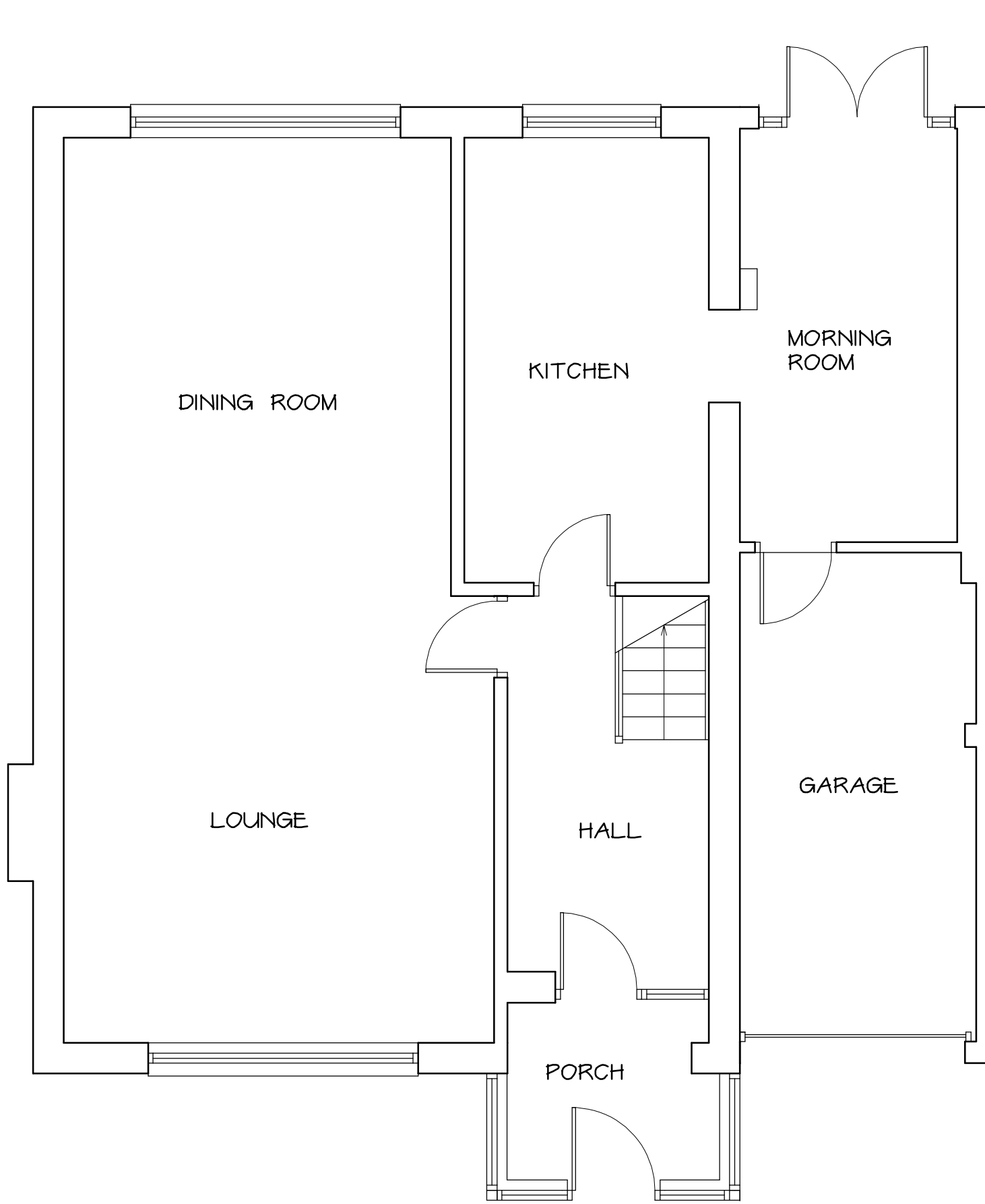
