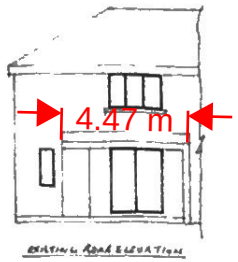
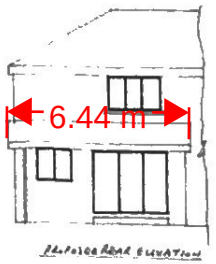
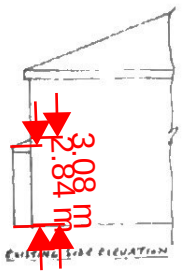


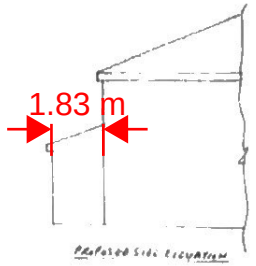
EXISTING REAR ELEVATION



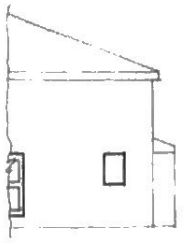
PROPOSED REAR ELEVATION



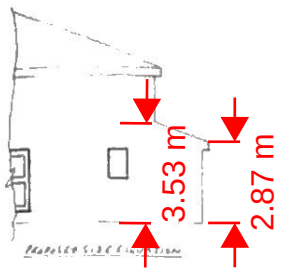
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

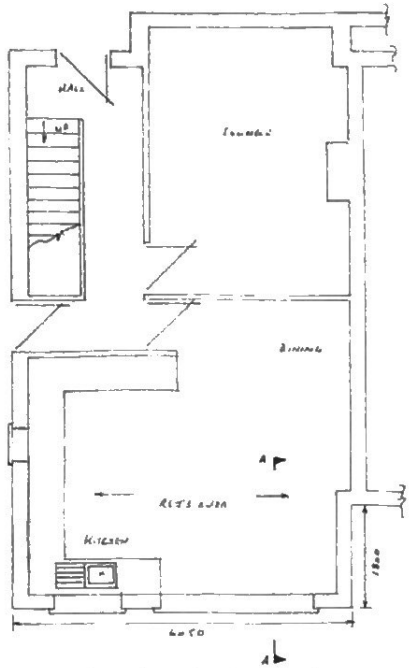


EXISTING SIDE ELEVATION



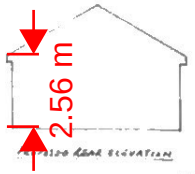
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

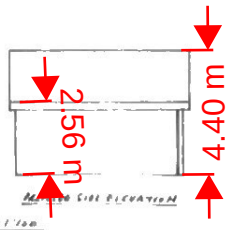


PROPOSED GROUND FLOOR PLAN SCALE 1:50

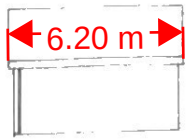
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

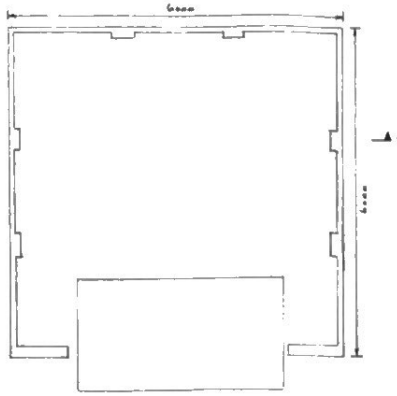


PROPOSED SIDE ELEVATION

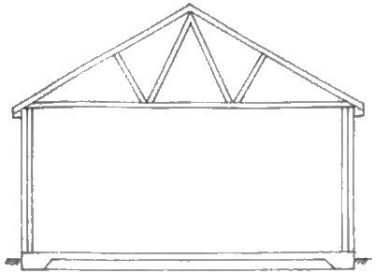


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

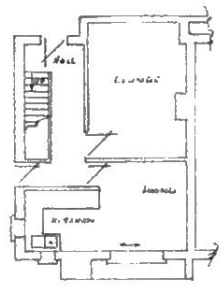


PLAN OF GARAGE SCALE 1:50

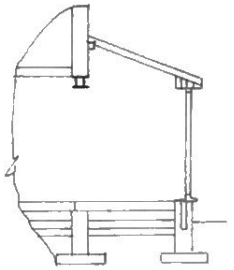


SECTION THRU' B-B SCALE 1:50

SITE PLAN SCALE 1:200



EXISTING GROUND FLOOR PLAN SCALE 1:100



SECTION THRU'A-A SCALE 1:50

SPEC FOR GARAGE

FOUNDATION FLOOR

- MIN HARDCORE • 25mm SAND BLINDING • 1200 GAUGE VISQUEEN DPM • 150mm CONCRETE TRIKERN 20 TO 300 AROUND PERIMETER

WALLS

- BRICKWORK TO FRONT TO MATCH AREA SIDE & REAR ELEVATIONS IN TYPE A BRICKWORK STRENGTH AND WITH 440mm PIERS • ON R/C LINTOL OVER DOOR WITH CWS BEARINGS TO BE 150mm MIN

ROOF

- 100 x 50mm WALL PLATES • TRR 1800 TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY WITH BS5268 PART 3 SPACED AT 600mm CENTRES FIXED TO BE PROVIDED BEFORE COMMENCEMENT • TEMPORARY BRACING DOWN STAGE EVERY 3 TRUSSES • ADDITIONAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL & OUT OF PLANE WITH NOGGINS TO SUPPORT • 200 x 25mm FASCIA • 5mm EXTERIOR PLYWOOD SOFFIT • REINFORCED BITUMEN ROOFING FELT • 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING

DRAINS

- 100mm DIA & 65mm DIA TO MATCH EXISTING S.W. TO CONNECT TO SOAKAWAYS 5m AWAY FROM BUILDING & 1m² BELOW INVERT LEVEL

SPEC FOR EXTENSION

FOUNDATIONS

- 600 x 150mm DEEP STRIP WITH 450mm SUBJECT TO LA APPROVAL

WALLS

- 102½ BRICK FACING GL • BRICKWORK TO MATCH EXISTING • 100mm CAVITY FILLED WITH 75mm INSULATION BATTS • HORIZONTAL DPC 150mm MIN ABOVE GL 150mm MIN DPC TO REVEALS • RSJ ALL TO BE INSULATED
- EXTERNAL REVEALS TO BE 65mm MIN
- STAINLESS STEEL TIE WIRES PLACED 750mm HORIZ 450mm VERTICALLY & 225mm TO REVEALS • EQUITON CAVITY LOVER EXTERNAL CLEANING WITH DPC APRON OVER & WEEP HOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • NEW WALLS TIED TO EXISTING WALLS WITH STAINLESS STEEL WIRE TIES AS SPECIFIED EVERY 225mm & INTERNAL PLASTERING TO BE ANTI-HACKING & CAVITY

FLOOR

- 100mm HARDCORE • 100mm CONCRETE FINISHED ABOVE GL • 215 x 100mm AERATORS & LINTOLS WITH DPC APRON OVER SPACED AT 2m
- 150 x 50mm JOISTS SPACED AT 400mm CENTRES WITH 100mm KINGSPAN INSULATION BETWEEN MEMBERS & SIMILAR • 18mm T&G FLOORING

ROOF

- 100 x 50mm WALL PLATES • 100 x 75mm WALL PLATES RAKING WITH TO EXISTING WALL EVERY 1800mm
- 150 x 50mm RAFTERS AT 400mm CENTRES BIRDSMOUTHED ON WALL PLATES & STRENGTHENED WITH 50 x 100mm TIMBER TO FORM OVERHANGS
- 1m BUILDING DOWN STRAPS EVERY 1800mm
- 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL & OUT OF PLANE EVERY 1.5m WITH A DIAGONAL BRACE EVERY 3rd TRUSS
- 200 x 25mm FASCIA • 10mm EXTERIOR PLYWOOD • 12mm SOFFIT EXTERIOR MESH • RE-INFORCED BITUMEN FELT • 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 10mm EAVES VENTS • 6mm LEAD FLASHING • 90mm KINGSPAN INSULATION BETWEEN RAFTERS 100mm & 50mm ALL & THEN TEK VENTER INSULATION TO UNDERSIDE WITH 12.5mm PLASTERBOARD & SKIM

DRAINS

- 100mm DIA & 65mm DIA TO MATCH EXISTING S.W. TO CONNECT TO SW SEWER ON TO SOAKAWAY 5m AWAY & 1m² BELOW INVERT LEVEL • FOUL FROM SINK TO DISCHARGE DOWN TO EXISTING GULLEY

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXIST ING & TO HAVE TRICKLE VENTS BELOW 1m² TO BE POLARISATION K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 GLASS TO DOORS TO BE TOUGHENED • PROVIDE SMOKE ALARMS WITH BATTERY BACK & INTERLINKED TO A SEPERATE CIRCUIT TO CIRCUITION ARRANGEMENT EVERY FLOOR • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TESTED FOR EXTENSION OF THE HEATING SYSTEM • ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON SCHEME A CERTIFICATE OF THE BUILDING REGULATIONS APPROVAL MUST BE GIVEN TO BE LA CONTROL ON COMPLETION OF THE WORKS

PROPOSED SINGLE STOREY REAR EXTENSION TO No 65

ATTACHED GARAGE TO

65 BROADWAY

FARNBOROUGH GU14 9EL