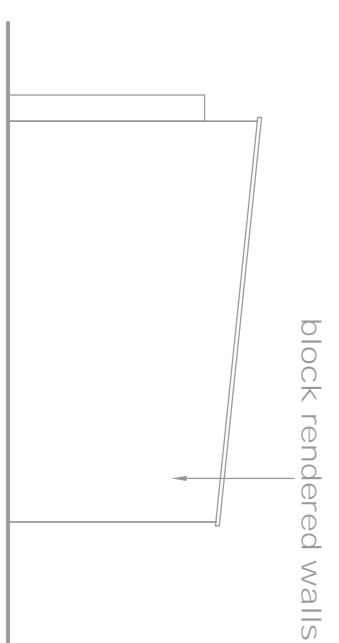
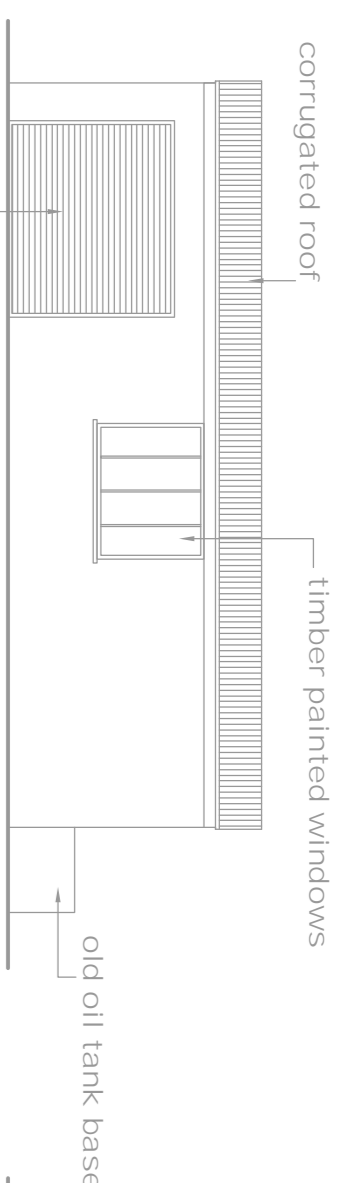


