

GRUB OUT THE EXISTING HEDGING POSITIONED AGAINST THE REAR BOUNDARY FENCE OVER THE REQUIRED WORK AREA. REMOVE ALL GRASS AND TOPSOIL OVER THE REMAINING WORK AREA. BREAK OUT THE EXISTING FREE STANDING BLOCKWORK EARTH RETAINING WALLS TO THE REAR AND OPEN SIDE OF THE EXISTING DETACHED GARAGE.

EXCAVATE DOWN TO THE REQUIRED FORMATION LEVELS AND CONSTRUCT THE PROPOSED SINGLE STOREY WORKSHOP EXTENSION ALONGSIDE THE EXISTING DETACHED GARAGE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES.

LAY A NEW EXTERNAL CONCRETE APRON IN FRONT OF THE PROPOSED WORKSHOP EXTENSION AS DIRECTED BY THE CLIENT AND LAID TO SLIGHT FALLS TOWARDS THE EXISTING DRIVEWAY.

THE EXTERNAL CONCRETE PAVING TO BE FINISHED 50mm BELOW FINISHED INTERNAL WORKSHOP FLOOR LEVEL AT THE DOOR OPENING.

BELOW GROUND DRAINAGE

PROVIDE IN THE LOCATIONS INDICATED 3 NR. NEW PROPRIETARY PLASTIC SQUARE TRAPPED HOPPER GULLIES TO RECEIVE ROOF RAINWATER FROM THE NEW EXISTING ROOF SLOPES VIA 68mm DIA. BLACK PLASTIC RAINWATER PIPES.

THE 3 NR. NEW BRANCH DRAINS FROM THE GULLIES TO BE CONNECTED INTO A PROPRIETARY PLASTIC CIRCULAR, 3 INLET, SHALLOW INSPECTION CHAMBER IN THE APPROXIMATE LOCATION INDICATED. THE CIRCULAR FRAME AND COVER LEVEL TO BE FINISHED FLUSH WITH THE EXTERNAL CONCRETE PAVING LAID TO SLIGHT FALLS.

THE OUTLET BRANCH DRAIN TO BE CONNECTED INTO A RUBBLE SOAKAWAY TO BE CONSTRUCTED IN THE FRONT GARDEN AREA ACROSS THE EXISTING DRIVEWAY. THE SOAKAWAY TO BE POSITIONED NOT LESS THAN 10m AWAY FROM THE DETACHED HOUSE.

NOTE

A STANDARD SOIL PERCOLATION TEST TO BE CARRIED OUT AT THE SOAKAWAY POSITION TO CONFIRM THE SUITABILITY OF THE GROUND TO ADEQUATELY DISPERSE THE COLLECTED RAINWATER INTO THE SURROUNDING GROUND.

DUAL-PITCHED ROOF CONSTRUCTION

TO BE NATURAL ROOF SLATES TO MATCH THE ROOF SLATES USED ON THE EXISTING DETACHED HOUSE ROOF AND LAID AT A PITCH OF APPROX. 21 DEGREES. THE ROOF SLATES TO BE NAILED DOWN ONTO 25x38mm SECTION TANALISED S.W. SLATE BATTENS USING COPPER SLATE NAILS. THE GAUGE OF THE S.W. SLATE BATTENS TO BE SET TO ACHIEVE THE MAXIMUM POSSIBLE HEADLAP TO THE SLATES AND TO BE NAILED DOWN THROUGH A LAYER OF PROPRIETARY BREATHABLE ROOFING FELT ONTO 125x50mm SECTION S.W. COMMON AND JACK ROOF RAFTERS SPACED AT 400mm CENTRES. PROVIDE 150x50mm SECTION S.W. HORIZONTAL CEILING TIES SPACED AT 400mm CENTRES SUPPORTED ON TOP OF THE 100x50mm SECTION TANALISED S.W. EAVES WALLPLATES.

PROVIDE PROPRIETARY GALV. M.S. ANCHOR STRAPS AT AVERAGE 1500mm CENTRES TO THE EXTERNAL PERIMETER WALLS OF THE EXTENSION SCREEN-FIXED TO THE TOP OF THE S.W. WALLPLATES AND DRILLED, PLUGGED & SCREWED TO THE BLOCKWORK INNER LEAF WALLING.

