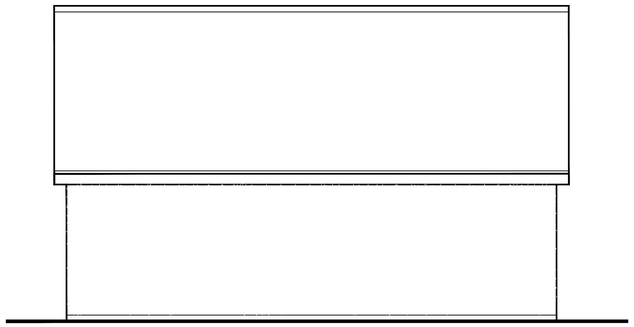
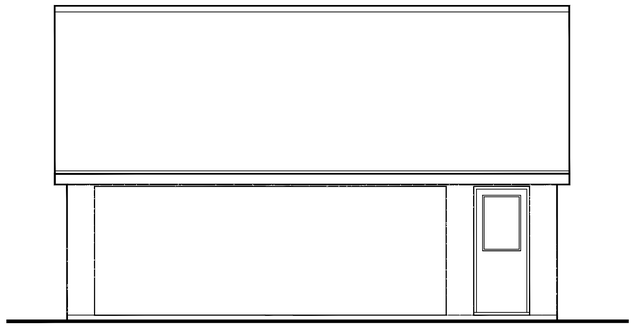
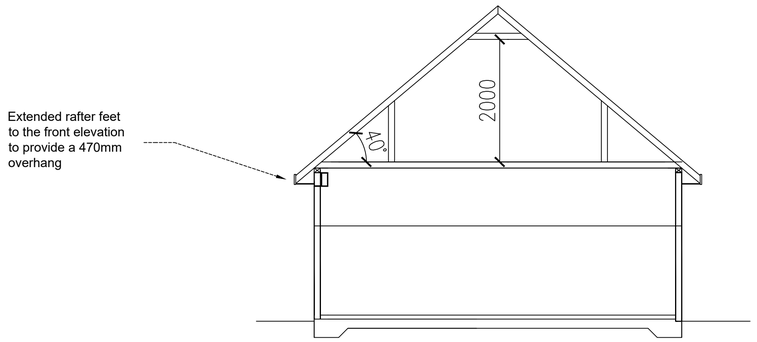


