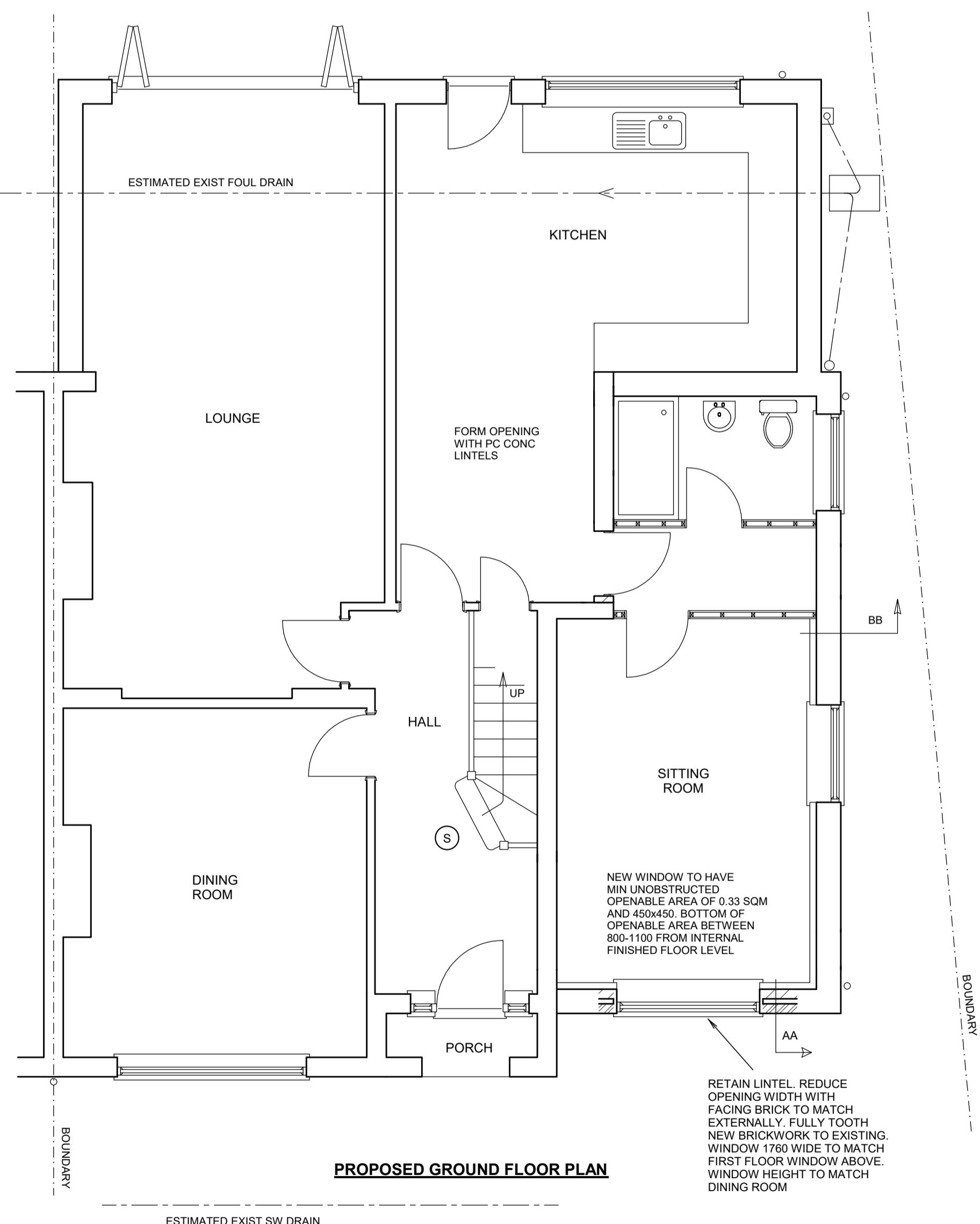
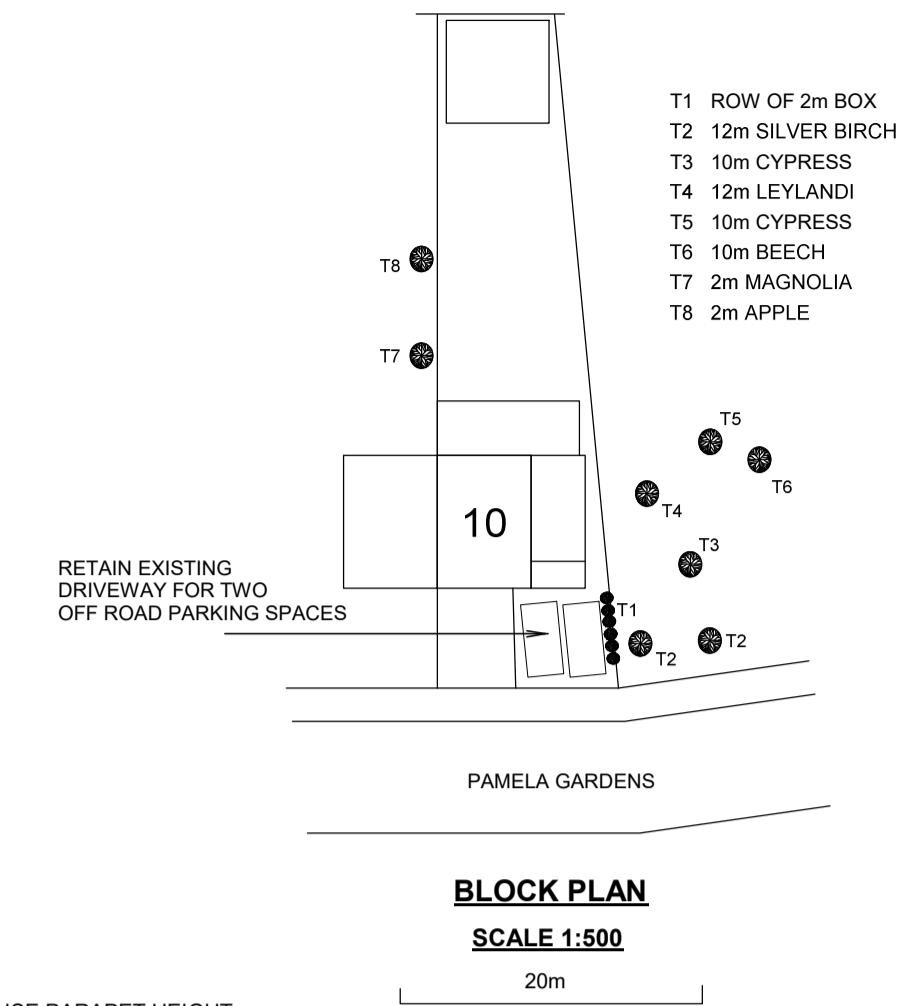


PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN



BLOCK PLAN
SCALE 1:500
20m

GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

FOUNDATIONS

Piled foundations and ground beam have previously been installed to garage door opening. Refer to piling design. Expose on site to confirm piling does extend under garage door opening.

UPGRADE GROUND FLOOR

Retain existing concrete slab. Make up levels with sand. 1200 PVC DPM lapped to DPC. 100 Celotex GA4000 insulation slab with staggered & taped joints. 75 screed. All existing air vents ducted through 100 dia PVC pipe under DPC. Strip of insulation to perimeter of screed. Final level to match existing house.

UPGRADING OF EXISTING EXTERNAL WALLS

Existing walls are 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin. 95 cavity with 85 Knauf DriTherm-32 full fill insulation.

Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to blockwork. 3 skim. Wall to achieve U-value of 0.18W/m2K.

EXTERNAL CAVITY WALLS IN GARAGE DOOR OPENING

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin to match existing outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. Cavity to match existing (95 approx). 85 Knauf DriTherm-32 full fill insulation. Dryline internally with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed. 3 skim. Wall to achieve U-value of 0.18W/m2K. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (250 long) 750 horiz, 450 vert & 300 at reveals. Join inner skin blockwork to existing biding with furrow movement joint. Fully tooth in brickwork to existing outer skin. DPC to BS743 lapped to existing. Close cavity reveals with Thermabrate insulated cavity closers. Retain existing Cantic lintel.

