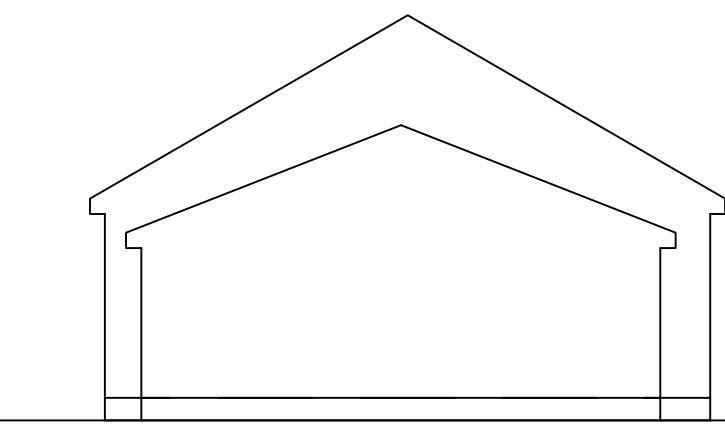
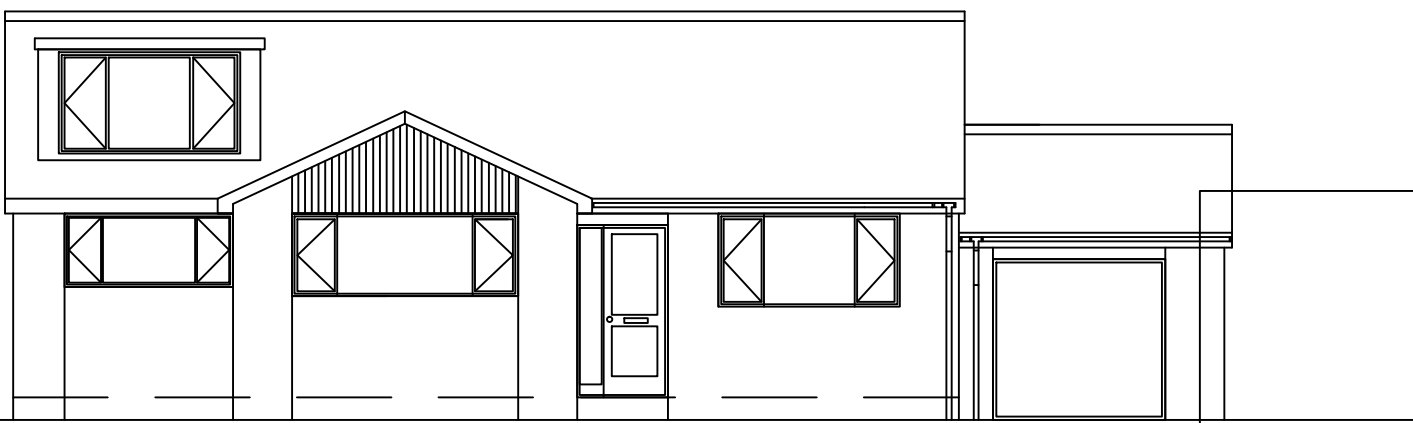




