



South Elevation
EXISTING ELEVATIONS scale 1:100



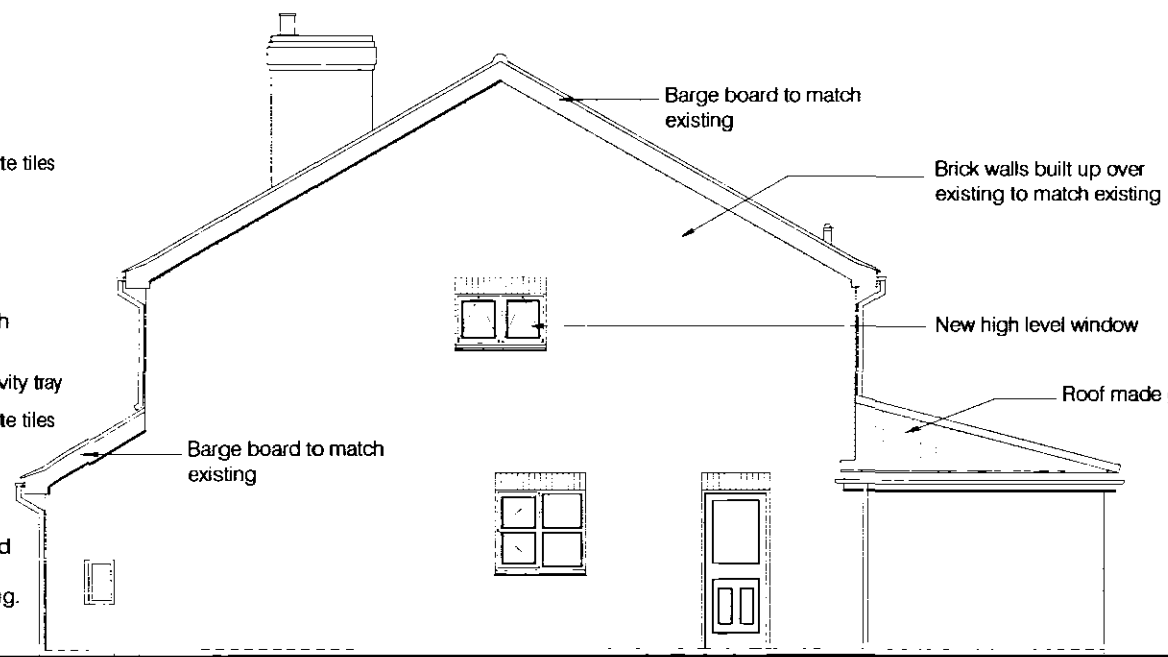
East Elevation



