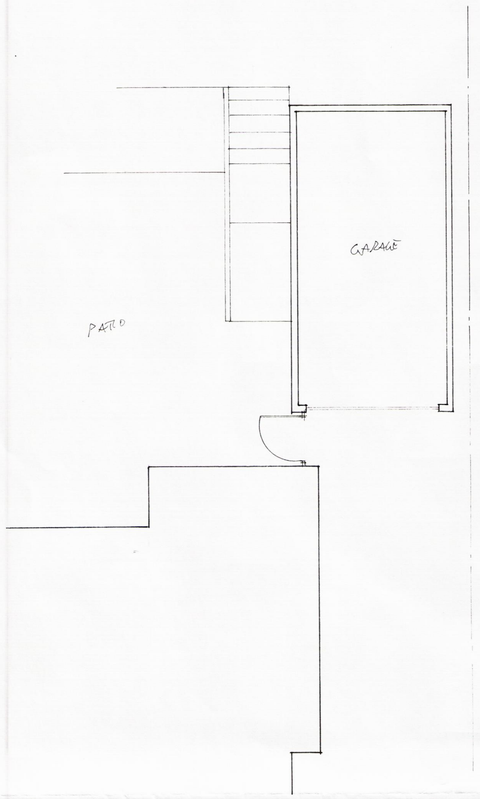
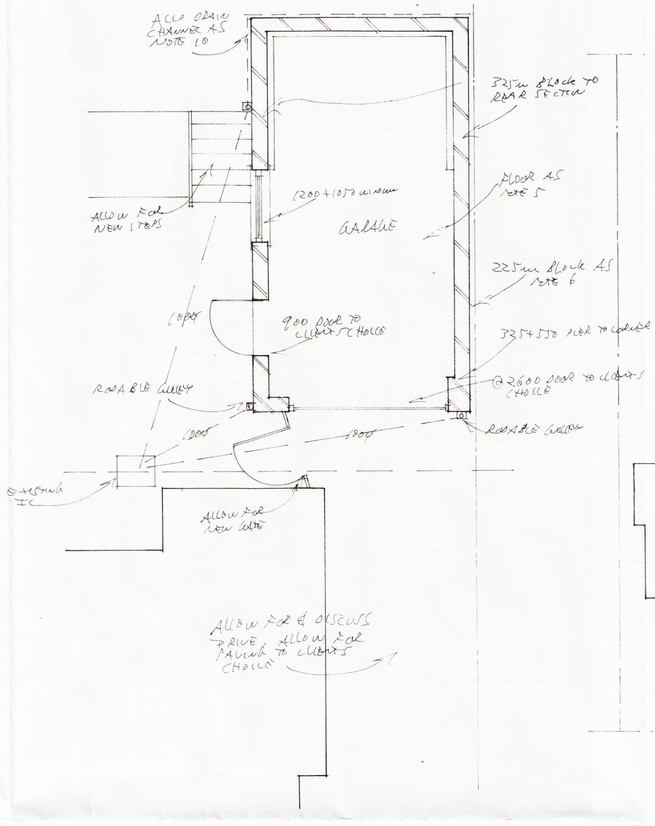
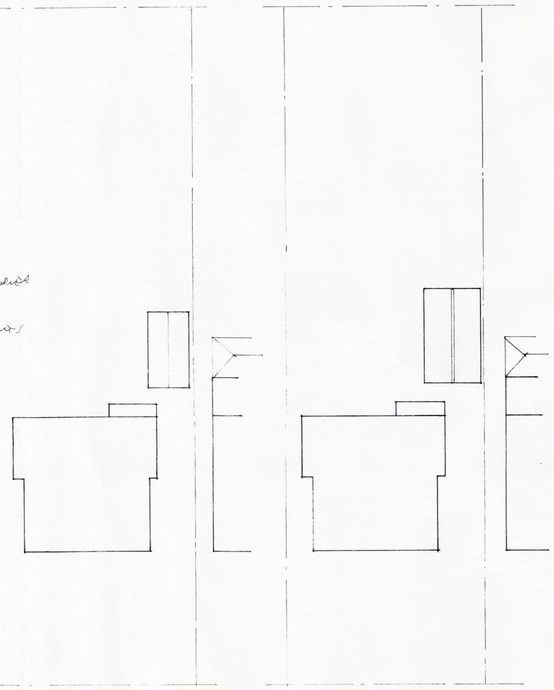
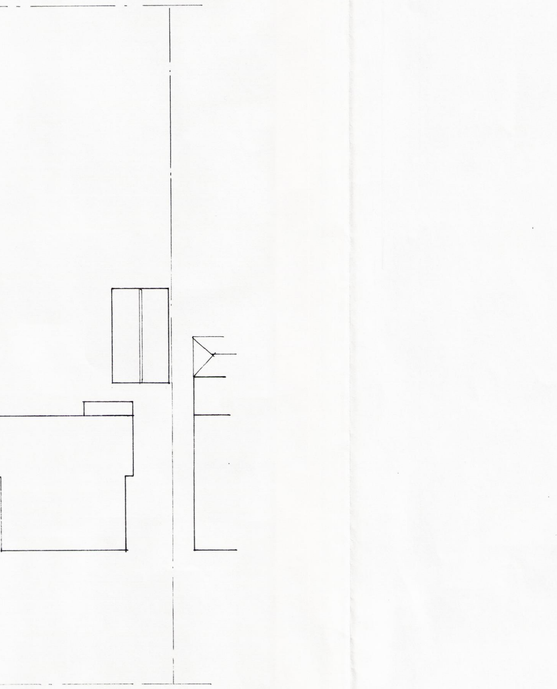


