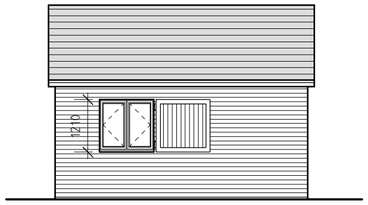
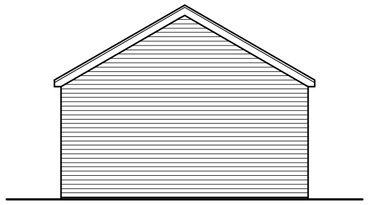


Front Elevation 1:100



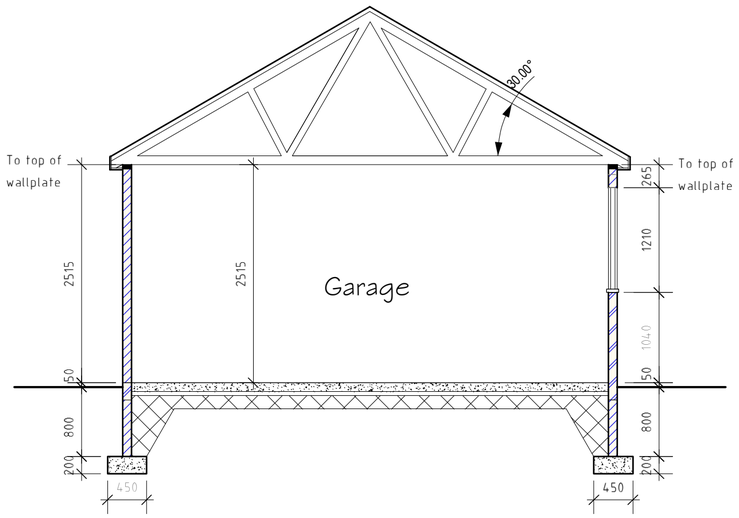
Side Elevation 1:100



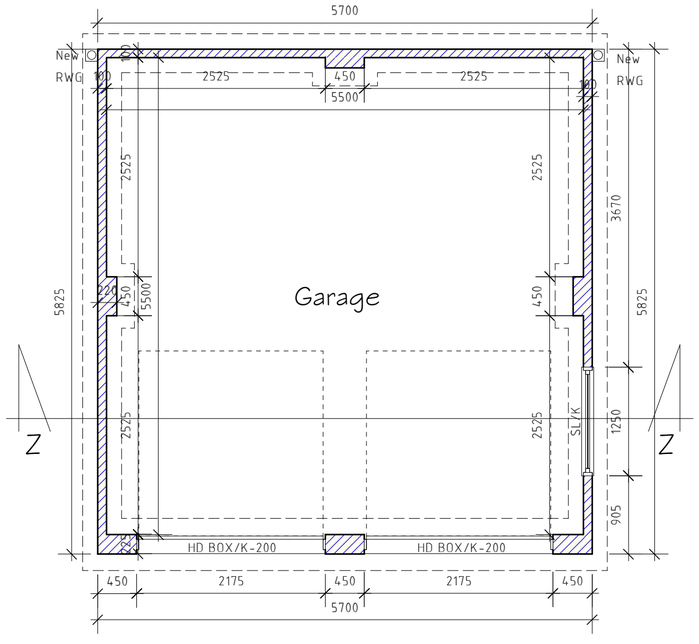
Rear Elevation 1:100



Side Elevation 1:100



Section Z-Z 1:50



Floor Plan 1:50

SURFACE WATER DRAINAGE

Rainwater to be collected in 100mm wide half round uPVC and 65mm diameter Cast Iron downpipes. Water to discharge to Marley rainwater gullies. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system.

WINDOWS / GLAZING

All windows are to comprise sealed double glazed units set within good quality Timber frames to match dwellings and to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked.

ROOF CONSTRUCTION

Roof coverings to be slates to match dwellings to Local Authority approval. Slates to be fixed to 47x25mm treated softwood battens on lightweight underslating membrane laid on softwood roof trusses designed and manufactured by specialists in accordance with BS 5268:1985 and set at 600mm maximum centre's. Trusses to be braced longitudinally between all unsupported node points and diagonally to underside of top chord of trusses. Bracing to be out of 100x25mm sawn softwood double nailed at each fixing point. Trusses are to bear onto 100x50mm softwood wallplates and are to be fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centre's with 30x6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. *Rafter depth and positioning of wallplates may vary following Truss Manufacturer's specification*. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter and ceiling level at 1800mm centres.

GROUND FLOOR CONSTRUCTION

100mm thick concrete slab on 1200G visqueen DPM with all joints to have 300mm minimum overlap and be securely taped. 50mm sand blinding on 150mm minimum well consolidated hardcore.

WALL CONSTRUCTION

Walls are to comprise of 225mm thick blockwork and 100mm thick blockwork with timber face as indicated on elevations to local authority approval. Provide Keystone lintels over all openings as specified on floor plans. Keystone lintels can be supplied by Huws Gray (01978 264269). All lintels are to have a minimum of 150mm end bearing length.

Walls below finished ground level to be constructed using concrete common brickwork. Walls above finished ground level to be constructed using facing brick to local authority approval. All walls to be constructed centrally on supporting foundations.

FOUNDATIONS

Provide 600mm wide x 200mm deep concrete strip foundations beneath 215mm walls with 450mm wide x 200mm deep foundations beneath 100mm thick walls. Contractor to ensure strip foundations are increased in width where supporting piers are present. Foundations to be cast onto suitable load bearing strata. Foundations are to be put down in one pour to prevent joints in concrete. Contractor to ensure new foundations do not undermine existing foundations of dwelling on site. Concrete can be supplied by Huws Gray (01978 759516).

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE OFF DRAWING. If in doubt, ask.

Rev	Date	Detail	Initial
A	11/25	Design Amends	D.J.E.

Project:
Proposed residential development at Bangor on Dee, Wrexham, LL13 0DA.

Title:
Working Drawings: Garage

Scale: (A2)
1:50 & 1:100

Drawn By:
J Felgate

Date:
Feb 2017

Drawing No:
5064/006

Sheet:
1 of 1

blueprint
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