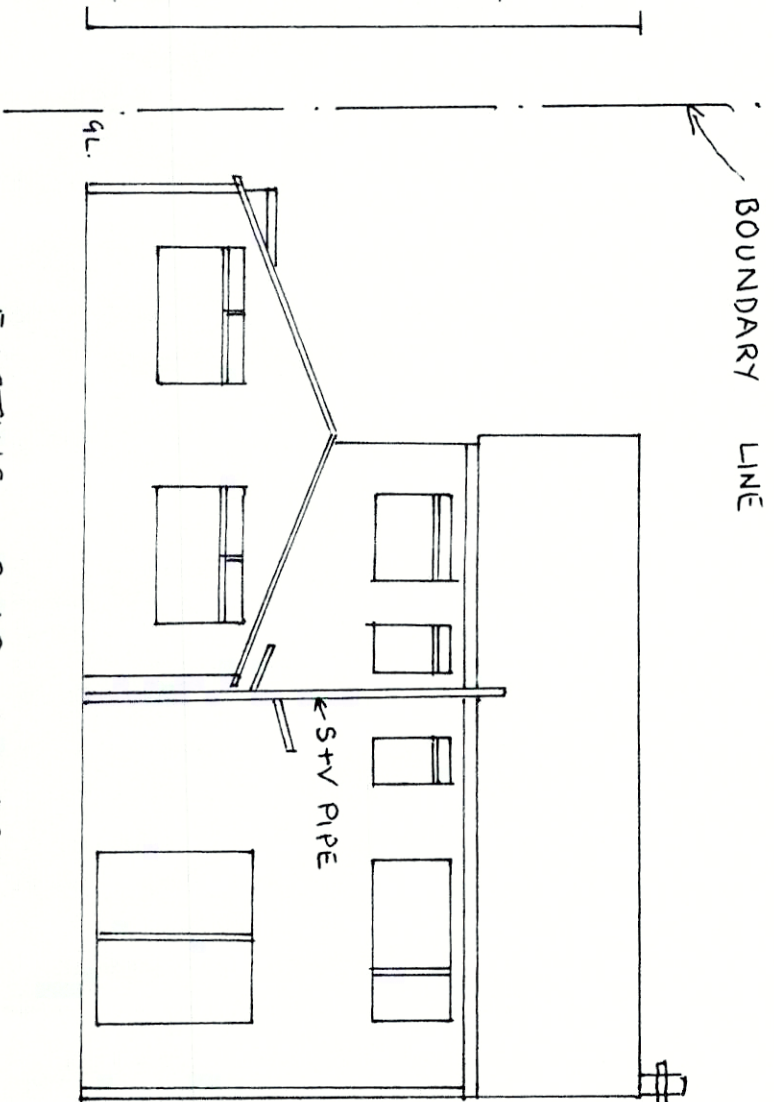
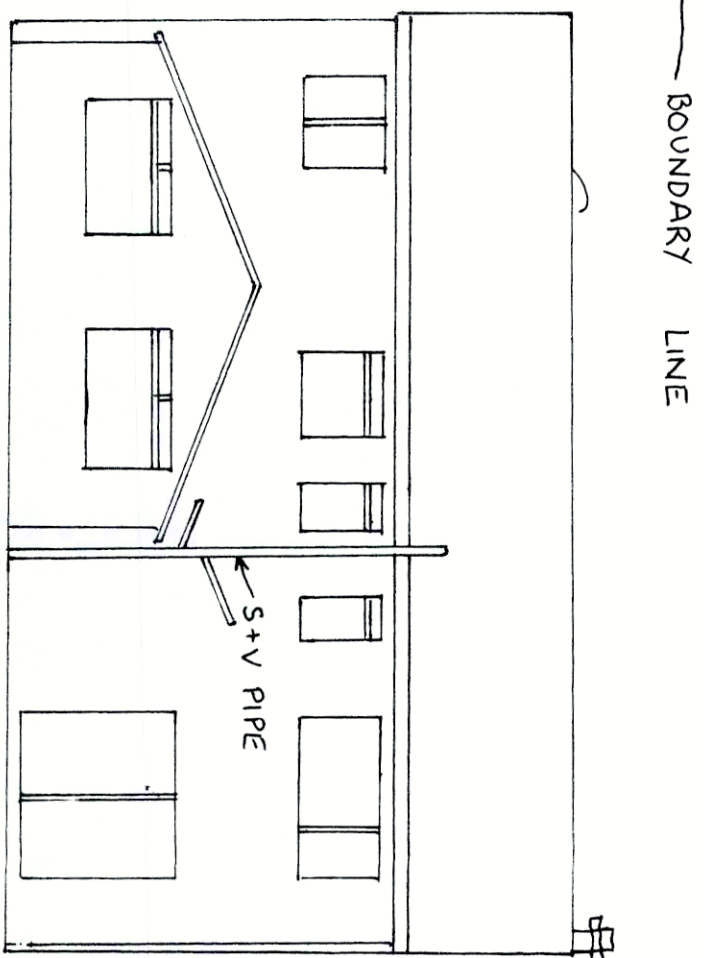
