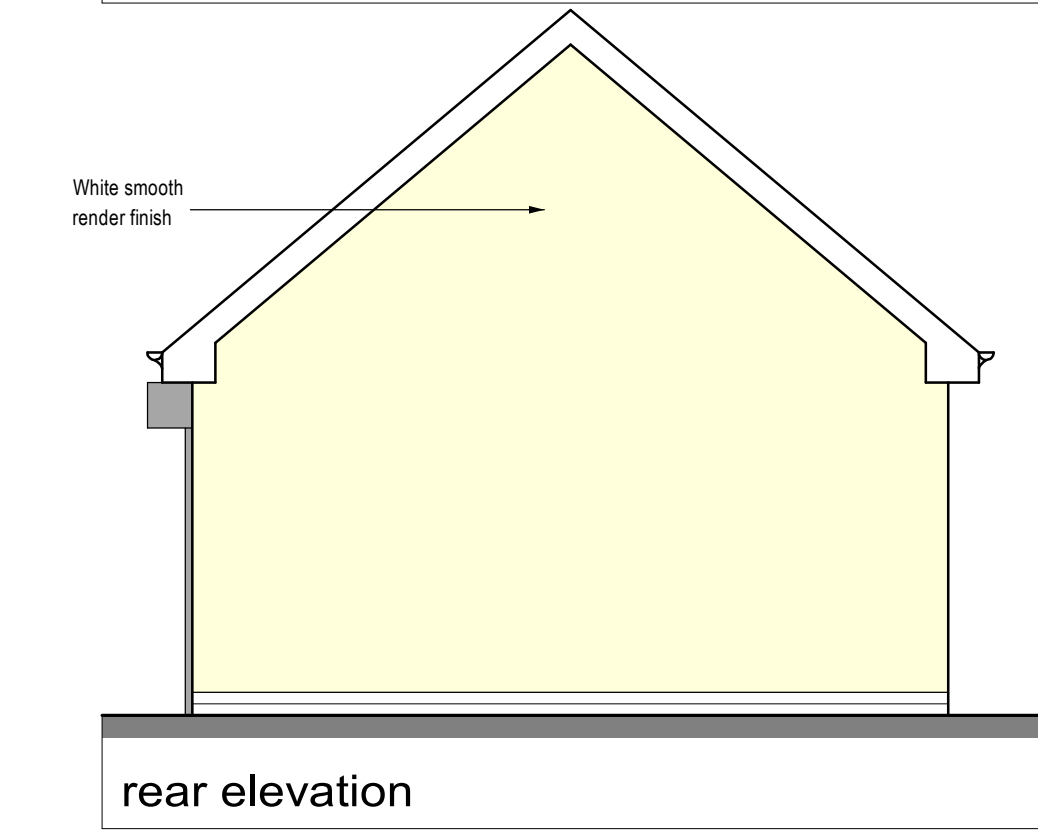
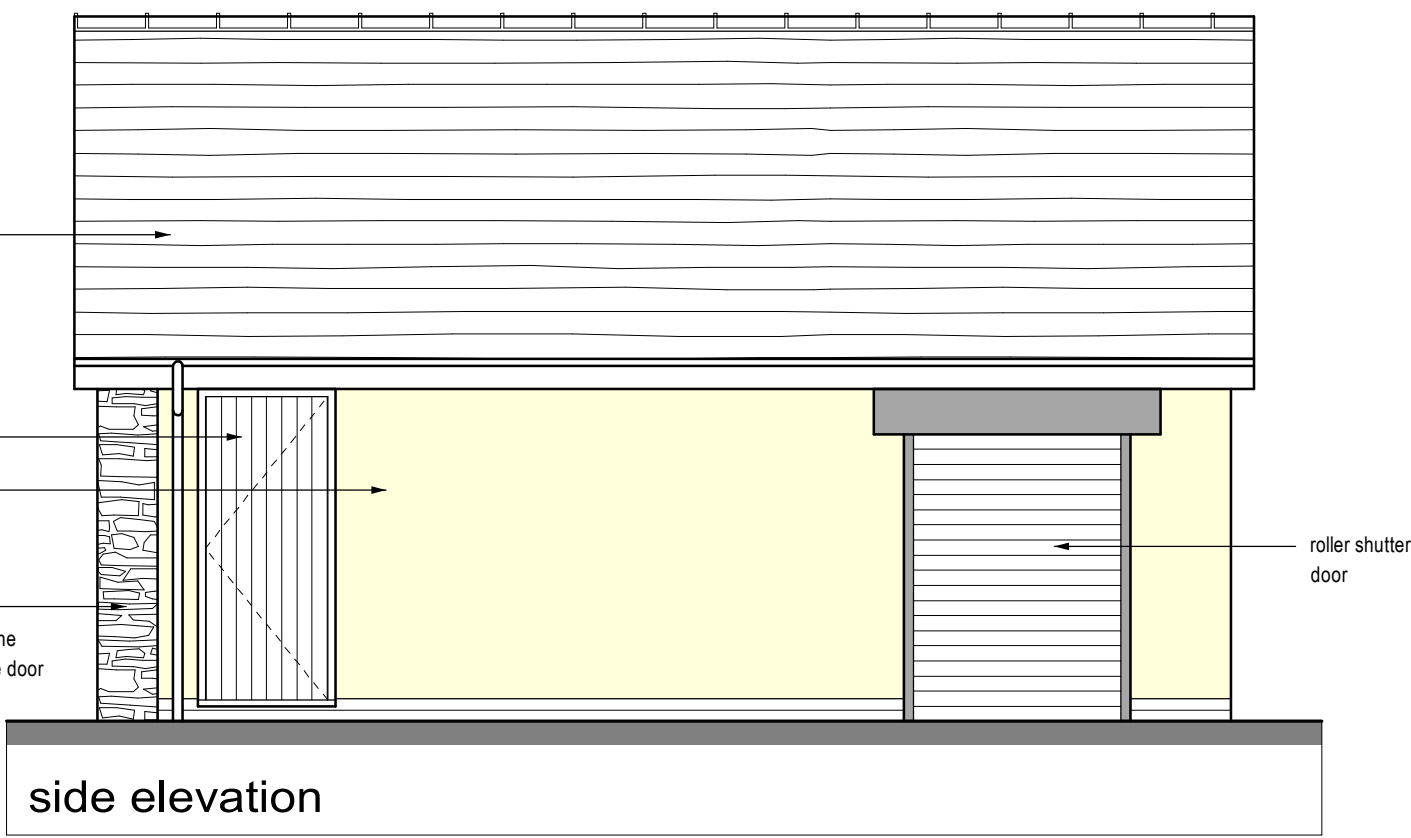
