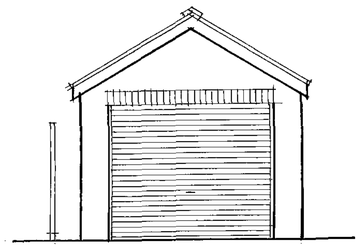
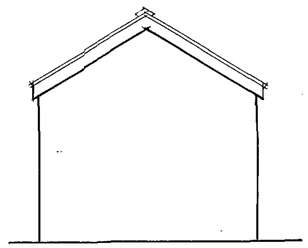
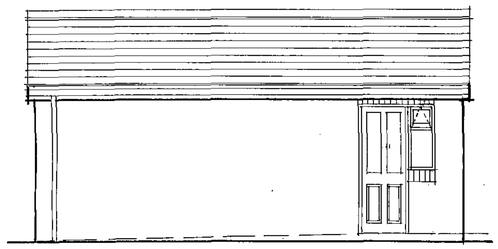
ALL DIMENSIONS AND WORKING DETAILS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ON SITE. DO NOT SCALE. ALL WORKS SUBJECT TO CONFIRMATION LEVELS.
ALL EXISTING DRAINAGE POINTS TO BE LOCATED AND CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORKS TO PROVE THAT CONNECTION TO EXISTING SYSTEM CAN BE ACHIEVED IF REQUIRED. ALL PROPOSED SURFACE WATER SOAKAWAYS TO BE DISCUSSED WITH BUILDING INSPECTOR PRIOR TO COMMENCEMENT ON SITE. ALL SPECIFICATION SUBJECT TO CHANGE.
ALL HEIGHTS OF EXISTING WORK TO BE VERIFIED.



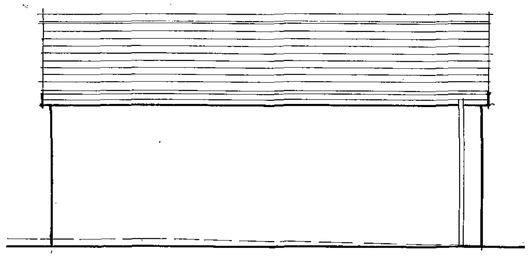
FRONT ELEVATION



REAR



INWARD SIDE



BOUNDARY SIDE

WALLS

102mm facing brickwork to match dwelling, with brick piers minimum 450mm long tied by stainless steel wall ties 5No per M2, internal skin of 100mm 7N blockwork around Utility Room area. All brickwork below ground minimum 225mm wide Construction.
Catnic or equivalent mild steel heavy duty lintels over Garage Door / Side Door openings.
DPC to be a minimum of 150mm above ground throughout.
1.2M long 3mm thick mild steel verge ties across rafters and at 1.5M c.c for restraint.

ROOFING MATERIALS

Concrete interlocking tiles to match existing dwelling.
38 x 25mm tanalised s.w battens on roofing felt, on Trussed rafters by specialist at 600mm c.c, fixed securely as manufactured instructions to 100 x 50mm s.w wall plate, this in turn fixed at 1.2M c.c by mild steel long bar, anchor straps. 100 x 25mm softwood windbracing as manufacturers instructions to node points of trusses.

RAINWATER GOODS

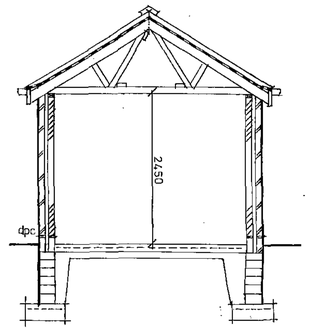
White UPVC Ogee section with round downpipes, to discharge to soakaway or rainwater butt to front or rear elevation to suit. Any soakaway min 5M from garage, and dwelling if utilised.

FOUNDATION

750mm wide x 300mm thick concrete foundation down to solid ground with 1M deep minimum cover to top of concrete. A393 mesh reinforcement. 900 x 450mm deep concrete toe to Garage Door opening.

GARAGE DOOR

Gliderol style roller door 2.10M high (maximum) with allowance of 300mm min. for roller unit above door opening.75mm thick timber frames to sides, see Gliderol Brochure for fixing to suit .



SECTION A A

MECHANICAL EXTRACTION TO W.C
15 L / sec. extract fan fitted to W.C, closable shutter grill to outside air, to operate with light fitting.

GARAGE DOOR LINTEL
Catnic CN 81b mild steel, or equivalent, suitable for 215mm thick wall and brick loading from cut-up.

DOOR / WINDOW UNIT
UPVC unit in white to suit.

