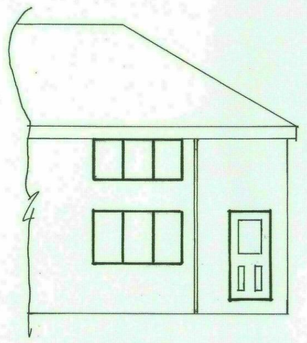
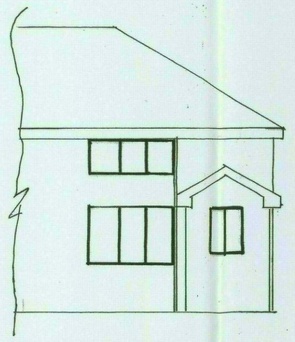
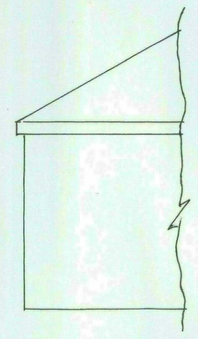


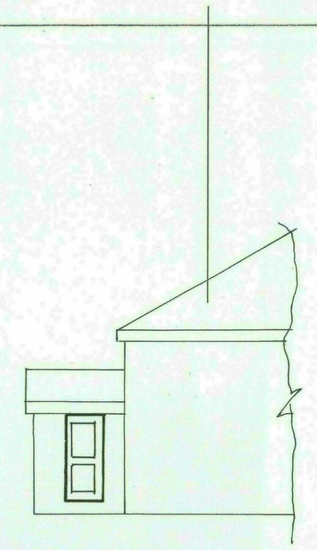
EXISTING FRONT ELEVATION



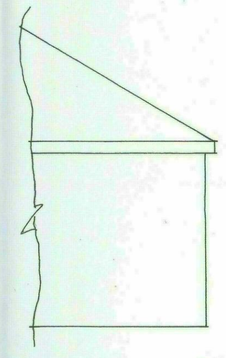
PROPOSED FRONT ELEVATION



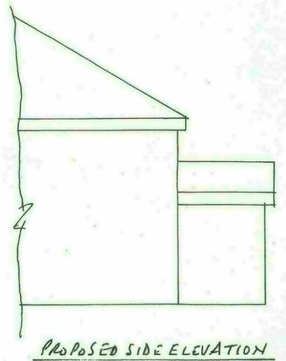
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

