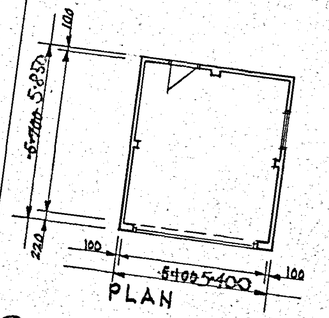




G101.2

Positions of pedestrian door & window can vary to suite individual locations, subject to neither being less than 900 from external corners of from one another, or conflicting with 'engaged piers'.

PART DRG. No: G101.

Scale: 1:100

Where door + window positions are varied, they are indicated on garage on Layout Plan, as D = door + W = window.

WEMBLEY GRAPHICS PDS 881048

FLOOR/FOUNDATION SLAB: To be 150 concrete, with nominal BRC fabric reinforcement, toes of slab to be min 300 wide & taken down min 450 below existing or finished GL, whichever is the lower. Where subsoil conditions are such that the toe of slab/foundation is unsatisfactory, all walls to be taken down to concrete trench fill foundations min 450 wide x at least 1.000 below GL and/or builder/developer to be responsible for seeking engineering advice regarding alternative foundation design.

Floors: to be 100 concrete, on 150 well consolidated hardcore.

WALLS: All walls to be in facing brickwork, of the thickness dimensioned, including piers where shown. Incorporate dpc at FFL in all walls.

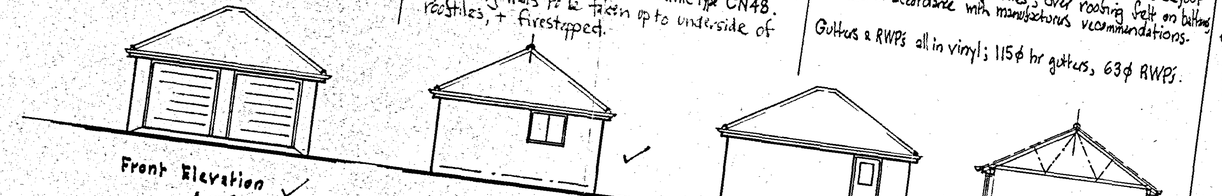
Doors, vehicular, 2.100 x 2.100 up & over, in 75x100 frames; lintels over these doors to be Catnic type CN71A. The overall height of the garage to be determined by the combined height of these individual items. Over pedestrian doors & windows incorporate lintel of Catnic type CN48.

Separating walls to be taken up to underside of roof tiles, + firestopped.

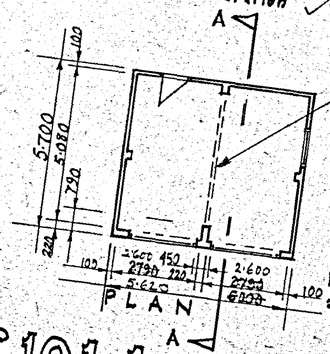
ROOF: The entire structure to be formed of Twinaplate trussed rafter construction, trusses at 600 max centres, with windbracing & binder members fully in accordance with manufacturers recommendations, & to BS.5268 Part 3, 1985.

Roof covering to be tiles of the type scheduled on Layout Plan, including hip & ridge tiles, over roofing felt on battens all laid in accordance with manufacturers recommendations.

Gutters & RWPs all in vinyl; 115ϕ hr gutters, 63ϕ RWPs.



Amended - see notes.



Garage may be built as two semi-detached single garages, by adding 100mm blockwork dividing wall where shown dotted. In these cases, each garage to have pedestrian door & window, located where convenient subject to the notes below.

Where Garage is to be built in 'handed' form, (h) is indicated on Garage on Layout Plan.

Where Garage is to be built with both pedestrian door & window on one side (ie. the side within the Plot to which it relates) the initials DW or WD are indicated on the Layout Plan.

G101.1

Positions of pedestrian door + window can vary to suite individual locations, subject to neither being less than 900 from external corners or from one another, or conflicting with 'engaged piers'.

SHDC Planning & Development 14 DEC 2004 Ref. 1637/04

GARAGES

DETERMINED PLAN

GERALD DIXON, R.I.B.A., Dip. T.P. CHARTERED ARCHITECT
197a EAST END RD, LONDON, N2 0LZ Tel:

Scale:

Date: