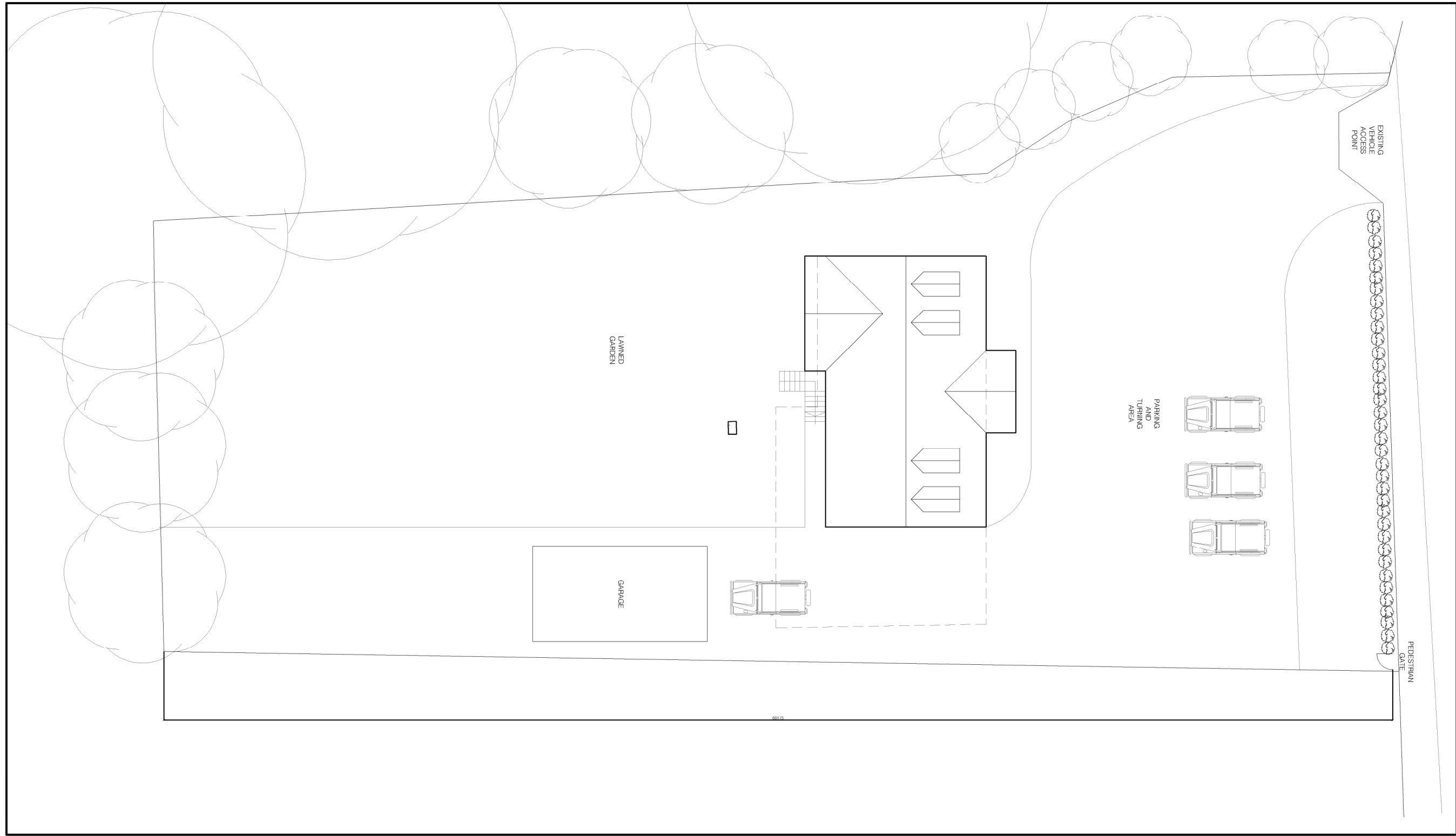
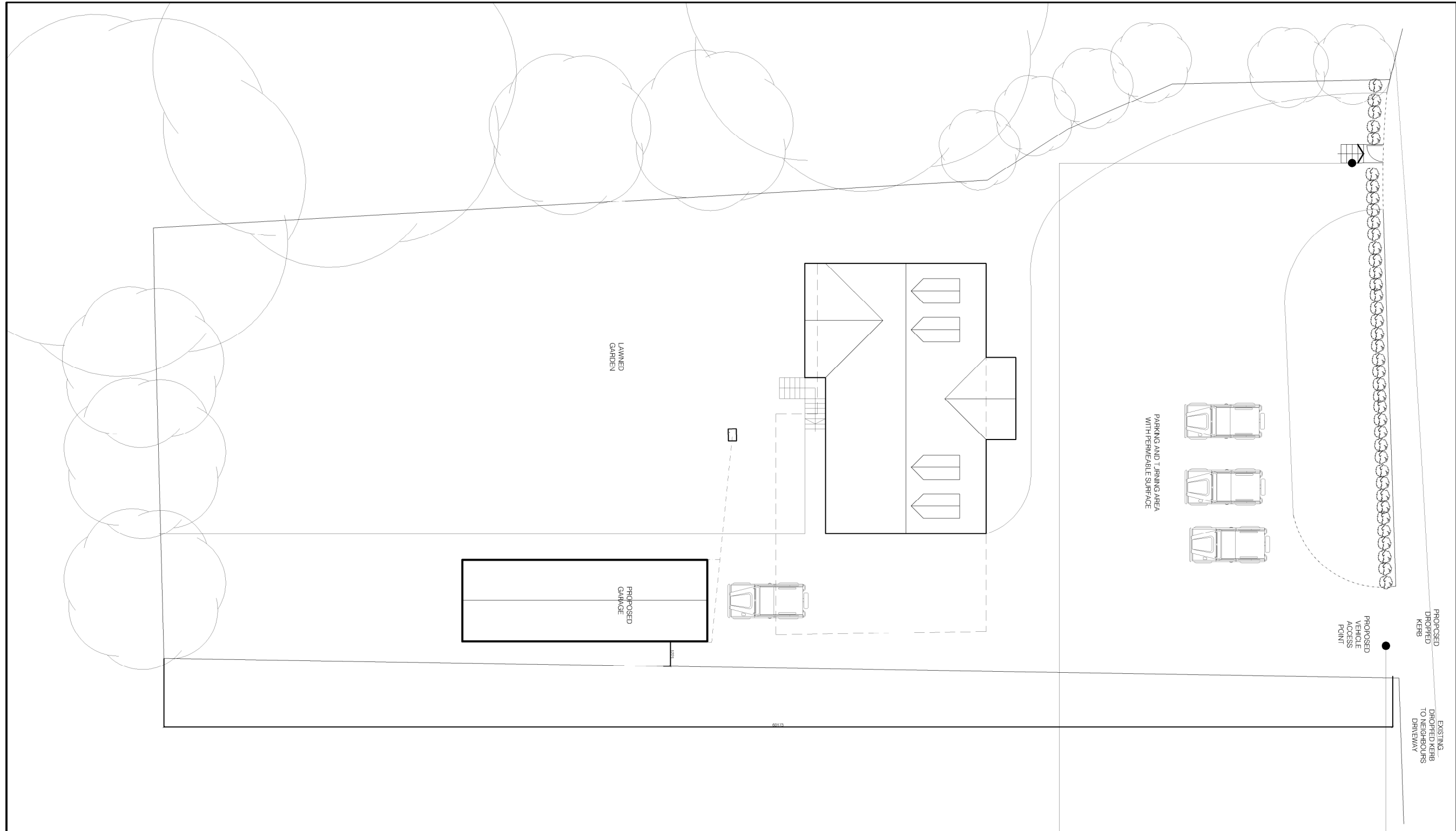