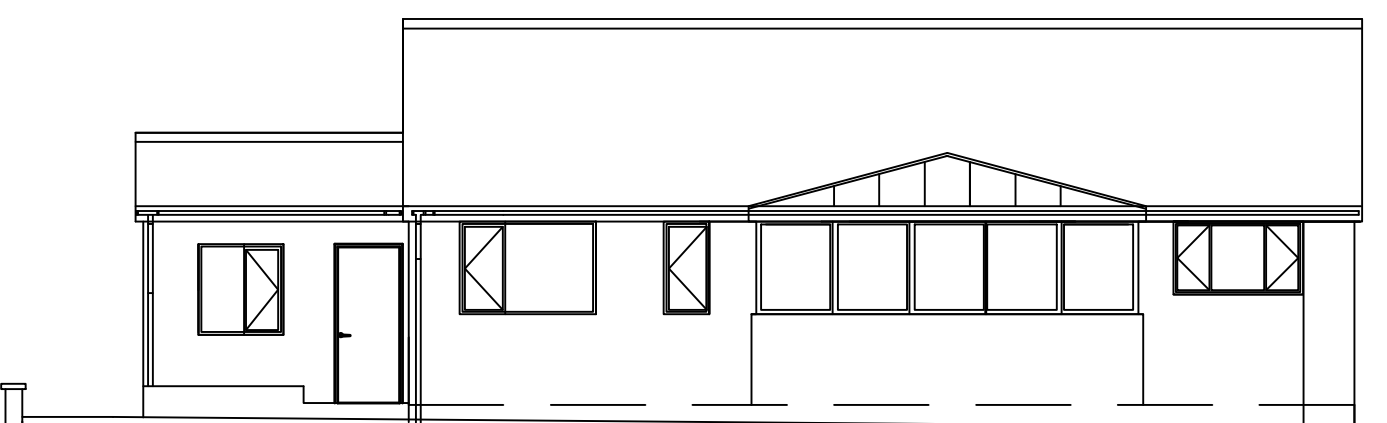
EXISTING SIDE ELEVATION



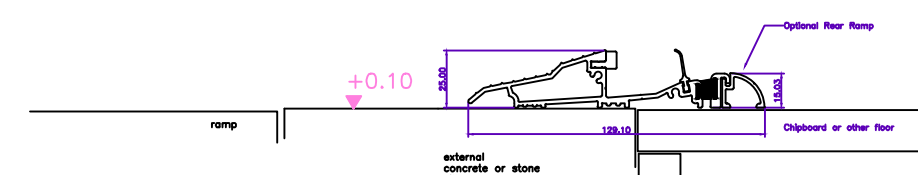
EXISTING FRONT ELEVATION



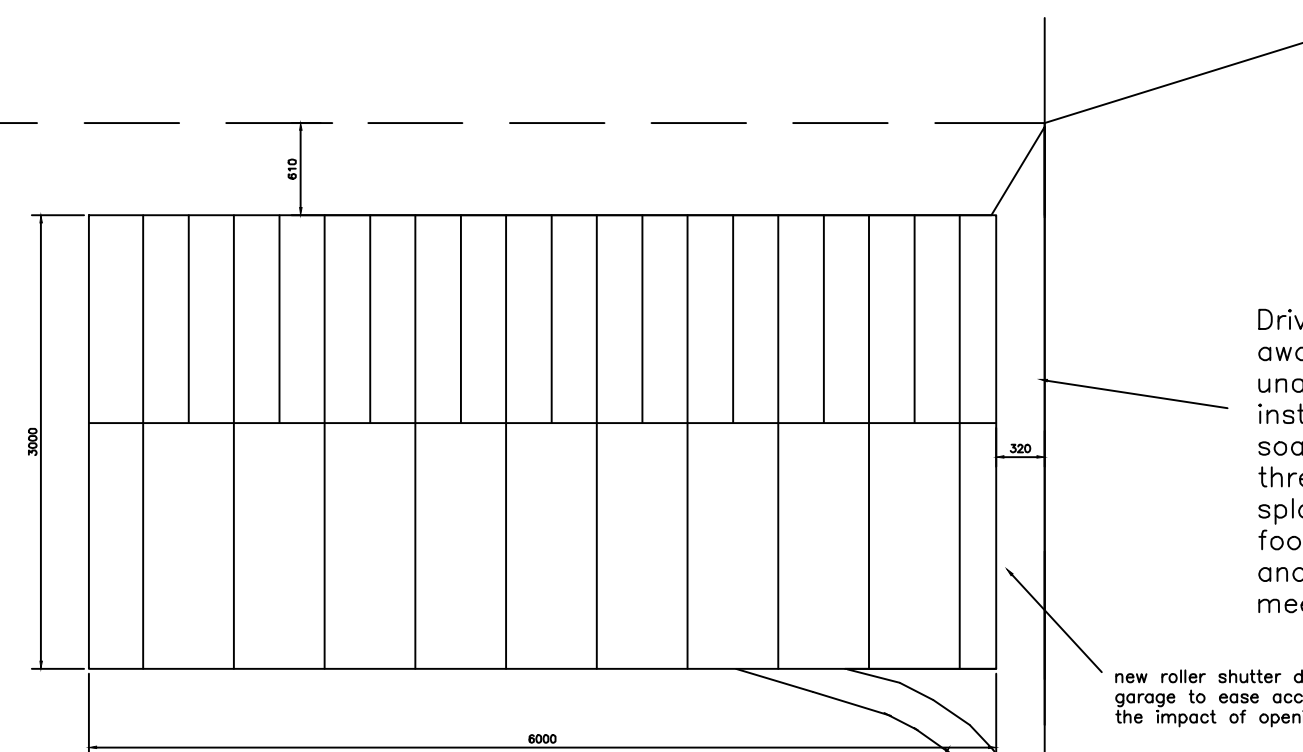