EXTERNAL WALL CONSTRUCTION

TO BE AN AVERAGE 150mm WIDE OUTER LEAF IN NATURAL COURSED AND DRESSED LOCAL STONEWORK TO MATCH THE STONEWORK OF THE EXISTING MAIN HOUSE; AVERAGE 50mm WIDE CAVITY; 100mm INNER LEAF IN LIGHTWEIGHT AGGREGATE INSULATION BLOCKWORK - 'THERMALITE' OR SIMILAR APPROVED TYPE - THE BLOCKWORK INNER LEAF WALLING TO BE FINISHED 'FAIR-FACED'.

5 NR. PROPRIETARY STAINLESS STEEL WALL TIES PER M2 SPACED 750mm HORIZONTALLY AND 450mm VERTICALLY.

A HORIZONTAL D.P.C. TO BE INCORPORATED INTO THE STONEWORK OUTER LEAF NOT LOWER THAN 150mm ABOVE FINISHED EXTERNAL PAVING LEVEL.

SOLID FLOOR CONSTRUCTION

TO BE A 100mm THICK CONCRETE BED WITH A SMOOTH STEEL FLOAT FINISH LAID ON A POLYTHENE SHEET D.P.M. (1200 GAUGE) LAID ON A 25mm SAND BLINDING BED ON A BED OF WELL CONSOLIDATED 'DOLomite' HARDCORE BED IN MAKING UP LEVELS.

THE POLYTHENE SHEET D.P.M. LOCATED BELOW THE CONCRETE FLOOR SLAB TO BE CONTINUOUS WITH THE HORIZONTAL D.P.C. INCORPORATED IN THE BLOCKWORK INNER LEAF AT FINISHED FLOOR LEVEL.

FOUNDATIONS

TO BE 700x200mm CONCRETE STRIP FOUNDATIONS UNDER ALL NEW EXTERNAL CAVITY WALLING CONSTRUCTED AT THE SAME LEVEL AS THE EXISTING EXISTING DETACHED GARAGE FOUNDATIONS - OR AT A LOWER LEVEL IF FOUND TO BE NECESSARY FOLLOWING SITE EXCAVATION WORK.

THE FORMATION LEVEL OF THE FINISHED FOUNDATION TRENCHES TO BE INSPECTED AND APPROVED BY THE VISITING BUILDING CONTROL OFFICER PRIOR TO THE PLACEMENT OF ANY CONCRETE.

