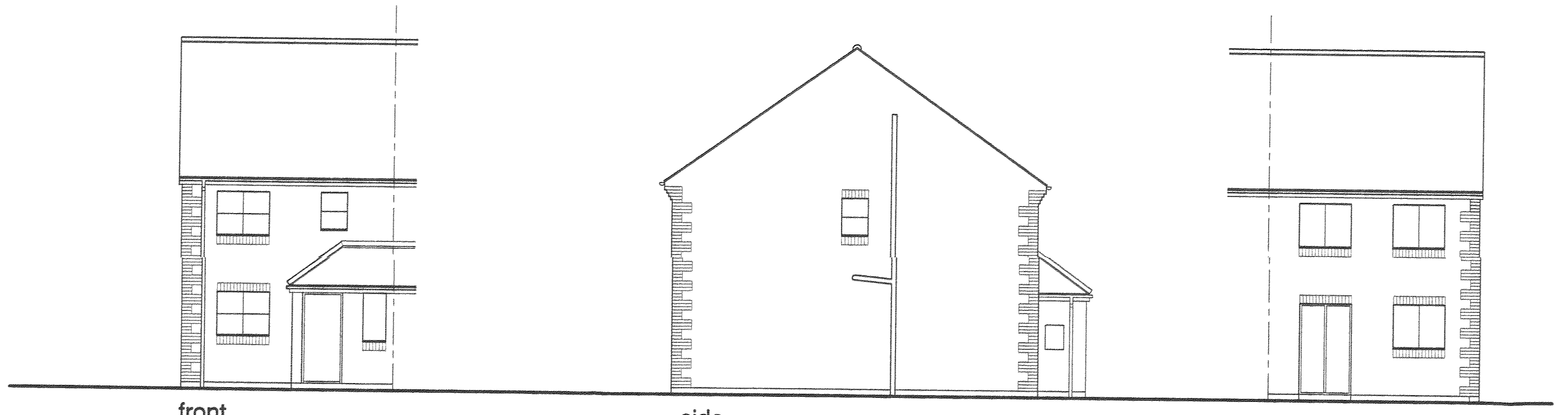
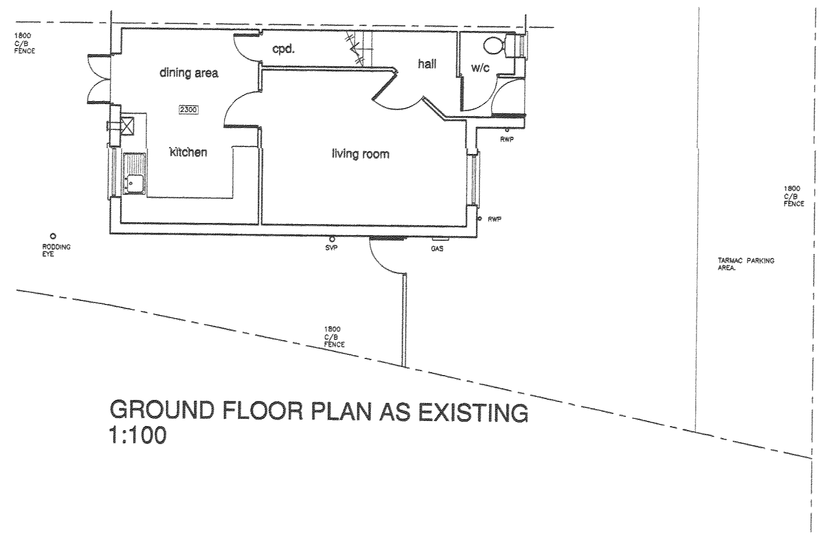
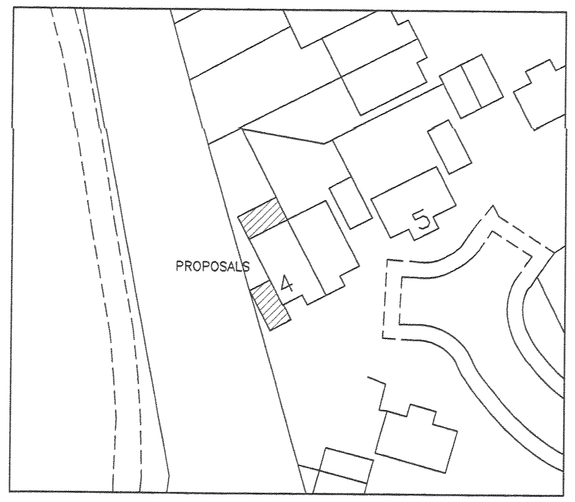
Revision	Date



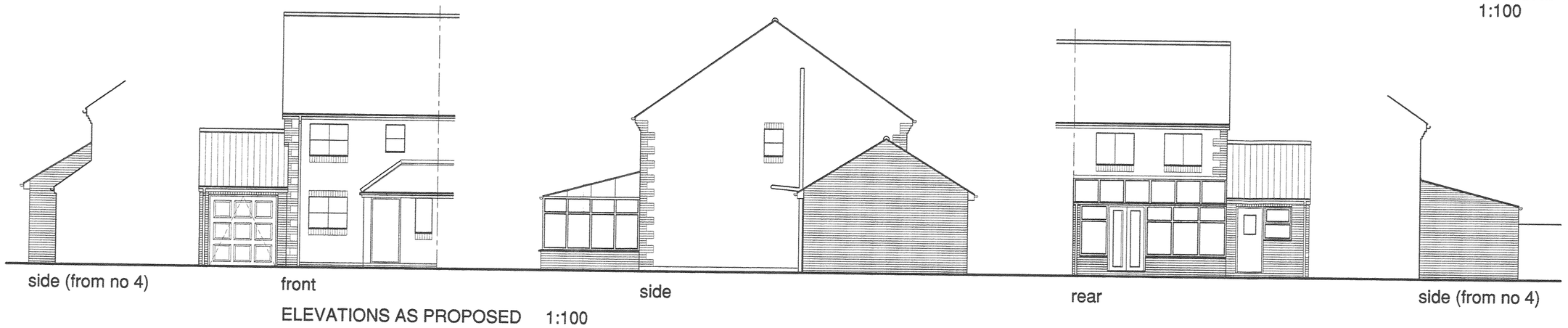
ELEVATIONS AS EXISTING 1:100



GROUND FLOOR PLAN AS EXISTING
1:100

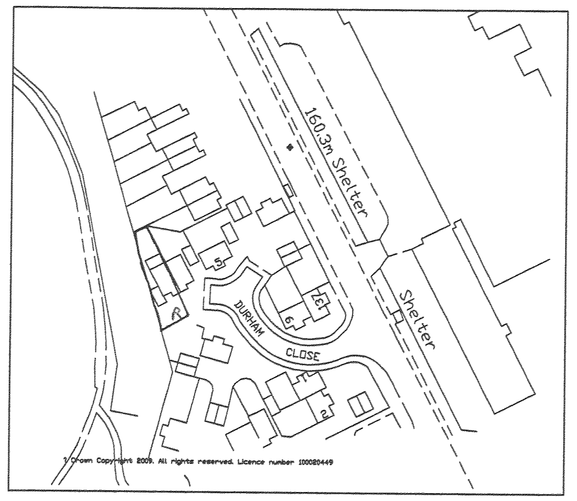


SITE LOCATION PLAN 1:500



ELEVATIONS AS PROPOSED 1:100





SITE PLAN 1:500

MATERIALS SPECIFICATION

WALLS – FACING BRICKWORK WITH DETAILING TO MATCH EXTG BUILDING.

ROOF – PLAIN CONCRETE ROOF TILES TO MATCH EXTG BUILDING.

WINDOWS / DOORS – WHITE UPVC TO MATCH EXTG.

GARAGE CONSTRUCTION NOTES

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls, 400mm wide x minimum 700mm deep – set minimum 1000mm below ground level or to the invert of any adjacent drain. Excavation depths are to be approved by the Building Inspector before concrete is poured.
Walls are to be built up in 103mm common brickwork. DPC to be set min. 150mm above external ground level comprising two courses of Class A engineering brick and Hyload or other approved DPC.
100mm thick concrete floor slab with float finish on 1200g polythene DPM lapped into horizontal DPC, 150mm thick min. well compacted hardcore with 25mm thick sand blinding.

WALLS
Externally of 103mm thick facing brickwork to match existing. (215mm to rear wall)

OPENINGS
Lintols to openings to be Catnic or similar.