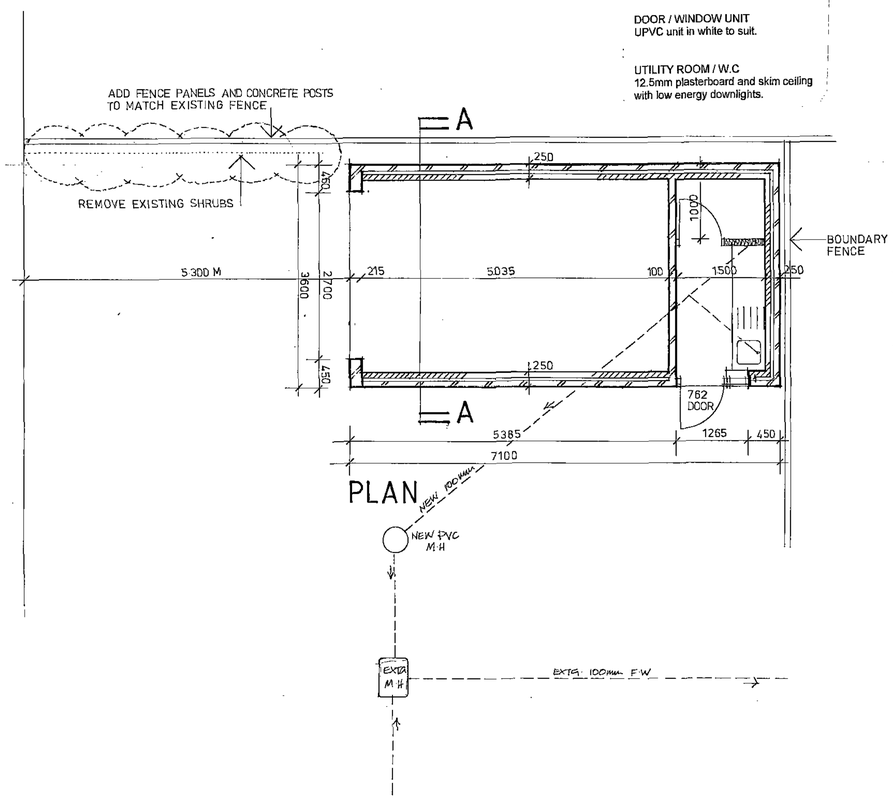
UTILITY ROOM / W.C
12.5mm plasterboard and skim ceiling with low energy downlights.

DRAINAGE
All existing domestic drainage to be located for position and direction, all existing drain connection points, to be checked for suitability prior to any new connections being made.
All new drainage and connections to be flexible jointed and bedded in clean limestone. Manholes to be pvc collector type linking new drainage to existing collection points, but only if required. Additional concrete manhole rings where depth of drainage is greater. All to satisfy DBS on site. New concrete lintels over existing drains where passing under new build work.

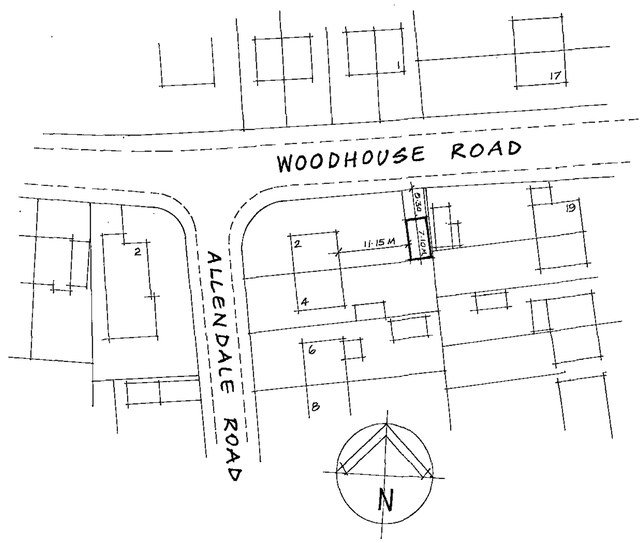
GARAGE FLOOR

125mm average depth of C35 concrete with steel float finish and with 75mm slope from back to front, all on 1200/2000 guage DPM/Radon barrier linked and continuous, to form a complete tanking. All on sand blinding, consolidated and compacted rolled hardcore with no voids and to a depth not exceeding 450mm.

PLUMBING
Waste pipes -
38mm sink, and bath /shower waste, 32mm wash hand basins, 100mm soil and vent to WC,s. All with anti-vac trap where necessary. PVC soil and vent pipe 100mm dia. to ext. air at head of run and to terminate 1m above any opening light. No connections within 200mm of WC if below.



PLAN



1.500 SITE PLAN

JAMES M. FIELDING
PROPERTY PLANNING AND DESIGN
48 RUSHLEY DRIVE
DORE
SHEFFIELD S 17 3EN
TEL/FAX 0114 2350185

CLIENT **MR PAUL TAYLOR**

PROJECT **PROPOSED DETACHED GARAGE / UTILITY ROOM TO----- 2 ALLENDALE ROAD, HOYLAND S74 9AP**

TITLE **PROPOSED PLANS AND ELEVATIONS**

DWG. NO.	SCALE	DATE
PT1/01	1.50	MAY 2011