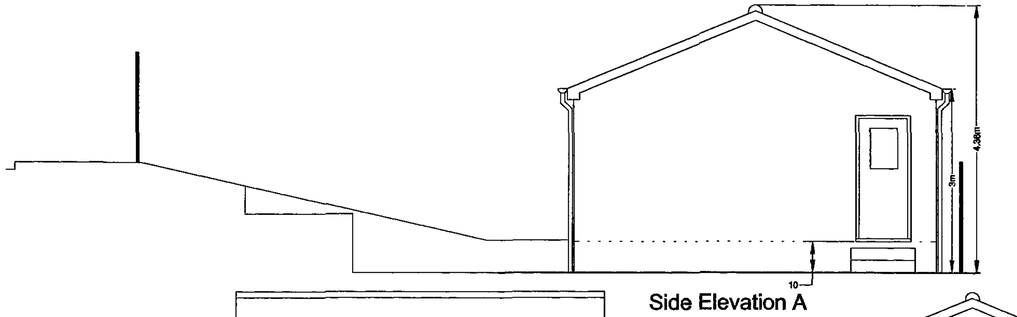
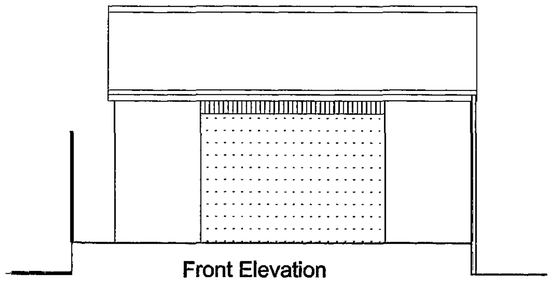
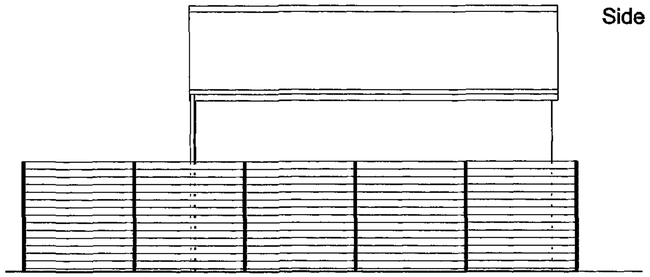


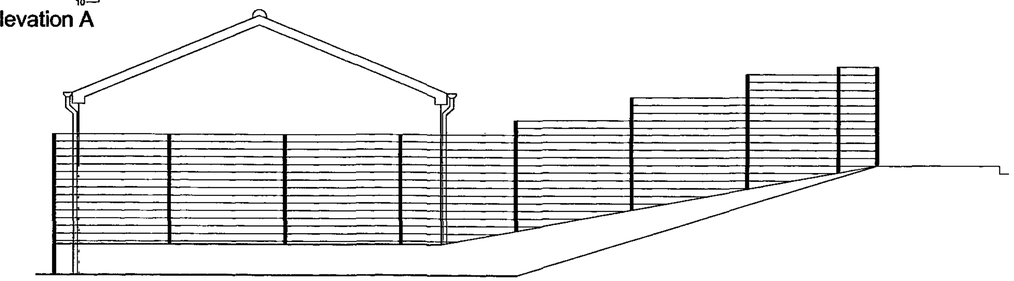
Side Elevation A



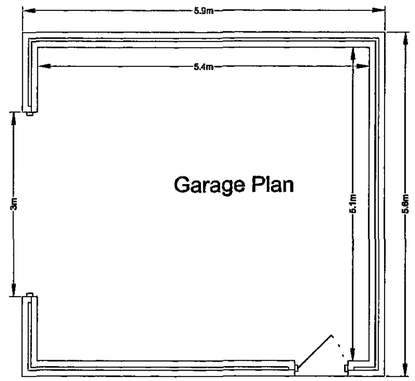
Front Elevation



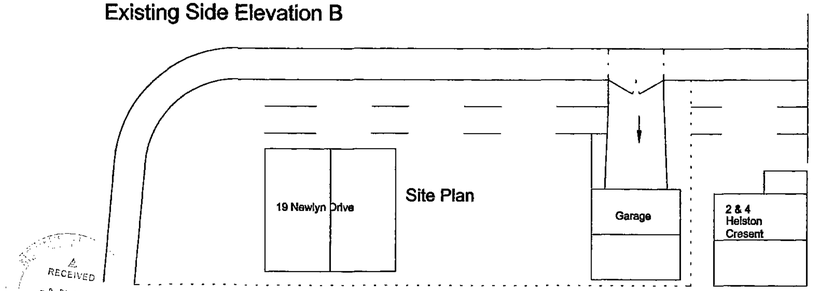
Rear Elevation



Existing Side Elevation B



The footprint of the garage is not to be altered



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Address	19 Newlyn Drive Monk Bretton Barnsley
Project	Existing Garage Plans
Scale	1 : 50
Date	Dec 2009

Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043

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Address	19 Newlyn Drive Monk Bretton Barnsley
Project	Proposed Garage Elevations
Scale	1 : 50 Date Dec 2009

Willowbrook Design Services
Mr. I. J. Mawson M. B. Eng.
14 Willow Brook Close Darton Barnsley
Telephone 01226 – 380043