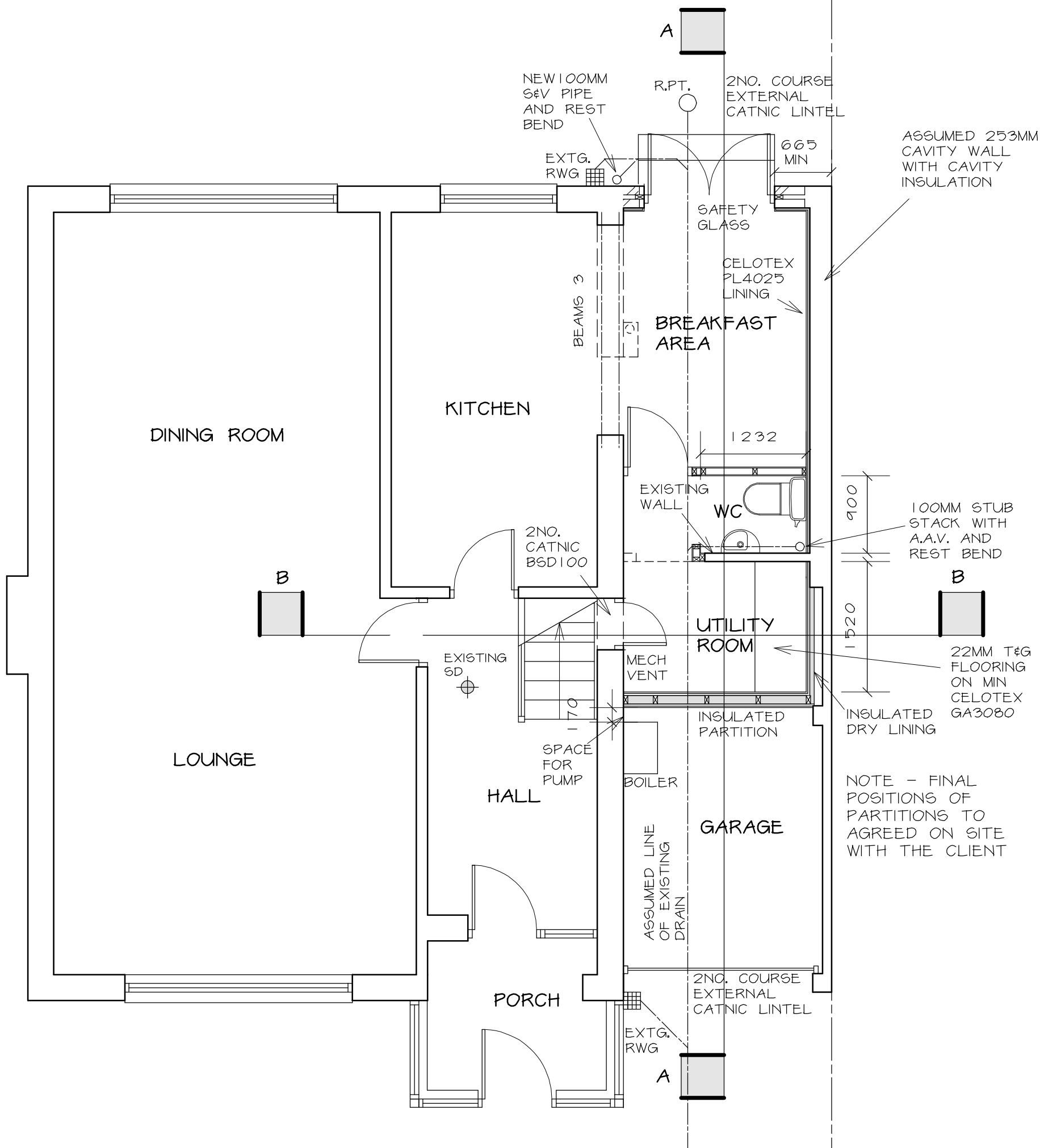