ROOF
Roof covering as specified on 25 x 38mm treated softwood battens at appropriate centres on untearable roofing felt to BS747. Additional battens to all unrestrained felt overlaps. Nail all tiles to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with the tile / slate manufacturers instructions. Ridge tiles to be mechanically fixed for the first 900mm. All roof works to be carried out in accordance with BS5534.
Trusses – Prefabricated roof trusses by specialist supplier all as specified at 600mm cts. details and calculations to be supplied prior to commencement of work on site.
100 x 75mm wall plates, 22mm thick treated s/w facias, 12mm ext. quality ply soffits.
Lateral restraint to all wall plates and rafter / gable junctions via. 30 x 5mm galv. m.s straps at maximum 1800mm cts.

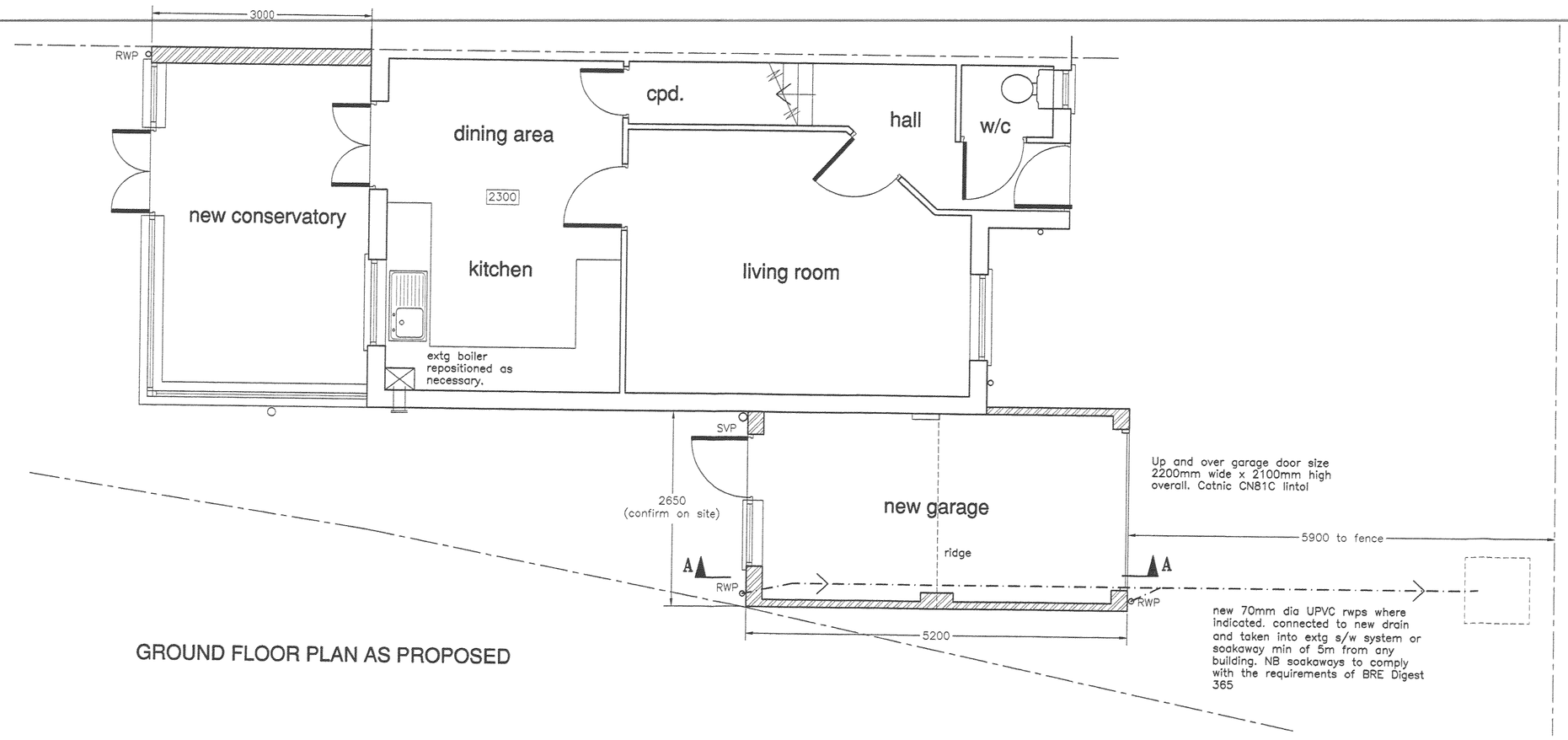
PLUMBING
New rainwater goods to be black PVCu Marley or similar with 70mm dia. downpipes and 100mm dia gutters.

