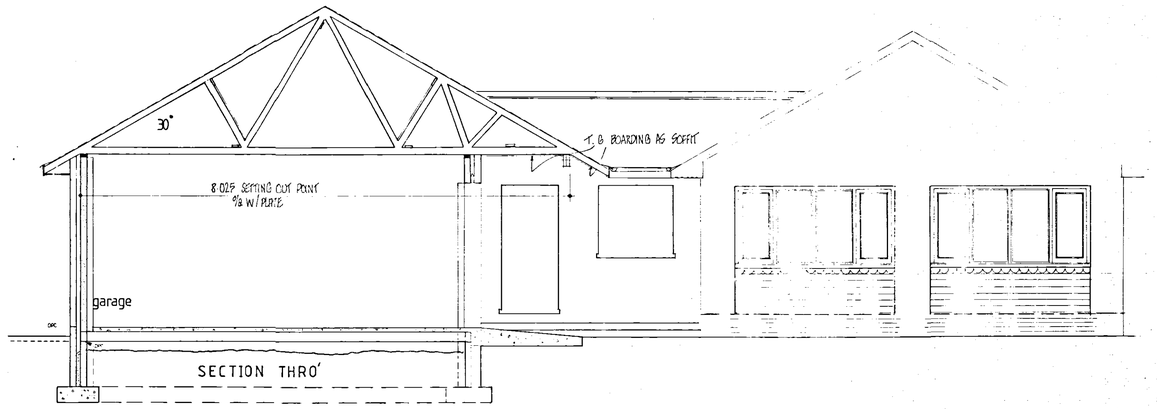
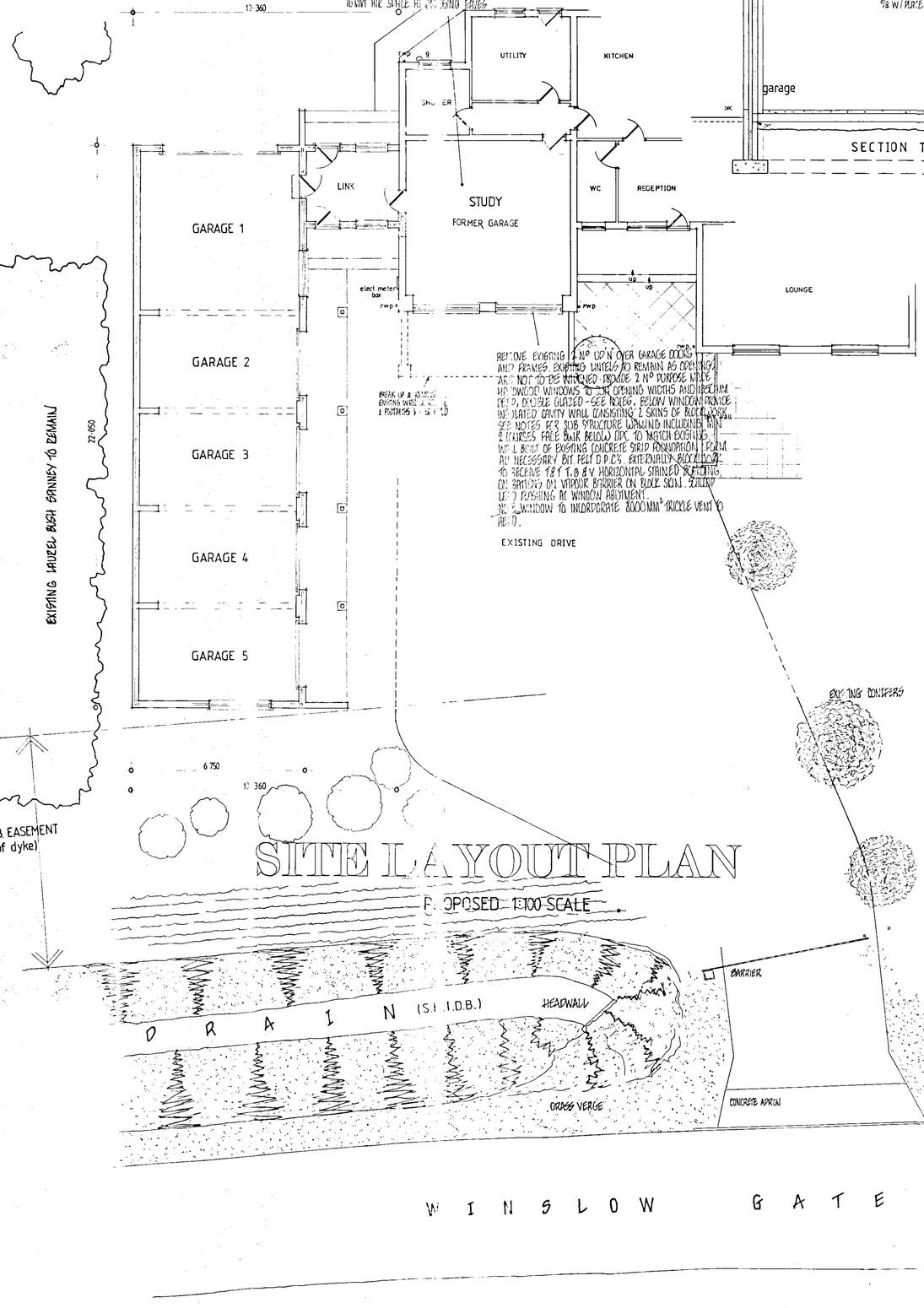
PROVIDE 70 MM GRANOLITHIC CEMENT SCREED INCORPORATING CHICKEN WIRE REINFORCEMENT ON 500 GAUGE VAPOUR CONTROL ON 60 MM THICKNESS CELOTEX INSULATION ON EXISTING CONCRETE OVERSITE GARAGE FLOOR (WHICH INCORPORATES D.P.M. BELOW) ENSURE FINISHED FLOOR LEVEL IS LEVEL WITH EXISTING DOMESTIC FINISHED FLOOR.