North Elevation



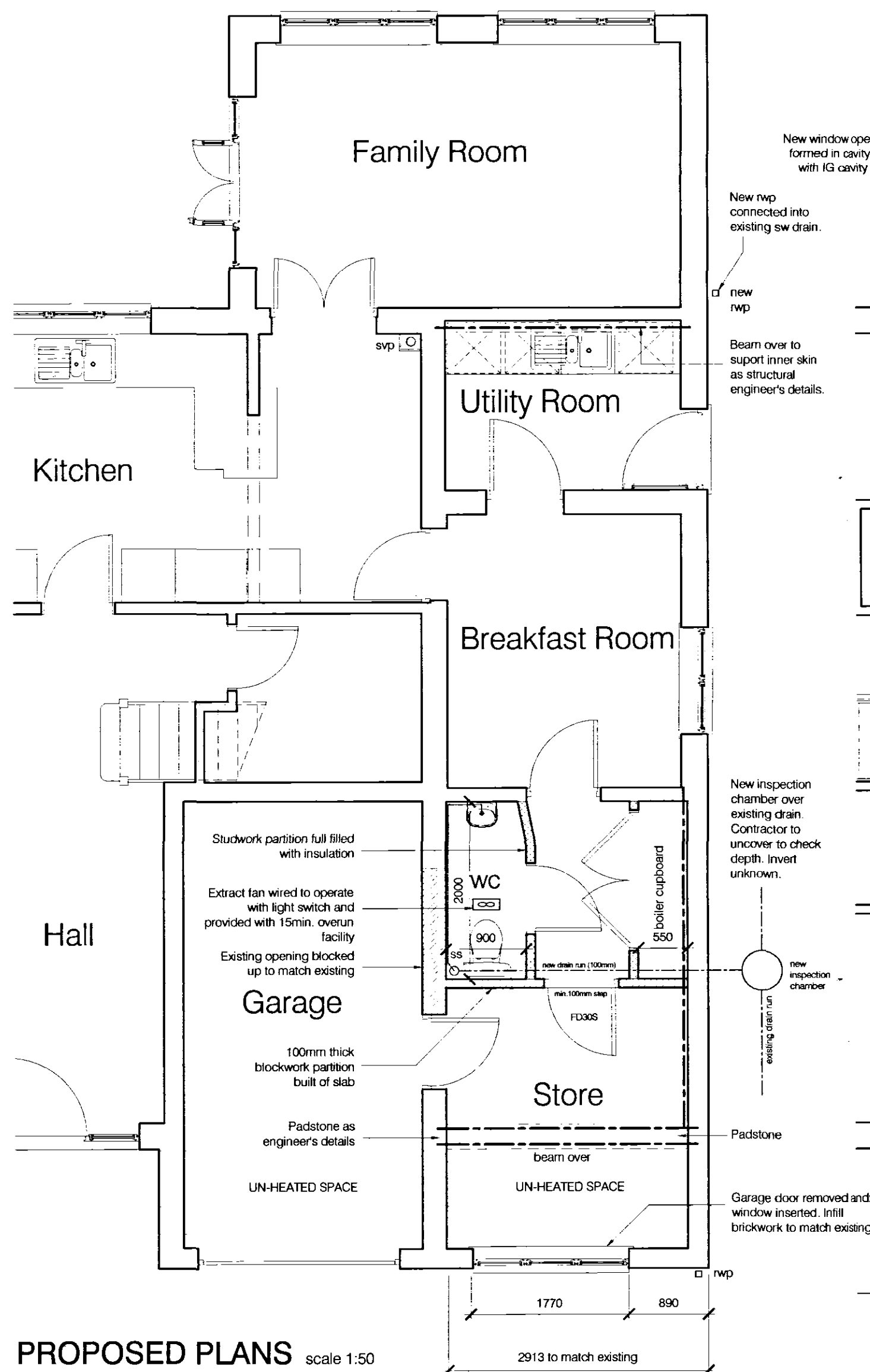
South Elevation
PROPOSED ELEVATIONS scale 1:100