PROPOSED FRONT ELEVATION



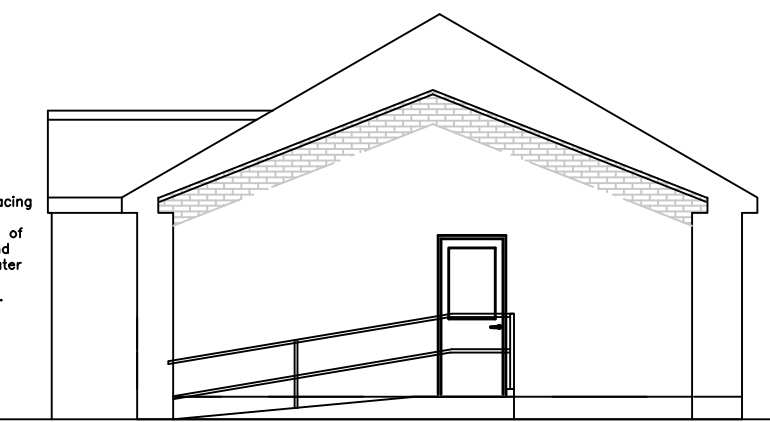
EXISTING REAR ELEVATION



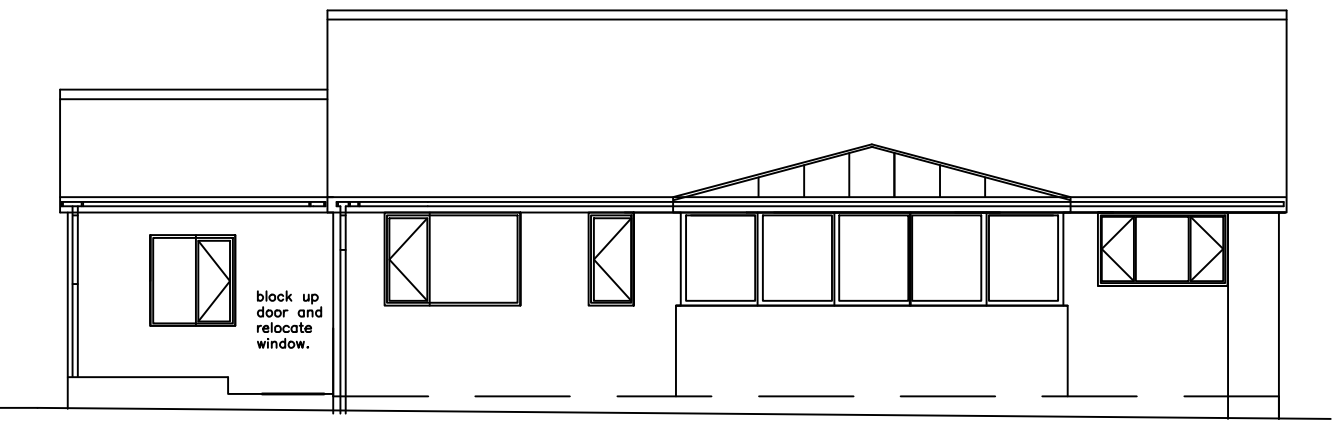
TYPICAL THRESHOLD DETAIL
(Using Stormguard Proline AM3 Cill)



