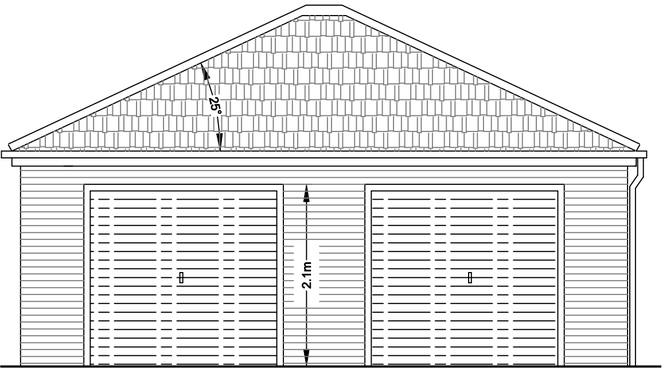
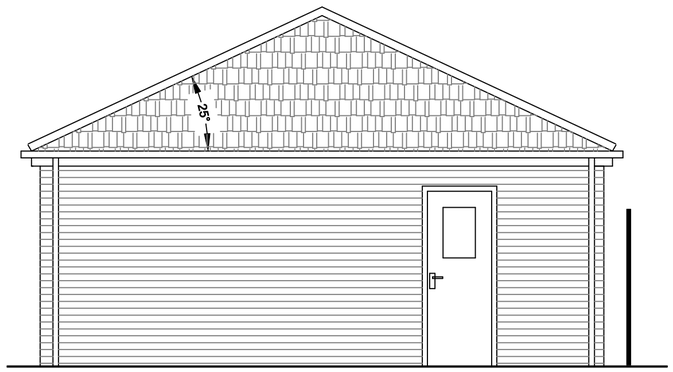
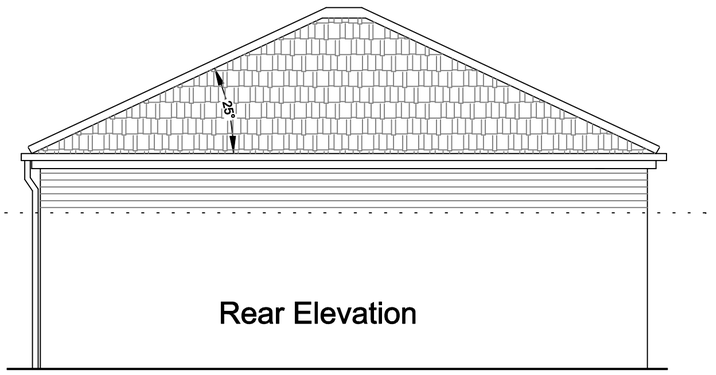


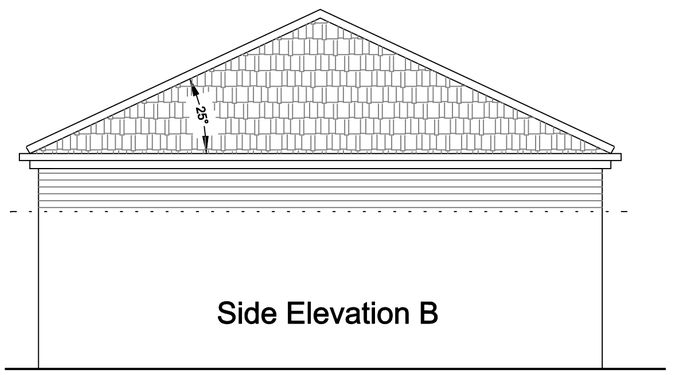
Front Elevation



Side Elevation A



Rear Elevation



Side Elevation B

ROOF
The roof to be at 25 degree pitch with Sandtoft smooth Lindum tiles in the colour to match the existing dwelling on 38mm x 20mm tanalised battens on breathable untearable sarking felt on truss rafters at 600mm centres. The rafter feet to be seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. The facia board, soffit, eaves gutter and downpipes to be in white Upvc to match the existing dwelling.

WALLS
To be cavity wall construction with external leaf of brick to match existing the existing dwelling with 50mm cavity. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be 100mm block finished with flush pointing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor dpm.

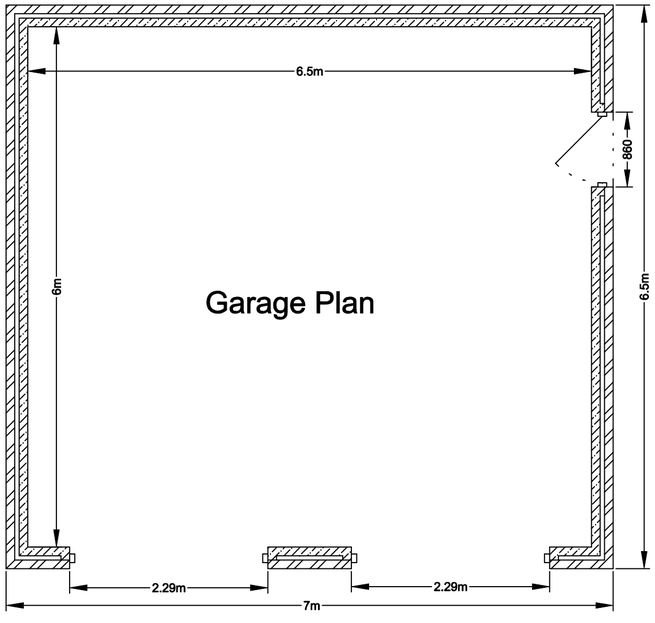
LINTELS
The lintels to be Catnic CG50/100 or similar approved and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres.

DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. The surface water is to be taken to a soakaway a minimum 3m from any building.

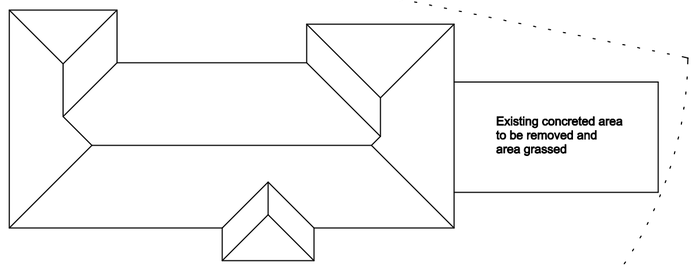
FLOOR
The floor is to be at the same level as the existing ground level. The floor is to be constructed of 120mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding over 150mm layers of well consolidated hardcore.

ELECTRICAL
The electrical contractor must be registered under the "Competent person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points and similar fitting before commencement of work on site.



Garage Plan



Existing Site Plan

Proposed Site Plan

DRIVE
The drive and parking area is to be constructed with one of the following permeable surfaces. Either porous asphalt, porous concrete blocks or concrete or clay permeable paving.

Drawing No. 19TCR/11/01

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Address	19 Troutbeck Close Thurnscoe Rotherham S63 0TW
Project	Proposed Detached Garage Plans
Scale	1 : 50 & 1 : 200 Date August 2011

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