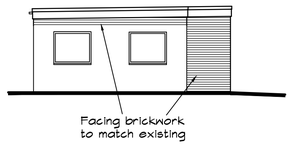
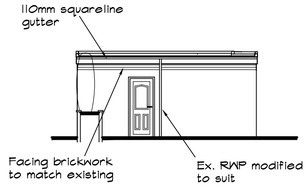


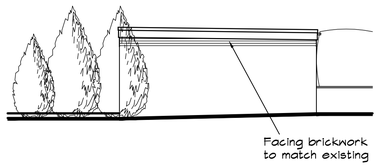
Proposed Front Elevation
1:100



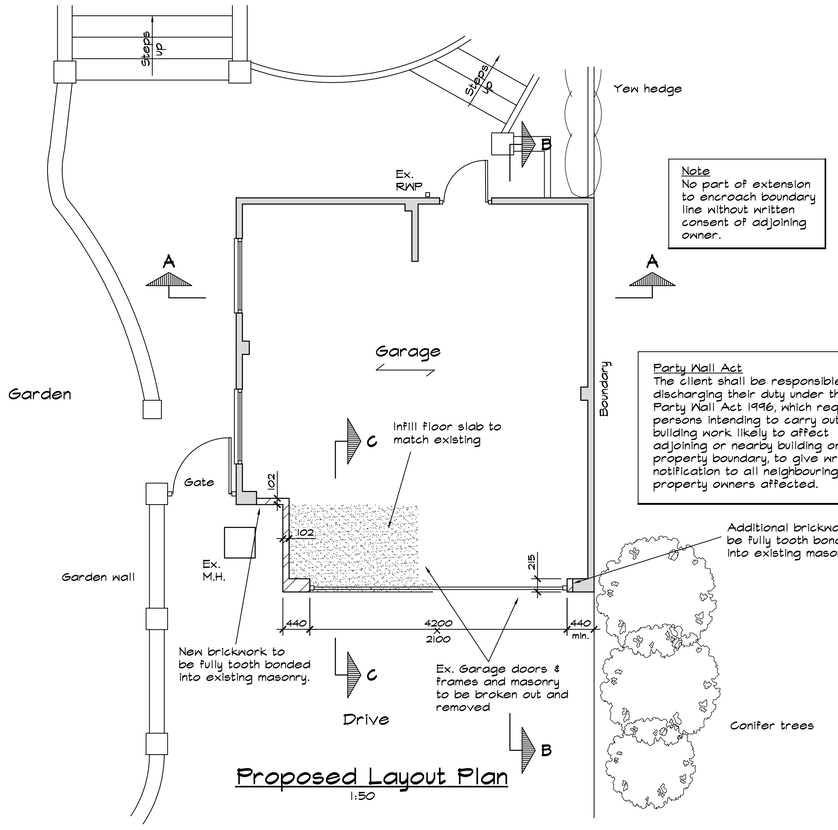
Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



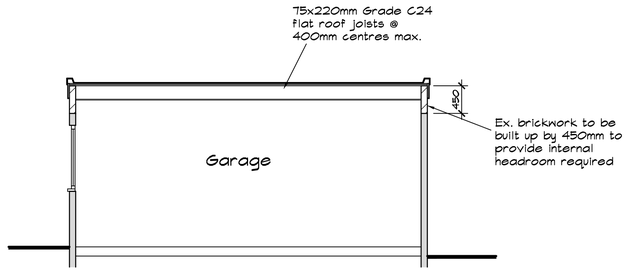
Proposed Side Elevation
1:100



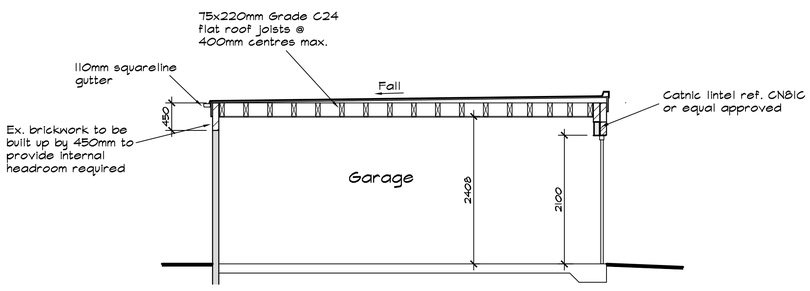
Note
No part of extension to encroach boundary line without written consent of adjoining owner.

