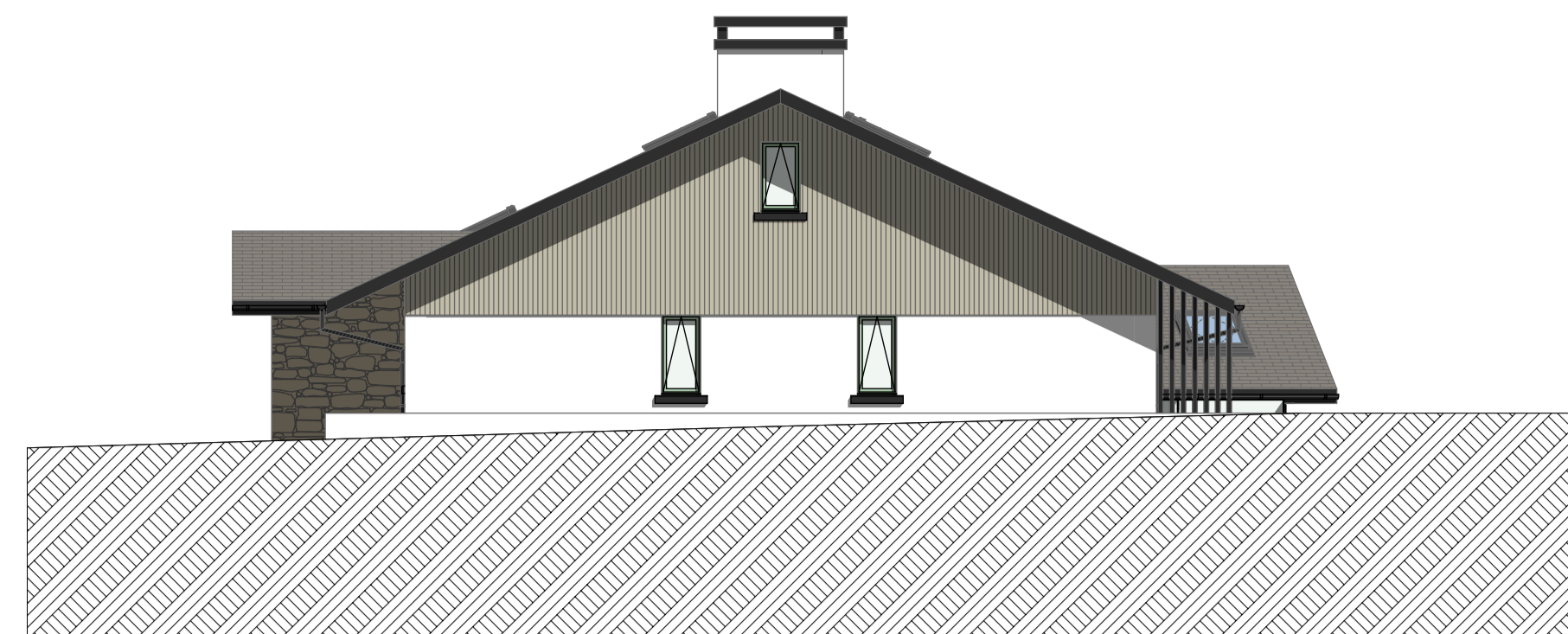
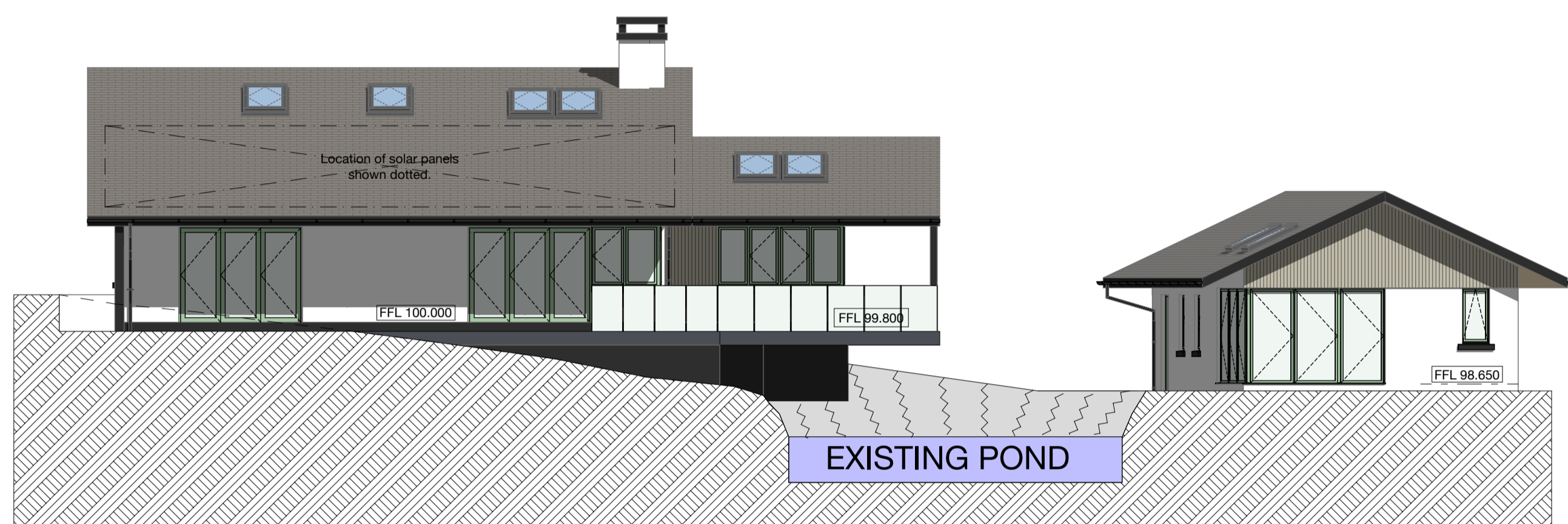