EXISTING GROUND FLOOR PLAN 1 : 50



PROPOSED GROUND FLOOR PLAN 1 : 50



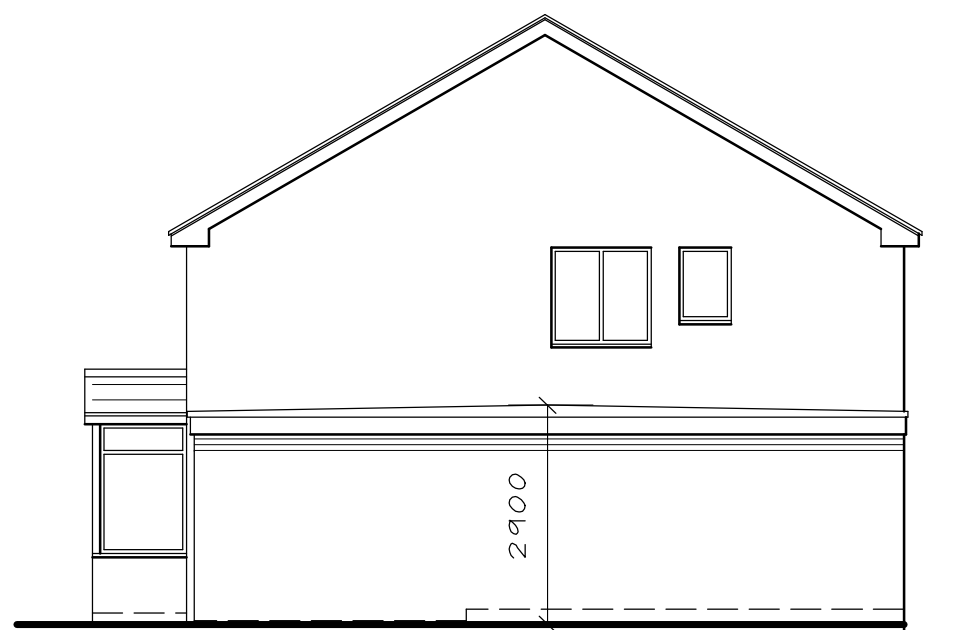
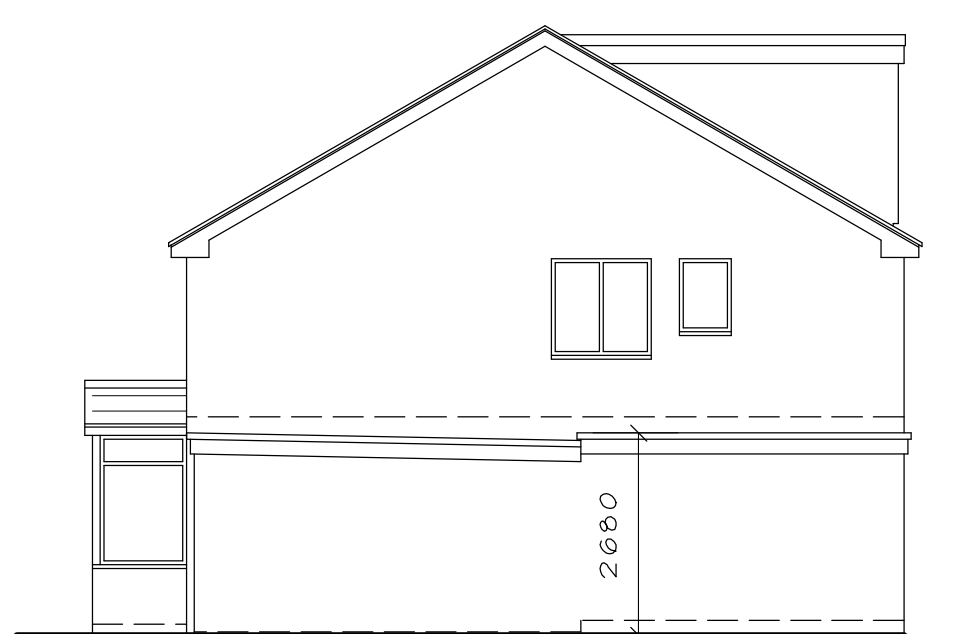
EXISTING ELEVATIONS 1 : 100