ABOVE GROUND DRAINAGE

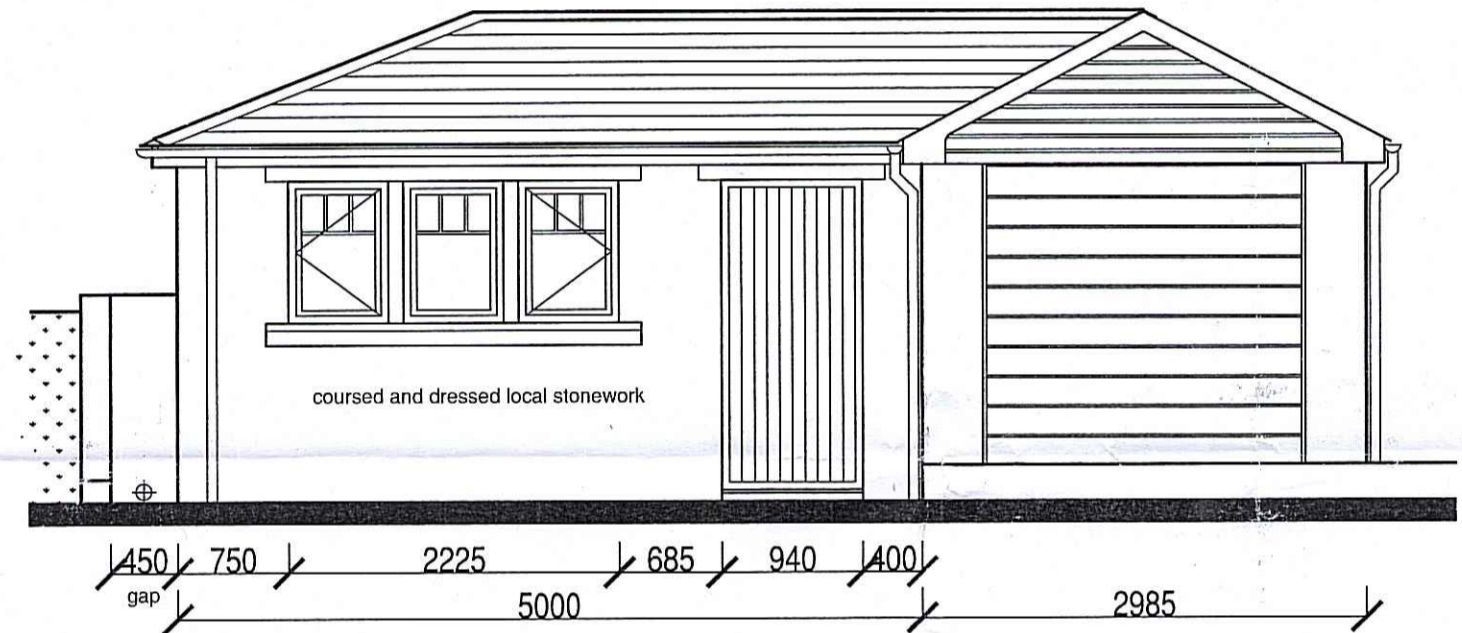
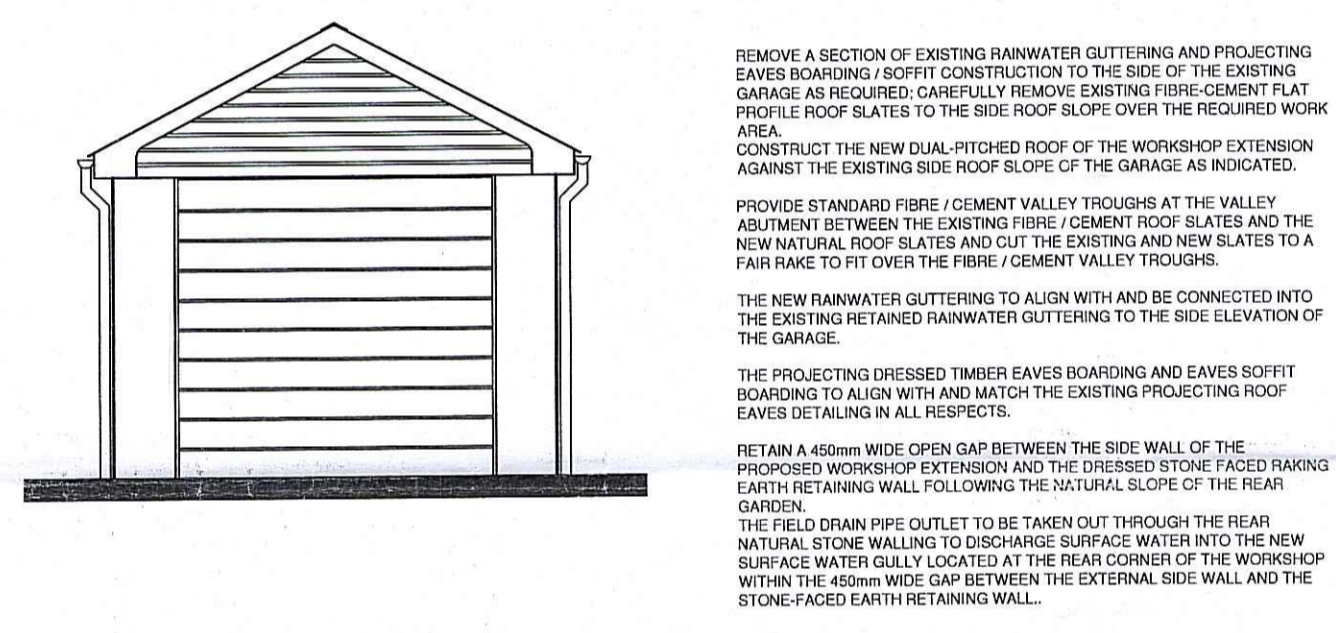
110mm DIA. HALF ROUND BLACK PLASTIC RAINWATER GUTTERING FIXED TO DRESSED S.W. EAVES BOARDING AND 68mm DIA. BLACK PLASTIC RAINWATER PIPES FIXED TO NEW STONEWORK.