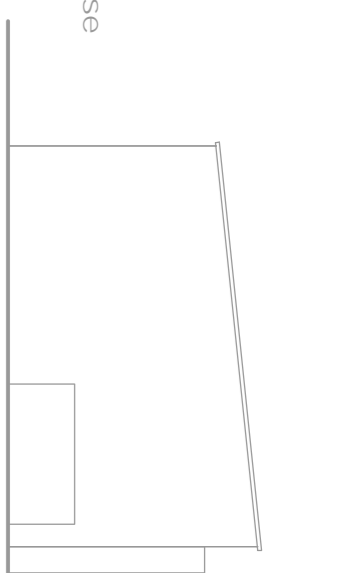
Existing north elevation



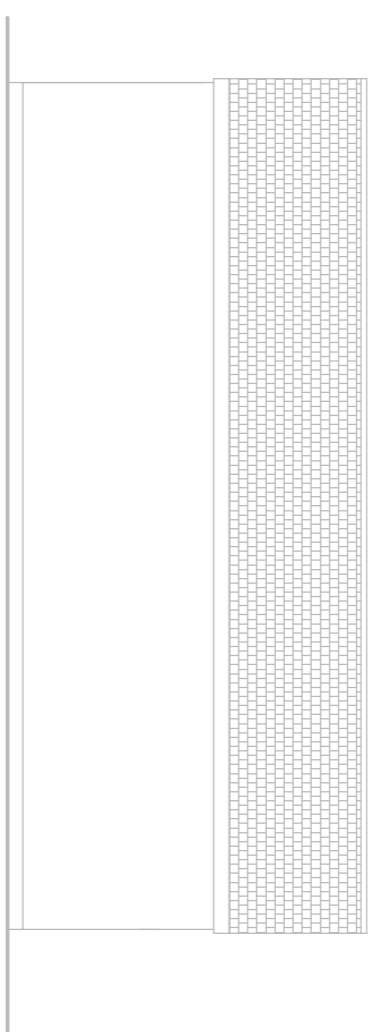
Existing west elevation



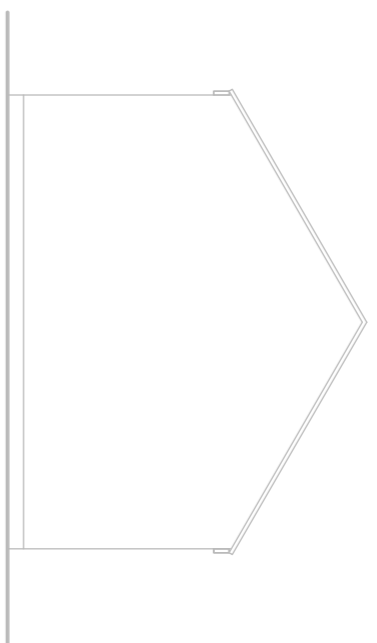
Existing south elevation



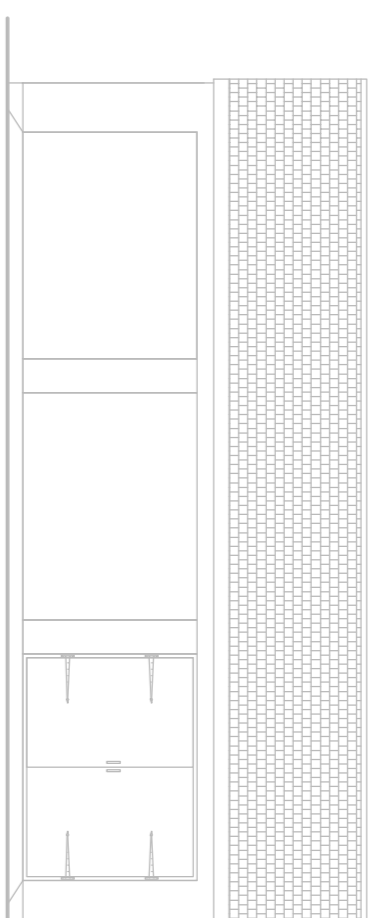
Existing east elevation



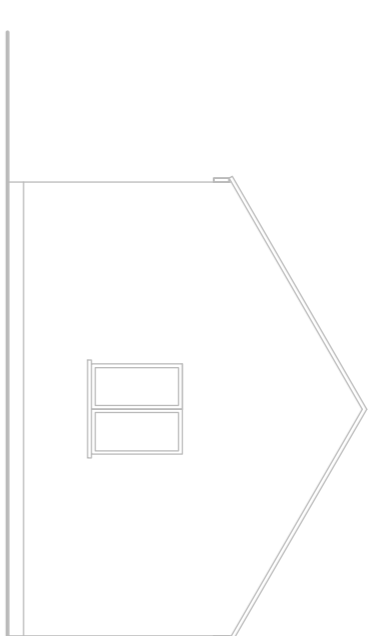
Approved north elevation



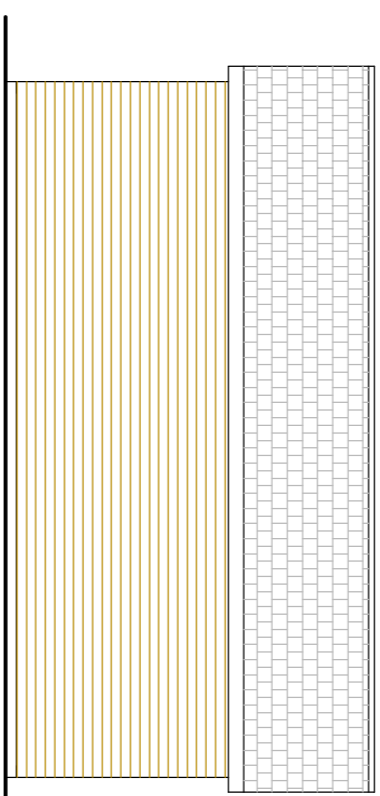
Approved west elevation



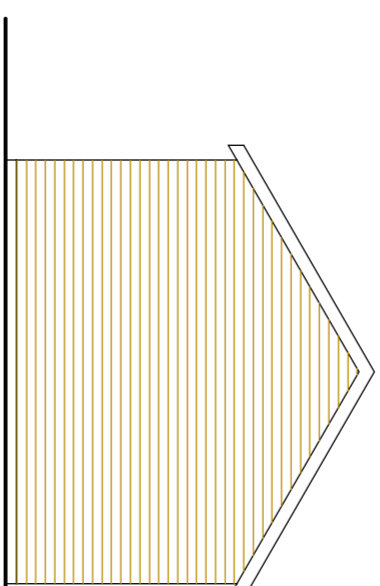
Approved south elevation



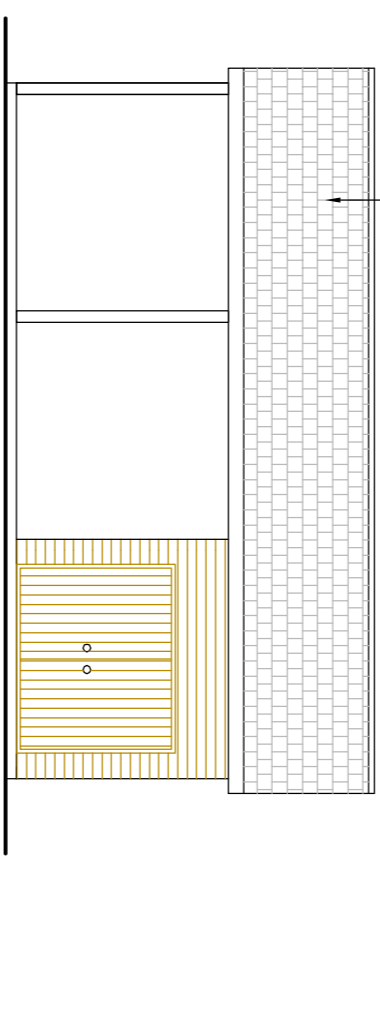
Approved east elevation



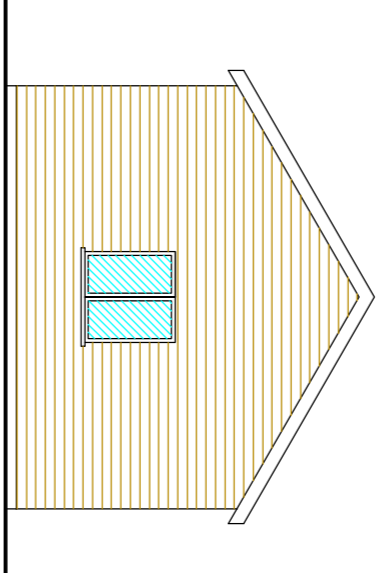
Proposed north elevation



Proposed west elevation



Proposed south elevation



Proposed east elevation

small single glazed windows

pebble dashed finish

block rendered walls

corrugated roof

timber painted windows

old oil tank base

garage style up and over door

Existing south elevation

Existing east elevation

Approved north elevation

Approved west elevation

Approved south elevation

Approved east elevation

Proposed north elevation

Proposed west elevation

Proposed south elevation

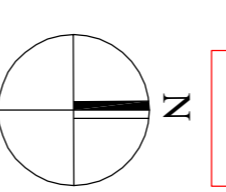
Proposed east elevation

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license agreement ID No 26  
Note:  
Do not scale - figured dimensions must be used in preference.  
The contractor is to check all dimensions on site prior to any works commencing. Any discrepancies discovered between this drawing and site conditions must be referred to the architectural office without delay.  
No guarantee will be given that the works will receive the necessary statutory approvals.  
If in doubt ASK!