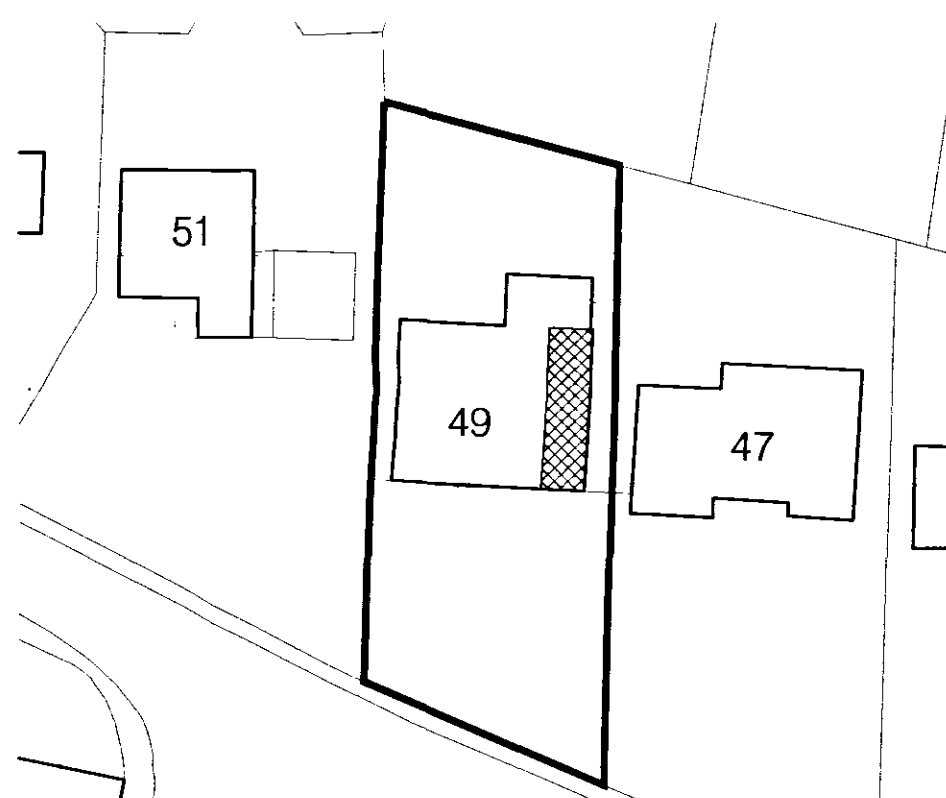
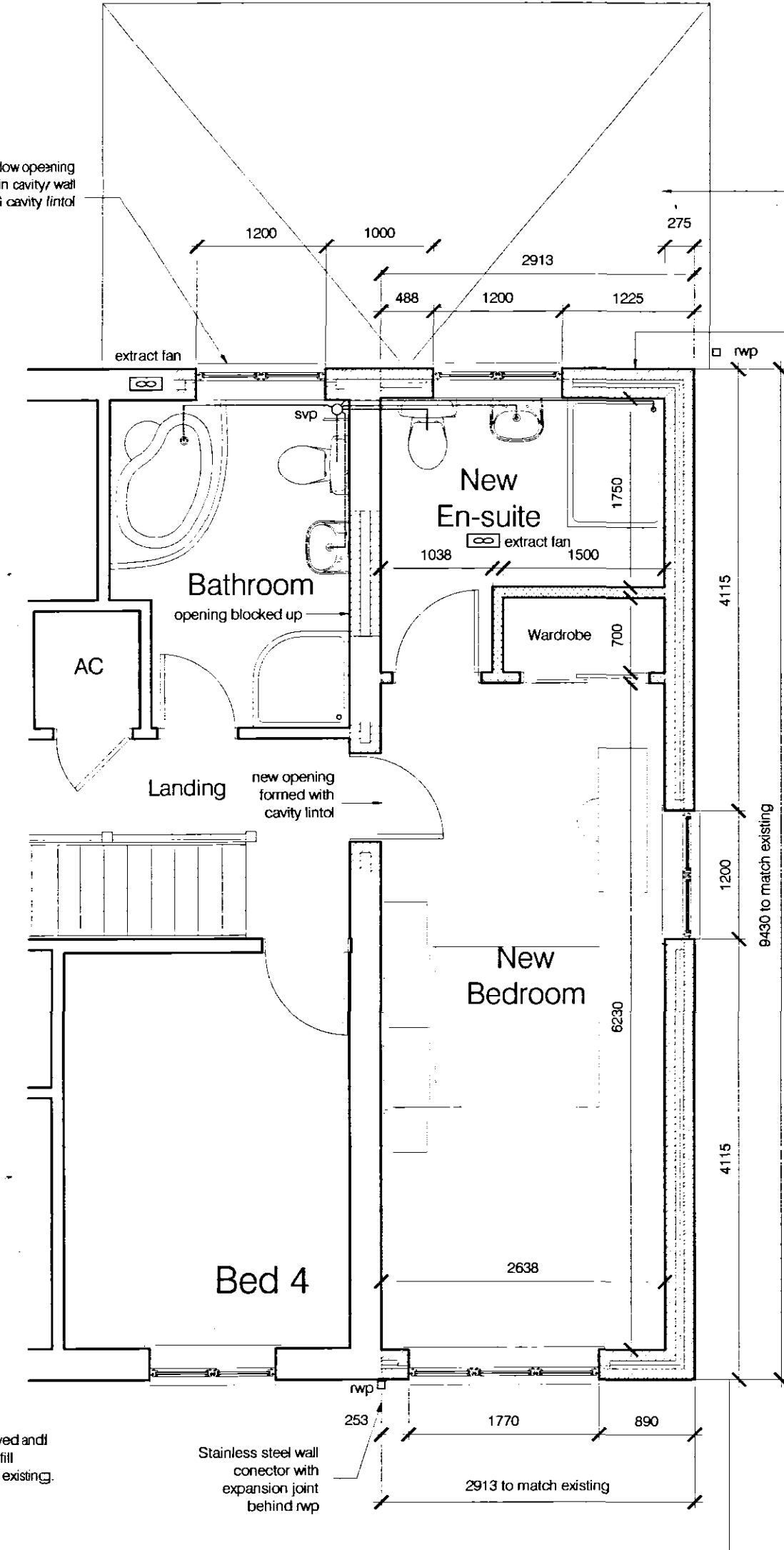
East Elevation