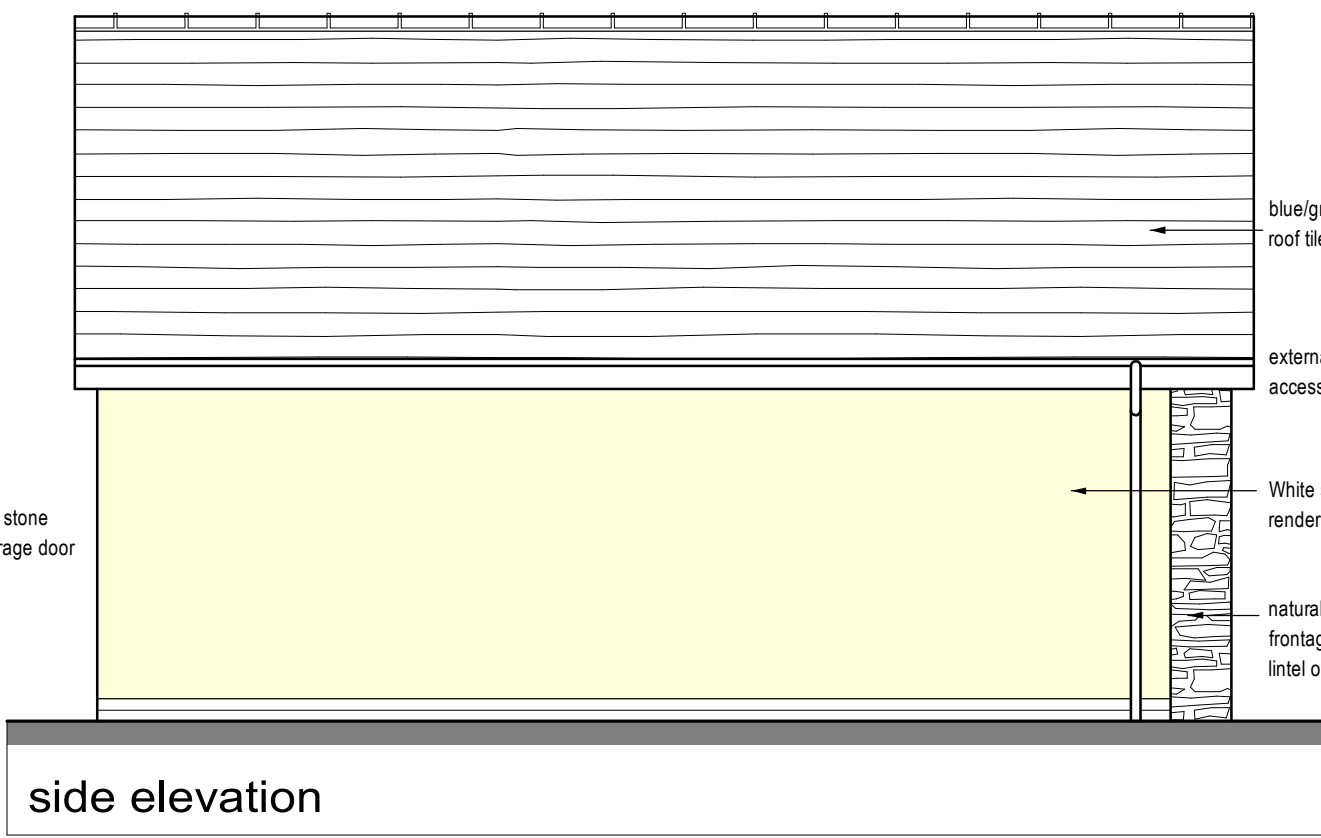
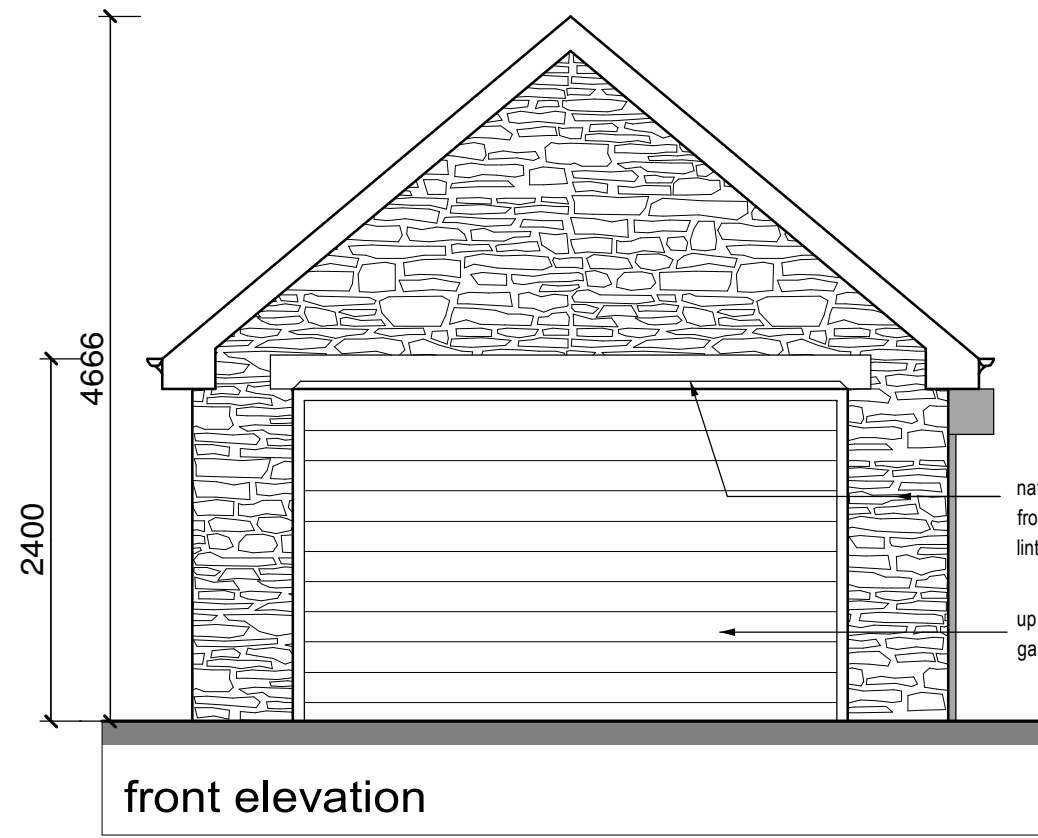