Site Location Plan

Site Location Plan at a scale of 1:2500



Trussed roof to be designed by specialist

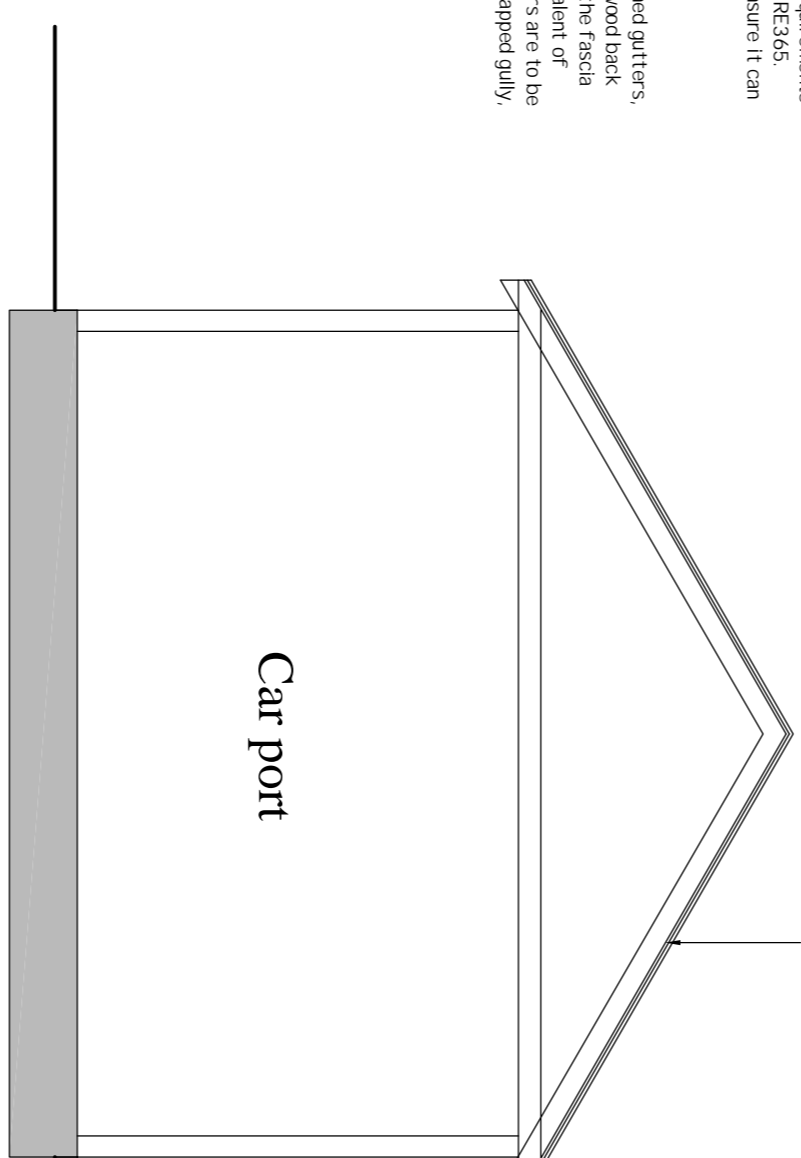
**Surface Water Drainage**  
All surface water drainage will be connected into the existing soakaway system using 100mm diameter upvc orna or arange pipes. Existing drains in 150mm thick concrete under drives and roads and 150mm soft traps under gardens. However this can only be the case if the drains are not blocked. Should this not be the case then a new soakaway will need to be constructed so as to fully comply with Building Controls requirements and this an dimension, to satisfy GTS 2013 part H3 and BRE365. The soakaway will need to be checked by engineer to ensure it can take additional water loads.  
**Gutters and Fascia Boards**  
Provide new 125mm diameter upvc half round or square lined gutters, on upvc fascia boards, on brown track, external quality plywood back board or in the soffit to suit the detail to give the equivalent of 25mm continuous ventilation to the roof space. The gutters are to be discharged into 75mm diameter upvc down pipes into a trapped gully and into either existing or new soakaways.

**Windows and Doors**  
Existing doors to be white upvc double glazed with a white uPVC door. All units are fitted with trickle ventilation providing background ventilation of 8000mm squared and rigid ventilation of one 20th of the floor area. The double glazed shall use low e upvc or aluminium frame 6mm untempered glass to the frame. If double glazed safety screens 54 window and door reveals.  
**Glazing**  
All glazing below 800mm from the finished floor level ground level doors to be safety glass within 1m of the floor complying in full with part N of the Carmany Technical Standards 2012. Glazing to have a min U-value of 2.0W/m<sup>2</sup>K.

