

# Garage

## Previous Extension

### GENERAL:-

**FOUNDATIONS:-**  
Foundations to be constructed off good ground with at least 600mm cover subject to depth of existing to be linked to and below any adjacent drainage. Generally foundations and excavation works to be subject to the approval of LA Building Control Officer.

**WALLS BELOW DPC:-**  
Standard foundation quality blockwork, solid, with strength 7.0N/mm<sup>2</sup>. All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC.

**DAMP PROOF COURSES:-**  
Horizontal DPC to all walls at floor level linked to dpm under floor slab in conjunction with additional DPC to external walls 150mm above external ground level. All DPC's to be min 2000 Gauge.

**EXTERNAL WALLS:-**  
External walls to be constructed in single skin matching brickwork with thickenings as indicated at external corner and internally at intervals as shown on ground floor plan.

**LINTELS:-**  
Lintel over garage door to be Catnic CN81C steel solid-wall lintel in conjunction with Catnic B1000 beams between internal walls or other equal and approved. BBA certified and suitable for the spans and loads supported with min 150mm end bearings in accordance with manuf's recommendations. Any openings with particular lintel requirements indicated on the drawings.

**INTERNAL LIGHTING/ ELECTRICS:-**  
Any internal lighting to be in accordance with Approved Document L1 and to incorporate high efficacy lighting fittings with lamps giving min luminous efficacy of 75 light source lumens/circuit-watt.

Any new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" ( BS7671 ) by qualified/ certified electrician operating under an approved "competent persons" scheme.

**UPDATED BUILDING REGS (BUILDING SAFETY ACT) & CDM:-**  
New guidance applies to Building Regulations in relation to the Building Safety Act and domestic clients are required to engage a Principal Contractor and/or a Principal Designer(s) to oversee building regs compliance and the health and safety implications of the works to their house and coordinate any constructional changes during the works.

**PARTY WALL ACT:-**  
Where building on or close to a shared boundary/ structure the Party Wall Act 1996 may apply and notice of the proposed work could need to be served on the affected adjoining neighbour(s) prior to the work commencing. Refer to The Act and associated Explanatory Booklet for further information/guidance (example letters etc).

**Garage floor Construction:** 125mm conc slab with nominal layer A142 mesh reinforcement on base with 50 cover and powerfloat finish on top. **Waterproofing:** Gas barrier multi-layer dpm for methane and radon protection with all joints lapped and taped and linked to dpc's at perimeters in accordance with mfrs instructions on min 150mm well blinded and connected hardware.

Ex RWP to be repositioned and reconnected to Ex u/g drainage and soakaway outlet at approx position shown to be verified on site.

## G F PLAN @ 1:50

EX GRAVEL DRIVEWAY/PARKING

EX FLAG DRIVEWAY/PARKING

EX BORDER

EX CHERRY

EX FOOTWAY

MOOR LANE

Ex Outbuilding

Conservatory

Kitchen Offshoot

3 Moor Lane

EX VIB T PANEL & C POST FENCE - 1.8M H

EX BORDER

Existing black plastic sq-line gutters & downpipes.

Existing angular capped ridges/ hips.

Existing plain clay tiles.

Existing through colour render.

Existing white PVC windows.

Existing tile/ brick header frieze.

Existing stained timber window.

**Garage Roof Construction:** Proprietary dark grey GRP or single ply membrane roof finish by Specialist in accordance with chosen mfr's instructions to ensure min 30yr bonded warranty on 19mm ext grade ply decking on increasing battings to ensure min 1 in 80 fall on roof on 50x150mm C24 joists at 600mm centers built in to new side elevation on pillars and lintels described previously.

Flat roof to be restrained with 30x5mm galv ms vert restraint straps at max 2.0m centers taken down internal face of brick min 90mm and secured.

Flat roof joints to be supported on Ex wall with galv ms stud triangles base 75x150mm SW beam fixed to brick masonry with M10 resin anchors at 600mm centers.

Matching facing brick walling.

## FRONT (SOUTH) ELEVATION

750 x 450mm eccentric conc strip foundations to new cavity wall adjacent boundary as indicated with layer B785 mesh in bottom with 50 cover onto good ground with min 600 cover at same level as existing and connected to satisfaction of Local BCO, subject to ground conditions and if clay discovered min cover to be 900mm.

750x750x300mm conc pad foundation to new brick pillar as indicated.

Existing angular capped ridges/ hips.

Existing plain clay tiles.

Existing through colour render.

Existing black plastic sq-line gutters & downpipes.

Existing tile/ brick header frieze.

Existing white PVC windows.

**Garage Roof Construction:** Proprietary dark grey GRP or single ply membrane roof finish by Specialist in accordance with chosen mfr's instructions to ensure min 30yr bonded warranty on 19mm ext grade ply decking on increasing battings to ensure min 1 in 80 fall on roof on 50x150mm C24 joists at 600mm centers built in to new side elevation on pillars and lintels described previously.

Flat roof to be restrained with 30x5mm galv ms vert restraint straps at max 2.0m centers taken down internal face of brick min 90mm and secured.

Code 4 lead cover flashing at abutment over roof membrane upstand in accordance with LSA recommendations.

Existing concrete infill panels.

Matching facing brick walling.

## SIDE (WEST) ELEVATION

750 x 450mm eccentric conc strip foundations to new cavity wall adjacent boundary as indicated with layer B785 mesh in bottom with 50 cover onto good ground with min 600 cover at same level as existing and connected to satisfaction of Local BCO, subject to ground conditions and if clay discovered min cover to be 900mm.

EX RWP

C 09/10/2024 PREPARED FOR PLANNING APPLICATION.  
B 24/06/2024 BUILDING CONTROL COMMENTS CLARIFIED.  
A 20/05/2024 REV G/ DOORS AS DISCUSSED WITH CLIENT.

Revised	Date	Description
<b>3 MOOR LANE, BIRDWELL, BARNSELEY, S70 5TZ.</b>		
<b>DETAILED PROPOSALS</b> Plans & Elevations.		
Mr Brotton.		

**JEA**  
Building Design Services

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Scale: 1:50 @ A1	Date: APRIL 2024
Ref: 202306	Drwg No: 02
0 cm	2 cm
4 cm	6 cm