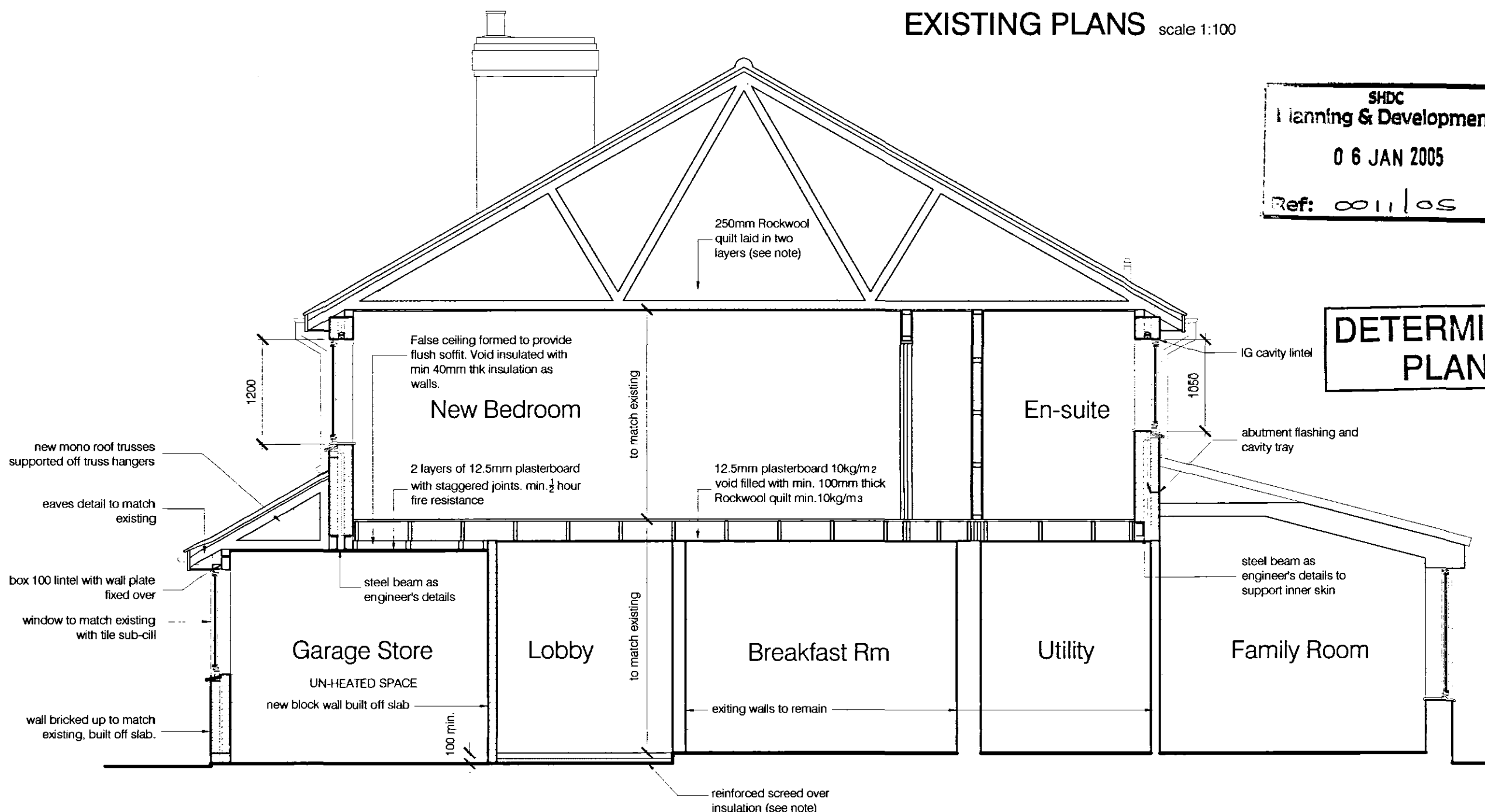
North Elevation



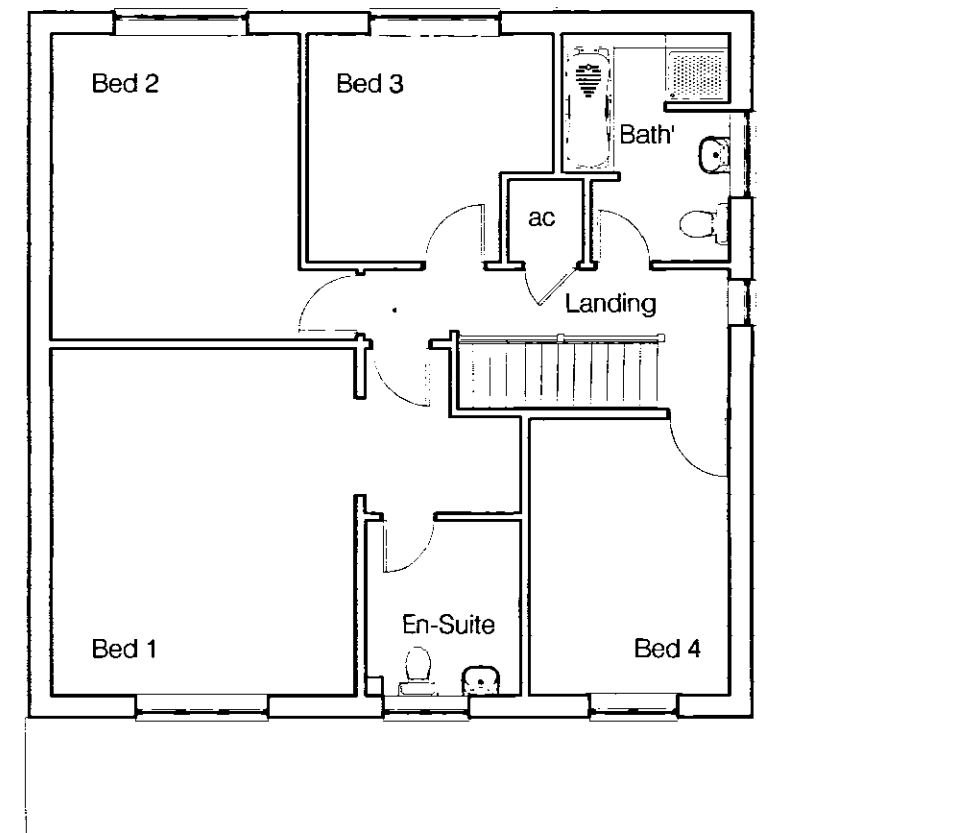
PROPOSED PLANS scale 1:50



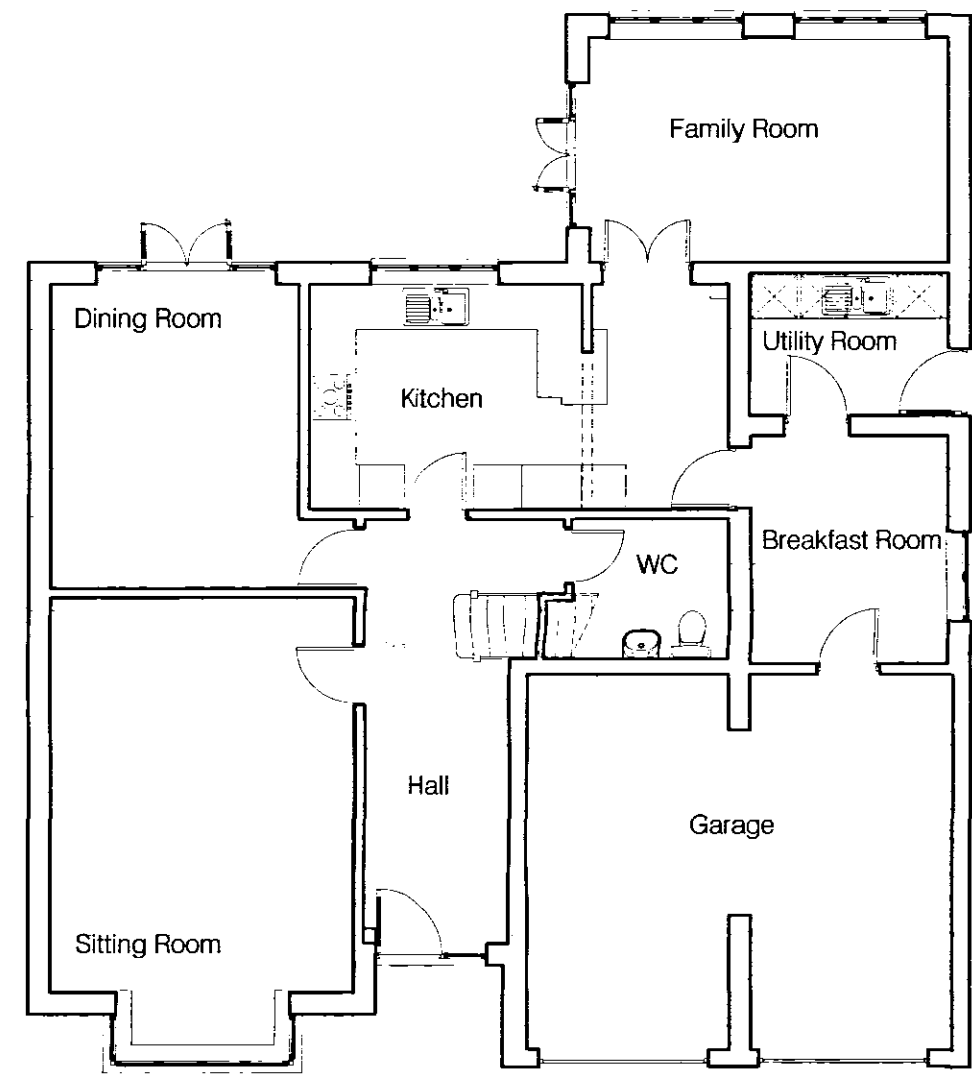
Block Plan scale 1:500



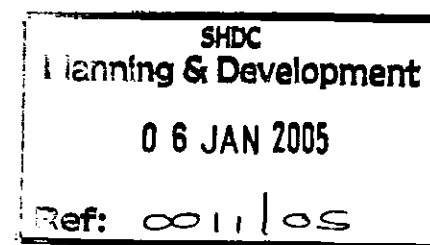
PROPOSED SECTION scale 1:50



First Floor



Ground Floor
EXISTING PLANS scale 1:100



DETERMINED PLAN

DO NOT SCALE FROM THIS DRAWING

THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.

ALL DIMENSIONS ARE SHOWN IN 'mm' UNLESS OTHERWISE STATED.

FOUNDATIONS
Refer to Structural Engineer's comments regarding existing foundation design.

EXTERNAL WALLS