EXISTING EXTERNAL CAVITY WALLS PERTAINING TO FORMER DOUBLE GARAGE TO BE FILLED WITH BEADED FOAM INSULATION BY SPECIALIST CONTRACTOR AND WORKS CARRIED OUT TO AN AGREEMENT CERTIFICATE.

EXISTING PLASTERBOARD CEILINGS TO BE JOINTED, MADE GOOD WHERE NECESSARY TO RECEIVE NEW CEILING FINISH & COVE TO CLIENTS REQUIREMENTS. S/C & SKIM WALLS OVER AND PLASTER SKIM TO BACK WALLS ENSURE ROOF IS INSULATED TO MIN 250 MM THICK FIBREGLASS INSULATION QUILT. AND ROOF IS VENTILATED, EQUIVALENT TO A CONTINUOUS 10 MM AIR SPACE BETWEEN EAVES





SITE LAYOUT PLAN

PROPOSED 1:100 SCALE

ROOF COVERING:
Concrete interlocking roof tiles on 50 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, anticipated wind velocities and roof pitch.

ROOF CONSTRUCTION:
Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed together with min 100 x 25mm sawn SW Jindura and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinesplate cantilevered trusses spaced at max 600mm centres and pitched at 30°
Provide 30 x 5mm once bent (900/100) galv.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing.