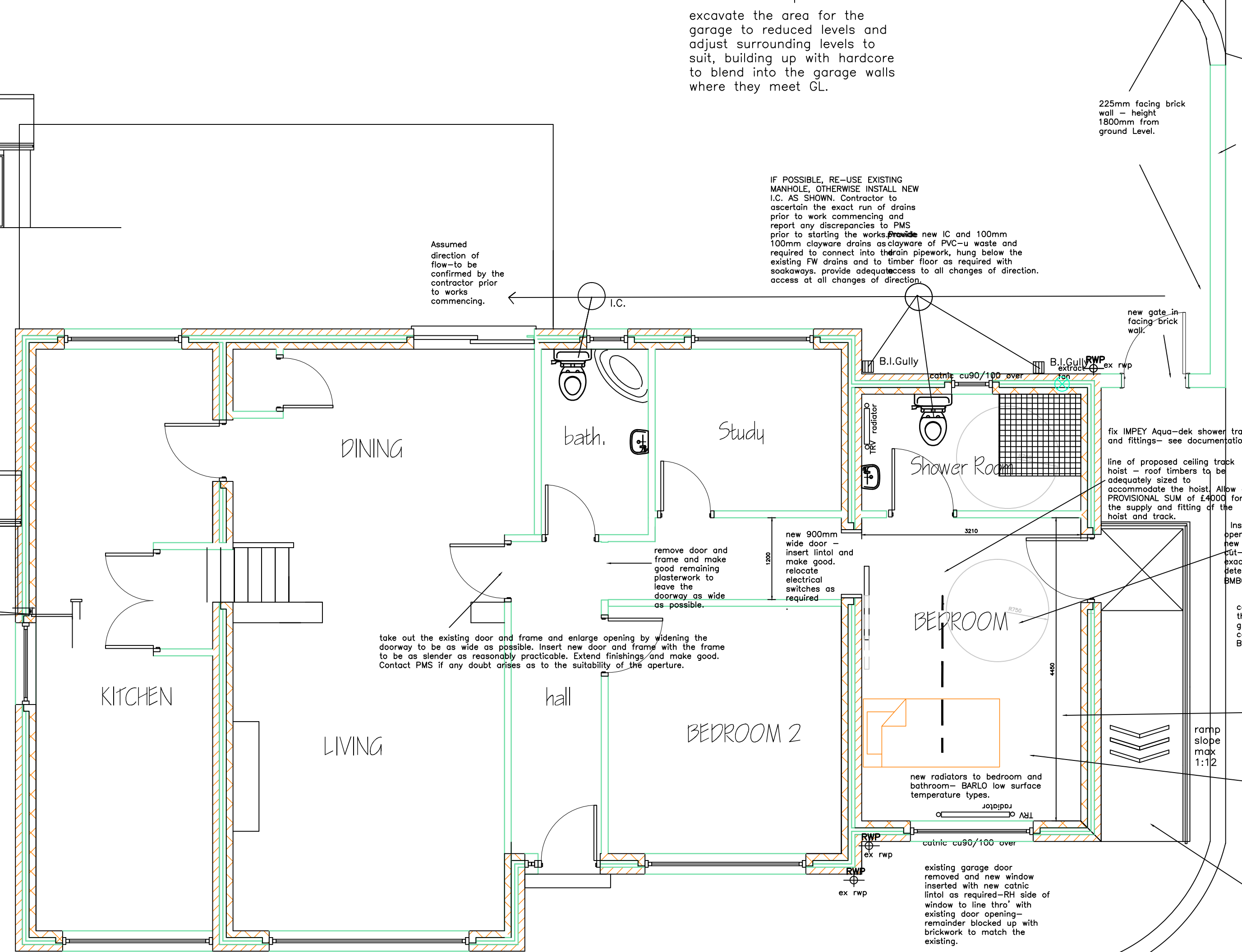
Drive sloped to shed water away from door – if unavoidable, Aco Drain to be installed to shed water soakaway fitted at door threshold position. visibility plays at junction with footway 600mm x 600mm. and 2400 x 2400 where drive meets carriageway.



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



excavate the area for the garage to reduced levels and adjust surrounding levels to suit, building up with hardcore to blend into the garage walls where they meet GL.

IF POSSIBLE, RE-USE EXISTING MANHOLE, OTHERWISE INSTALL NEW I.C. AS SHOWN. Contractor to ascertain the exact run of drains prior to work commencing and report any discrepancies to PMS prior to starting the work. Provide new IC and 100mm 100mm clayware drains as layover of PVC-u waste and required to connect into the drain pipework, hung below the existing FW drains and to timber floor as required with soakaways. provide adequate access to all changes of direction. access at all changes of direction.

facing brick wall replaces conifer overgrown hedge (4.5m high) with 1800mm high brick wall, thus reducing the visual impact of this feature. wall removal required to ease access for disabled person and increase available width to resident.

225mm facing
wall – height
1800mm from
ground level.

tray
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new frame full height to allow cut-out for ceiling track hoist. Exact position of hoist to be determined on site by OT and BMBC's inspector.

contractor to expose the existing pipes and cables in the garage and allow to relocate them to allow greater headroom in the garage. PMS to be consulted at the time of partial demolition, along with BMBC inspecting officer from Strategic Housing.