Cavity walls to be constructed with 102mm outer skin of facing brickwork 75mm cavity. Inner skin to be 100mm lightweight insulating blockwork, min 284mm. Cavity to be partially filled with Kingspan Kooltherm K6 40mm thick urethane insulation board, installed as manufacturer's instructions, or equal. U-value of wall construction to be min 0.35 W/m²K.
Cavity wall ties to be 225mm stainless steel wire ties by Ancon Clarke or equal. Ties to be installed at 750mm horizontal centres and 450mm vertical centres, laid in staggered pattern. Spacing of ties to be increased to 225mm centres at corners and perimeter of openings.
Cavities below ground to be filled with leanmix concrete.

DAMP PROOF COURSES
Ruberoid Hyload DPC to be provided min. 150mm above ground level to all external walls. 150mm insulated UP-Is to be provided to perimeter of openings and at cavity closers. Cavity trays with stop ends to be provided over all lintels.

GROUND FLOOR (w/ boiler cupb)
75mm thick 1:4 cement/sand screed, over 1000 gauge polythene separation layer/vapour barrier, turned up at walls, over 75mm Kingspan Kooltherm K3 (min 40mm thick) or equal CFC/HFC free flooring grade urethane insulation board installed as manufacturer's recommendations on existing floor slab.
U-value 0.25W/m²K.

INTERNAL PARTITIONS
100mm thick partitions formed with 100x50mm studwork with 12.5mm plasterboard and skim both sides or blockwork as shown. Fully fill void of stud partitions with 100mm thick mineral wool quilt.