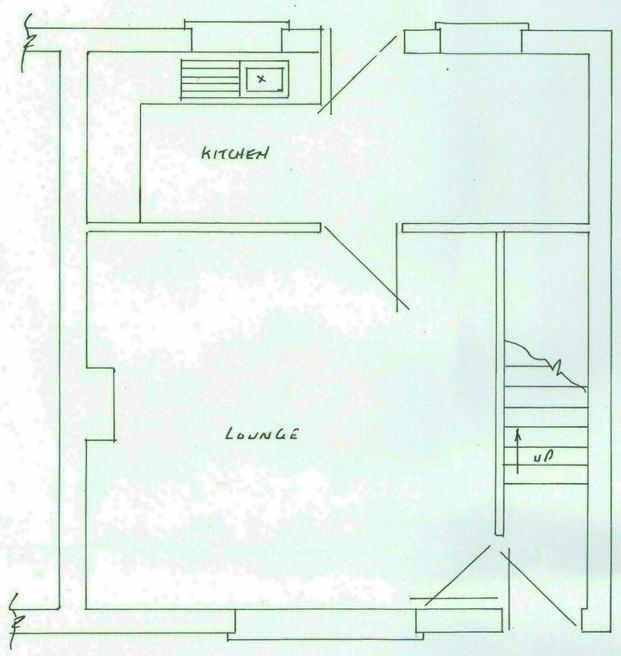


EXISTING SIDE ELEVATION

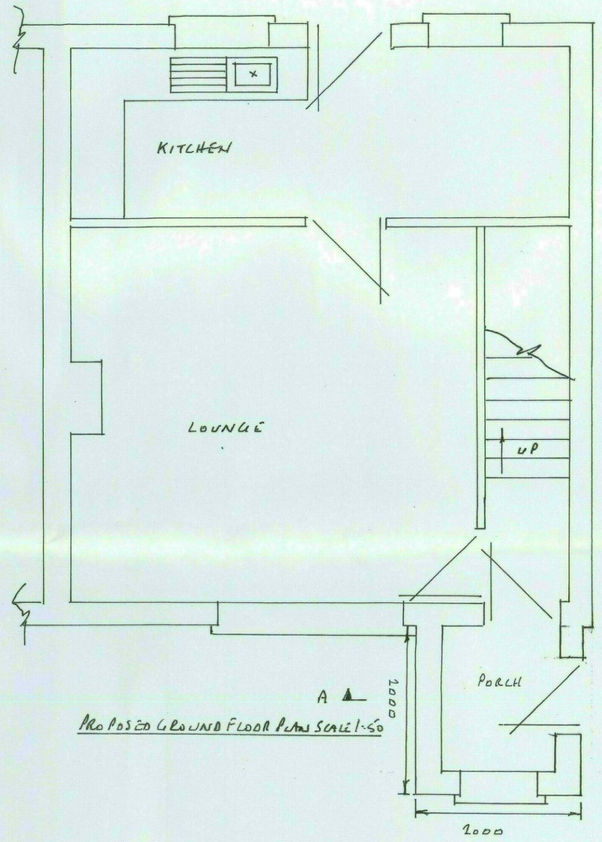


PROPOSED SIDE ELEVATION

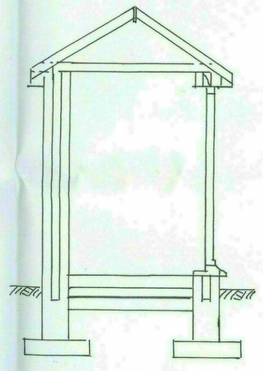
ELEVATIONS SCALE 1:100



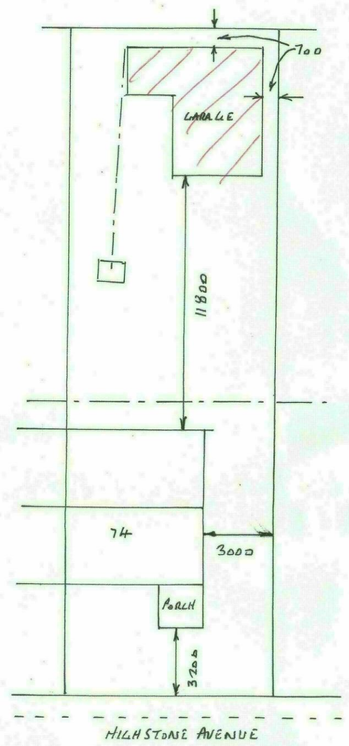
EXISTING GROUND FLOOR PLAN SCALE 1:50



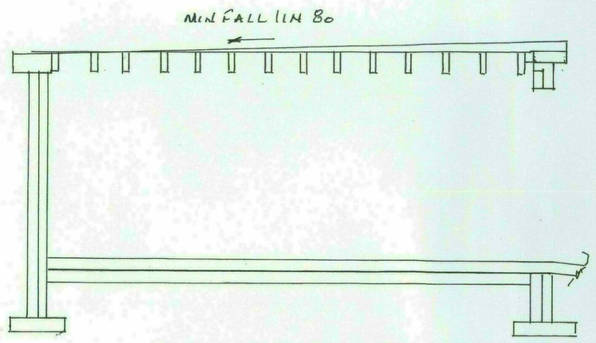
PROPOSED GROUND FLOOR PLAN SCALE 1:50



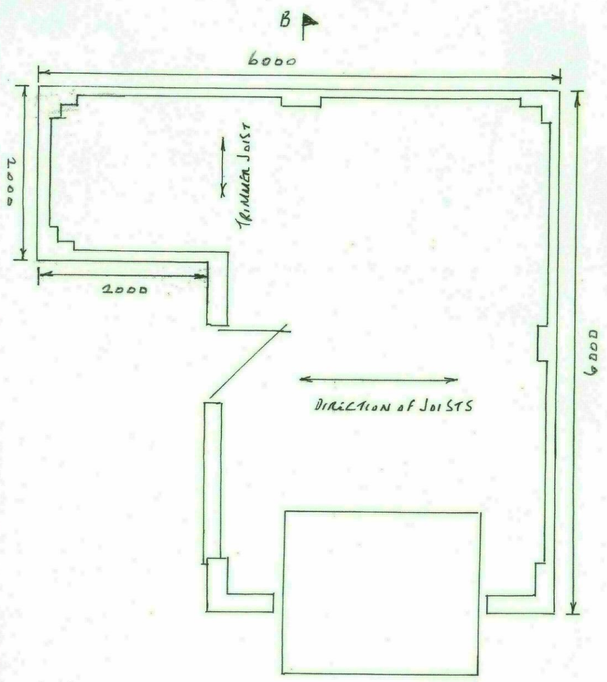
SECTION THRO' A-A SCALE 1:50



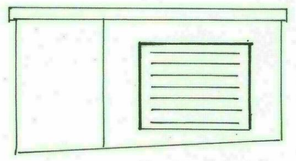
SITE PLAN SCALE 1:200



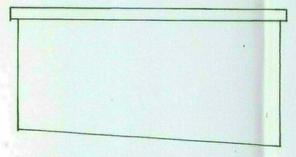
SECTION THRU' B-B SCALE 1:50



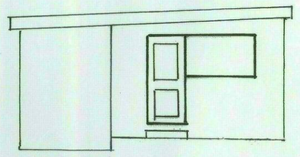
PROPOSED GARAGE PLAN SCALE 1:50



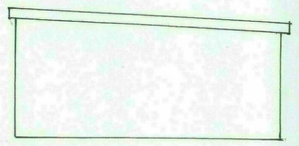
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