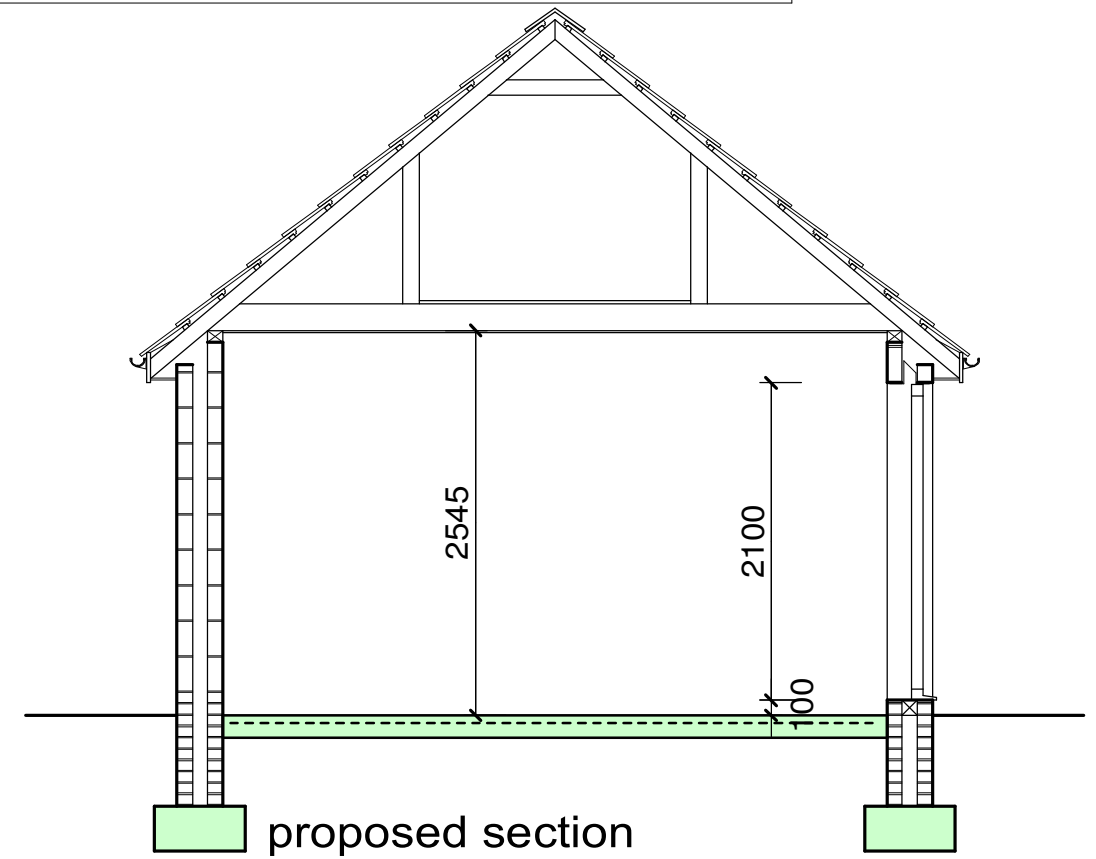
Foundations:
650 x 300mm concrete trench fill taken down to firm bearing strata at min 900mm below ground level. Foundations to be taken down to invert of any drain within 1000mm of excavation.