DRAINAGE
All new drain pipes are to be 100mm dia. PVCu laid on min. 100mm thick granular bedding.
Pipes are to be laid to a min. gradient of 1:80 for storm drains.

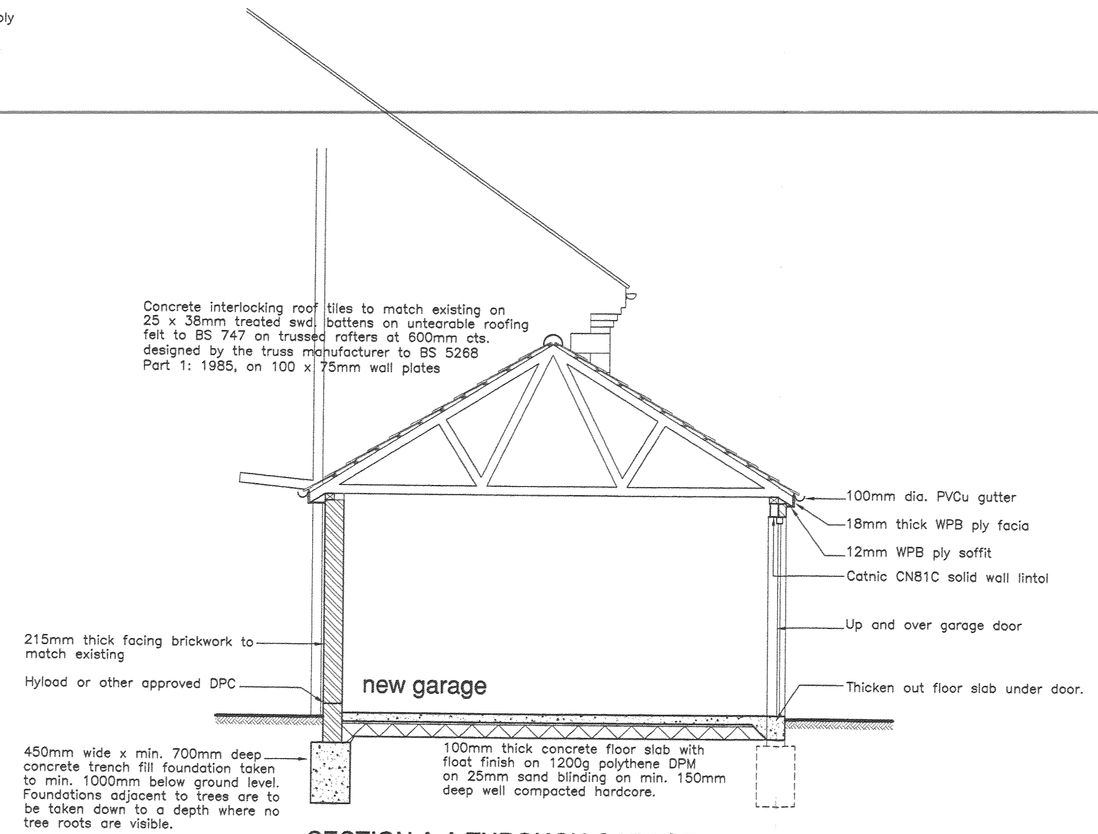
Any drains whether new or old passing under the building are to be encased in 150mm thick concrete with broken joints.

Where drains pass through the foundations they are to be lintolled over to form a 50mm gap around the pipe. The gap is to be boarded over each side of the foundation with inert material.

Drains with less than 600mm cover are to be abridged with paving slabs with min. 75mm of granular material between the piped and the slab.



GROUND FLOOR PLAN AS PROPOSED



SECTION A-A THROUGH GARAGE

DEVELOPMENT SERVICES
20 FEB 2009
RECEIVED

A.J.S
ARCHITECTURAL DESIGN

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Project *PROPOSED NEW GARAGE AND CONSERVATORY AT: 3 DURHAM CLOSE, BAGWORTH LEICESTER FOR: REBECCA BATES*

Sheet Title *PLANS AND ELEVATIONS EXISTING AND PROPOSED*

Scale *1:50, 1:100* Ref *2009/791/01*

Date *FEB 2009* Drawn *AJA/AJS*

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