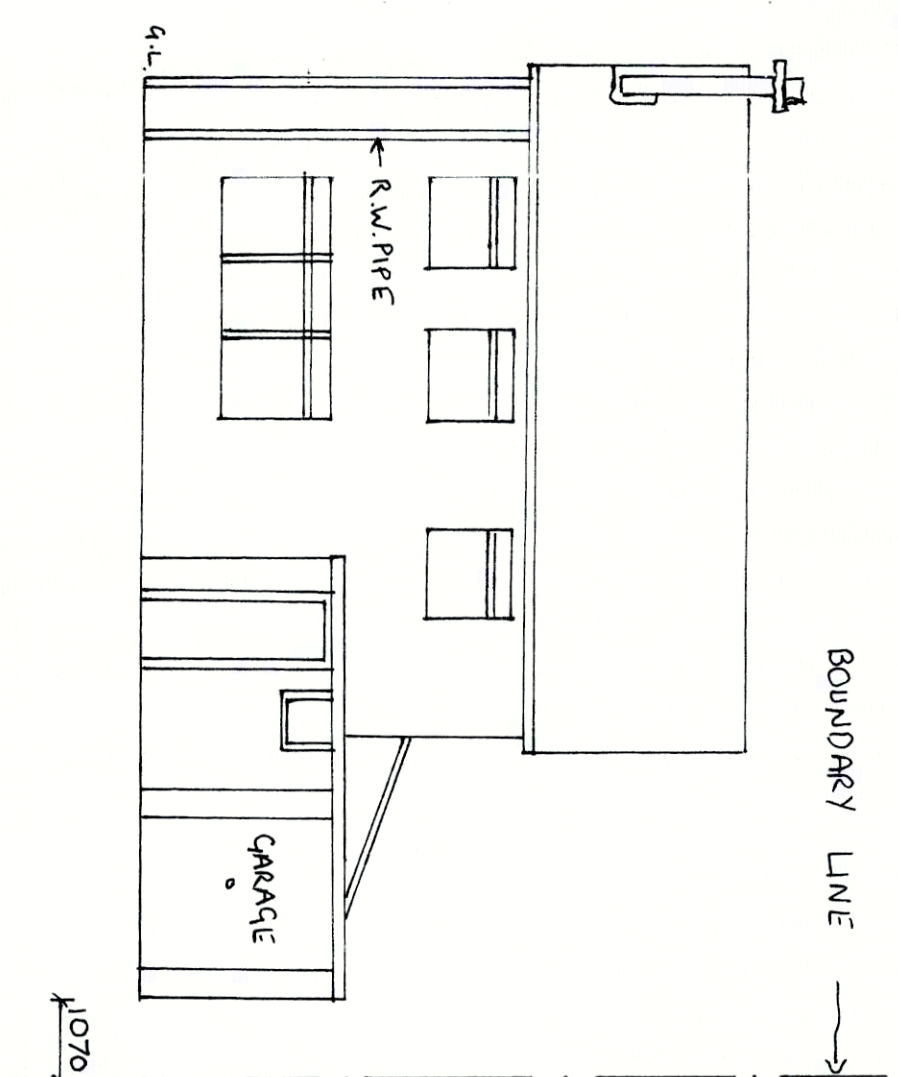