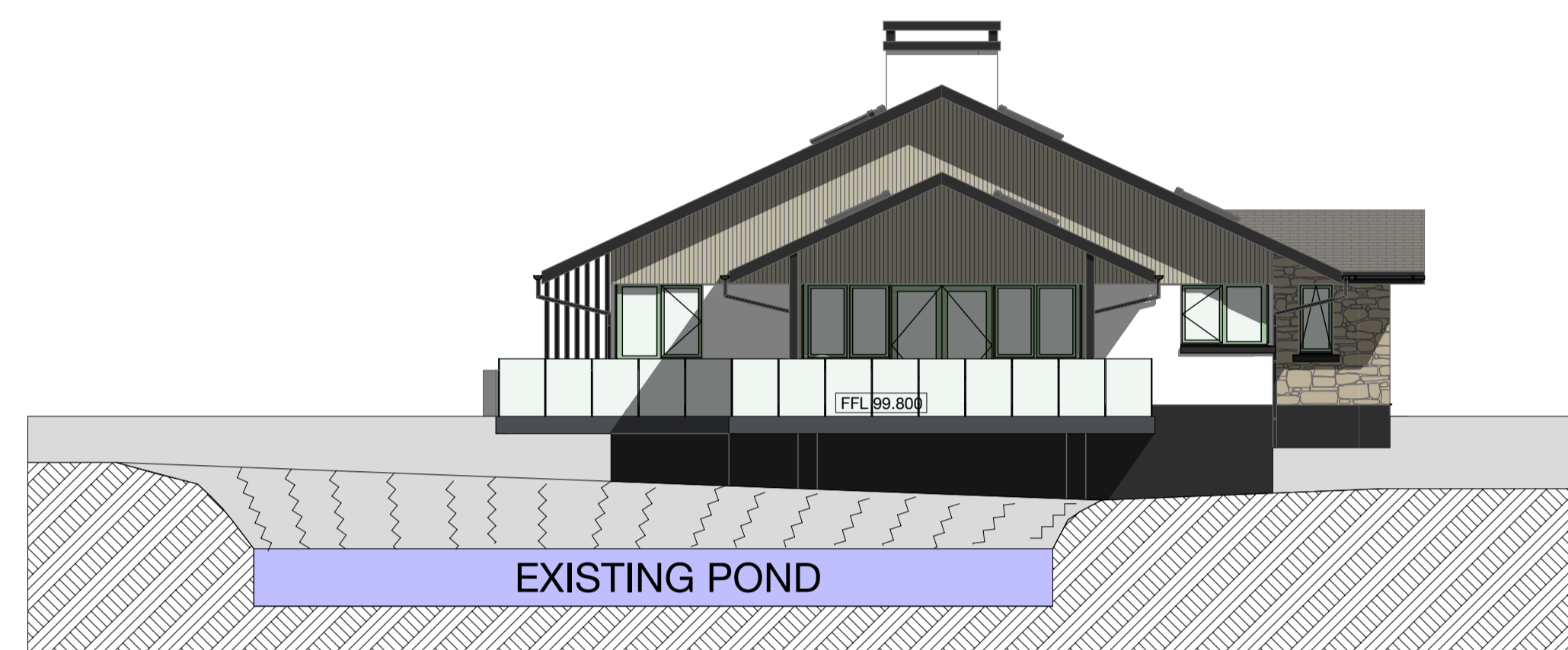
North-West Elevation 1:100



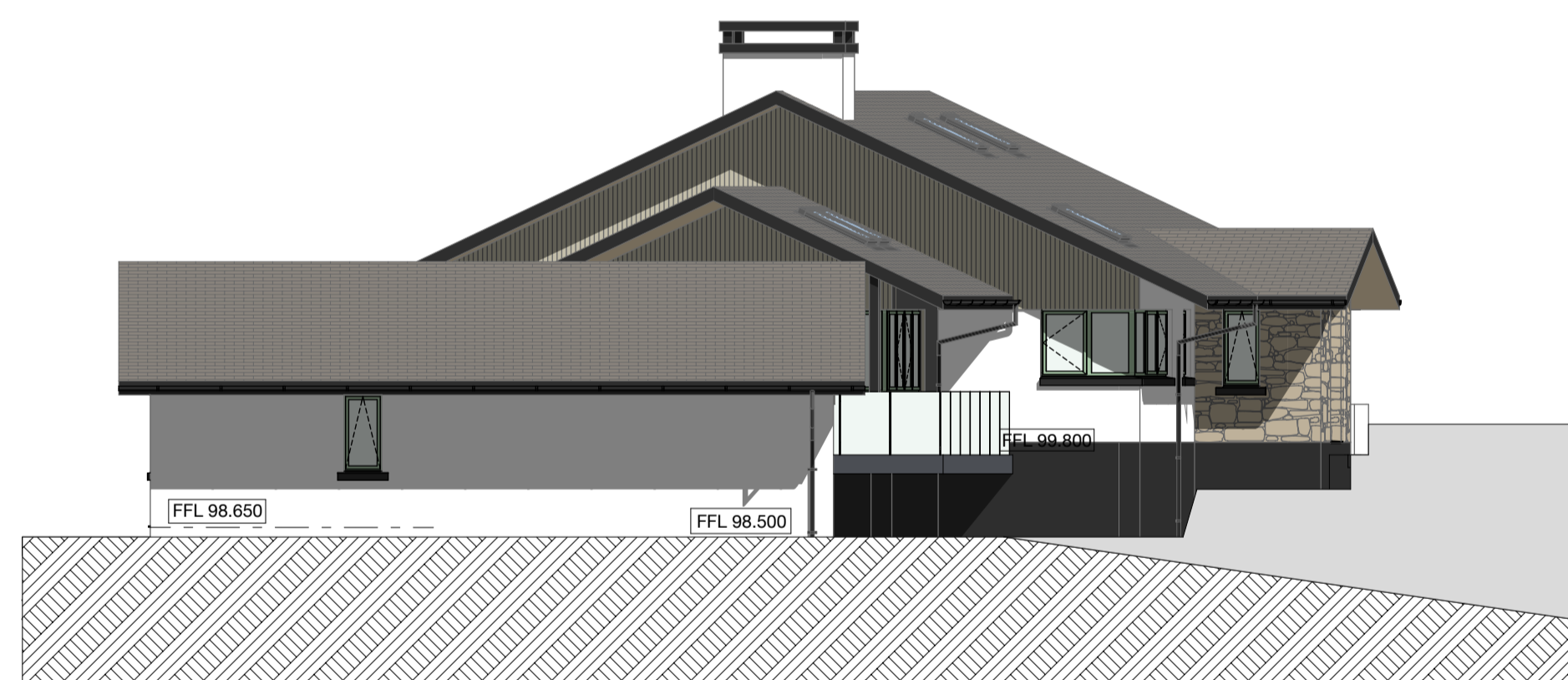
South-West Elevation 1:100



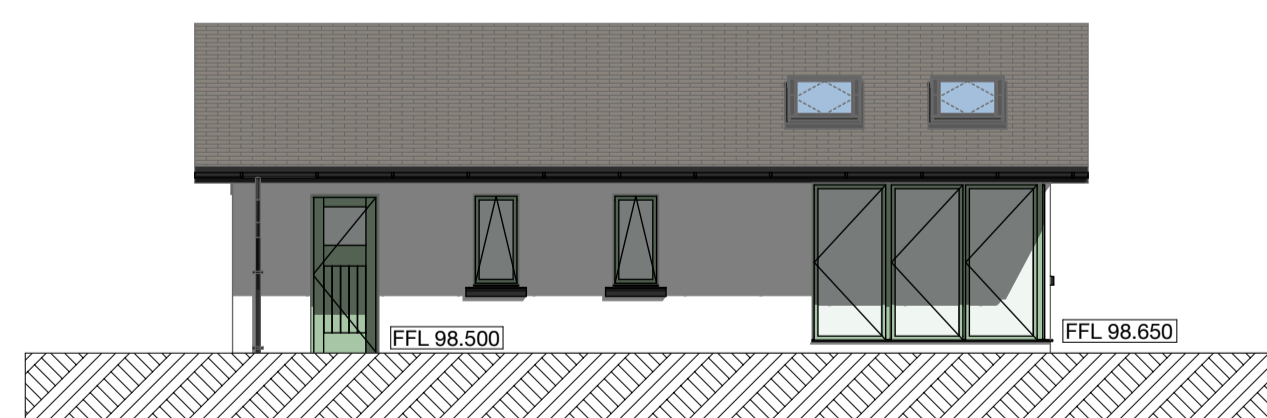
South-East Elevation 1:100



North-East Elevation 1:100



North-East No 2 Elevation 1:100



South-West No 2 Elevation 1:100

ELEVATION NOTES:

WALLS:

Projecting smooth plain rendered plinth to be finished externally in smooth plain render to be finished with sealer and grey good quality masonry paint. Cavity above walls to be finished externally in minimum 19mm smooth plain render to be finished with sealer and white good quality masonry paint. Walls to Living Area outlet and the top of the gable walls to the main dwelling and Garage/Art Studio to be finished in vertical cedar or larch timber cladding left untreated to weather naturally. Cladding to be laid with open joint detail. Walls to the front Porch outlet to be clad externally in minimum 200mm thick traditionally laid natural Manx stone work to be laid with concealed mortar joints to provide a dry stone wall effect.

WINDOWS/DOORS:

Proposed window and doors to be grey/sage green, or similar approved, thermally broken aluminium or uPVC framed, double glazed units with opening lights as indicated on the elevations. Window units to be set over minimum 150mm deep precast concrete, weathered and throated sub-sills to be finished in sealer and grey good quality masonry paint.