BELOW GROUND DRAINAGE

TO BE 110mm DIA. BELOW GROUND DRAINAGE QUALITY, FLEXIBLE JOINTED PLASTIC DRAIN PIPES IN FORMING THE NEW SURFACE WATER BRANCH DRAINS AND TO BE HAUNCHED IN A PEA GRAVEL SURROUND.

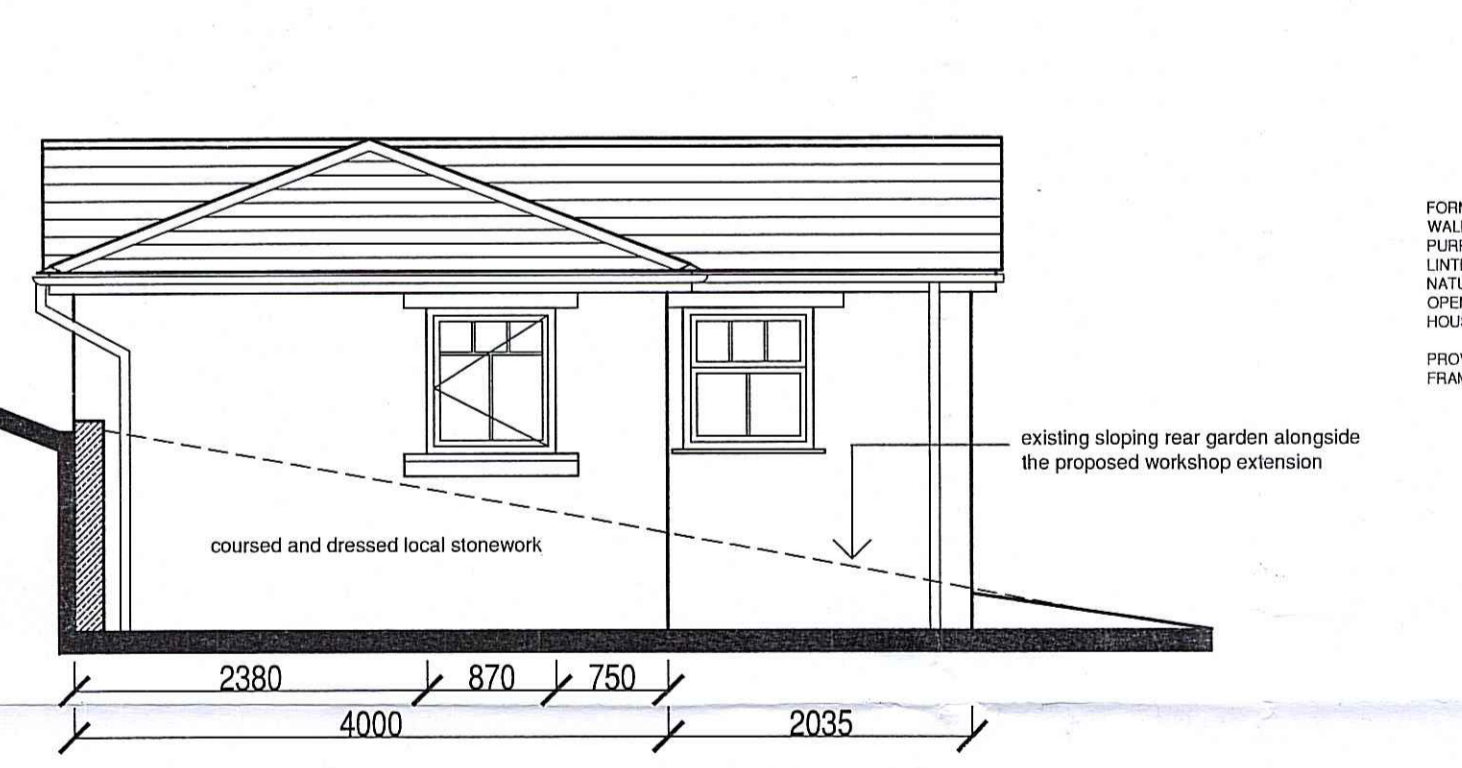
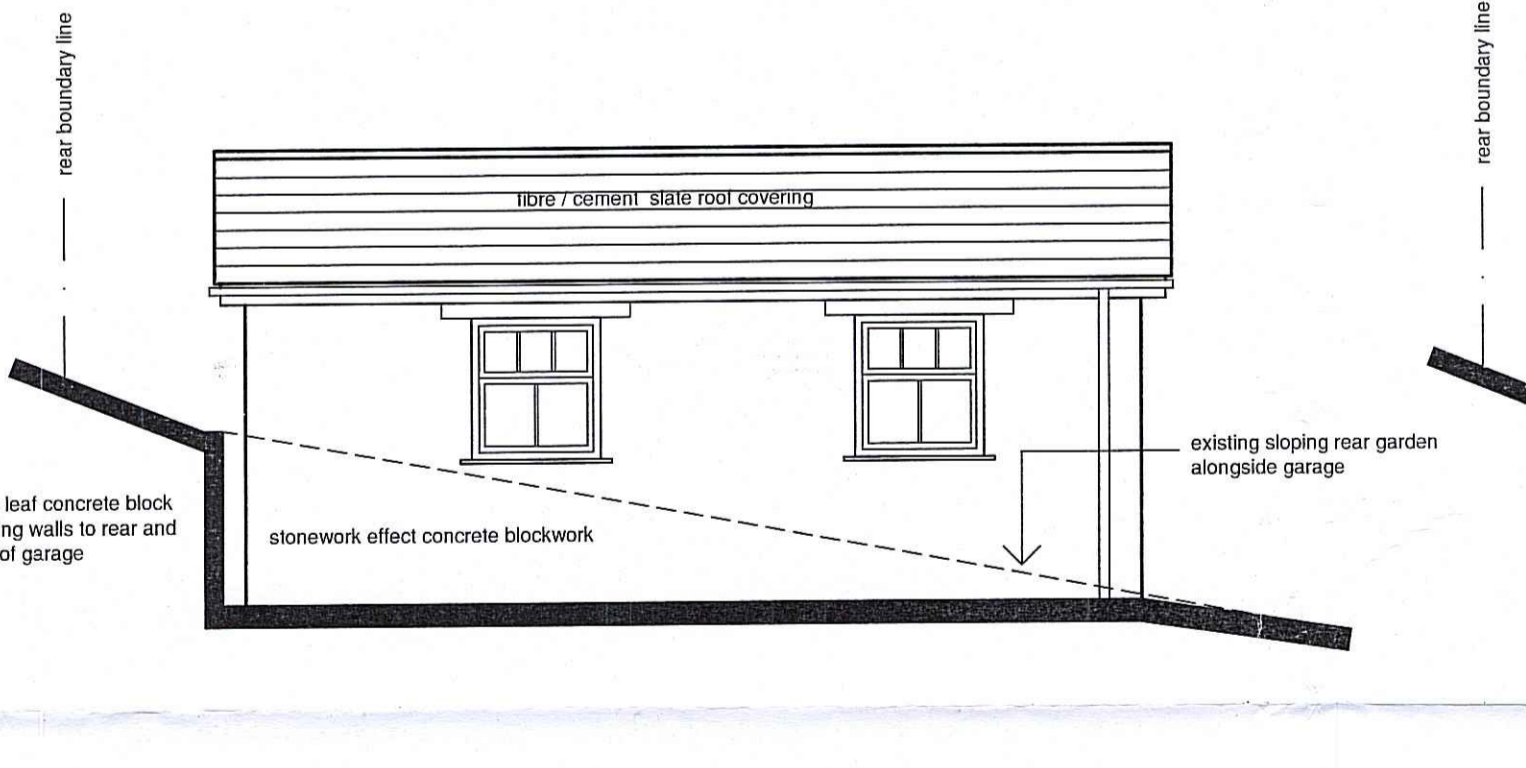
PROVIDE 3 NR. PROPRIETARY PLASTIC SQUARE TRAPPED HOPPER SURFACE WATER GULLIES IN THE LOCATIONS INDICATED.

