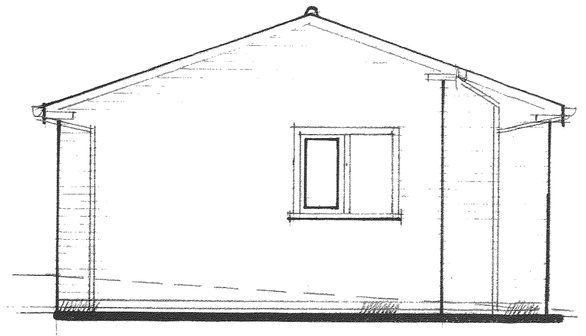
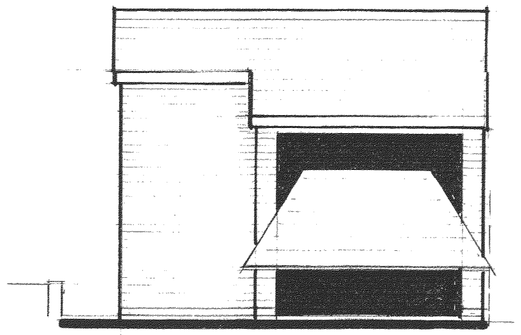
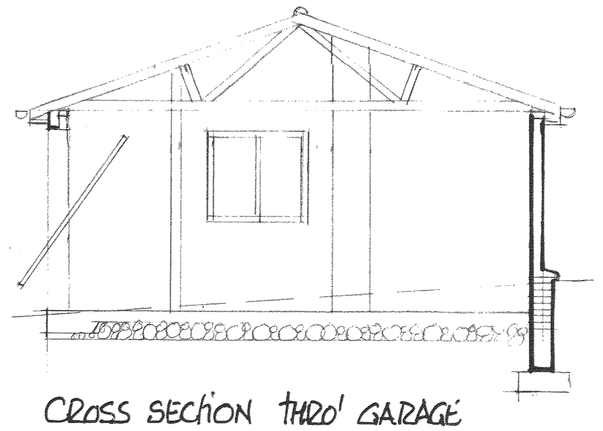


