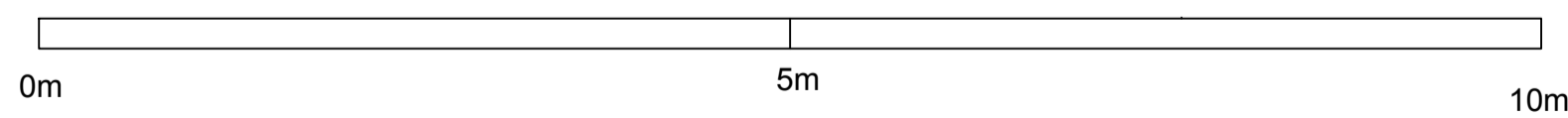


proposed ground floor plan

1:50



ALL MEASUREMENTS TO BE CHECKED & AGREED WITH CONTRACTOR ON SITE AT THE TIME OF CONSTRUCTION

FOUNDATIONS; Min. 1.0m below lowest ground level or to level of adjacent drains, whichever is deeper. To be below any roots by 0.6m. All depths in accordance with NHBC prac. note 3

DRAINAGE; All new & existing drains to be encased in 150mm concrete and bridged by RC lintels where passing through walls/foundations. All new drains to be bedded in 150mm pea shingle.

EXTERNAL WALLS; 112mm brick external skin, 150mm Dritherm cavity batts and inner skin of 100mm thermalite turbo blocks (1:1:6 mortar). Insert galv. wall ties @ 450mm CRS vertically and 900mm CRS horizontally and at every block at reveals to all openings and at floor level @ min. of 150mm above g.l. and lapped into existing DPC.

VENTILATION; Provide min. ventilation opening to all rooms of 1/20th of floor area.

STEELWORK; Provide half hour fire protection to all new steel beams with 2 layers of 12.5mm

FLOOR; Min. 150mm consolidated hardcore with 50mm sand blinding with 1200 gauge DPM over and min. 100mm concrete floor, 1:2:4 mix. Finish floor with a 65mm screed with chicken wire mesh at mid depth on 120mm Celotex insulation on 500 gauge polythene. (Void below floor to be made up with hardcore backfill)

N.B. FW drain run to be checked & agreed with L.A. building inspector new foundation stopped at min 150mm from outer edges of any drain & bridged over with 2No. 65x100mm pc conc lintels to support the two 100mm walls

Rainwater to drain into existing surface water system or into soak away if this is not possible. Soakaway to be min 1 cu.mtr at min 5m away from building or 6m in clay soils

new soakaway 1m3 for every 20m2 of roof area to be drained, therefore soakaway min 1m3 (new soakaway in acc with A.D. H)

provide min. background ventilation of 1/20th floor area by means of trickle vent in window 8,000 sq. mm

Holding down straps to wall plate 30x5mm ms restraint straps 1m long @ max 1.8mtr ctrs

Wall cavity to be 85mm with stainless steel wall ties

Lintels over all new openings to be Catnic or similar

All brickwork below DPC to be in semi engineering brick with SR cement Max U value for new windows 1.6 W/m2K

General Notes

	Drg. No. NIK/0705	
No.		Date

Firm Name and Address
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Project Name and Address
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Project	Sheet
Garage conversion	
Date	
11-06-24	
Scale	
1:50	02