FLAT ROOF (WARM DECK CONSTRUCTION)

Retain existing roof structure. 1 in 40 firrings. 12 WBP ply. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 15mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS

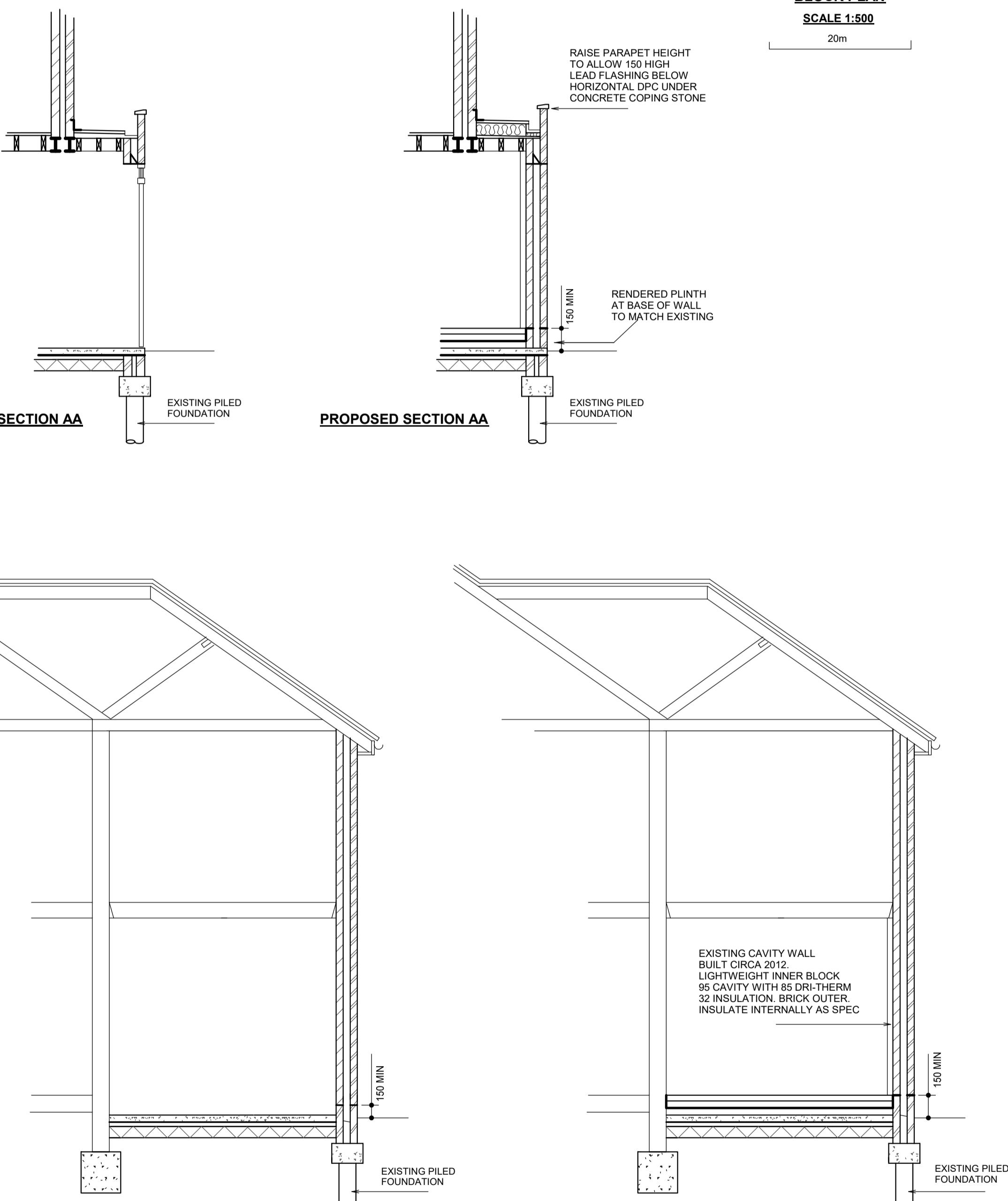
Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows to achieve U value of 1.4 w/m2K. All glass below 800mm to be toughened safety glass.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.



10.00 METRES @ 1:100

5.00 METRES @ 1:50

SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BS5446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

TO SURVEY LIMITATIONS EXISTING JOINT SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OTHERWISE CONFIRMED. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL WORK IN EXISTING WALLS AND PARTITIONS TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORK IS PROPERLY DESIGNED AND CONSTRUCTED. WORK TO BE SUPERVISED BY A COMPETENT OPERATOR. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS. BATS ARE PROTECTED BY LAW. STOP WORK IF BATS FOUND ON SITE.