- PROPOSED ENTRANCE WITH DROPPED KERB.**
- ROAD SAFETY.**
- THE PROPOSED ENTRANCE WILL PROVIDE BETTER ROAD SAFETY BY IMPROVING THE VISUAL DISTANCES FOR SITE EGRESS DUE TO THE BEND NEAR THE EXISTING ACCESS BEING DANGEROUS CAUSING LACK OF VISUAL AWARENESS OF ONCOMING TRAFFIC.
- FLOOD RISK**
- THE EXISTING ACCESS IS PRONE TO FLOODING IN HEAVY RAINS. THIS HAS ALLOWED THE PROPERTY ON SEVERAL OCCASIONS. THE NEW ACCESS WILL ALLOW THE OWNERS TO DIVERTE THE RUN OFF INTO THE ADJACENT STREAM. CURRENTLY THE SITE HAS TO BE PROTECTED WITH SAND BAGS TO PREVENT WATER ENTERING THE SITE FROM THE ROAD.
- EXISTING ENTRANCE INFILLED USING CONCRETE PIN KERBS OR SIMILAR TO DIVERTE SURFACE RUN OFF.
- STEPS TO HAVE MAX RISE 175MM MINIMUM GOING 250MM.
- DRAINAGE**
- ABOVE GROUND**
- TO BE WASTES/TRAPS AS FOLLOWS:
W.C.-100MM, SINKS-40MM, BASINS-32MM.
ALL WASTES TO HAVE MINIMUM 1:40 FALLS WITH ACCESS TO ALL CHANGES IN DIRECTION AND CONNECTION TO BELOW GROUND DRAINAGE OR 100MM SVP.
SVP/STUB STACKS TO BE FINISHED WITH SUITABLE CAGES OR AIR INLET VALVES AS REQUIRED
- BELOW GROUND**
- PROVIDE FLEXIBLY JOINTED DRAINAGE PIPE LINED TO MIN 140 FALLS IN PEAS SINGLE BED AND SURROUND. LOADBEARING WALLS PROVIDE AN OPENING WITH MIN 50MM CLEARANCE AND MASKED EACH SIDE WITH RIGID SHEET MATERIAL. PROVIDE PROPRIETARY AND COMPLEMENTARY FITTINGS, GULLIES, ACCESS POINTS, MANUFACTURERS RECOMMENDATIONS
- ELECTRICS**
- ALL LIGHT FITTINGS TO BE LOW VOLTAGE LUMINAIRES.
ALL SWITCHES AND SOCKETS TO BE BETWEEN 400 & 1100 MM FROM FFL.
- THE EXISTING SYSTEM (INCLUDING ELECTRICAL APPLIANCES) SHOULD BE CHECKED BY AN NICEIC REGISTERED CONTRACTOR AND A NICEIC PERIODIC INSPECTION CERTIFICATE SUPPLIED CONFIRMING THAT THE ENTIRE INSTALLATION HAS BEEN INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, INSTITUTE OF ELECTRICAL ENGINEERS (IEE) WIRING REGULATIONS 16TH EDITION.
- ROOF**
- TILES TO BE MARLEY MODERNUS OR SIMILAR APPROVED COLOUR TO BE DECIDED.
- LATERAL SUPPORT AT ROOF LEVEL TO BE 30X 5 MM GALVANISED STRIPS AT NOT MORE THAN 2M CENTRES.
- 75 X 100 WALL PLATE TO RECEIVE LATERAL SUPPORT STRAPS AS ABOVE.
- ALL TRUSSES TO BE TO TRUSSES MANUFACTURERS DETAILS TO BE PROVIDED TO BUILDING CONTROL/NHBC PRIOR TO COMMENCEMENT OF WORKS ON SITE
- ROOFING FELT TO BE TYVEK BREATHABLE FELT OR SIMILAR BREATHABLE MEMBRANE. EAVES TO HAVE PROPRIETARY FELT/FLASHING IN ACCORDANCE WITH MANUFACTURERS DETAILS.
- 15MM MARINE QUALITY PLYWOOD OR PROPRIETARY PLASTIC FASCIAS TO RECEIVE GUTTERING.
- GLAZING**
- SAFETY GLAZING TO INCLUDE ALL GLAZING WITHIN 800MM OF FINISHED FLOOR LEVEL IN WALLS AND WITHIN 1500MM OF FINISHED FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 500MM.
- ALL SAFETY GLAZING SHOULD BE PERMANENTLY MARKED TO INDICATE COMPLIANCE WITH BS 6206.
- WALLS**
- DOUBLE SKIN WALLS TO BE 100MM STONEWORK WITH 100MM CAVITY. BLOCKWORK INNER SKIN.
- ALTERNATIVELY:
- SINGLE SKIN WALLS BRICKWORK WALLS. ENGINEERING BRICKS BLOCKS BEHIND PG/GROUND. PIERS AS SHOWN MIN EVERY 2.5M
- SOLDER COURSE HEADS AND CILLS TO EXTEND TYPICALLY 150MM PAST WINDOW REVEAL.
- LINTELS TO BE CATNIC CU RANGE OF INSULATED ALUMINIUM LINTELS. MIN END BEARING TO BE TYPICALLY 150MM.
- ALL FOUNDATIONS TO BE APPROVED BY LABC. MIN DEPTH 750MM, MIN WIDTH 600MM.
- FLOORS**
- GROUND FLOOR**
- 100MM CONCRETE SLAB TYPE GEN 1 MIX ON 1200GLAZE GAS AND VAPOR IMPERMEABLE DPM. ALL FLOORS TO BE FINISHED WITH 100MM INSULATED LAPS 150MM TYPE ALL JOINTS 50MM SAND BUILDING ON MIN 250MM WELL COMPACTED HARDCORE.
- NOTE ENSURE THAT DPM IS FITTED WITH APPROPRIATE VENTILATION AT EDGES.
- GARAGE**
- NOTE: ALL DIMENSIONS AND SITE DMS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. THIS DRAWING IS FOR THE PURPOSES OF BUILDING REGULATIONS ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO SATISFY HIMSELF OF ALL CONSTRUCTION DETAILS PRIOR TO COMMENCEMENT
- DRC TO BE PLACED AT MIN. 150MM ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF DWELLING**
- 100 X 75 MM WALL PLATE SUBJECT TO ROOF TRUSS MANUFACTURERS CONFIRMATION.**
- NOTE LINTEL OVER DOORS TO BE TO MANUFACTURERS DETAILS AND CALCULATIONS**



