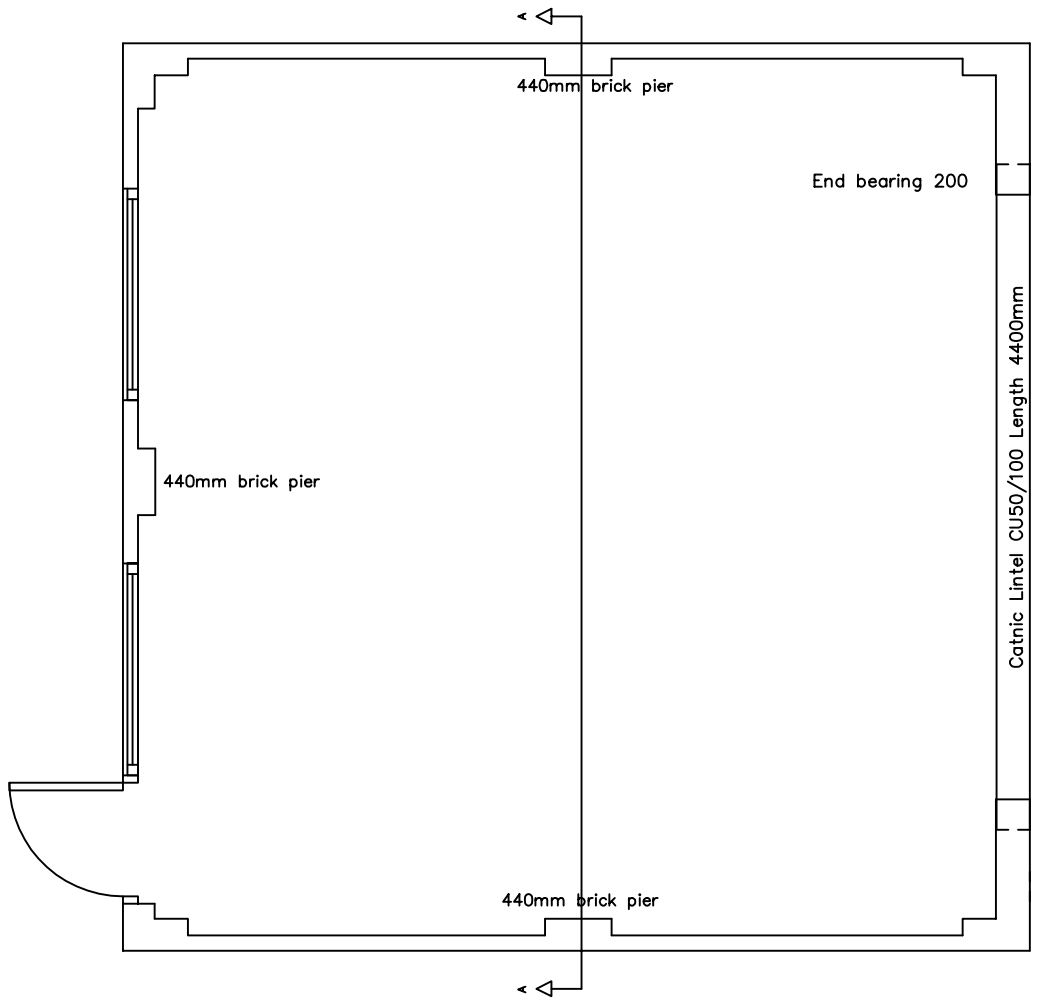
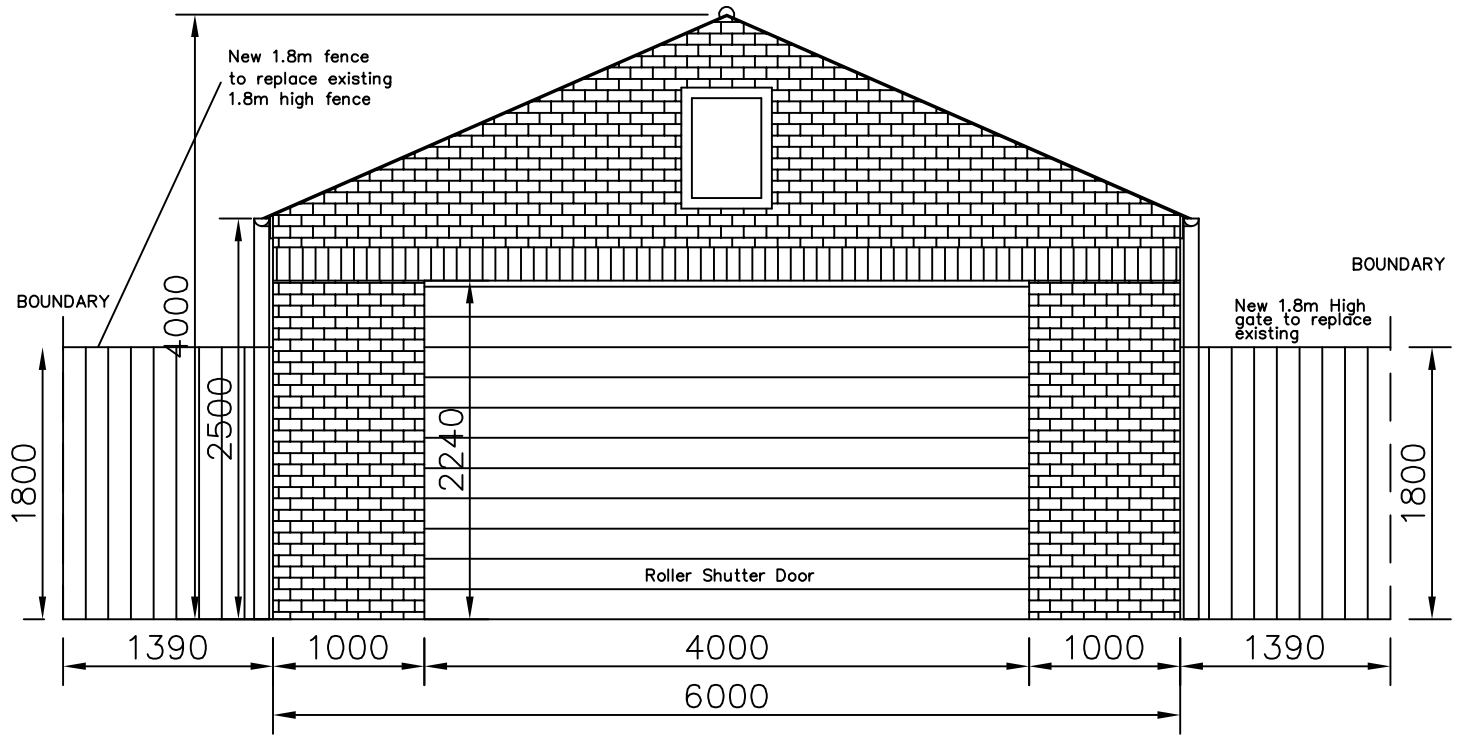