EXISTING GARAGE PLAN

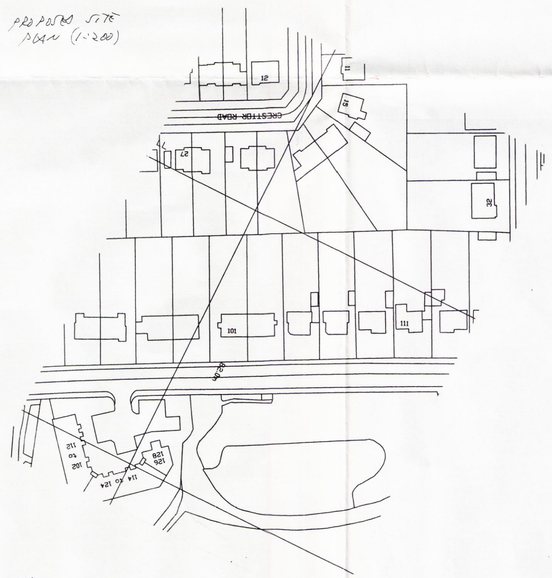


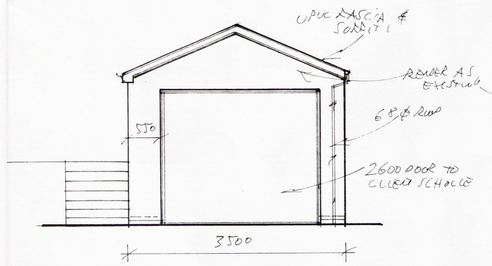


EXISTING SITE PLAN (1:200)

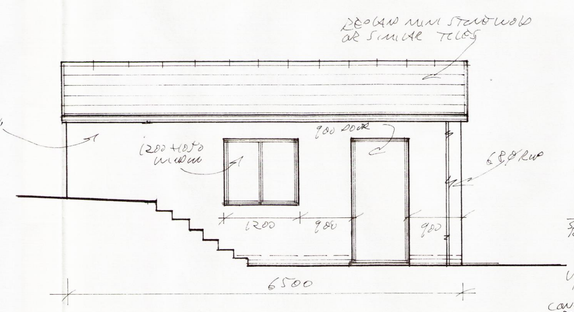


PROPOSED SITE PLAN (1:200)

