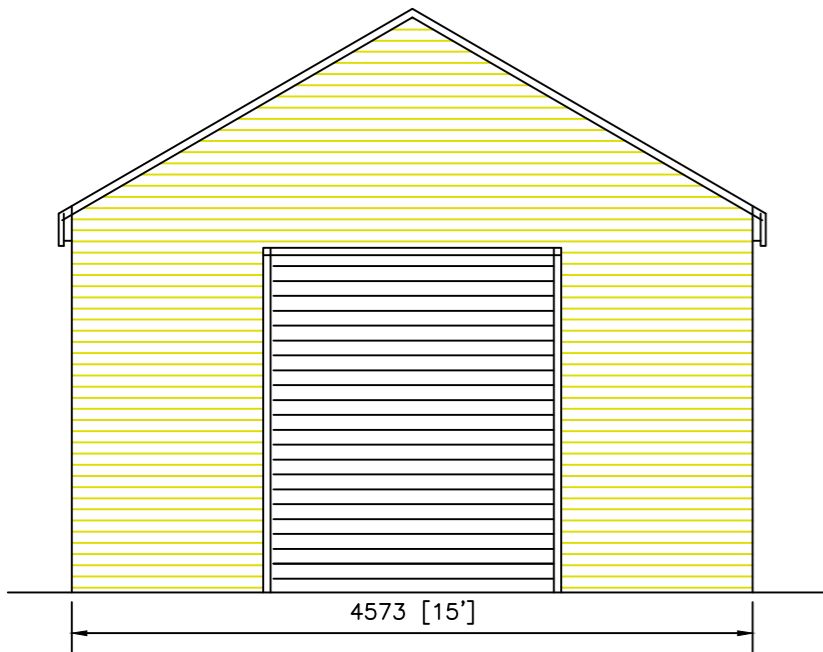
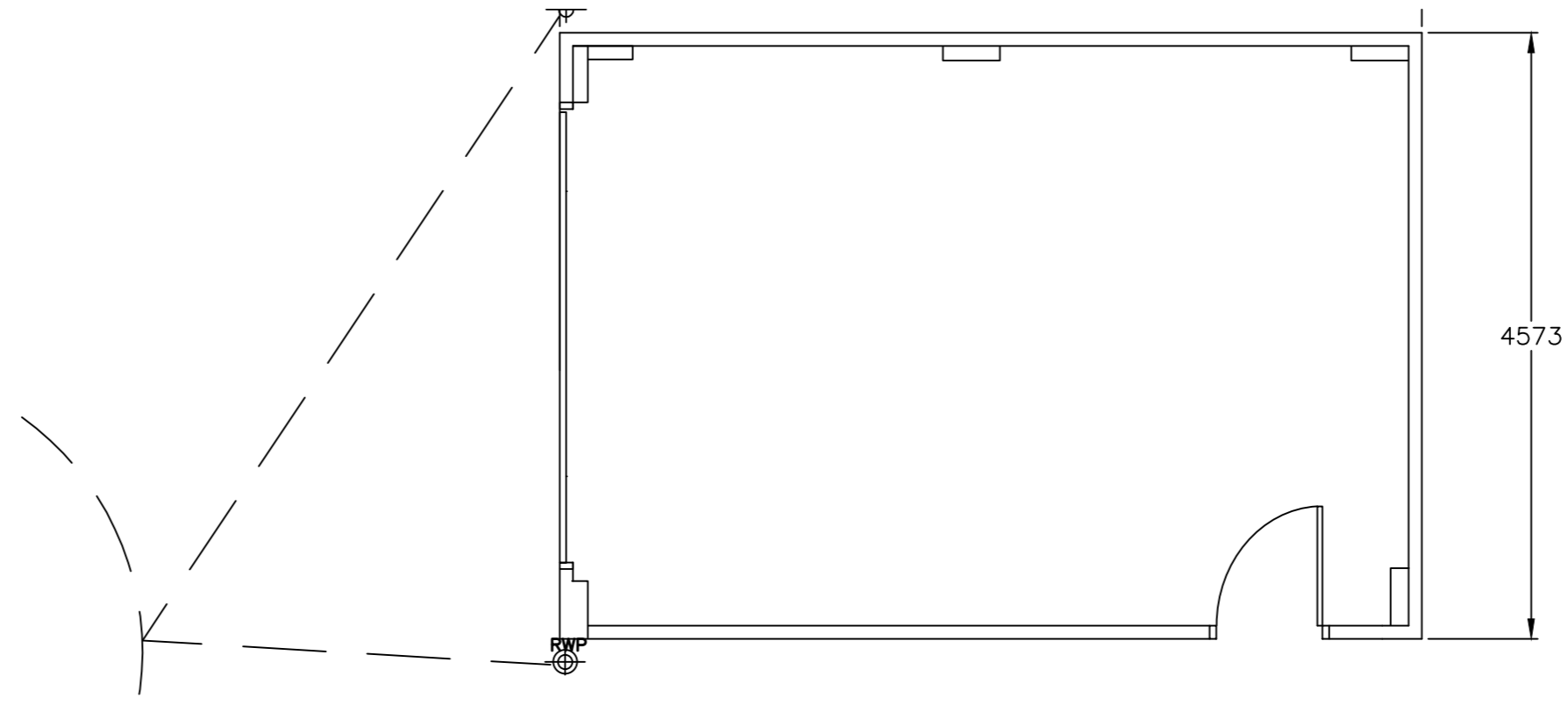


