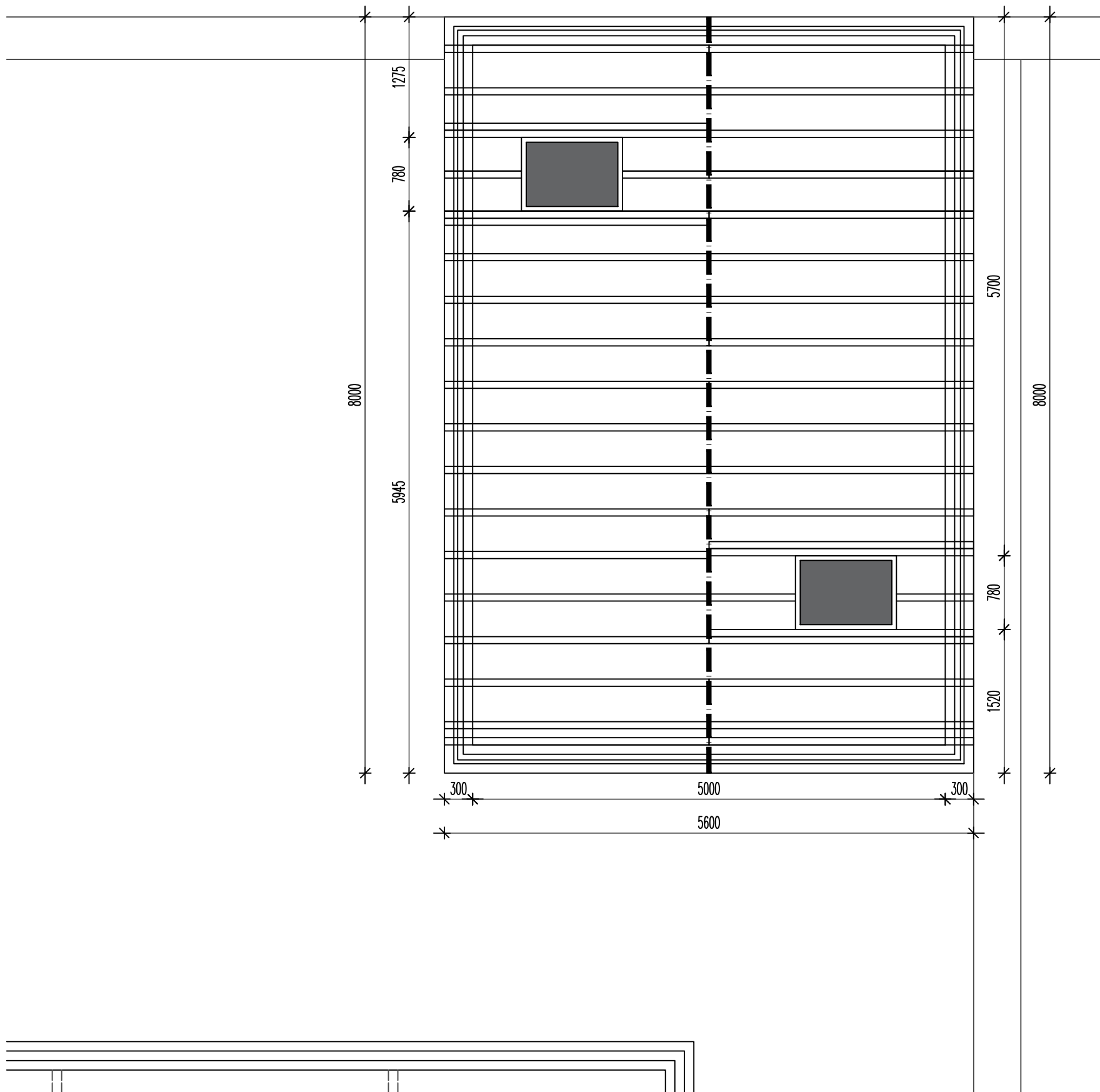




ALLOW FOR DEMOLITION OF EXISTING FLAT ROOF GARAGE TO BE REPLACED WITH NEW PITCHED ROOF GARAGE TO INCREASED DEPTH BUT SAME WIDTH. THE EXISTING PIT IS TO BE BACK FILLED AND ALL AREAS DEMOLISHED MADE GOOD TO ALLOW FOR CONSTRUCTION OF NEW GARAGE.

NEW GARAGE TO BE CONSTRUCTED UP OFF 600x300 CONC STRIP FOOTINGS AT DEPTH TO BE AGREED WITH BUILDING CONTROL WITH REAR TAKEN DOWN TO BELOW DROPPED GROUND LEVELS THERETO. FOUNDATION WALL BELOW GROUND TO BE 300 O/A WITH 7N SOLID BLOCKS TO WEAK MIX CAVITY TO 225 BELOW DPC, BASE FLOOR TO BE 150 CONC TO 1200G ISOLATING MEMBRANE TAPED AND SEALED TO DPM (ASSUMED THE GROUND FLOOR IS NOT TO BE INSULATED). EXTERNAL WALL TO BE 300 O/S WITH INTERNAL 100 7N SOLID BLOCK. 100 CAVITY WITH 60mm XTRATHERM PARTIAL FILL INSULATION THERETO AS/IF REQUIRED BY THE CLIENT WITH FULL THERMAL CLOSER TO OPENINGS. EXTERNAL SKIN TO BE RANDOM COURSED RECON TO MATCH THE MAIN DWELLING. WALL TAKEN UP TO 100x75 WALLPLATE STRAPPED TO WALL BELOW.

RAFTER LINE TO BE 150x75 C24 GRADE AT MAX 450ctrs WITH DOUBLE TRIMMERS TO VELUX UNITS AS INDICATED. ALLOW FOR STEEL RIDGE BEAM TO SPAN FRONT TO BACK WITH CALCS TO BE SUPPLIED BY OTHERS. BATTEN OVER RAFTER LINE TO BREATHABLE MEMBRANE AND BLUE/GREY SLATE ROOF COVERINGS TO MATCH MAIN DWELLING. ALLOW FOR 100 KINGSPAN TO RAFTER LINE AND 50 BELOW AS/IF REQUIRED BY THE CLIENT TO BE FINISHED WITH MOISTURE RESISTANT THISTLE BOARD INTERNALLY.

ALLOW FOR HORMANN GARAGE DOOR WITH ELECTRIC OPERATION THERETO. SUGGEST GLAZED TOPLIGHTS THERETO AND FINISH TO CLIENT REQUIREMENTS.

ALLOW FOR ALL REQUIRED SUPPLY AND ELECTRICAL WORKS AS REQUIRED BY THE CLIENT IN ACCORDANCE WITH BUILDING REGS.

ALLOW FOR NEW RWP'S TO BRANCH CONNECT TO EXISTING DRAINAGE TO DRIVE AND MANHOLE THERETO.

DWG: PROPOSED
37 BATHAM GATE ROAD
PEAK DALE

1:50	CHECKED:
DATE: MAY'22	DRAWN:

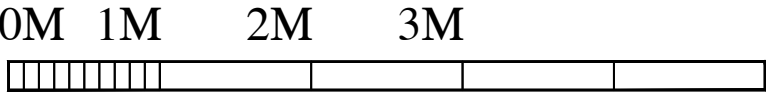
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RAFTER PLAN AS PROPOSED 1:50
37 BATHAM GATE ROAD



GARAGE 05

37 BATHAM GATE