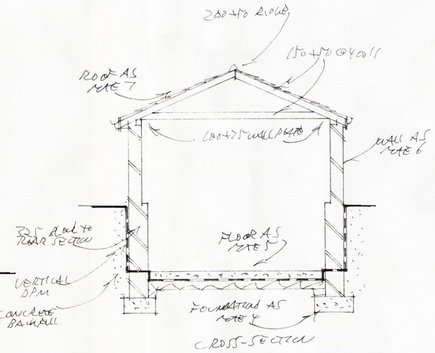




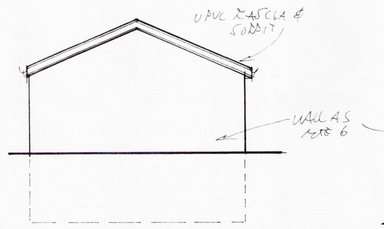
FRONT ELEVATION



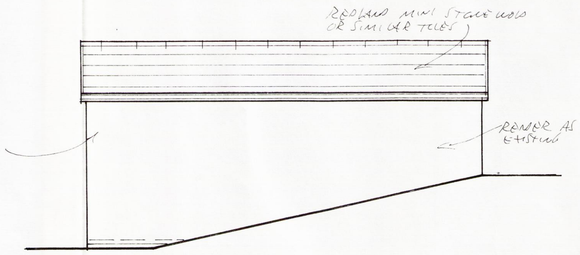
PROPOSED SIDE



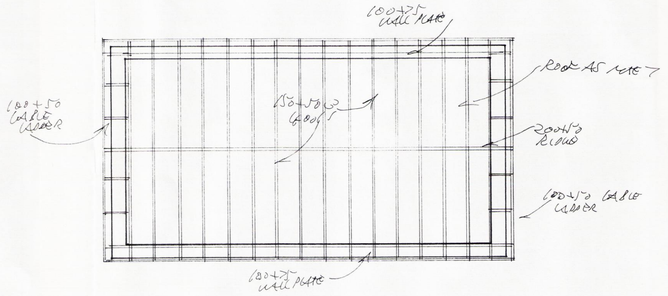
CROSS-SECTION



REAR ELEVATION



PROPOSED SIDE



ROOF PLAN

NOTES

1.All work to comply with the town and country planning Act 1990, the Building regulations 2000, and all relevant Codes of practise, British and European standards. The party Wall act 1996, neighbouring consent to be sort for work on, at Or within 3m a the party wall or fence,2mths notice required.

2. electrical work to be carried out to NIC EIC regulations with the position of and number of sockets and light fittings discussed and agreed with the client at the tendering stage. provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a Competent person, with certification provided.

3. all dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer Please note that the drawings should not be scaled. If in doubt ask.

4. foundations to be @ 1000mm deep. @ 600mm wide and to be min 225mm thickness of concrete, all to building control officers approval, 325 and 225mm brick construction upto DPC as noted on the plan DPC to be min 150mm above ground level and to lap with DPM. Allow for vertical DPM to the floor and external to walls As noted on the cross section to reduce damp ingress into the Garage and back up with a lean mix concrete backfill.
The conditions of the party wall act 1996 should be considered for excavations on or within 3000mm of a boundary, neighbours consent to be sort for all party wall work. Allow for the root progression of any adjoining trees, and any variation in ground levels, and drain inverts all to BCO approval on site.

5. ground floor slab to be min 125mm concrete on 1200 gauge polythene on 50mm sand blinding on min 150mm clean and well compacted hardcore. All vegetable matter to be removed from below slab areas.

6. external walls to be 325/225mm blockwork with external rendering to match existing, see plan for wall thickness.

7. roof to be tiled with tiles to match existing and be suitable for pitch, on 38x25 battens on breathable "tyvek" type felt to BS747 on 150x50 SC3 rafters @ 400c/cs, ceiling joists to be 150x50 sc3 @ 400c/cs wall plate to be 100x75 with restraint straps at max 1800c/cs

8. lintols to be taken form the catnic range and to have a min 150mm end bearing, and to be insulated to meet part L1/L2.

9. windows to be white UPVC and to be double glazed, trickle vents to be provided to window heads equal to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glazing to be K Glass with min 20mm double glazed units equal to min 1.4k W/M2 U Value.

10. rainwater goods to be 110mm half round guttering leading to 68mm dia rainwater downpipes. see plan for rwp positions and to aid Damp ingress allow for an ACCO drain channel to the higher section Connected to existing SW drainage system

11. drains to be as plan, laid to fall @ 1:40 and to connect to existing and to be UPVC, laid on 150mm pea gravel with min 150mm cover. All drains passing under proposed to be lintoled over and encased in 150mm concrete with joints left flexible.

REVISION	AMENDMENT	DATE
	ISH/3072 9/12/15	

CLIENT

DRAWING TITLE

proposed garage to the rear of 105 Church Rd

SCALE	DRAWING No.	REV.
1:50 1:100 1:200		
DATE NOV 15		

Hobs Teprographics Liverpool 48