STEEL BEAMS
Install new steel beams in locations indicated as detailed by the Structural Engineer. See Engineer's details.

FIRST FLOOR
Floor to be constructed with 38x220mm SC3 treated sw joists at 600mm c/c, supported off galvanised joist hangers built into new walls. Decking to be 28mm thick vapour proof grade III & G chipboard. Lateral restraint straps to be 500mm galv. min. at max. 2000mm centres taken across min. three joists with solid nogginns under.
50x50mm Herring bone strutting to be provided at mid span of joists. Max 2.4m c/c. Doubled up joist to be provided under first floor partitions.

ROOF CONSTRUCTION
Trussed rafter roof construction to be designed and manufactured by specialist manufacturer to BS5268 - Part 3.
SW briders and bracing to be designed and installed to BS5268 - Part 3.
Wall Plate to be 100x75mm treated sw bedded in mortar and strapped to inner skin at max. 2m centres with 2 50x20mm galvanised mild steel straps. Straps to be plugged and screwed to blockwork.
50x20mm lateral restraint straps to be provided at verge of gable walls at max. 2m centres. Straps to be built in to blockwork and screwed to 3 trusses with solid 50x100mm sw nogginns under.

ROOF COVERING
Interlocking concrete tiles to match existing on 25x38mm treated sw battens on Kingspan - revent breathable sarking membrane or equal laid horizontally across rafters as manufacturer's recommendations. Cap over insulation to be min 25mm as dictated by manufacturer.

INSULATION
Roof to be insulated between Rockwool mineral wool quilt laid in two cross joisted layers. 100mm thick between ceiling ties and 150mm thick over. U-value 0.16W/m²K.
Roof is to be left un-ventilated.
Insulation and sarking membrane to be installed as recommended by manufacturer.

WINDOWS
Windows to be double glazed PVC-U U-value of min. 2.0 W/m²K. All habitable rooms to have min. unobstructed opening of 0.33m² (min 450x450mm).
Bottom of opening to be max. 1100mm above FFL.
800mm² trickle vents to be provided in all habitable rooms and 4000mm² vents elsewhere.
Safety glass to BS6206 to be used in all doors, side lights and windows where the sill is within 800mm of FFL.
All windows to habitable rooms and bathrooms to have opening size of 1/20th of floor area.

DOORS
Provide FD30 fire door in position shown complete with intumescent fire and smoke seals. Door to be fitted with self closer.

UNTELS
All lintels to be IG galvanised ms ref. L15/75 to cavity walls and box 100 to external walls. All lintels to be installed as manufacturer's recommendations with 150mm and bearing.

WASTE PLUMBING
All waste plumbing to be carried out in accordance with BS5572 and shall be Hunter or equal solvent welded PVC.
Stub stack to terminate with air admittance valve. WC waste to be 100mm dia. WHB to be 30mm dia. Bath, shower and sink waste to be 40mm. All wastes to connect separately to stack and to be provided with 75mm deep traps.

DRAINAGE
All drainage to be 100mm dia. 'Hepworth' or equal laid with 150mm bed and surround pea shingle at nominal 1:40 fall. Where cover to pipes is less than 600mm in gardens and 900mm under drive allow to encase pipes in 150mm concrete (maintaining flexible joints). Where drains pass through walls provide lintels over to give 50mm clearance around pipe. Wrap pipe in fibreglass quilt. Inspection chambers to be 450mm dia. circular polypropylene installed as manufacturers details.
All drainage to be installed to BS8301.

RAINWATER
100mm half round plastic gutters and 68mm dia. downpipes by Hunter or equal connected directly into surface water drainage.

MISC.
EXTRACT FANS
15 litres/sec to bathrooms, ducted through external wall. Groewood Airvac or equal.
HEATING ELECTRICAL FITTINGS
All electrical sockets and light switches to be positioned between 450-1200mm above FFL.
BOILER
Ventilation to be provided to new boiler cupboard in compliance with boiler manufacturer's recommendations.



Job Title
Proposed First Floor Extension and Conversion of Garage, 49 Town Drove, Quadring for Mr and Mrs R Davis

Drawing Title
Plans and Elevations
Existing and Proposed
BUILDING REGULATIONS APPLICATION

Date	Scale	Dwn	Dwg. No.	Rev.
June 04	as shown	pd	PC93 - 04	-