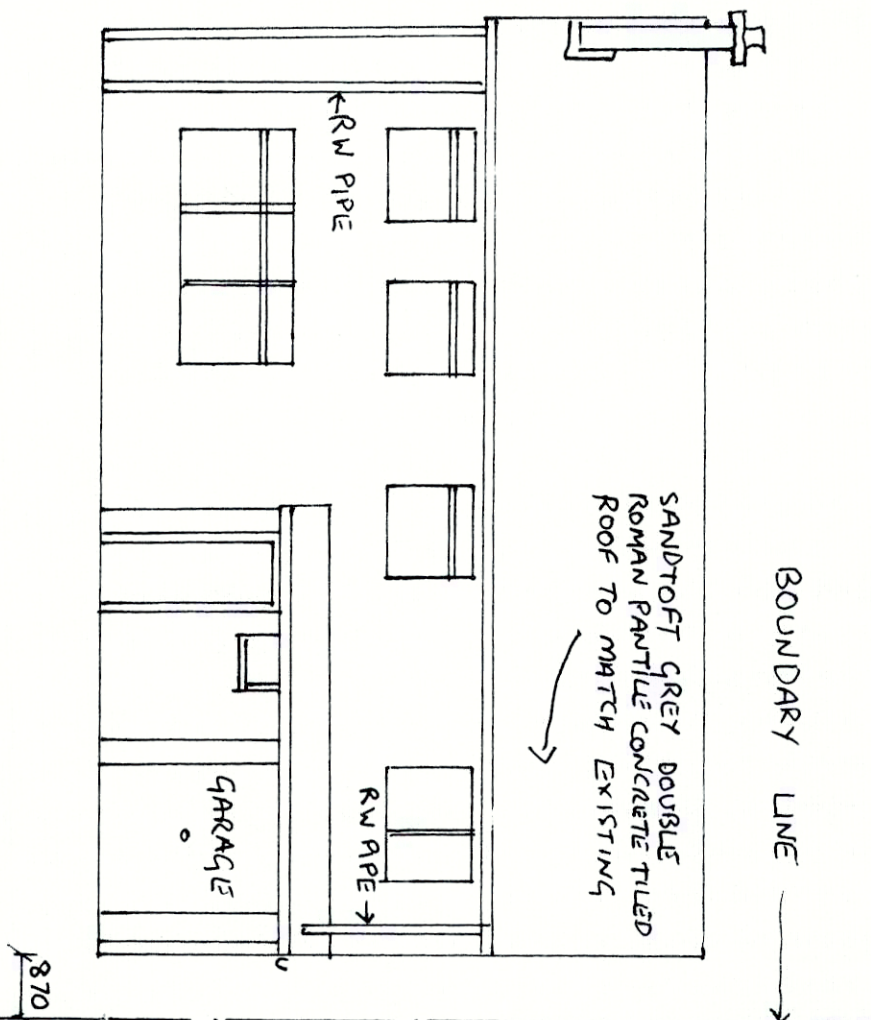
EXISTING REAR ELEVATION



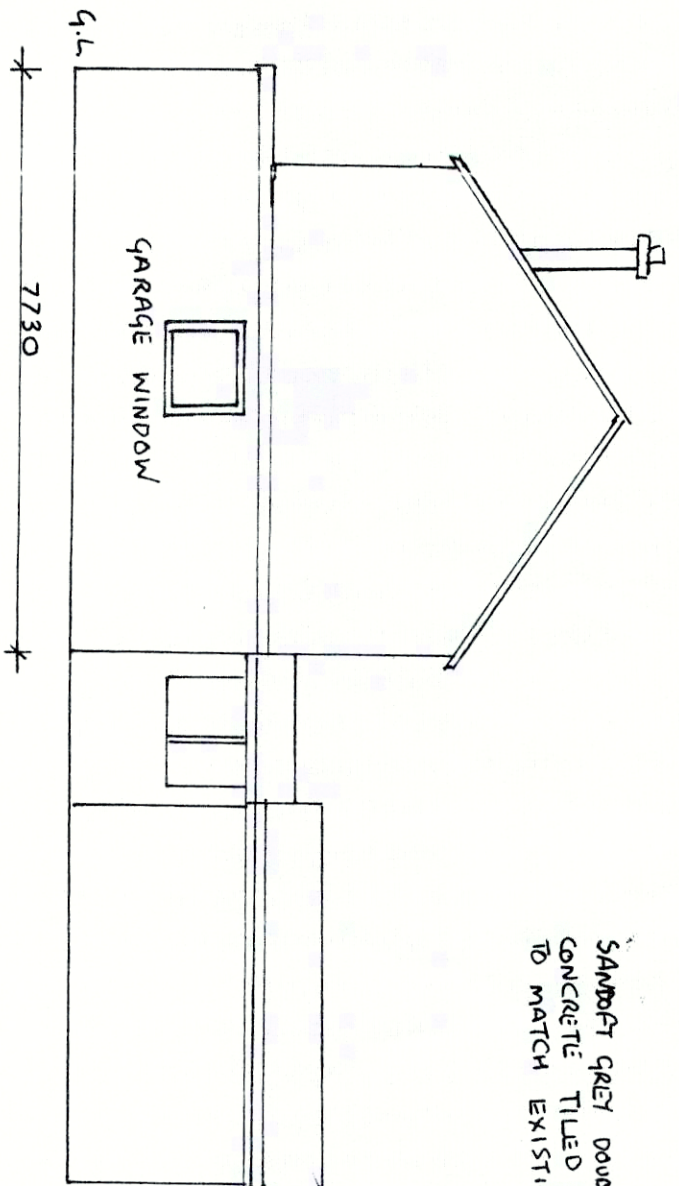