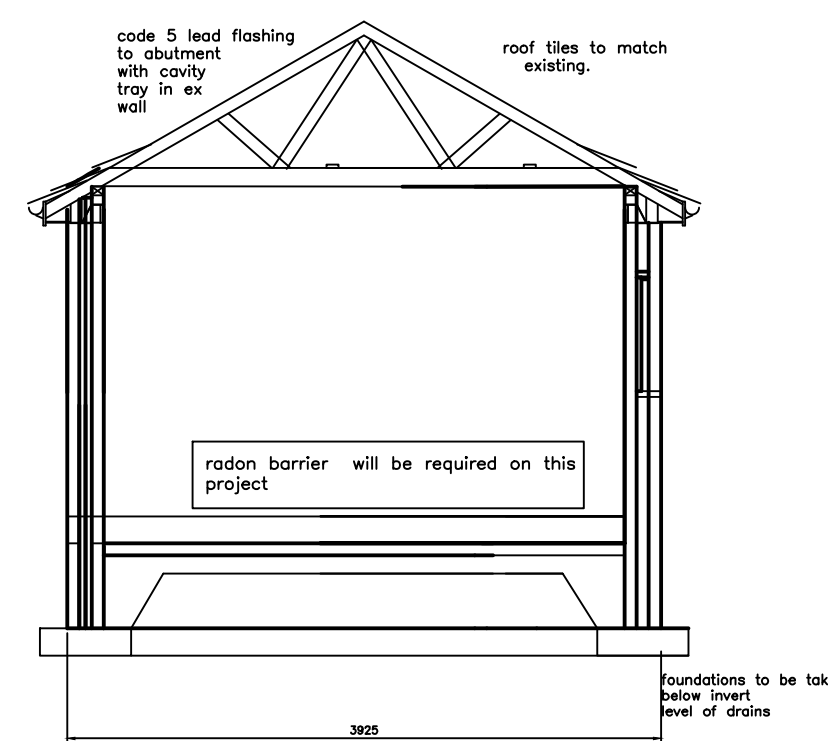
allow to provide electric supply with separate circuit breaker system and 4no DSSO's to the bedroom area and one light drop to each of the rooms formed with suitable switching arrangements, also a fused spur for the future fitting of a ceiling track hoist system.

new garage floor of moisture resistant 20mm chipboard onto 150x50mm s/w joists @ 400mm c/s with dwarf wall built off the existing garage floor at 100mm above floor level. The new floor is 225 x 150mm terracotta air bricks + max 1500mm c/s max 400mm from wall corners, joists fixed into girders. MS hangers screw to the new 100mm inner leaf. The new floor is on new plasterboard and skim to inner leaf. Inner leaf tied to external leaf with straps @5/m2 to existing plates removed.

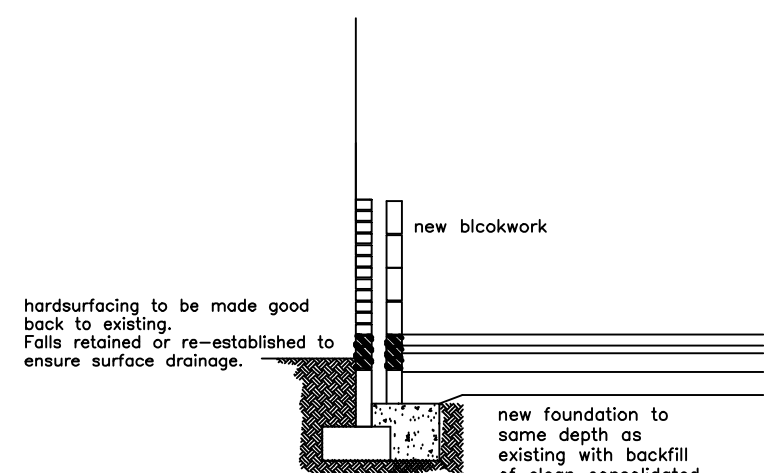
Also 100mm Kingspan K1 between joists mechanically fixed with timber supports, with 300mm glassfibre insulation to roof at ceiling level. Internal wall to be insulated with Kingspan K1 super 50mm thick to give requisite thermal insulation. Boards to be mechanically fixed.

Remove Leylandii shrubs and make good area to receive new pathway and access landing, adjusting levels as required.

OPTION 2



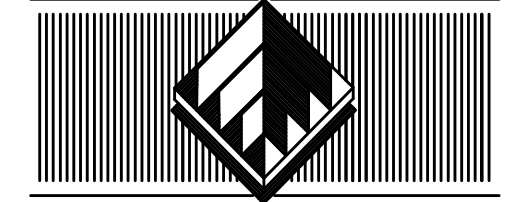
SECTION (typical)



C- garage position amended - notes added to assist planning officer 18/07/2011
B- BC amendments 22/02/2011
A- amendments to door apertures. 14/02/2011

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



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CLIENT
Muriel Cotney
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PROJECT	Proposed Bedroom & Shower Room addition
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FILE NAME cotney-01.dwg	DWG.No 2301/01	SCALE 1:100 1:50	DATE 01/2011	DRAWN jjb	REV. C
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