PROVIDE A PROPRIETARY CIRCULAR PLASTIC, 3-INLET, SHALLOW INSPECTION CHAMBER IN THE APPROXIMATE LOCATION INDICATED TO RECEIVE THE 3 NR. NEW SURFACE WATER BRANCH DRAIN CONNECTIONS.



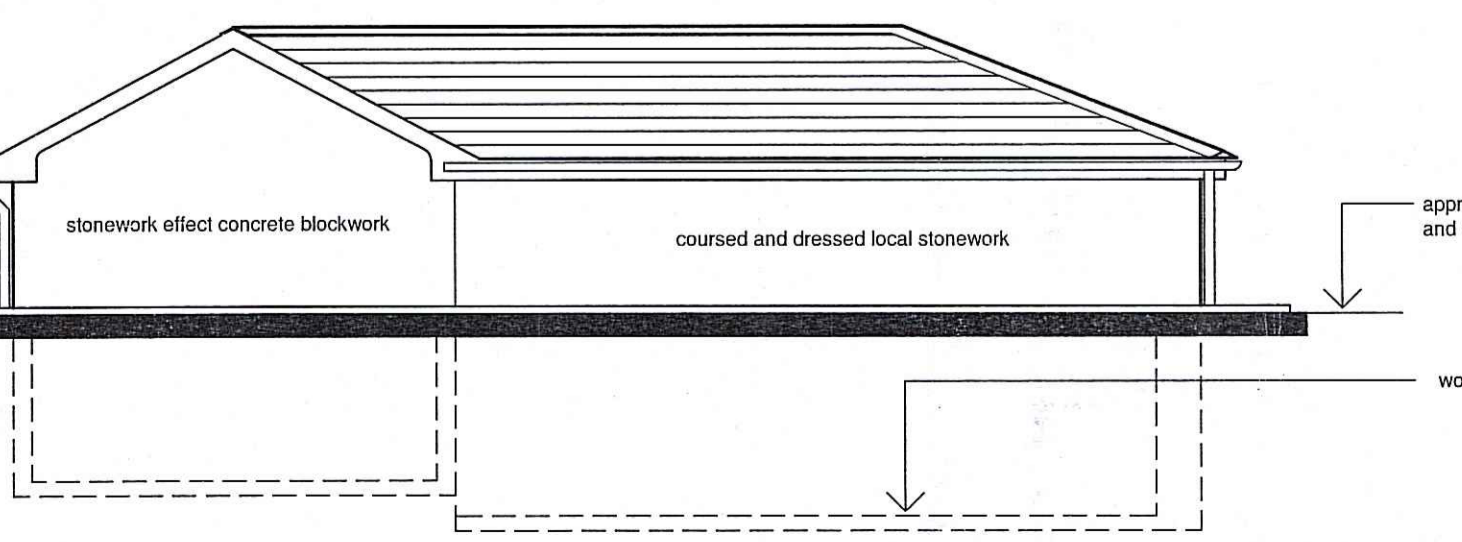
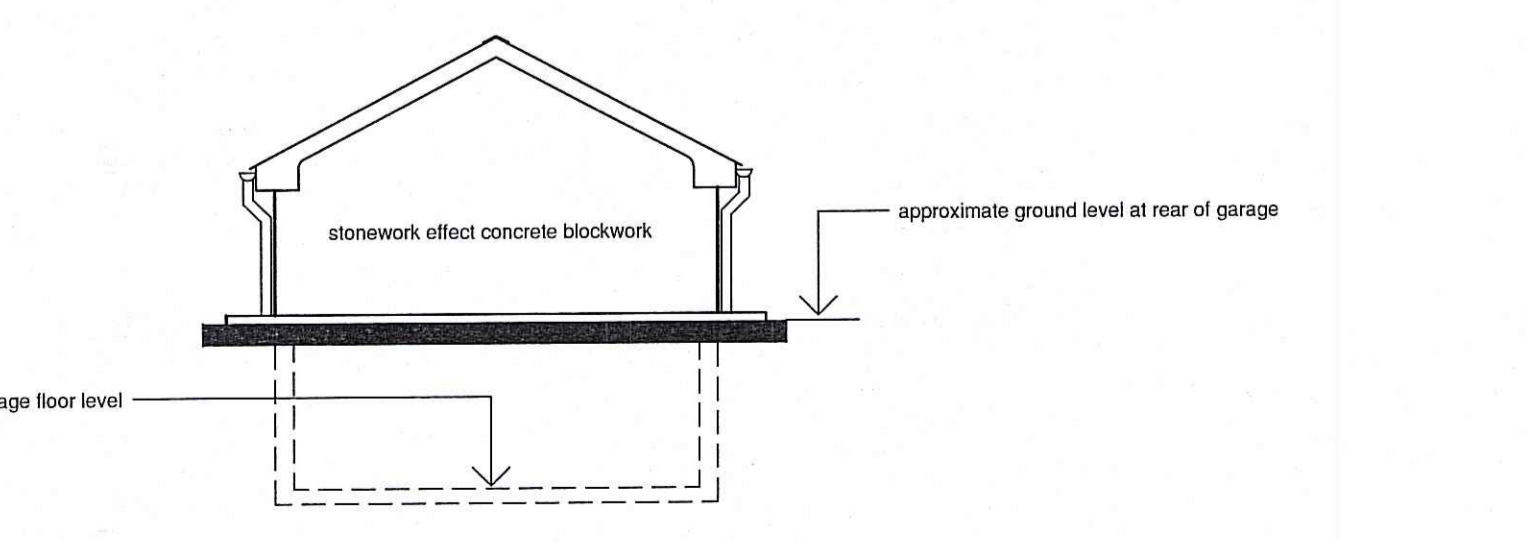
EXISTING FRONT ELEVATION ON DETACHED GARAGE