PROPOSED REAR ELEVATION



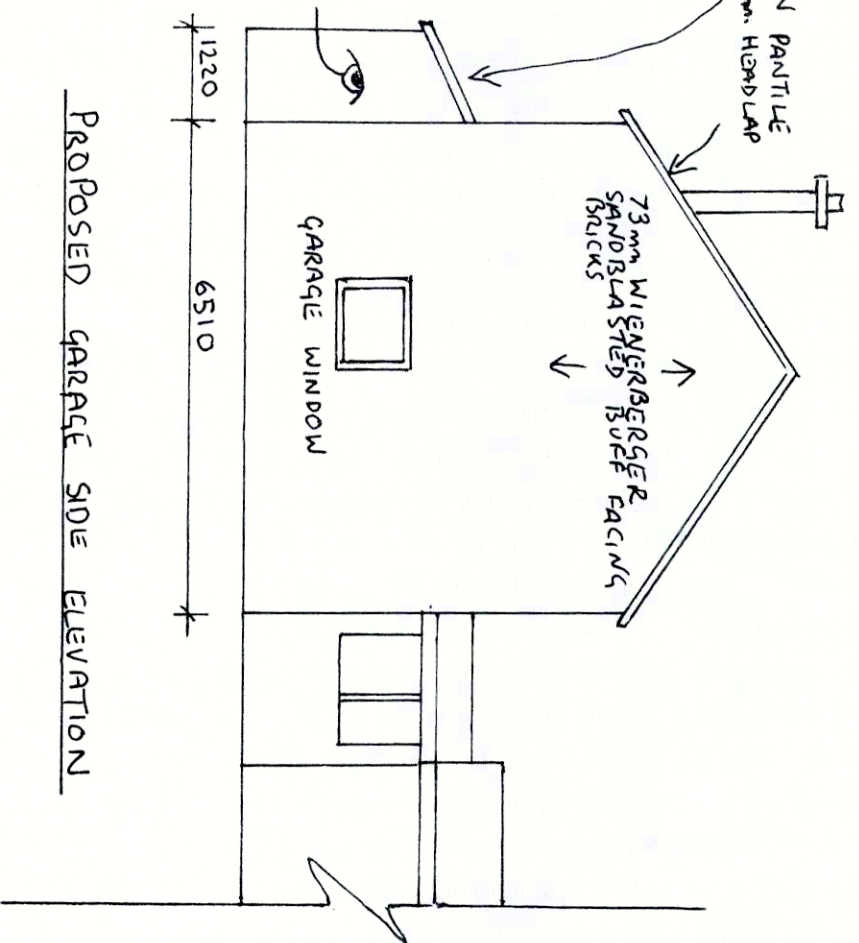
EXISTING FRONT ELEVATION