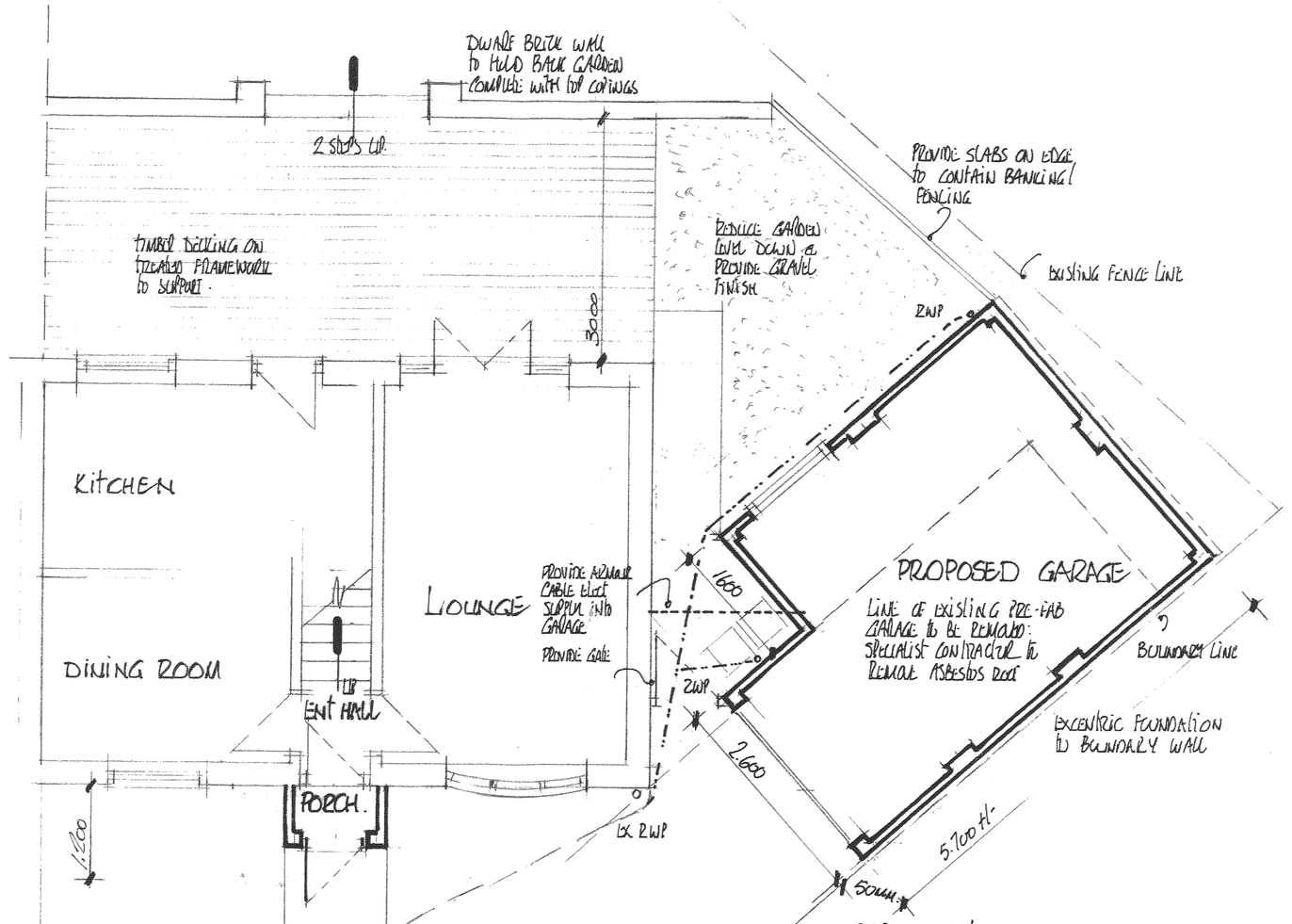
SIDE ELEVATION OF GARAGE



FRONT ELEVATION OF GARAGE

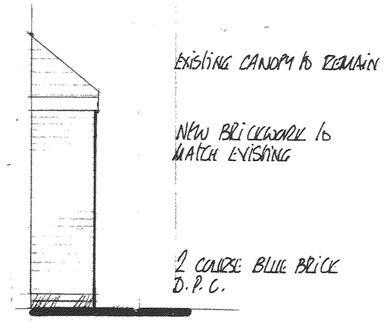


CROSS SECTION THRO' GARAGE





FRONT ELEVATION OF HOUSE SHOWING PORCH



SIDE ELEVATION OF PORCH.

PLAN NOTES:

- ALL MATERIALS USED ARE TO BE TO THEIR RELEVANT BRITISH STANDARD AND OR CODES OF PRACTICE
- IT IS ASSUMED THAT THE EXISTING GROUND IS SATISFACTORY TO ALLOW NORMAL FOUNDATION CONSTRUCTION
- THE CONSTRUCTION OF THE SUBSTRUCTURE & DRAINAGE IS TO BE TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR
- IT IS ASSUMED THAT NO PUBLIC SEWER OR DRAIN IS SITUATED ON THE SITE
- ALL PLUMBING WORK IS TO COMPLY WITH B.S.E.N 12056 (2000) AND ALL HOT AND COLD SERVICES ARE TO BE EXTENDED FROM EXISTING
- GLAZING IS TO COMPLY WITH PART N1 OF THE BUILDING REGULATIONS AND THE WINDOW SUPPLIER MUST BE A REGISTERED MEMBER OF 'FENSA'. ALL UNITS TO BE DOUBLE GLAZED WITH SEALED UNITS WITH 16MM AIR GAP ARGON FILLED AND 1 LOW E COATINGS APPLIED. GIVING A U VALUE OF 1.8 AND A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED FROM THE SUPPLIER ON COMPLETION
- ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P ; ELECTRICAL SAFETY OF BUILDING REGULATIONS & MUST BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETANT TO DO SO IE MEMBER OF NICEIC ; ELECSA LTD OR SIMILAR APPROVED BY LOCAL AUTHORITY PRIOR TO COMPLETION OF WORK, AN APPROPRIATE B.S. 7671 ELECTRICAL INSTITUTE CERTIFICATE MUST BE ISSUED TO THE COUNCIL BUILDING CONTROL DEPARTMENT