RAINWATER GOODS:

New gutters to be 1/2 round grey aluminium or uPVC gutters laid to fall on 200 x 25mm grey aluminium or uPVC fascia boards. Gutters to be fitted with 64mm dia grey aluminium or uPVC rainwater pipes, or rainwater chains, to discharge into back inlet gullies. Gullies to be connected to new soakaways.

ROOF:

Roof to be finished in dark blue/grey natural roof slates, or similar approved. Slates to be installed in strict accordance with the manufacturer's instructions. Provide and fit dark blue/grey, angular interlocking ridge tiles set on mortar bed. Provide and fit grey aluminium or uPVC barge boards to the proposed gable ends. Provide and fit grey aluminium or uPVC T&G soffit boards to all overhangs.

ROOF LIGHTS:

Proposed roof lights to be fitted in locations indicated and to be 940 x 1180mm central pivot "Velux" roof light type GGL PK06, or similar approved, to be fitted with proprietary tray flashing surrounds. All work to be carried out in strict accordance with the manufacturer's instructions.

DECKING AREA:

The edge of the proposed cantilevering decking over the existing pond I to be fitted with "Q-Railing", or similar approved, glass balcony panels with bevelled top edge. Glass panels to be fitted in s/s proprietary clamping fascia brackets. All work to be carried out in strict accordance with the manufacturer's instructions.

VEHICULAR ACCESS:

New 5m wide vehicular access to be formed in the roadside stone boundary wall. Construct 2No 600 x 600mm block gate piers to be finished in minimum 19mm smooth plain render to be finished with sealer and white good quality masonry paint. Top of piers to be capped with 150mm deep precast concrete, weathered and throated coping stones to be finished in sealer and grey good quality masonry paint. Existing ground levels to be reduced to provide level access. Visibility to the west is 2.4m x 39.250m. Visibility to the north-east is 2.4m x 70m. The existing road is a private estate road.

GENERAL NOTES:

FIRE REGULATIONS:

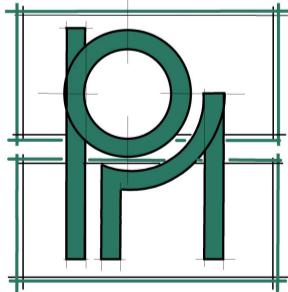
The proposed fire requirements for this type of residential development are covered under Approved Document B of the Building Regulations, including legislation for the installation of sprinkler systems and as such will be dealt with at the Building Regulation Submission Stage.

NOTE:

This proposed drawing has been prepared to obtain statutory Planning approval only and should not be read as a full working drawing. The copyright of this drawing is the property of Penketh-Millar Ltd and may not be reproduced without their permission. Written dimensions to be used in preference to scaled dimensions at all times.

General notes

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2. Do not scale from documents, written dimensions to take preference at all times.
3. All dimensions & levels to be checked on site prior to construction or fabrication of any elements. Immediately report any discrepancies, errors or omissions on this document to this office. If in doubt ASK.
4. All structural timbers to be tanalised or similar approved treatment.
5. All Dimensions in this document are structural dimensions and do not allow for thickness of finishes.

Purpose of Issue		PLANNING	
		23 West Quay Ramsey Isle of Man IM8 1DL Tel: 01624 813219 / 814178 Fax: 01624 816436 penkethmillar@manx.net www.penkethmillar.co.uk	
		Client	
		Miss A. Quellan	
Contract		Erection of proposed detached dwelling & garage on vacant plot, (Garey Ushtey), between Laurieston House & Garlon House, Booiushag Estate, Maughold, IM7 1BB	
Drawing Title		ELEVATIONS	
Drawing Information			
Scales @ A1	Date	Drawn by	Drawing number
1:100	JAN 21	CPP	20 1418
			03