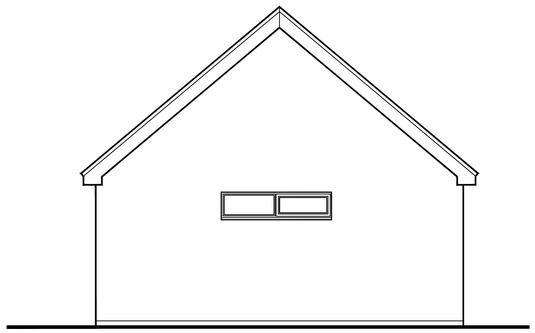
PROPOSED REAR ELEVATION 1:50



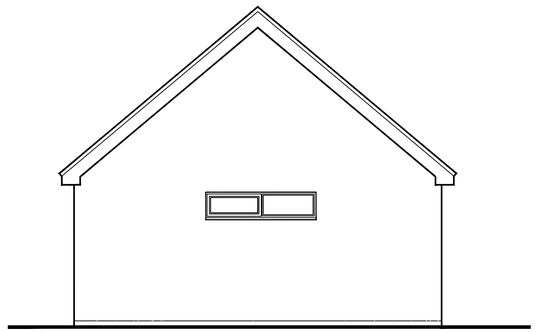
PROPOSED FRONT ELEVATION 1:50



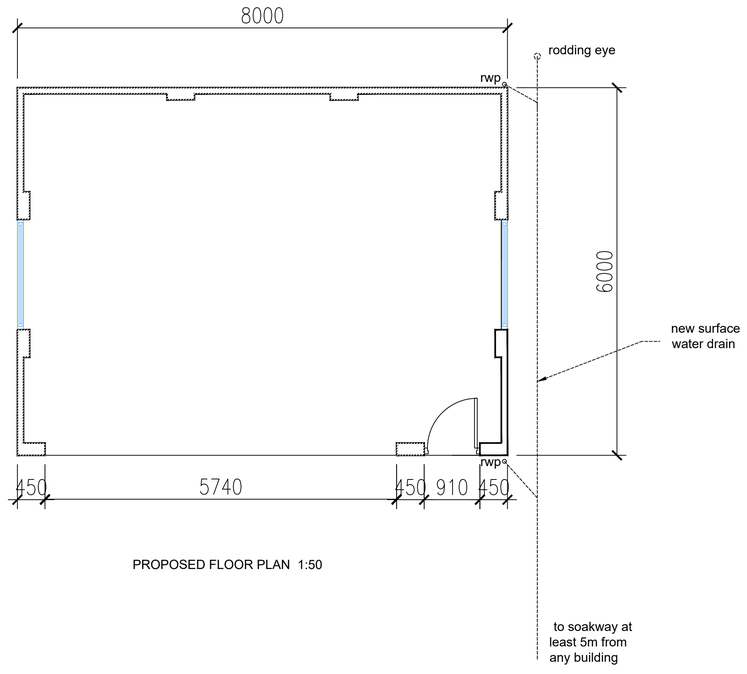
TYPICAL SECTION 1:50



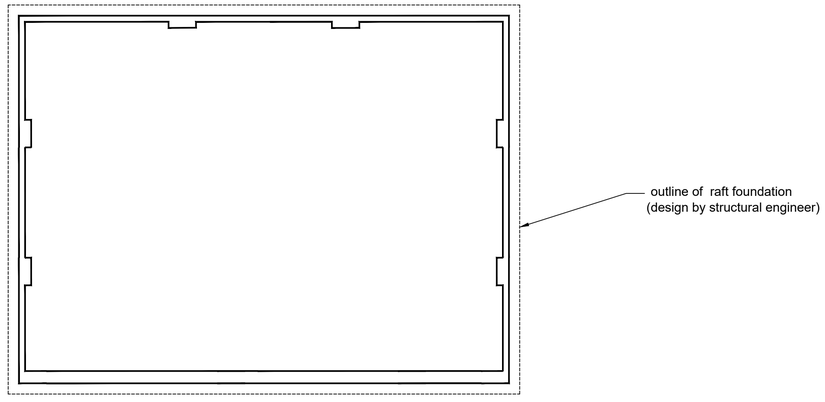
PROPOSED SIDE ELEVATION 1:50



PROPOSED SIDE ELEVATION 1:50



PROPOSED FLOOR PLAN 1:50



FOUNDATION LAYOUT 1:50

Foundations to be 450mm wide trench fill to a depth to suit site conditions. External walls below horizontal damp proof course to be a 100mm wide external skin in facing bricks, backed with a 100mm solid block skin . Central foundation wall to be 2No skins of 100mm solid concrete blocks or a 225mm block wall (100mm blocks laid flat) A horizontal damp proof course is to be provided a minimum of 150mm above finished ground level.

New floor construction to be 75mm thick structural concrete topping with a power floated finish, on layer 1200g polythene damp proof membrane. on a raft foundation and slab designed by structural engineer. New external wall to be 140mm solid concrete blocks with piers as shown on the floor plan. The front elevation to be 2No skins of 100mm thick concrete blocks, or 225mm blockwork (100mm thick blocks laid flat). All external walls to have a through coat render system in a colour as confirmed by the client.

Catnic, or similar lintels provided over new window openings with a minimum end bearing of 150mm provided at both ends. New 200 x 100 x 5 shs beam provided over large garage door opening with a 6mm thick plate welded to the bottom. 150mm bearing to be provided at both ends.

New windows to be upvc with 28mm thick double glazed units in low E glass. Trickle vents are to be provided to window. All glazing in critical areas to be in toughened glass.

All new Electrical works to be carried out by an approved self-certicating Contractor or individual. New armoured cable electric cable feed to be provided from existing house to new garage building.

New roof construction to be rubber roof tiles on 25 x 38mm swd treated tile batten, on a layer of breathable roofing felt. New wall plate to be 75 x 100mm swd treated fixed at minimum 2m centres with 1000mm long 1 x bent galvanised wall plate strap.
Roof trusses to be standard fink trusses with extended rafter feet at the front elevation to provide a 470mm overhang. Trusses to be supplied by a specialist contractor and are to be fixed at 600mm centres with truss clips. Truss manufacturer to provide calculations for the truss design.

All new fascia and soffits to be in upvc, with timber support. Rainwater goods to be 100mm diameter rainwater gutter extending to a 63mm diameter rainwater pipe.

New surface water drainage to be 100mm diameter upvc pipes in a 150mm thick pea shingle bed and surround. This is to extend to a new soakaway of at least 1m3 capacity. This is to be filled with standard soakaway crates wrapped in geotextile membrane. Soakway to be sited a minimum of 5m away from any building.

New electrically operated roller shutter door provided to large garage door opening. Existing single door to be re-used from existing garage that is to be demolished.

Scale Bar 1:50 0 1 2 3 4 5 m

PROPOSED GARAGE BUILDING

at

CRAIGLEA COTTAGE
WHINFIELD ROAD
DIBDEN PURLIEU
SOUTHAMPTON
SO45 4QA

Client

Mr & Mrs Field

PROPOSED ELEVATIONS, FLOOR PLAN AND SECTION

BUILDING PLANS & ESTIMATING

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