GARAGE NOTES :-

600X225 CONCRETE FOUNDATION (600X700 ECCENTRIC to SIDE BOUNDARY TAKEN DOWN 1 MT
225 CONCRETE FLOOR ON 1200 GAUGE POLYTHENE D.P.M ON 150 SAND BLINDED HARDCORE
2 COURSE BLUE BRICK D.P.C WITH ADDITIONAL COURSES to REAR ELEVATION NOTE 225 THICKNESS WALL
D.P.M to BE LAPPED INTO D.P.C
PROVIDE 340 X 100 BRICK PIERS
FACING BRICKS to MATCH EXISTING AS CLOSE AS POSSIBLE
SIDE WINDOW WITH KEYSTONE LINTEL (MIN. 5 L/C OVER
UP & OVER DOOR WITH KEYSTONE BONDE 1200 LINTEL OVER
100X75 BEDDED WALLPLATES
BAT GRIP STRAPS to RAFTER ENDS SECURED to BRICKWORK & WALLPLATES
CONCRETE INTERLOCKING ROOF TILES : (CHECK EXISTING FOR MAIN PITCH ETC) ON BATTENS ON TYVEK BREATHABLE MEMBRANE ON BRITISH STANDARD TRUSS TRUSSES AT 600 MAX CRS : TRUSSES DESIGNED to B.S. 5268 PART III 1985 & CP 112 1973 PROVIDE GRIP STRAPS AT RIGHT ANGLES to TRUSSES ABUTTING GABLE WALLS & SECURE to BRICKWORK
UPVC FACIA/SOFFITS WITH 100 H.R. GUTTERS
100 DIA PVC JOINTED STORM DRAIN TAKEN to EXISTING STORM SYSTEM
PROVIDE POWER LIGHTING AS REQUIRED
PROVIDE SLABS BACK AS NECESSARY to SIDE OF GARAGE WITH DAMP BRICK WALL to CONTAIN SLOPING GARDEN.

PORCH NOTES :-

CONCRETE FOUNDATION : 450 X 225 TAKEN DOWN to FIRM LEVEL
PROVIDE 103 FACING BRICKS BENEATH THE EXISTING CANOPY BONDED INTO THE EXISTING BRICKWORK
FLOOR CONSTRUCTION SCREED ON 100 CONCRETE ON 1200 GAUGE POLYTHENE D.P.M ON SAND BLINDED HARDCORE
D.P.M to BE LAPPED INTO D.P.C (2 CRS BLUE BRICK)
INTERNAL WALLS to BE PLASTERED
PROVIDE LIGHT POINT AS REQUIRED
ENTRANCE DOOR to BE U.P.V.C AND ALL GLASS MUST BE SAFETY DUTY to B.S. 6206 1981 i.e 6.4 LAM OR TOUGHENED

PROPOSED REPLACEMENT GARAGE : PORCH & GARDEN DECKING ETC FOR MR J. MERRELL & MISS B. PAGE

20 TIMBERWOOD DRIVE GROBY LEICESTER LE6 0YU

SCALE :	DATE :	DRAWN BY :
1:50 AT A1 SIZE	MARCH 2010	P.B

DRAWING NUMBER: 971/01

Peter Barnwell Limited
Building Surveyor
Peter Barnwell ACIOB.
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