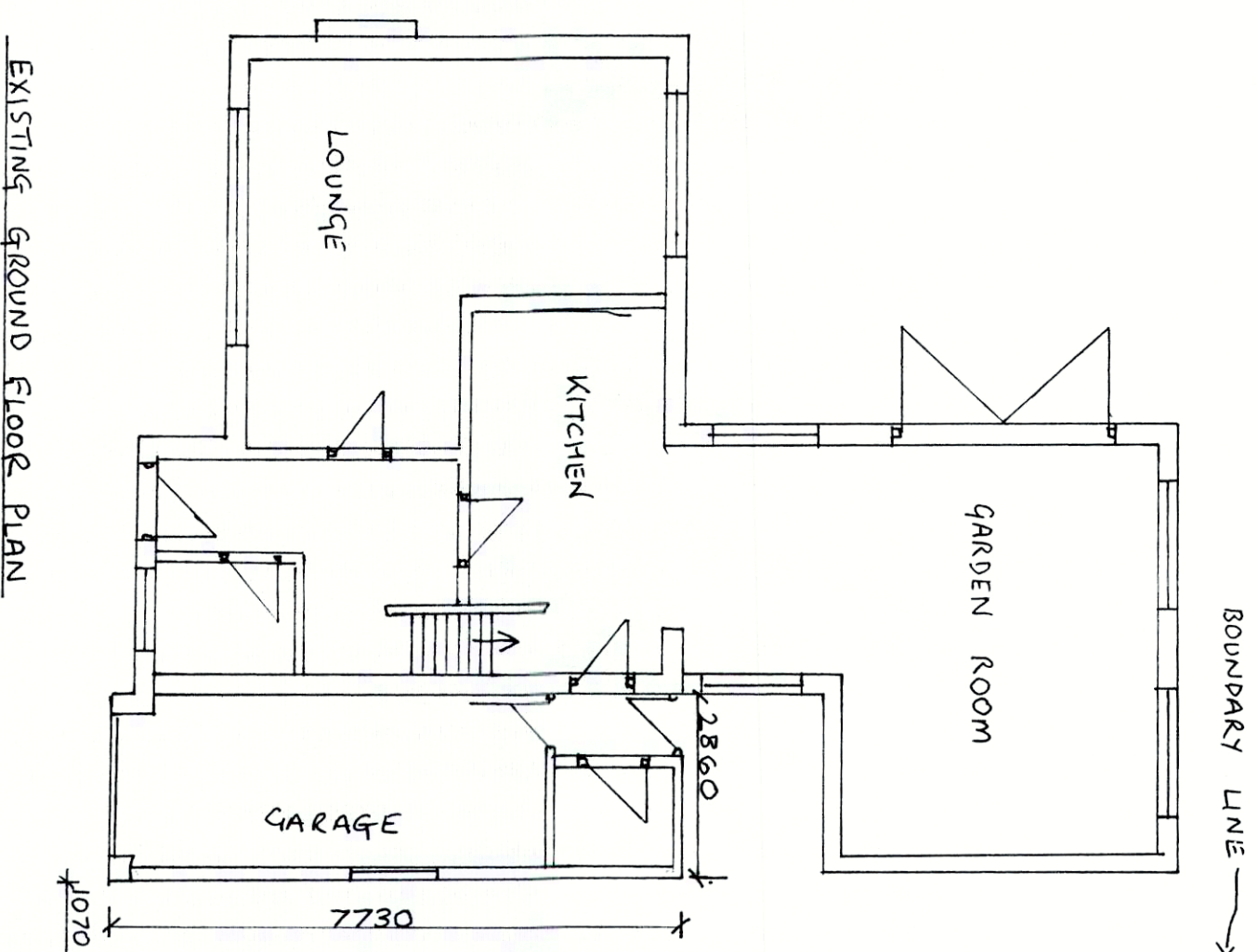
PROPOSED FRONT ELEVATION



