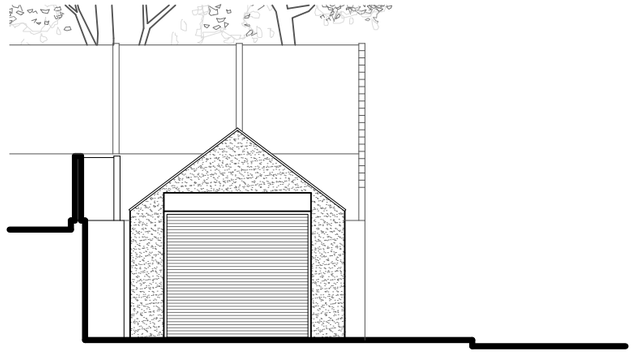
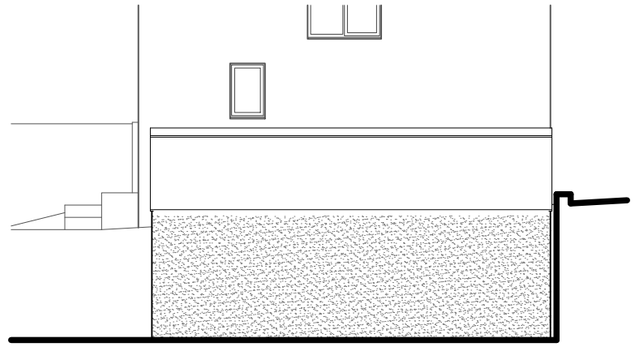


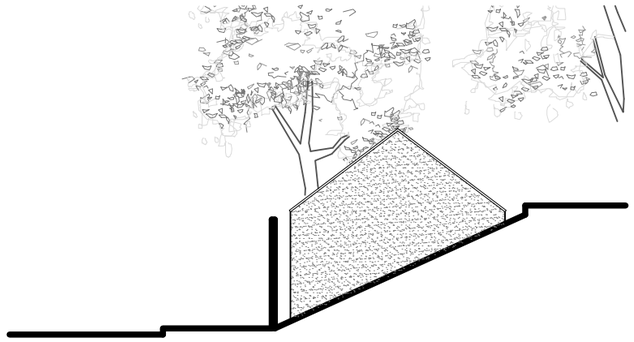
## Front Facing Elevation As Proposed

Scale 1:100@A3



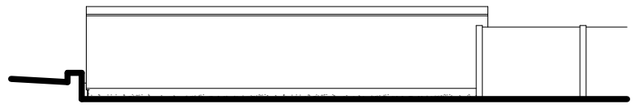
## Road Side Facing Elevation As Proposed

Scale 1:100@A3



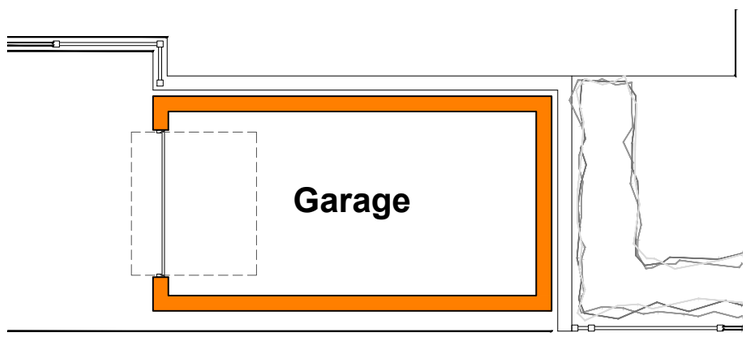
## Rear Facing Elevation As Proposed

Scale 1:100@A3



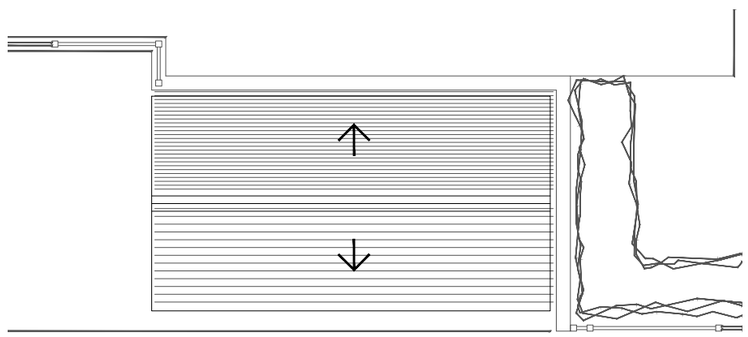
## Road Side Facing Elevation As Proposed

Scale 1:100@A3




## Ground Floor Plan As Proposed

Scale 1:100@A3



## Roof Plan As Proposed

Scale 1:100@A3

New building construction to consist of:

**New Foundations**
New foundations to the design and spec of the S. Eng including adjacent retaining wall, and to include the reinforced concrete floor slab noted below

**External Works**
For details of the works to the garden/ external areas refer to drawing 201

**Works to the House**
For details of the works to the house refer to drawings 202 - 207

**Demolitions**
Existing structures to be carefully removed, shown dotted

**Garage Floor**
Solid garage floor to consist of 150mm consolidated hardcore. Blinded with 50mm sand blinding. Provide 150mm ST2 or Gen1 ground bearing slab thickened 300mm at garage entrance, laid over a 1200 gauge polythene DPM as required. DPM to be lapped in with DPC in walls. Ensure a 1:80 fall is provide to floor from back of garage to front garage door.

**Garage Door**
Garage door to be 2400mm x 2100mm, Roll Matic powder coated Aluminium roller garage door including complete automatic operator system by Hormann UK Ltd, Gee Road, Coalville, Leicestershire, LE67 4JW, www.hormann.co.uk, tel 01530 513000, or equal approved, colour to be confirmed

**Pitched Roof**
New roofs tiles to be to be natural coloured Marley Rivendale fibre cement slates to match those of the house on SW timber battens and counterbattens on Tyvek Supro breathable membrane on SW timber rafters to the size and spec of the S. Eng,

**New External Walls**
External walls to be blockwork/ blockwork cavity external wall construction, 100mm medium density blockwork inner leaf, 50mm cavity and 100mm external leaf medium density blockwork overlaid with coloured through render to match the house

**Lintels** - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

**Electrics**
All electric works to be carried out by a member of an appropriate competent persons scheme. All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site. All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.

**ISSUED FOR PLANNING**

| REVISION | DATE | DRAWN | CHECKED | DESCRIPTION |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| CLIENT | MR PAUL BASS | SCALE | 1:100@A3 |
| | | DATE | OCT 2026 |
| PROJECT | 39 WELLAND CRESCENT, ELSECAR | DRAWN | ML |
| | | CHECKED | |
| DRAWING TITLE | GARAGE FLOOR PLAN & ELEVATIONS AS PROPOSED | JOB NUMBER | 261001 |
| | | DRAWING NO. | 208 |
| | | REVISION | |

TIMEARCHITECTS

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