

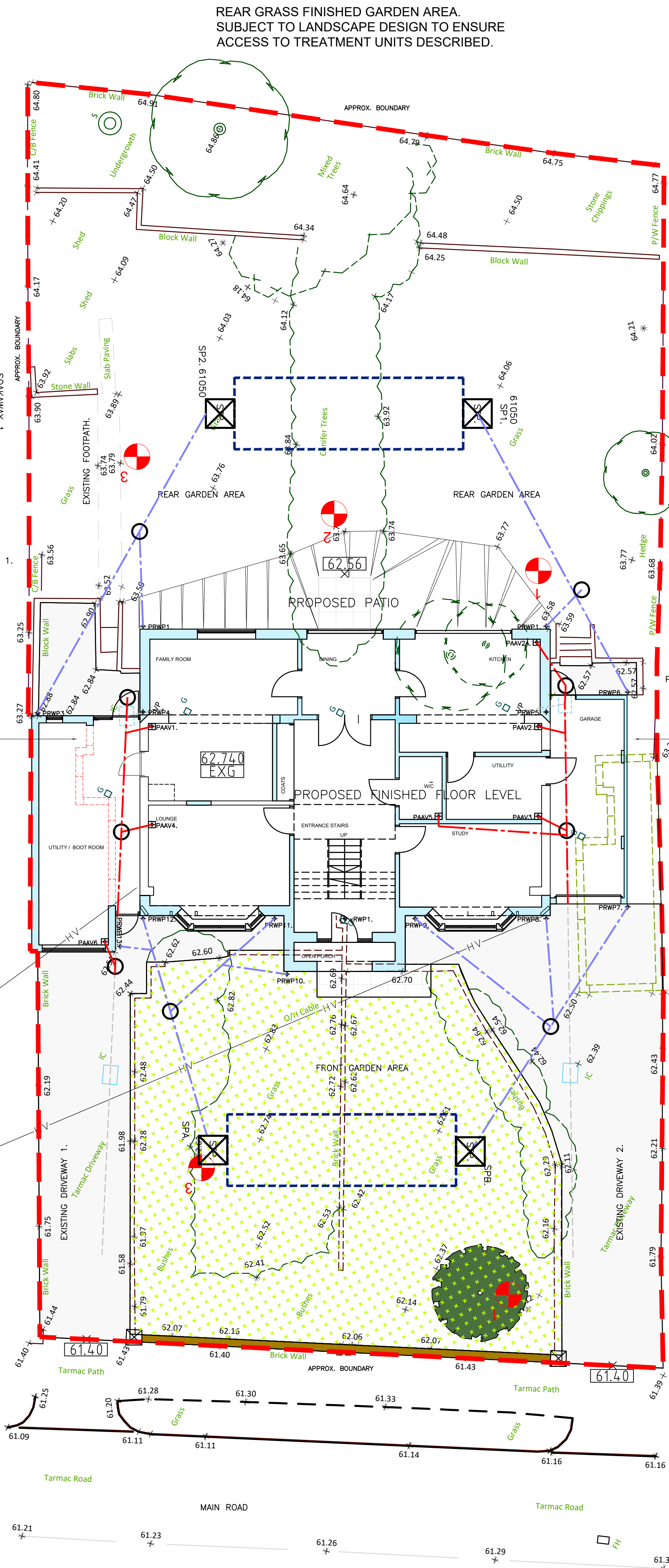
DRAWING NUMBER: 2519. AL(9-)01.

(A S P R O P O S E D)



WORKS CONNECTED WITH UTILITY / BOOT ROOM;
Site investigation suggests existing garage structure is beyond reasonable repair and upgrade. Therefore allow for the following.
Existing garage structure to be demolished.
Allow to grub out floor slab found.
Allow to investigate and grub out redundant drainage. Cost drain runs and manholes shown.
Ensure double sealed cover.
Investigate re-design outside of footprint.
Construct of floor, cavity wall and insulated flat roof as described for main works elsewhere.
Due to level difference allow for tanking less than 600mm.
READ IN CONJUNCTION WITH PARTY WALL NOTICE.
READ IN CONJUNCTION WITH Sika DETAILS.
READ IN CONJUNCTION WITH LAYOUT FLOOR PLANS AND ELEVATION DRAWINGS.
READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.