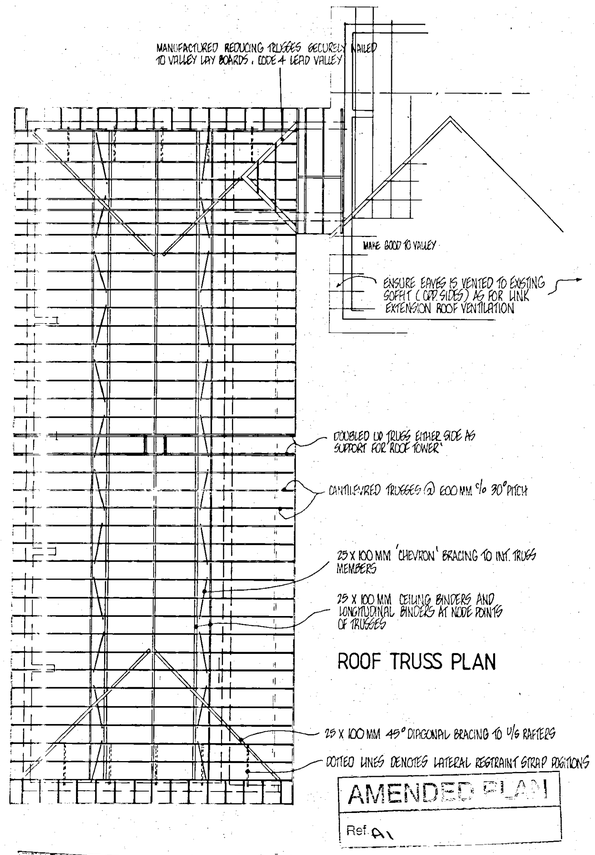
Provide edge restraint noggings at perimeters for plasterboard fixing.

FOUNDATIONS:
Strip all top soil / vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 750mm wide x 225mm deep under cavity walls and 700mm wide and 225mm deep under 215mm loadbearing internal walls. Foundations to be taken down min 750mm below ground level or to an approved firm base agreed with Local Authority on site Building Control Inspector.
Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice Note 3 and any subsequent amendment.

GROUND FLOOR CONSTRUCTION:
min 75mm sand / cement screed on 500 gauge p.v.c. dpm. 60mm thickness Celotex, product code GA3060Z, layed in strict accordance to manufacturer's details on 'Sand Blinding' (1:6 cement / sharp sand) ensure boards are continuously supported. 'Floorspan Contracts' suspended pre-cast 150mm deep concrete floor joists with min. 90mm end bearing include building blocks, closure blocks and void ventilators ensure to maintain a void always greater 150mm between ground level and underside joists.
Construction and insulation procedures to be in accord with Latest details from manufacturer.
Void ventilators and airbricks fixed at no more than 3m centres.

GARAGE FLOORS:
75mm 20 N/mm² concrete screed reinforced with A98 steel or 7/142 mesh applied direct



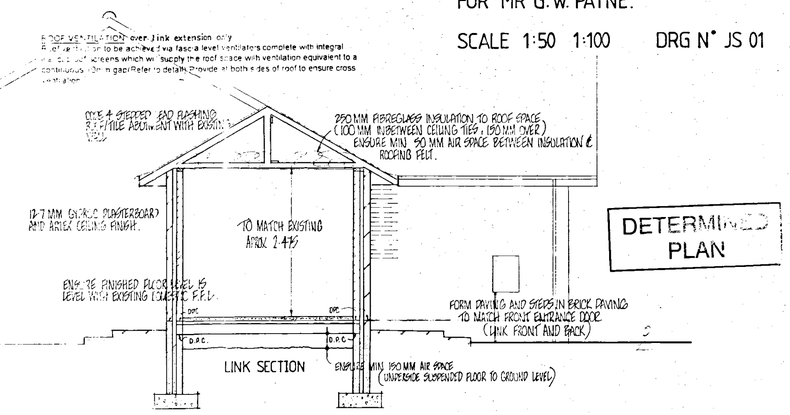
ROOF TRUSS PLAN

AMENDED PLAN
Ref. A1

RECEIVED
15 APR 2025
043/05

CONVERSION OF GARAGE TO STUDY AND GARAGE BLOCK EXTENSION WINSLOW GATE, FLEET, LINCOLNSHIRE FOR MR G.W. PAYNE.

SCALE 1:50 1:100 DRG N° JS 01



DETERMINED PLAN