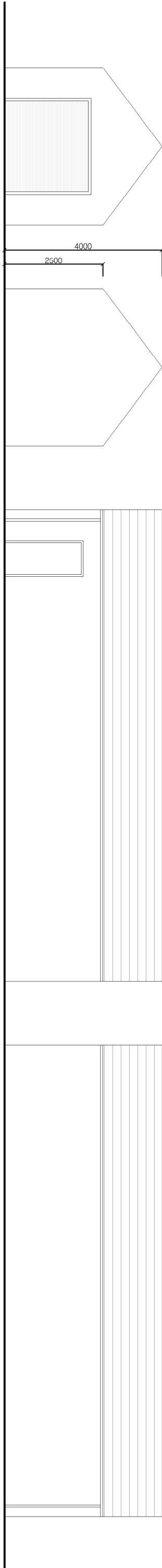
SITE BLOCK PLAN AS EXISTING 1:200



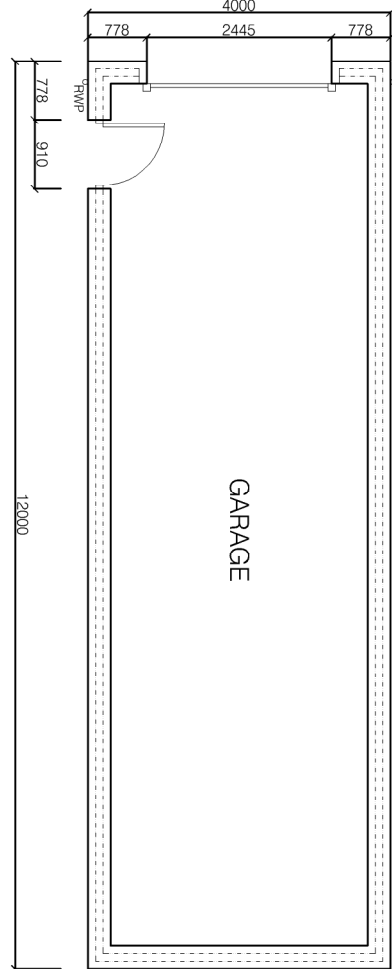
SITE BLOCK PLAN AS PROPOSED 1:200



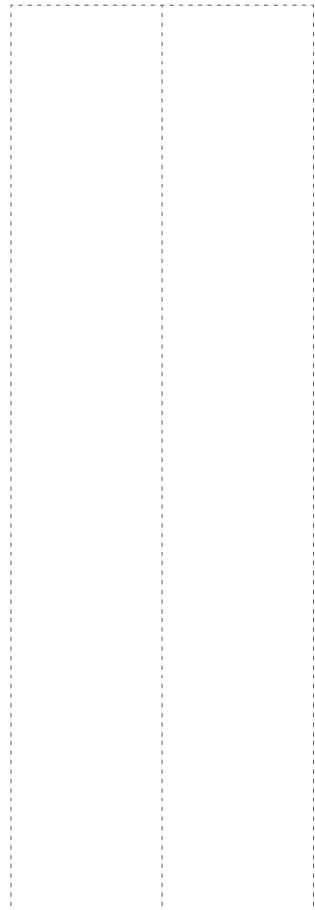
SITE LOCATION PLAN 1:1250



GARAGE ELEVATIONS AS PROPOSED 1:100



GARAGE PLAN AS PROPOSED 1:100



ROOF PLAN AS PROPOSED 1:100

MATERIALS:

WALLS: NATURAL STONE TO MATCH DWELLING

ROLLER SHUTTER DOOR

ROOF:

TILED TO MATCH DWELLING

BLACK RAINWATER GOODS ON RISE AND FALL BRACKETS OR SIMILAR

PROPOSED GARAGE & ALTERNATIVE VEHICLE ACCESS

DRAWING STATUS INFORMATION

SCALE 1:200/1:1250 @ A1

DATE SEPTEMBER 2023

JOB NO. DRAWING NUMBER

839 07

REVISIONS



www.architecturaldrawingsltd.co.uk

info@architecturaldrawingsltd.co.uk

CLIENT

MATREI
BRIERLY