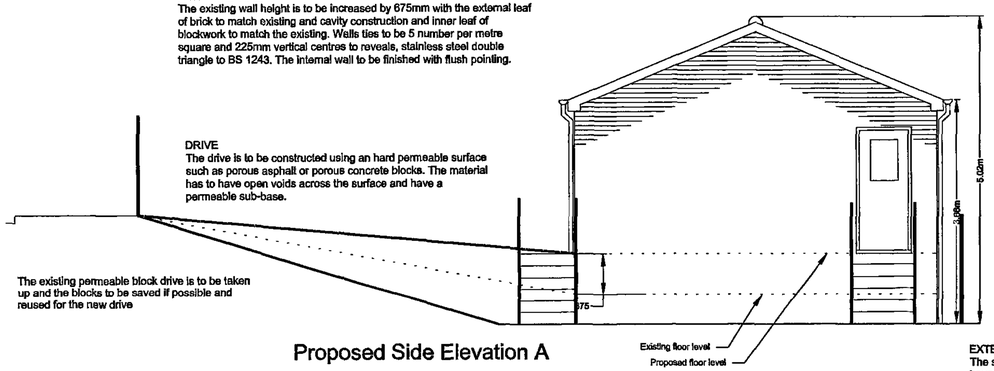
LINTELS
The existing lintels are to be reused over openings with minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres.

ROOF
The existing roof tiles and trusses are to be carefully removed for reuse at the same pitch as the existing with tiles on 38mm x 20mm tanalised battens on type 1F untearable sarking felt to BS 747 on the existing truss rafters at 600mm centres. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters tied to gable walls at ceiling and verge level with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 rafters and block out between. The new s.w. facia board and soffit to match the existing with eaves gutter and downpipe in upvc to match existing.

EXTERNAL WALLS
The existing wall height is to be increased by 675mm with the external leaf of brick to match existing and cavity construction and inner leaf of blockwork to match the existing. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with flush pointing.

DRIVE
The drive is to be constructed using an hard permeable surface such as porous asphalt or porous concrete blocks. The material has to have open voids across the surface and have a permeable sub-base.

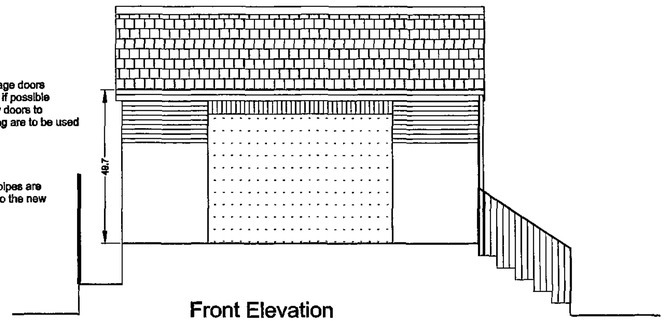
The existing permeable block drive is to be taken up and the blocks to be saved if possible and reused for the new drive



Proposed Side Elevation A

The existing garage doors are to be reused if possible alternatively new doors to match the existing are to be used

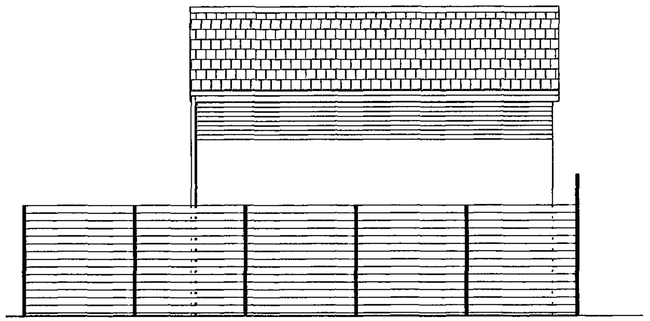
The existing downpipes are to be extended upto the new eaves level.



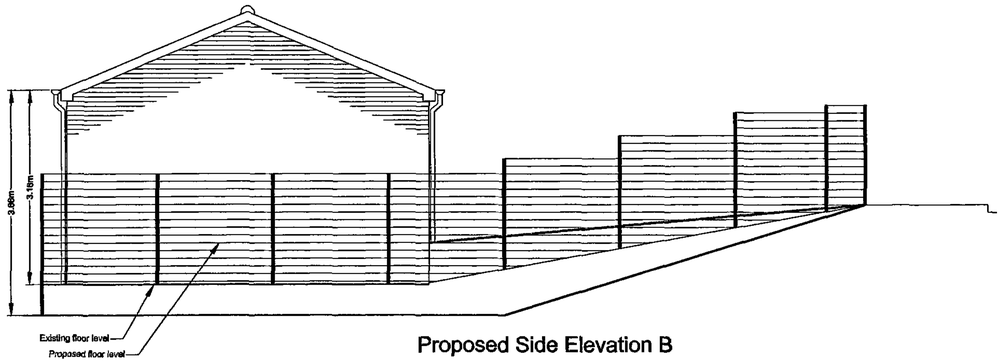
Front Elevation

GARAGE FLOOR
The new floor is to be built off the existing with concrete block laid flat around the edge of the existing and built to an height of 550mm with the middle filled in with layers of well compacted crusher run. The floor is to be constructed of 125mm concrete on 1200 gauge Visqueen damp proof membrane on sand blinding.

EXTERNAL STEPS
The steps to the side entrance door are new drive level are to have a 800mm square landing at the top level with the garage floor level with steps having maximum risers of 210mm and minimum goings of 250mm The handrail and guarding to be at 900mm high from the line of the nosing and 1.1m above the landing area. The steel guarding to have vertical balustrades at 100mm centres.



Proposed Rear Elevation



Proposed Side Elevation B