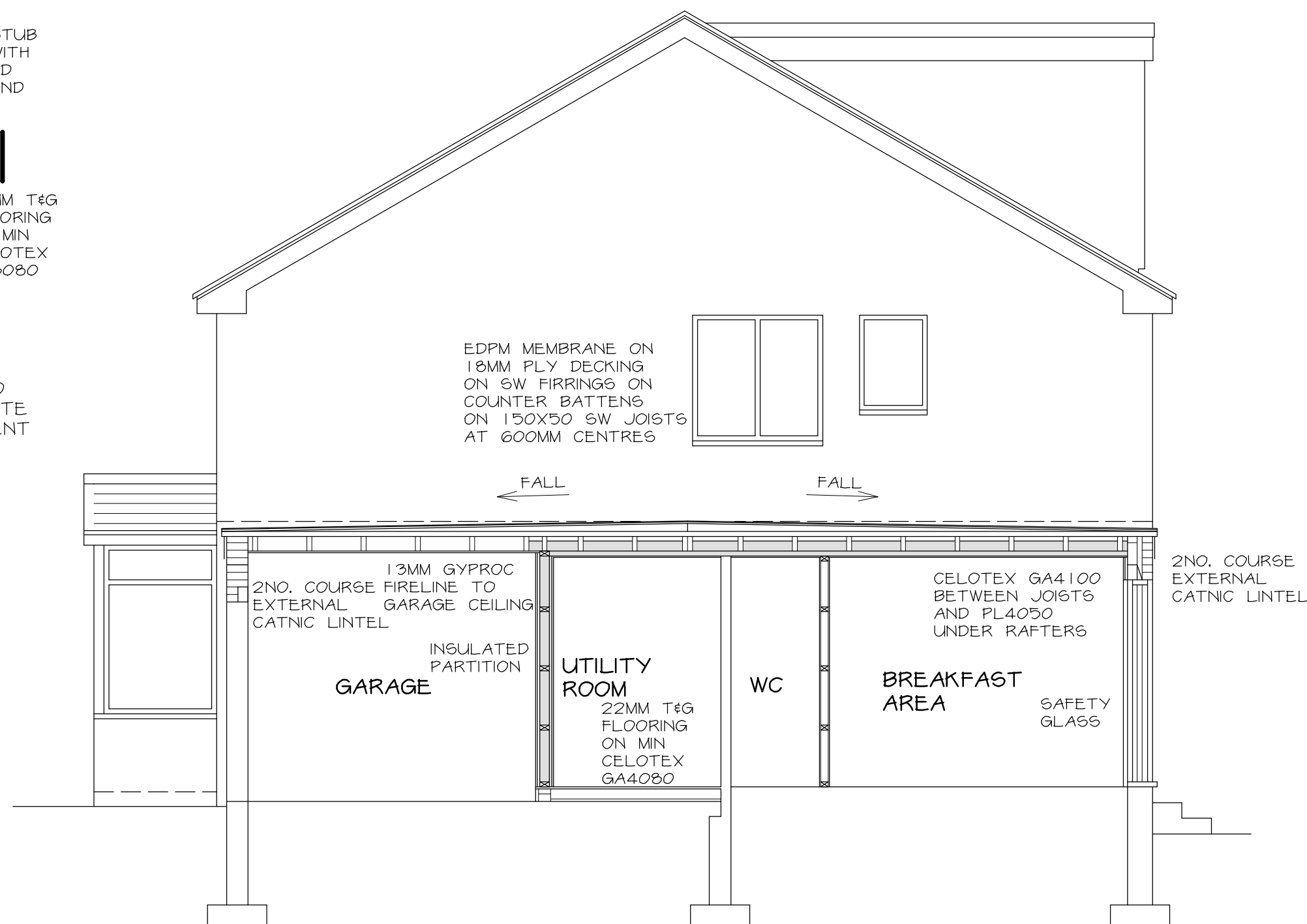
PROPOSED ELEVATIONS 1 : 100



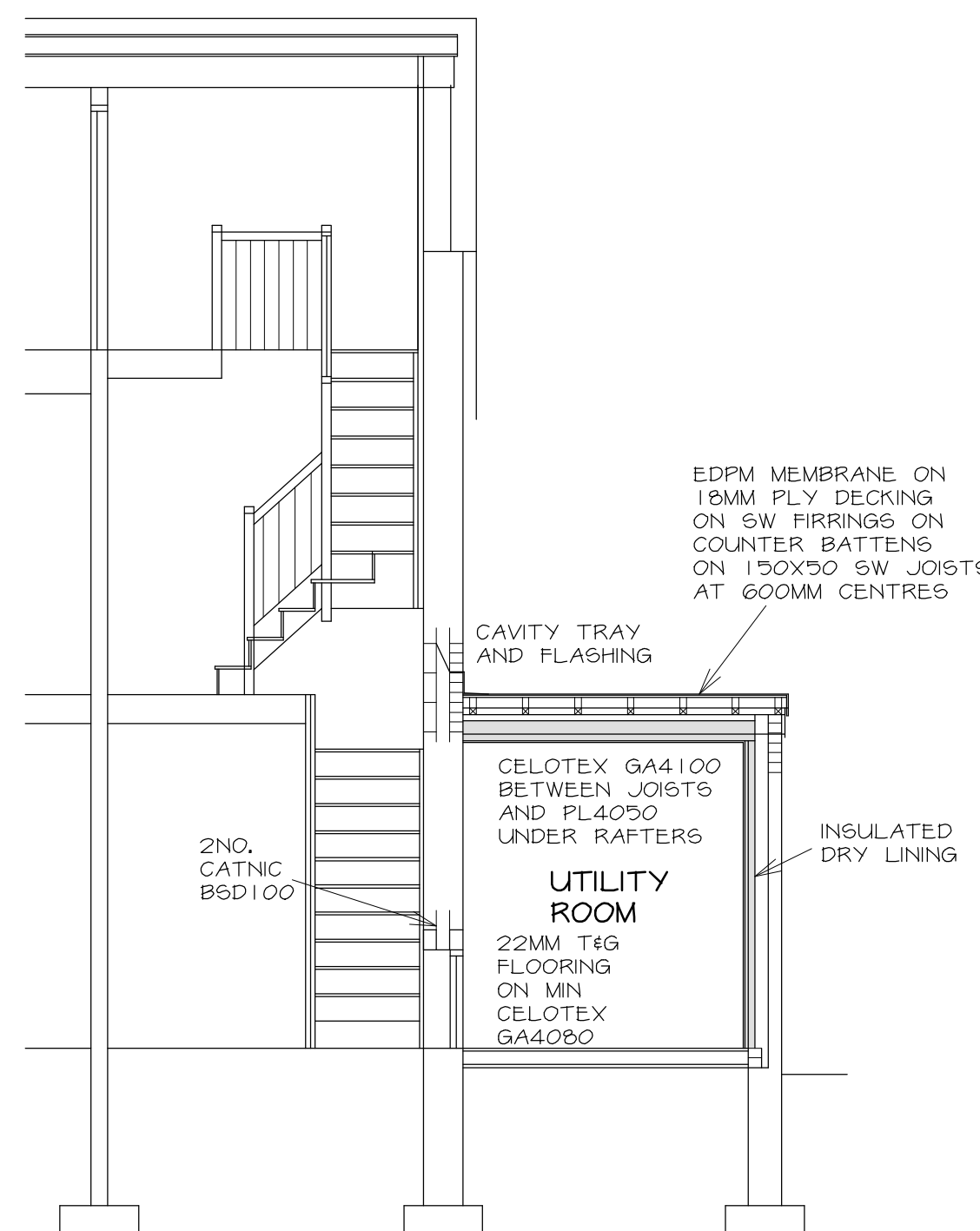
LOCATION PLAN 1 : 1250



SITE PLAN 1 : 200



SECTION A - A 1 : 50



SECTION B - B 1 : 50

FLAT ROOF - GRP OR EDM ROOF MEMBRANE AS AGREEMENT CERTIFICATE ON 18MM EXTERIOR QUALITY PLY ON SW FIRRINGS - MINIMUM 1 IN 60 FALL - ON 50X50SW COUNTER BATTENS TO PROVIDE THROUGH VENTILATION - ON 150X47SW JOISTS AT 600MM CENTRES, ENDS OF JOISTS STRAPPED TO WALLS WITH 30X5MM MSTEEL STRAPS, MINIMUM 30X5X1200MM LATERAL RESTRAINT STRAPS AT MAXIMUM 2M CENTRES TO JOISTS PARALLEL TO EXTERNAL WALLS INCLUDING SW NOGGING BETWEEN JOISTS, CELOTEX GA4100 BETWEEN JOISTS WITH 50MM UNOBSTRUCTED AIR PATH ABOVE INSULATION AND CELOTEX PL4050 INSULATION UNDER JOISTS ALL AS AGREEMENT CERTIFICATE AND PLASTER SKIM FINISH, NOTE - 13MM GYPROC FIRELINE TO GARAGE CEILING, 25MM CONTINUOUS AIR VENT AT EAVES, NOTE - ANY ALTERNATIVE ROOF INSULATION SCHEME (MAXIMUM 0.18 U VALUE) TO BE AS MANUFACTURERS' SPECIFICATIONS AND AS AGREED ON SITE WITH THE CONTRACTOR WITH THE BUILDING INSPECTOR.