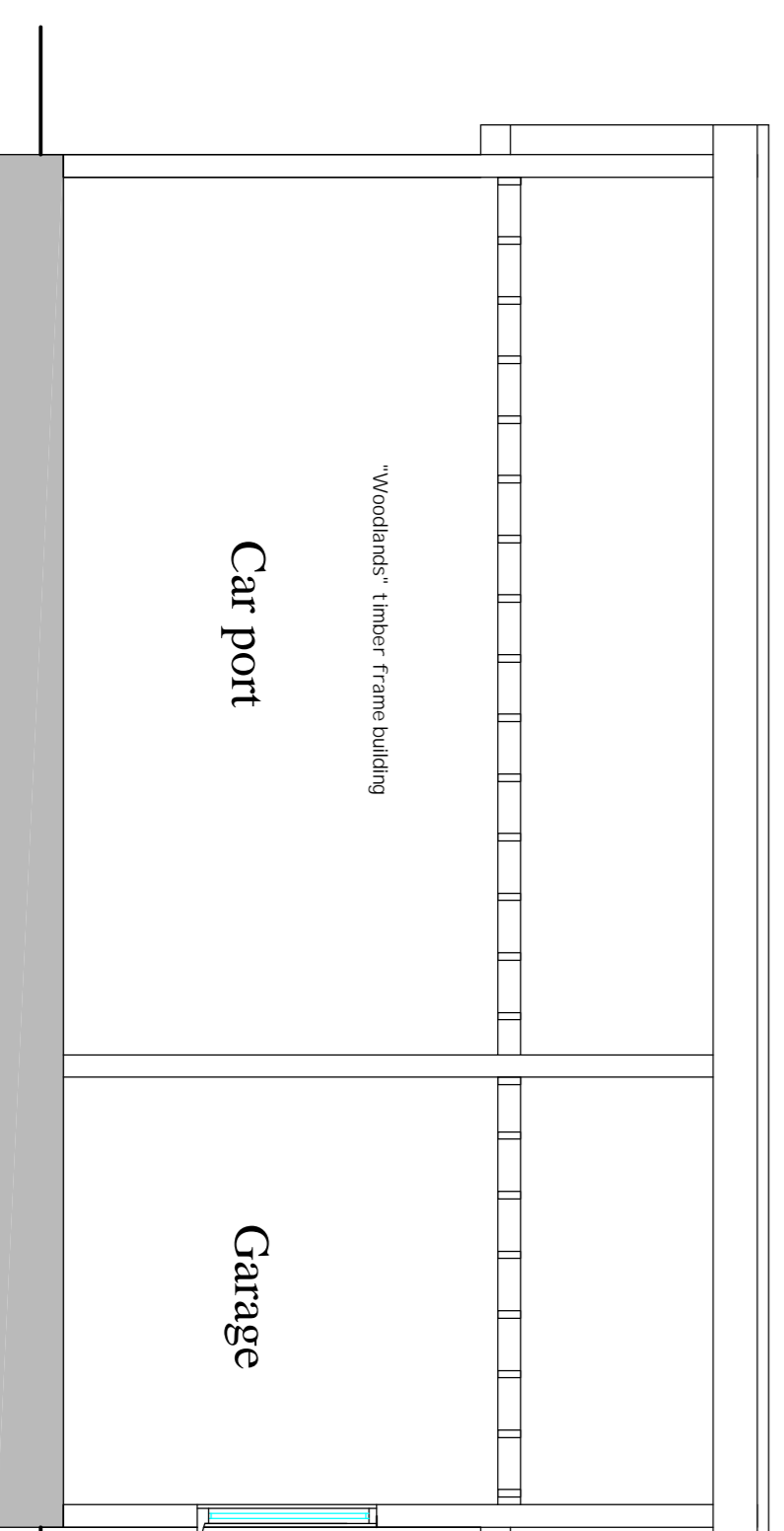
**Electrical Installations**  
The electrical installation shall be designed and installed by a qualified electrician in accordance with the current editions of The Statute of Carmany Electricity Board and the latest edition of the I.E.E. regulations.

**Lighting**  
Provide internal lighting to comply with GTS 2013 part L1. The lights are to be low voltage using energy efficient tubes.