Party Wall Act
The client shall be responsible for discharging their duty under the Party Wall Act 1996, which requires persons intending to carry out building work likely to affect adjoining or nearby building or property boundary, to give written notification to all neighbouring property owners affected.

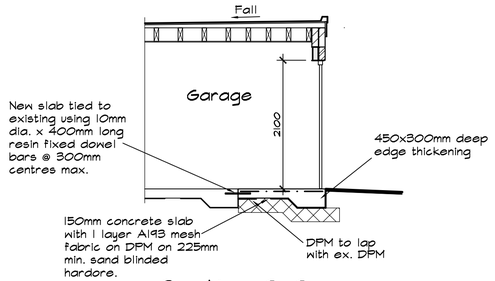
Proposed Layout Plan
1:50



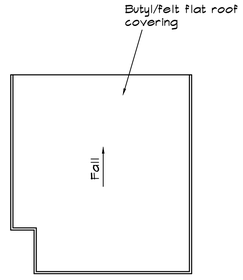
Section A-A
1:50



Section B-B
1:50



Section C-C
1:50



Roof Plan
1:100

NOTES

1. All dimensions to be checked on site by builder prior to commencement.
2. This drawing is Copyright of Creation Building Design and may not be amended or copied, either manually or electronically, without the express written permission of the Copyright owner.
3. This drawing is to be read in conjunction with Drg. No. 22538-1.
4. FOUNDATIONS
   450mm wide mass concrete foundation trenches set out centrally under loadbearing walls to be taken down to suitable bearing strata, 1000mm minimum below ground level or invert of any adjacent drains, whichever is the greater to the satisfaction of the Approved Inspector.
   All concrete to be be to BS 5328 Part 2 1981 , plain concrete to foundation and insitu floor slabs, minimum mix strength RC25.
5. DPC
   To be minimum 2000 gauge polymer DPC to each leaf of masonry, positioned at ground floor level or where shown, 150mm above external ground level.
6. EXTERNAL WALL
   External wall to be 215/102mm facing bricknork to match existing. Bricknork to be tied with stainless steel or similar wall ties to BS 1243 at 900mm horizontal centres and 450mm vertical centres, 225mm at openings. All new bricknork to be strapped to BS 5628.
7. IN-SITU FLOOR SLAB - GARAGE
   150mm concrete slab with 1 layer A193 mesh fabric in top face with 40mm minimum concrete cover and 350mm side & end laps on 1200 gauge polythene DPM linked to DPC on 225mm min. sand blinded well compacted limestone sub-base. 450x300mm deep edge thickening to Garage door threshold.
8. FLAT ROOF
   Firestone butyl rubber OR 3 layers of high tensile elastomeric roofing felt with a green mineral cap sheet all fully bonded to 18mm exterior grade plywood on firrings to form minimum 1:80 falls on 75x220mm Grade C24 flat roof joists @ 400mm centres max. and underdrawn with 1 layer Fireline board.
9. RAINWATER DISPOSAL
   110mm squareline uPVC guttering connected to 65mm square rainwater pipe discharging into the underground drainage system as indicated.
10. GENERAL DETAILS
    Lateral restraint to walls be provided at roof level using 30x5mm galvanised mild steel straps x 1800mm long @ 1500mm max. centres fixed across min. 3No. members with solid strutting between members.

    All Fire Protection specified to be installed in accordance with the manufacturer's instructions and to the satisfaction of the Approved Inspector.

Rev. A 28.10.25. Details finalised for Planning and Building Regulation approval.

All electrical works to be undertaken, tested and commissioned by an electrical contractor registered under the Competent Persons Scheme.

Project
Garage Alterations at 39, Church Road, Quarndon, Derby.

Client Mr & Mrs M. Lazenby Tel. 07740 717670

Scale 1:100 & 1:50

Drg. No. 22538-2A

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