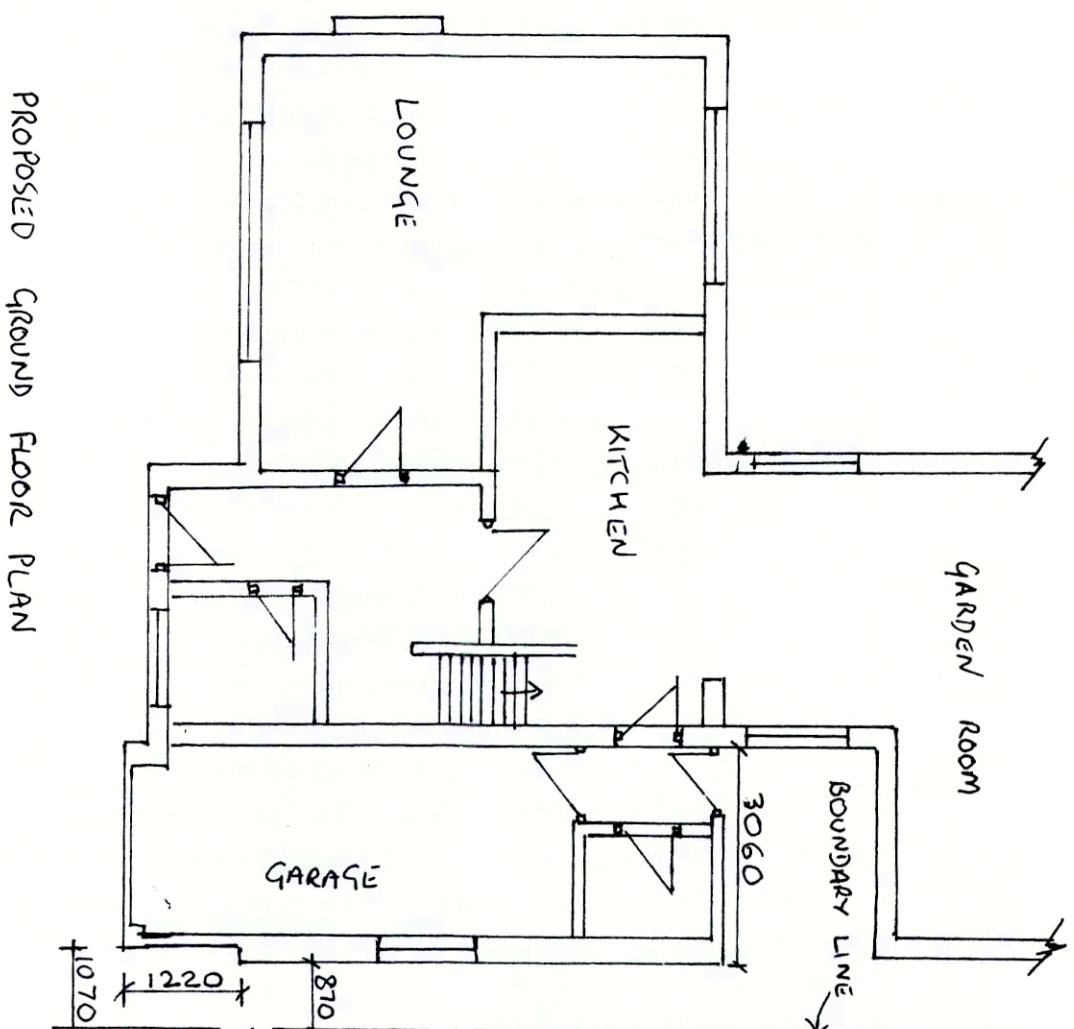
EXISTING GARAGE SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