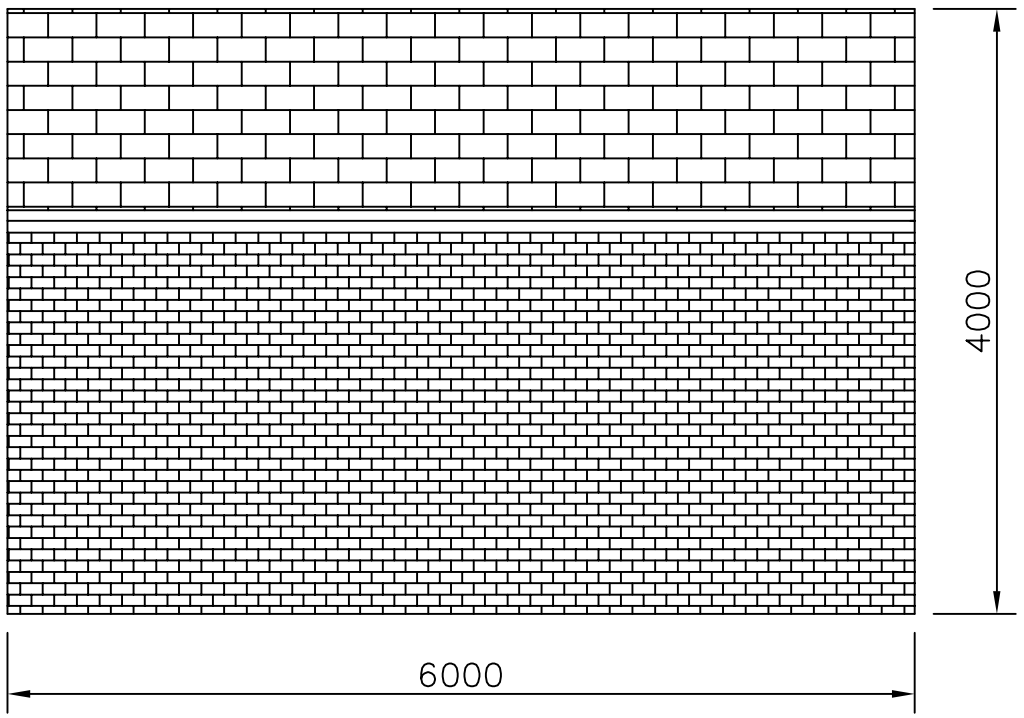