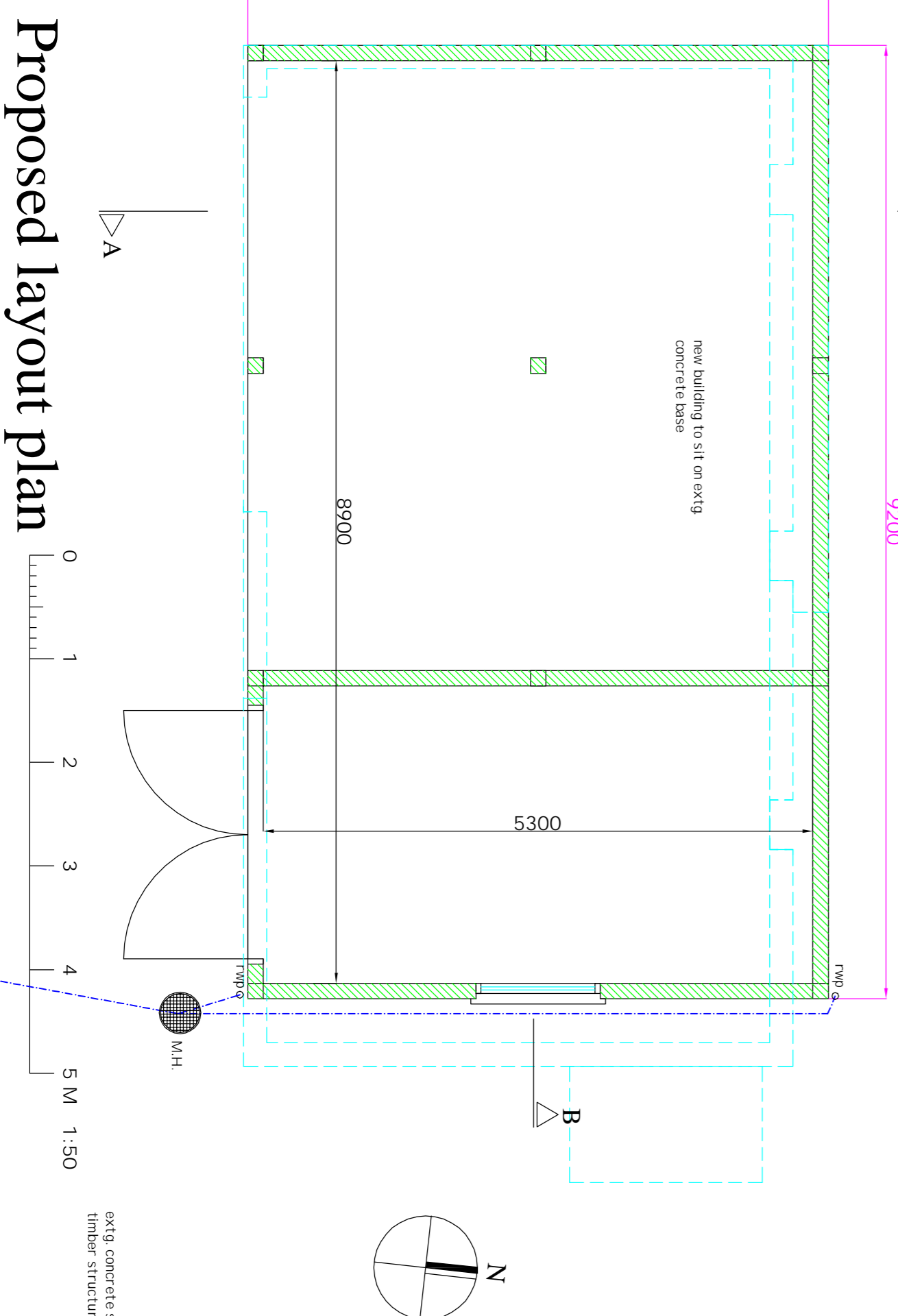
**Ventilation to Roof Void**  
Ensure there is a minimum 25mm ventilation gap at eaves level with gully protection to allow free flow of cross ventilation. Provide ventilation tiles to ridge at 1500mm centres. In all cases to comply with GTS 2013 part C.



Typical Section A-A



Typical Section B-B



Proposed layout plan



Proposed block plan

Revision: \_\_\_\_\_ Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**Jason Hobbs**  
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Client  
Mrs M.Dadd  
La Fontanelle  
L'Anresse  
Vale  
Guernsey

Project  
Detailed Drawing  
Replacement garage  
Full Plans

Scale: 1:2500, 1:500  
@A1 1:100, 1:50  
Checked: \_\_\_\_\_  
Date: February 2020  
Drawing No: 5463/G/3