THE DESIGN AND CONSTRUCTION OF THE EXTENSION SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING REGS. FIGURED DIMENSIONS ONLY ACCEPTED NO MEASUREMENTS SCALED FROM DRAWING.

ROOF :- PITCH SAME AS ORIGINAL ROOF RIDGE 200 x 50 RAFTERS 150 x 50 AT 400 CENTRES. BIRDWOOTED ONTO WALLPLATE. 50 x 25 BATTENS. ROOFING FELT TO BS 747. GARAGE WALLS NEED TO BE STEARPED TO ROOF AT MAX 2M COASTER USING GALVANISED MILD STEEL STRAPS EACH STRAP FIXED TO NOGGIN BETWEEN RAFTERS TO SUPPORT METAL STRAPS ALONG ITS WHOLE LENGTH. AT EAVES LEVEL VERTICAL STRAPS 1m LONG AT 2m CENTRES STEARPED TO WALL PLATE + RATHER PERLINS:-200 x 63 SANDTOFT DARK GREY DOUBLE ROMAN PANITILE TILED ROOF HEATING:- FROM GAS FIRED CONDENSING BOILER ALREADY EXISTING IN HOUSE VIA 10mm MICROBORE PIPWORK TO RADIATOR FITTED WITH THERMOSTATIC VALVE.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P BUILDING REGS (ELECTRICAL SAFETY) WILL BE DISIGNED INSTALLED AND TESTED BY A COMPETANT PERSON TO DO SO. PRIOR TO COMPLETION THE LOCAL AUTHORITY MUST BE SATISFIED THAT EITHER AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETANT PERSON SCHEME HAS BEEN ISSUED OR APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 (AS AMENDED) HAVE BEEN INSPECTED AND TESTED BY A COMPETANT PERSON WILL HAVE A SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671 BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

GASING:- IN ACCORDANCE WITH BS 6262 SAFETY CLASS TO BS 62061981 U VALUE OF 2.0w/m²K.

LIGHTING:- ALL LIGHTING TO HAVE ENERGY EFFICIENT LED BULBS LINTELS:- 150mm GALVANISED RECESSED STEEL COMBINED LINTELS MIN 150mm BERRING AT EITHER END OF LINTEL. PVC GUTTER FIXED TO FACIA. WALL PLATE 100 x 75 STRAPPED DOWN AT 12m c/s.

OPENING LIGHT EQUAL TO 1/20th FLOOR AREA WITH TRIPLE VENTS D.P.C. TO ALL NEW OPENING REVERALS D.P.C. MIN 150 ABOVE G.L. BRICKWORK ATTACHED TO ORIGINAL WALLS WITH CRUCIBLE WALL EXTENSION PROFILES.

DEPTH OF FOUNDATION MIN 900mm TO BE ASKED WITH LOCAL AUTHORITY ON SITE. SUBSTRUCTURE 300mm TRENCH BLOCK 100mm COMMON BRICKWORK.

WIENER 73mm SANDGRASTED BUFF FACINGS BRICK TO BE USED ON GARAGE END. EXISTING FACIAS BRICKS ON GARAGE END TO BE TAKEN DOWN AND RECLAIMED AND REUSED ON FRONT AND BACK ELEVATIONS

APPLICATION:- 129167/FH/2021
PROJECT:- BEDROOM EXTENSION ABOVE EXISTING GARAGE
14 FAIRWOOD RD BROOKLANDS M/C M239JR.
DRAWING:- GENERAL ARRANGEMENT No 1
SCALE 1:100
DATE: FEB 2021