EXTERNAL WALLS - A) ASSUMED EXISTING 253MM EXTERNAL CAVITY WALL WITH CAVITY INSULATION TO BE CONFIRMED ON SITE, NEW CELOTEX PL4025 INTERNAL LINING AS AGREEMENT CERTIFICATE WITH PLASTER SKIM FINISH.

B) EXISTING GARAGE WALL - INSULATED DRY LINING COMPRISING; MINIMUM 30MM CAVITY - INDEPENDENT GYPFRAME STUDS WITH CELOTEX GA4050 INSULATION AS AGREEMENT CERTIFICATE AND INTERNAL LINING OF CELOTEX PL4025 AND PLASTER SKIM FINISH, NEW STUDS TO BE CONSTRUCTED OFF TWO COURSES OF BRICK WITH DPC ON TOP TO FORM CAVITY BELOW FLOOR LEVEL.

NOTE - INSULATION TO STEEL LINTEL6 IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

INSULATED PARTITION - EX100X50SW FRAMING WITH CELOTEX GA4090 FILL AND LINED ONE SIDE WITH CELOTEX GA4025 AND FINISHED ON BOTH SIDES WITH 13MM GYPROC FIRELINE AND SKIM, NEW STUDS TO BE CONSTRUCTED OFF TWO COURSES OF BRICK WITH DPC ON TOP TO FORM CAVITY BELOW FLOOR LEVEL.

GROUND FLOOR - 22MM WATER RESISTANT T&G FLOORING GRADE CHIPBOARD WITH GLUED JOINTS ON 500G VISQUEEN ON MINIMUM CELOTEX GA4080 INSULATION ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER AND TUCKED INTO HORIZONTAL DPC'S - ON SAND BLINDING TO LEVEL FLOOR.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 18SW FASCIAS DISCHARGING INTO EXISTING RW GULLEYS VIA 75MM UPVC RW PIPES, AS THE FIRST OPTION THE SURFACE WATER SHOULD BE TAKEN TO A SOAKAWAY SITUATED MINIMUM 3 METRES FROM ANY BUILDING BUT SUBJECT TO A SATISFACTORY PERCOLATION TEST, 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES, 100MM UPVC SOIL AND VENT PIPE WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM ABOVE ANY OPENING WINDOW WITHIN 3M HORIZONTALLY AND SLOW RADIUS REST BEND BELOW GROUND LEVEL, 100MM UPVC STUB STACK WITH A.A.V. AND SLOW RADIUS REST BEND BELOW GROUND LEVEL, 100MM HEPSELE DRAINS - MINIMUM 1 IN 40 FALL, NEW HEPSEAL MANHOLES, NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED, FOUNDATIONS TO BE BELOW INVERT AND 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS, RODDING ACCESS TO BE PROVIDED, IT IS RECOMMENDED THAT A DRAINAGE SURVEY IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK SITE.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA, MECHANICAL VENTS TO UTILITY ROOM (30L/SEC) AND WC (3NO. AIR CHANGES/HR, OPERATED BY LIGHT SWITCH, 15 MINUTE OVER RUN AND DUCTED TO OUTSIDE AIR), 5000MM WINDOW TRICKLE VENTS TO BREAKFAST AREA.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE, STEEL BEAMS TO BEAR 150MM (MINIMUM 100MM), STEEL LINTELS TO BEAR 150MM, STEEL BEAMS AND LINTELS TO BE CLAD WITH 18MM PLASTERBOARD AND SKIM (1/2HR FR5), DOUBLE GLAZED WINDOWS AND DOORS (1.6W/ARQ) WITH MINIMUM 18MM ARGON FILLED GAP AND SOFT LOW-E COATING, SAFETY GLASS TO EXTERNAL DOORS, 15MM PLASTERBOARD (10KG/M²) AND SKIM ON EX75X50SW STUD PARTITIONS WITH 50MM MINERAL FILL (10KG/CUBM), EXISTING INTERCONNECTED SELF-CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP), DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR, ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED.

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Project NEW SINGLE STOREY ROOF TO THE SIDE AND PART CONVERSION OF GARAGE

3 BOWLEE CLOSE

Title PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 08/2021
Drawn by NIGEL TAM6 Dwg.no. 3BC/30B