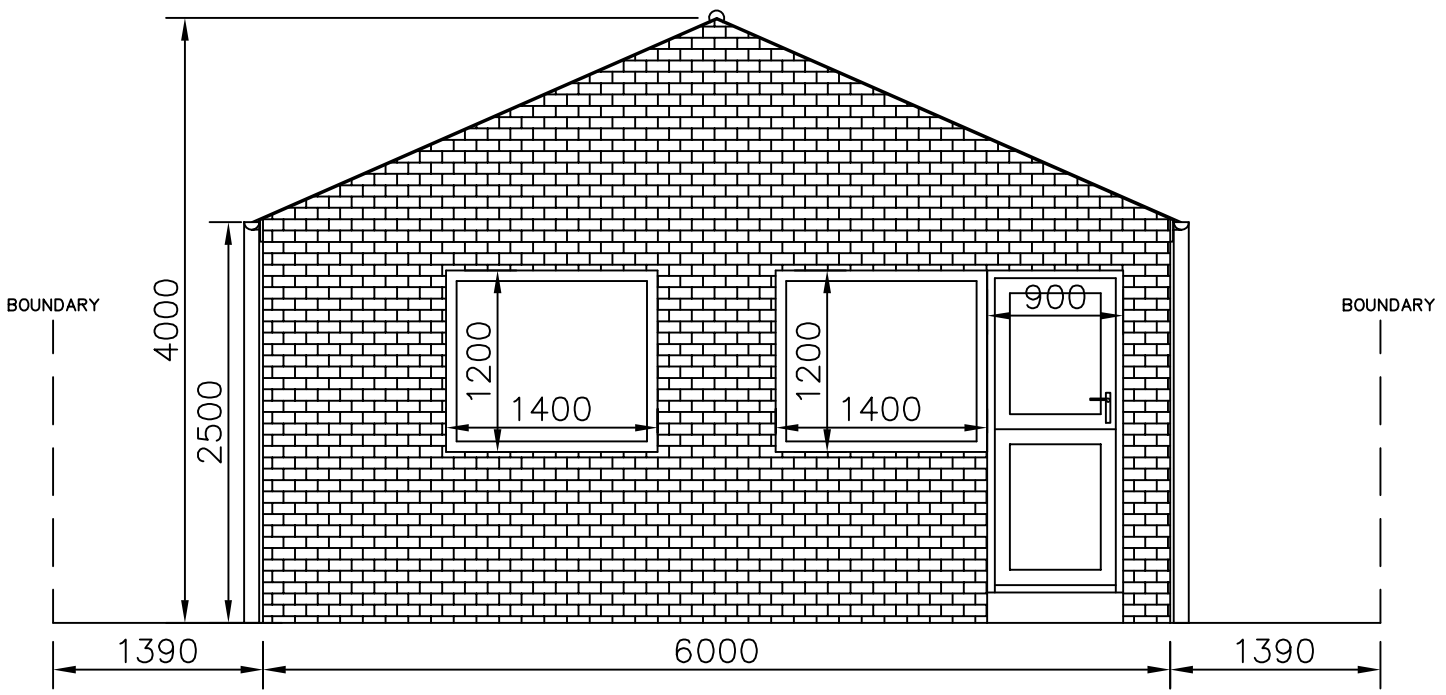
Plan View



North Elevation



East/West Elevation



South Elevation

Notes:

Lintels: To be Catnic CU50/100 or similar above double garage door, CN48C or similar above single garage door.

Foundations: 600mm x 600mm concrete strip, minimum 900mm below ground level. Foundation details subject to site excavation revealing load bearing strata. Unsuitible strata will require amendedfoundation detail before work continues. Foundations to be taken down below drains running under property to avoid load transfer.

Walls: Walls to be 100mm brick outer leaf to match existing house as closely as possible. 440mm piers to be built at centre of gable and rear walls to provide additional support. DPC Damp proof course installed at a minimum of 150mm above ground level.

Roof: Roof tied down with 30mm x 5mm mild steel straps @ max 2000mm cts. Roof tiles to match exisiting property if possible, onto 38mm x 19mm battens on breathable membrane. Roof rafters and joists to be 'Room in roof' type, specification by manufacturer.Roof tilted towards100mm half round PVC gutter, connected to 100mm half round PVC vertival rain water pipe.

Floor: 100mm concrete on 1200 gauge Visqueen DPM on 25mm coarse sand blinding, on 100mm well consolidated hardcore.

Underground Drains: 100mm heavy duty PVC rainwaterdrain to be connected to original,

surrounded by 100mm pea gravel minimum fall 1:60. Route of drain will be established during excavation.

Electrical Works: Electrical works to comply with Part P of the Building Regulations.

Garage Door: Garage door to back lane to be motor driven roller shutter type. Specification by manufacturer.

Scale: 1:50 (A3)	Drawn: DRD
Date: 22/4/21	Drawing No: NAG001B

Title: New Garage to Rear 11a Natley Avenue Proposed Elevations