WORKS CONNECTED WITH GARAGE;
Existing garage structure previously demolished. Allow to grub out remaining floor slab found. Allow to investigate and grub out redundant drainage. Cost drain runs and manholes shown. Ensure double sealed cover.
Investigate re-design outside of footprint. Construct of concreted floor slab, dpm and sand blinded hardcore.
Ensure step to internal door.
External walls of 100mm blockwork with piers. 215mm blockwork to garage door opening, lintol over. Flat roof finish on ply deck on firrings and joists.
READ IN CONJUNCTION WITH PARTY WALL NOTICE.
READ IN CONJUNCTION WITH LAYOUT FLOOR PLANS AND ELEVATION DRAWINGS.
READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS.

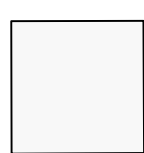


KEY TO FINISHES;

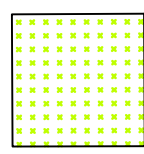
SHOWN FOR ILLUSTRATION PURPOSES ONLY;

READ IN CONJUNCTION WITH SITE SURVEY DRAWING.

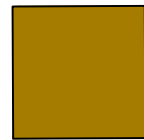
READ IN CONJUNCTION WITH LAYOUT FLOOR PLANS, ELEVATIONS AND SECTION DRAWINGS.



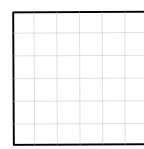
TARMAC DRIVEWAY.



SOFT LANDSCAPING.



RETAINING WALLS SHOWN THUS.
TO BE CONSTRUCTED OF RENDER FINISHED BLOCKWORK OR SIMILAR WITH BRICK COPING.



FOOTPATH AND PATIO PAVING.

16.805

EXISTING LEVELS.

46.32

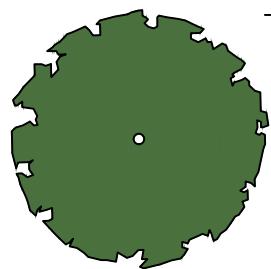
PROPOSED LEVELS SHOWN BOXED.

46.32

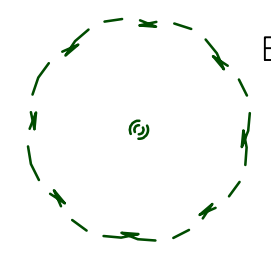
TOP OF RETAINING WALLS INDICATED THUS.
PREFIXED (T).
TO BE READ IN CONJUNCTION WITH
RE-GRADING OF GROUND LEVELS SHOWN.



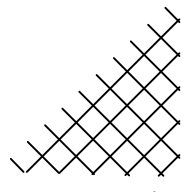
EXISTING SITE FEATURES TO BE REMOVED
SHOWN RED/DOTTED AND IN CONJUNCTION WITH
REDUCED LEVEL DIG TO LEVELS SHOWN.



TREE SCREEN.



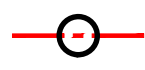
EXISTING SHRUBBERY DOTTED TO BE REMOVED.



2.4M X 2.4M PEDESTRIAN VISIBILITY SPYLY.



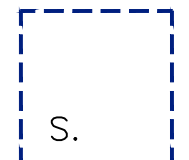
EXISTING DROPPED KERB SHOWN AND NOTED.
INCREASED WIDTH AND ADAPTATION TO FORM
VEHICLE CROSS-OVER.
READ IN CONJUNCTION WITH VISIBILITY SPYLY DESIGN.



PROPOSED FOUL DRAIN RUN AND PLASTIC MANHOLES AS DETAIL AA(52)112.
ENSURE DOUBLE SEALED SCREWED DOWN COVERS WHERE INTERNAL.



EXISTING DRAIN RUN AND MANHOLE. REMOVED WHERE DOTTED.



PROPOSED SOAKAWAY LOCATIONS MIN 5M FROM BUILDING.

Site Layout Plan