Drainage:
New drains bridged where passing through footings. Drains passing under building to be encased in 150mm concrete. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullys to be roddable NB Drainage systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Garage Slab:
150mm thick concrete slab with anti crack mesh to the top with 50mm cover. Thickened slab to 350mm at garage threshold on 1200g BPM on sand blinding on 150mm consolidated hardcore.

External Walls traditional:
100mm natural store outer skin or smooth render finish on 100mm concrete blockwork. 100mm cavity - 100mm thermalite block inner leaf. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all window and door reveals. Cavities to be closed at all reveals and at eaves - using Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

Roof construction:
natural blue/grey slate roof tiles on sw battens on Du Pont Tyvek breathable roof membrane (ensure breathable felt system is installed & vented in strict accordance with manufacturers recommendations) on Attick trusses at 600mm C/C. 100 x 75 wall plates bedded on and strapped to blockwork @ 2000mm centres.



ALL STEELWORK TO BE READ IN CONJUNCTION WITH SE CALCULATIONS

Investigate exg drainage system and determine if separate or combined. New connections to be made to the appropriate drainage systems where separate i.e.foul to foul, sw to sw.

This drawing has been prepared for the sole purpose of obtaining Planning Permission and Building Regulation Approval ONLY. All structural calculations are to be checked by structural engineer prior to construction.

All dimensions & details are to be checked on site prior to construction, any discrepancies reported to ExtensionsNW prior to any work undertaken. Any work undertaken prior to full planning & building regulation approval is at the builders own risk. ExtensionsNW will not be held responsible for any problems arising.

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D	
C	
B	
A	
DATE	

SCALE 1:50	DATE June 23
DRAWN JDJ	PP B.R

CUSTOMER	Mr Lightbown & Miss Dootson
PROJECT	Proposed garage
LOCATION	41 Woodroad Lane Summerseat Bury BL9 5QA
LOCAL AUTHORITY	

ExtensionsNW

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