GARAGE ELEVATIONS SCALE 1:100

SPEC. FOR PORCH

- 600 × 150mm CONC STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L.
- BRICKWORK TO MATCH EXISTING • 100mm LWT CONC. BLOCKS WITH 100mm CAVITY FILLED WITH DRITHERM INSULATION BATTS
- CC 90/100 LINTEL OVER WINDOW WITH DPC APRON OVER + WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN SPANLITE LINTELS OVER DOOR WITH 100mm END BEARINGS
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC'S TO REVEALS + PARGALS TO BE INSULATED
- STAINLESS STEEL TIE WIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY ' mm REVEALS
- EXTERNAL REVEALS TO BE 665mm MIN
- NEW WALLS TIED TO EXISTING WALLS WITH SCREW IN TIES OR SIMILIAR LEAVING A CONTINUOUS CAVITY

FLOOR

- 150mm HARDCORE
- 1200 GAUGE VISQUEEN OVER 25mm SAND BLINDING
- 70mm KINGSPAN FLOORING GRADE INSULATION
- 175mm CONCRETE FLOOR FINISH

ROOF

- 100 × 50 mm WALL PLATES
- 100 × 47mm JOISTS AT 400mm CENTRES
- 150 × 25 mm RIDGE BOARD
- 100 × 47mm RAFTERS AT 400mm CENTRES
- 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS
- 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL + CT UPS EVERY 1.5m WITH NOGGINS
- 250 × 25mm FASCIA WITH 6mm EXTERIOR PLY SOFFIT + 25mm CONT. FLYPROOF MESH
- 38×25mm TILE BATTENS OVER REINFORCED BITUMEN ROOFING FELT
- ROOF TILES TO MATCH EXISTING WITH TILE VENT BOTH SIDES + 10mm EAVES VENTS
- CODE 5 LEAD FLASHINGS
- 150mm INSULATION BETWEEN JOISTS + 150mm LAID OVER AT 90°

DRAINS

- 100mm RWG'S + 65mm RWP'S TO MATCH EXISTING • SW TO CONNECT TO SEWER OR TO SOAKAWAY 5m AWAY + 1m³ BELOW INVERT • SW TO LEAF TO CONNECT TO EXISTING RWP.

SPEC FOR GARAGE

- FOUNDATIONS

- 400 × 150mm CONC STRIP THICKENED 150mm AROUND PIERS DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TYPE A CONCRETE BLOCKS BELOW G.L.
- BRICKWORK TO MATCH EXISTING WITH PIERS 480mm TO STRENGTHEN
- HORIZONTAL DPC 150mm ABOVE G.L.
- CONTIA LINTEL OVER GARAGE DOOR OPENING WITH 150mm END BEARINGS MIN SPANLITE CONCRETE LINTEL OVER WINDOW WITH 100mm MIN END BEARING

FLOOR

- 150mm HARDCORE
- 1200 GAUGE VISQUEEN OVER 25mm SAND BLINDING
- 150 mm CONCRETE FLOOR FINISH

GARAGE ROOF

- 100 × 50mm WALL PLATE
- 170 × 47mm JOISTS AT 400mm CENTRES DOUBLE JOIST TRIMMED WITH RAWLBOLTS
- 18mm T+G ROOFING BOARDS
- 200 × 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT
- RUBBER COVERING APPLIED TO MANUFACTURERS SPECIFICATION

GENERAL FOR PORCH + GARAGE

- NEW WINDOW TO MATCH EXISTING + TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP + SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS
- ALL ELECTRICAL WORK TO COMPLY TO PART P ELECTRICAL SAFETY + MUST BE DESIGNED INSTALLED INSPECTED + TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORKS
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER + TRV'S REQ FOR A EXTENSION OF THE HEATING SYSTEM • DRAINS TO GARAGE TO DISCHARGE TO A SOAKAWAY 5m AWAY + 1m³ BELOW INVERT

PROPOSED FRONT PORCH AND DETACHED REAR GARAGE AT :-

74 HIGHSTONE AVENUE

WORSBRO' COMMON

BARNSLEY