PROPOSED FRONT ELEVATION ON GARAGE & WORKSHOP EXTENSION



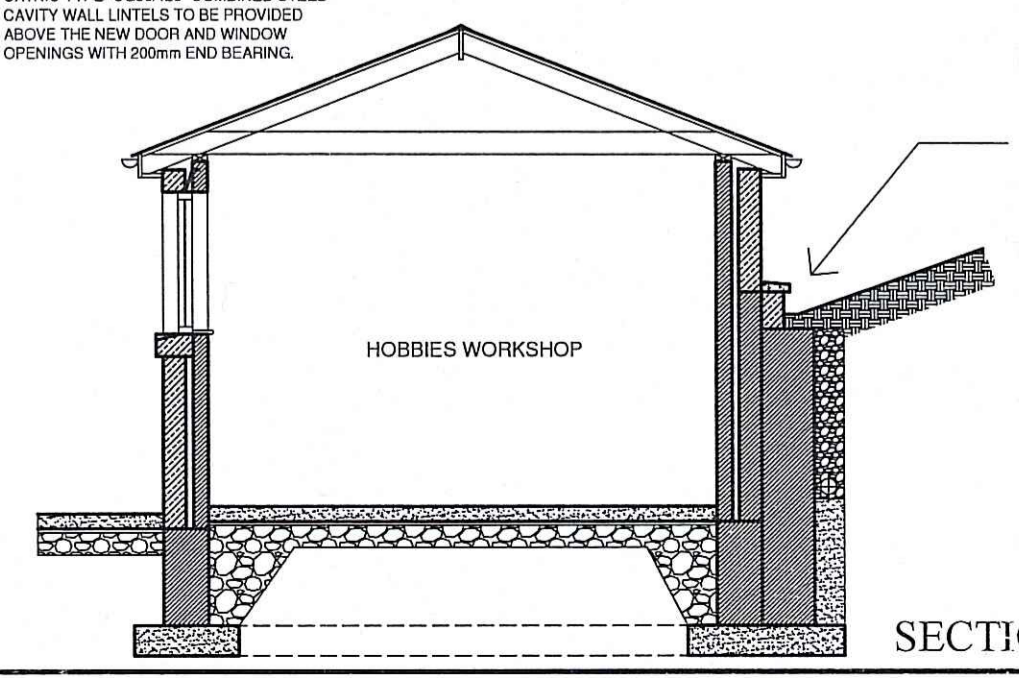
EXISTING SIDE ELEVATION ON DETACHED GARAGE

PROPOSED SIDE ELEVATION ON WORKSHOP EXTENSION



EXISTING REAR ELEVATION ON DETACHED GARAGE

PROPOSED REAR ELEVATION ON GARAGE & WORKSHOP EXTENSION



SECTIONAL ELEVATION ON A-A

NYM/PA
20 NOV 2014

partnership

2 Trafalgar Terrace, Redcar, Cleveland, TS10 1QQ

CLIENT:
MR & MRS HART

ADDRESS:
'GREYSTONES' ESKDALESIDE, GROSMONT WHITBY NORTH YORKSHIRE YO22 5PS

DRAWING TITLE:
PROPOSED SINGLE STOREY SIDE WORKSHOP EXTENSION ONTO AN EXISTING DETACHED GARAGE

SCALE:
1:50

DWG NO:
MH/WE/001

DATE:
10 SEPTEMBER 2014

REV: