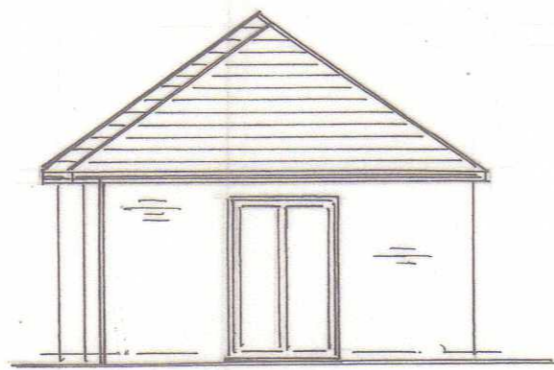
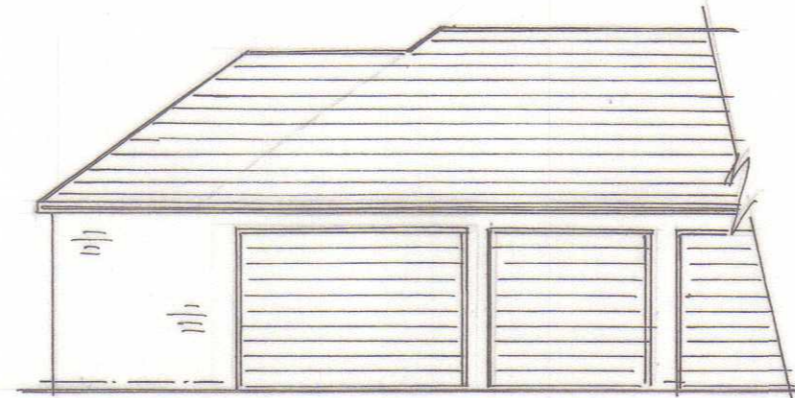


rear

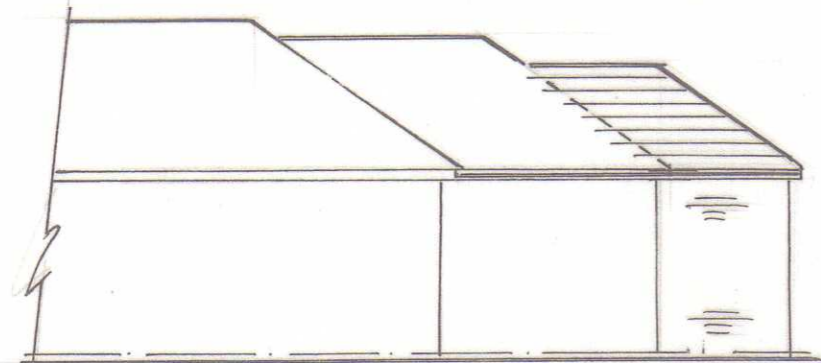


side

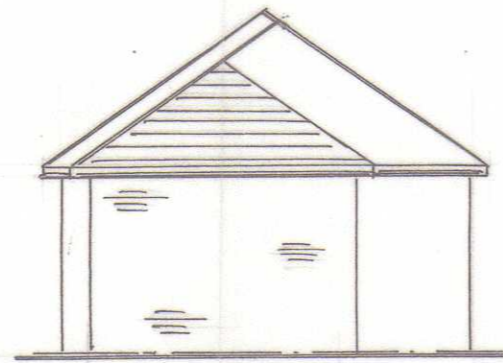


front

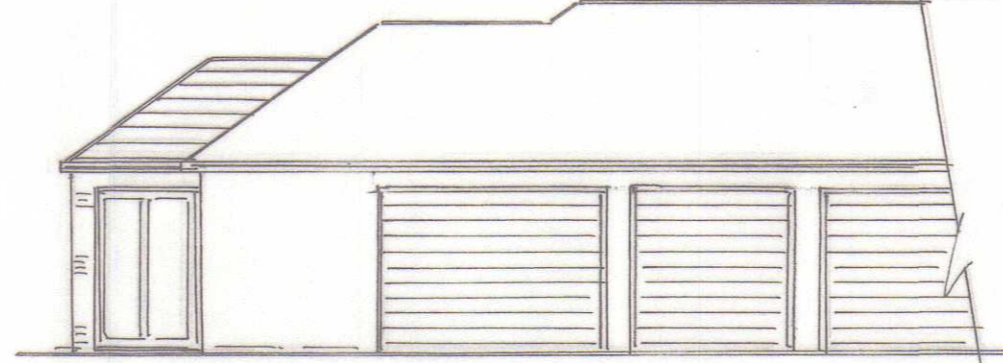
EXISTING ELEVATIONS:
scale 1:100



rear

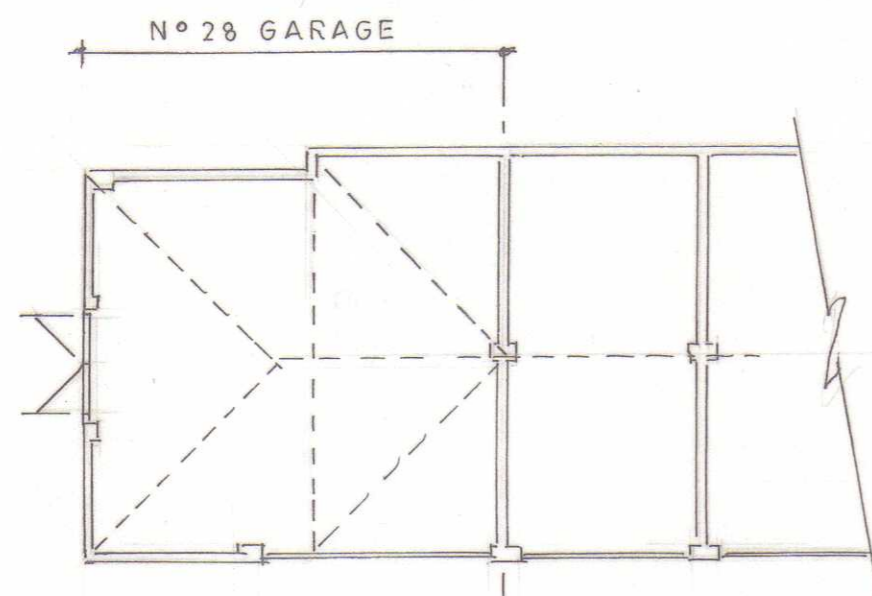


side

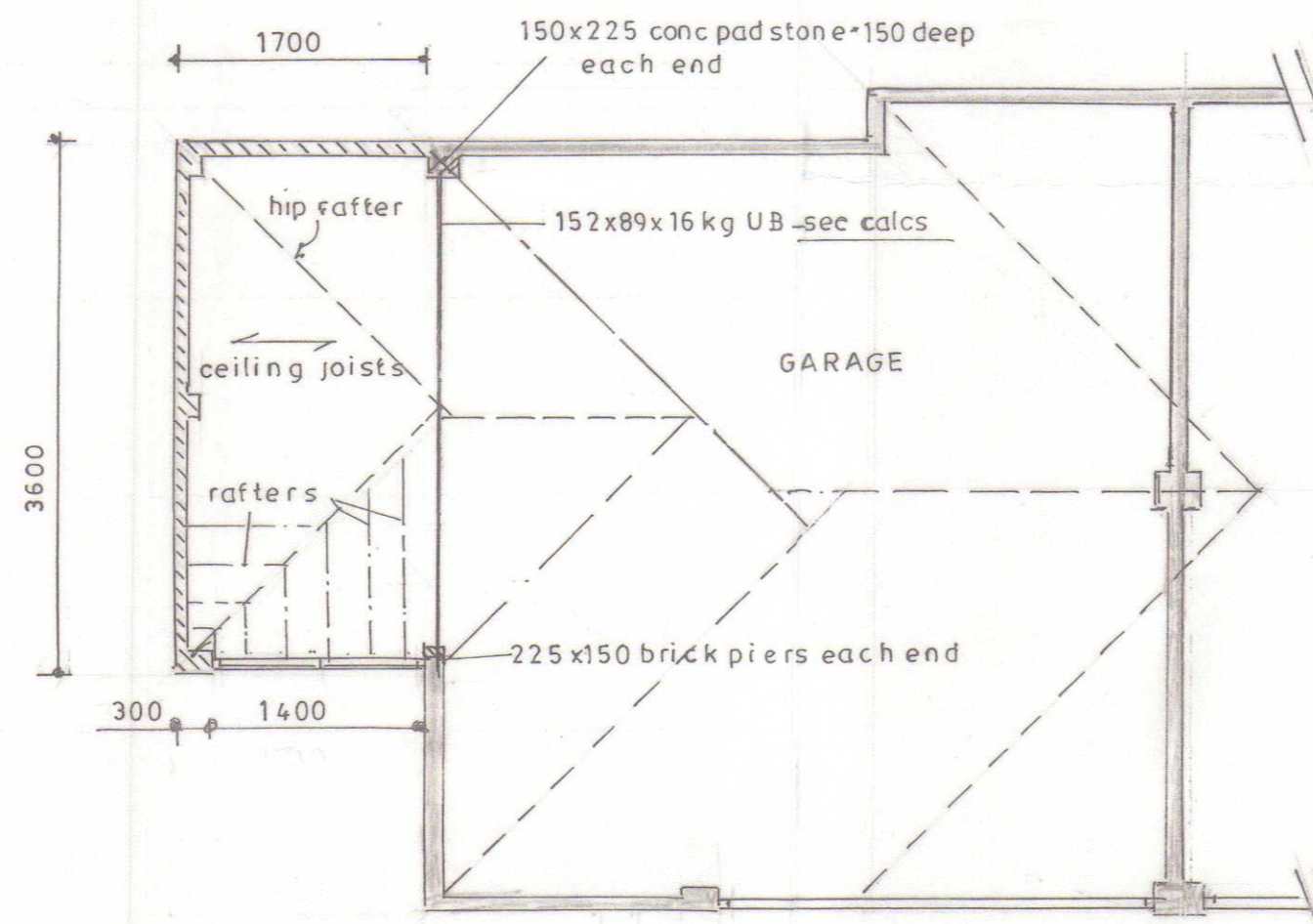


front

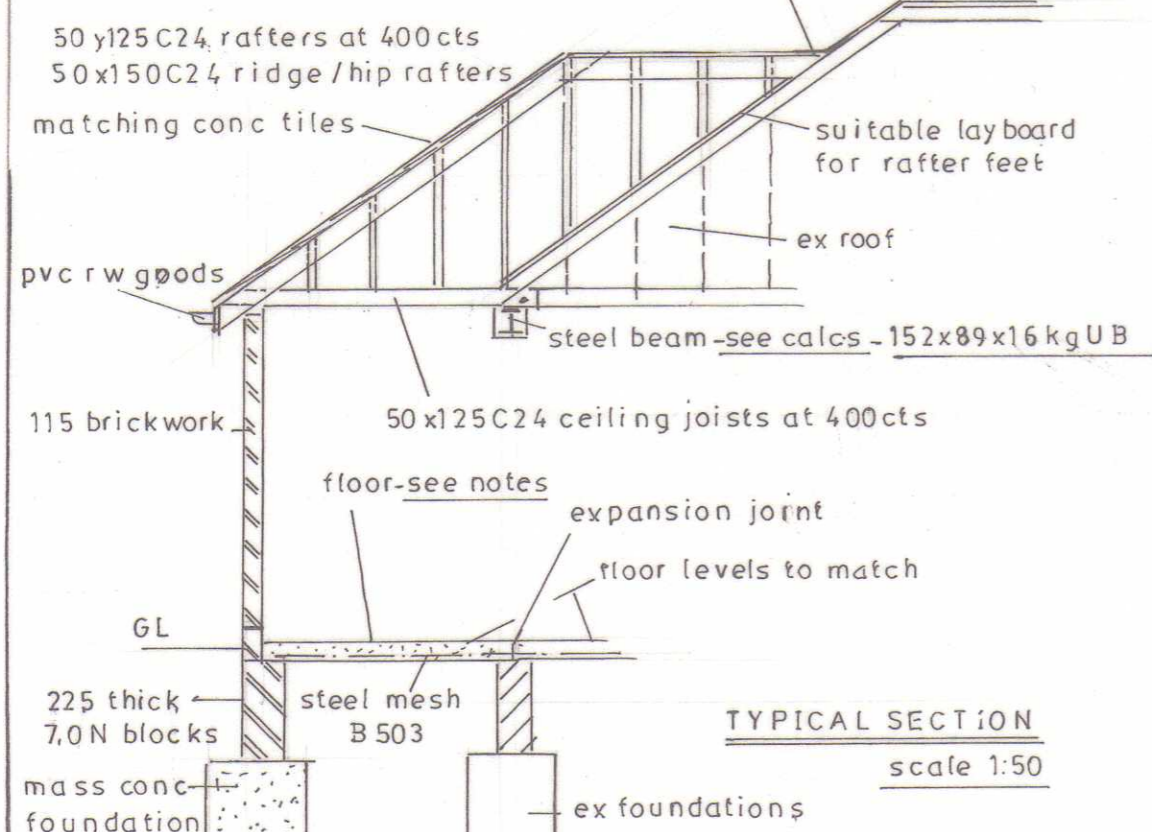
PROPOSED ELEVATIONS



EXISTING PLAN



PROPOSED PLAN
scale 1:50



TYPICAL SECTION
scale 1:50

Scope of works

To construct a side extension to the existing garage

Site preparation

Remove all existing pathway/ground adjacent to existing garage where works are to be carried out, remove all spoil from the site.

Foundations

Excavate min 450 wide trench taken down to a suitable load bearing strata to external 115 brickwork walls, all foundations to be taken down at least 1m below ground level. All trenches to be approved by LA building control. Level and compact all trenches and prepare mass fill concrete foundations. All blockwork below ground to be in 7,0 N blocks in cement mortar. New foundations will be constructed as per suitable guidance should clay be encountered.

No trees within 30 mts of proposed works

New floor construction

130 thick reinforced concrete oversite slab, steel mesh B503 supported on new 7,0 N blockwork and on existing wall as details on drawing. Min cover to mesh at bottom 50mm. Finish floor level to match existing. New garage floor to be sealed and painted to match existing garage floor.

External walls

Matching 115 facing bricks suitable bonded to existing brickwork, or connected using stainless steel profiles with vertical dpc's with wall ties at 450 cts. Suitable waterproof silicone sealant to be used at all connections. Suitable reinforced concrete lintel to be used over new door entrance, min bearing 150 each end.

New roof

Matching conc interlocking tiles on 38 x 50 treated and graded sw battens on suitable breather membrane e.g. ROOFSHIELD, laid as per manufacturers instructions. 50 x 125 C24 rafters at 400 cts, 50 x 150 C24 hip rafters and ridge board. 50 x 125 ceiling joists at 400 cts, rafter feet and ceiling joists to be bolted together, at wall plate, and held down at 2000 mm cts to provide lateral support to CP111 Pt.3. Rafters at 90° to ceiling joists to be strapped back across at least 3 rafters using suitable galv ms restraint straps. Grp valley troughs to be used at all new valleys to roof, fitted in accordance with manufacturers instructions. All flashings to be in Code 4 Lead.

Steel beam protection

Structural steel to be supplied treated with BROSTIL or NULFIRE intumescent paint to provide min 30 minutes fire protection. Treatment used to be on all documents and evidence supplied to LA building control prior to installation and covering.

Electrical installations

All new electrical work to be carried out in strict accordance with the Approved Document P of the building Regulations and the latest edition of the IEE Wiring Guidance and BS7671. All work to be carried out by a competent person registered with an approved self-certification body. A copy of the final test certificate to be supplied to LA building control within 30 days of completion and a copy left at the works on the final day of testing.

DG doors

New double glazed doors to customer spec in white pvc frames with u-value at least 1,4W/m²K, doors to open outwards.

All work to be carried out in strict accordance with the latest building regulations and BS-EN standards and Codes of Practice. Appointed contractor to check all dimensions on site and set out accordingly

All dimensions to be checked on site by appointed contractor and set out accordingly

A		Date	Revisions
© copyright			
Client			
Job Title			
proposed garage extension			
Drawing Title			
N° 28 SAMIAN PLACE BINFIELD BRACKNELL RG42 4BX			
Scale	1:100 1:50		
Date	Sept 2022		
	Drawn by		
Dwg. No.			Rev.