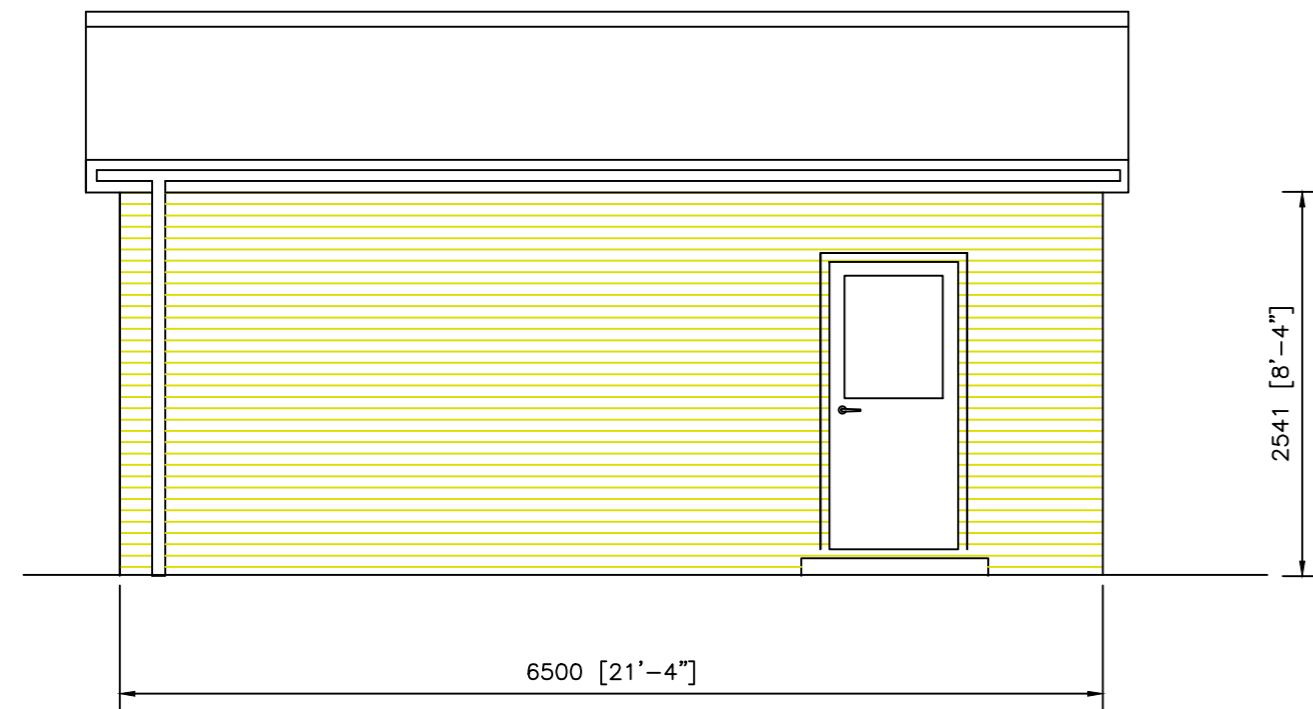
SIDE ELEVATION



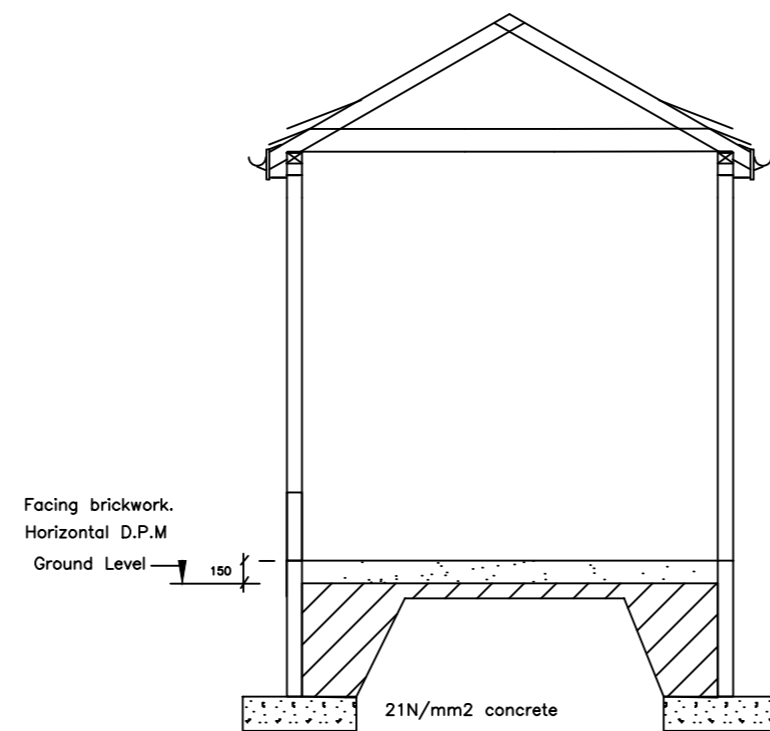
new soakaway Min 3.5m from building and boundary with invert min 1.0m above bottom of soakaway to be filled with broken brick hardcore,blinded to receive topsoil and grass.



FLOOR PLAN



SIDE ELEVATION



TYPICAL SECTION

WALLS
Facing brick skin of walls with 450x100 attached piers at min 3000 ctrs.Laid in cement mortar(1:4)
DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off foundations.
Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

DRAINS
New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc. Where drains pass through walls they are to be lintoled over with PCC lintols.Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep.If drains are deeper then they are to be protected by bedding and surrounding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions—depending on size of pipe.

ROOF
Double interlocking concrete tiles on 19 x 38 sw battens on untearable felt on 175x50 sw rafters at 400 ctrs with 100 x 20 sw bracing diagonally at each node point horizontally and sloping. 100 x 50 sw wall plate bedded onto brickwork with galv ms anchor straps at 1500 ctrs. Straps also on gable as shown to extend over 3 No rafters with noggins between 12 mm ext ply fascia 6 mm ext ply, soffit with 25 mm continuous vent strip with fly mesh screen 100 mm PVC gutter and 68 mm fall pipe. 150 mm fibreglass insulation. 12.5 mm plasterboard and skim ceiling.

A- garage size amendment 28.10.2013

Actual depth of foundations to be determined on site. All work to be to the satisfaction of the local authority. All dimensions to be checked on site and any discrepancies must be notified immediately. All dimensions are in millimetres unless otherwise stated. Information given on this drawing is subject to local authority approval. Do not scale this drawing.

Project Management Services 2013

PROJECT MANAGEMENT SERVICES

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PROJECT
Improvements to Dwelling
& Kitchen extension

GARAGE DETAILS

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
beckett_45.dwg	2376/08	1:50 1:100	10/2013	jib	A