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22198-p1t	1:50	28/11/2022	3

GARAGE CONVERSION
CARDIFF

PROPOSED NEW DETACHED GARAGE WITH LOFT STORAGE
AT 9 MAINE AVENUE

DRAWN: ALAN	CHKD:	SCALE: 1:50	PLOT SIZE: A3

PLANNING

REV	DESCRIPTION	DATE
0	ISSUED FOR PLANNING	28/11/22
1	ISSUED FOR CLIENT REVIEW	15/11/22
2	ISSUED FOR PLANNING	01/11/22
3	ISSUED FOR CLIENT	25/10/22

BUILDING REGULATIONS (1999) PART M - ACCESS TO AND USE OF BUILDINGS

NOTES:

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND BRITISH STANDARDS.
2. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS COMMENCED OR ANY MATERIALS ORDERED.
3. ALL DRAINAGE TO BE CONNECTED TO EXISTING MAIN SEWER.
4. ALL DRAINAGE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H.
5. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART L.
6. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART P.
7. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART M.
8. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART A.
9. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART B.
10. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART C.
11. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART D.
12. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART E.
13. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART F.
14. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART G.
15. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART J.
16. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART K.
17. ALL NEW WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART N.

EXISTING

PROPOSED

2A	EXISTING GARAGE DOOR TO BE REMOVED AND NEW OPENING FORMED FOR NEW WINDOW (DETAIL 1) TO MATCH EXISTING OPENING. NEW WINDOW TO BE UPVC DOUBLE GLAZED UNIT TO MATCH EXISTING (DETAIL 1) TO MATCH EXISTING.
2WN	NEW GLAZED OPENING TO BE FORMED IN EXISTING WALL TO PROVIDE 4m² OF FREE AREA FOR NEW WINDOW. EXISTING GARAGE DOOR TO BE REMOVED AND NEW OPENING FORMED FOR NEW WINDOW (DETAIL 1) TO MATCH EXISTING.
UNIT	NEW GLAZED CEILING LIGHT TO BE INSTALLED TO PROVIDE NATURAL LIGHT TO NEW LOFT STORAGE AREA.
H	EXISTING 450×50 TO BE MADE GOOD AND PAINTED TO MATCH EXISTING.
1A	EXISTING 450×50 TO BE MADE GOOD AND PAINTED TO MATCH EXISTING.
P	EXISTING 600×50 TO BE MADE GOOD AND PAINTED TO MATCH EXISTING.

- MAIN CONSUMER UNIT TO BE RELOCATED AS SHOWN.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- NEW 13A SOCKET OUTLET
- NEW 13A SOCKET OUTLET
- NEW LIGHTING POINT
- NEW LIGHTING POINT
- NEW LIGHTING POINT