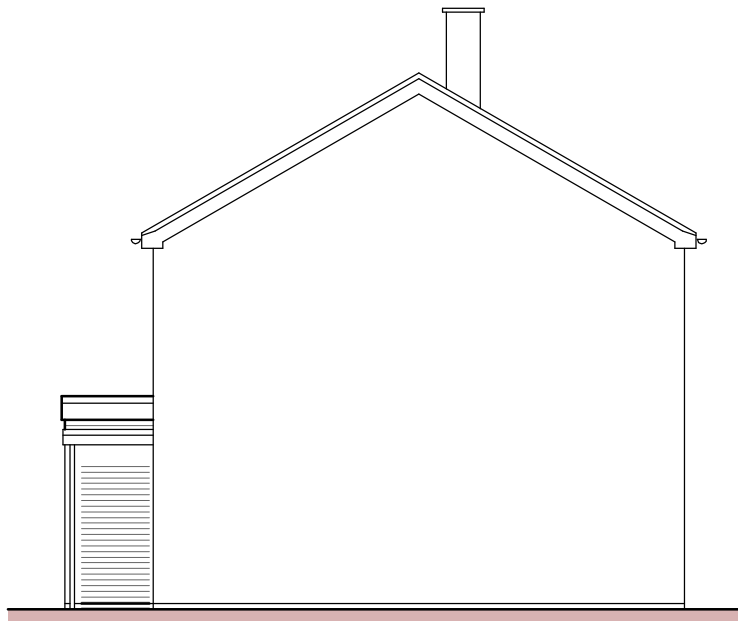




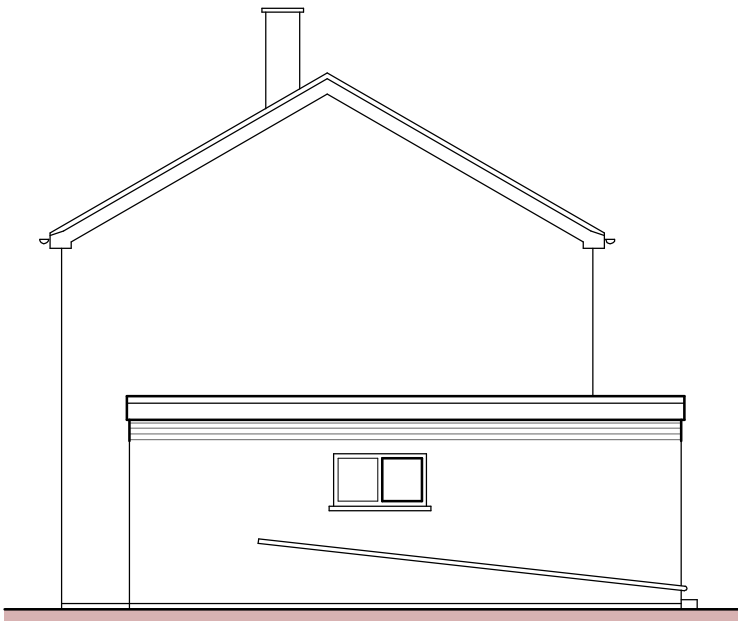
Front Elevation



Side Elevation



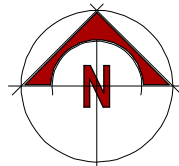
Rear Elevation



Side Elevation



proposed
Site Plan
1 : 500



FLAT ROOF
Sarnafil or similar single ply roofing system on 18mm ply on 140mm Celotex GA4000 insulation board laid to manufacturers specification on 1000 gauge vapour control layer on 18mm ply deck fixed to new 50 x 175 C24 joists with twin mastic beads on joints as specified. (Ensure all wall insulation and false pitch insulation is taken up to warm deck insulation level to prevent cold bridges). Roof covering to be self-extinguishing and give European class B roof (i4) fire resistance. 12.5mm foil-backed plasterboard with plaster skim finish to ceiling. Where abutting external walls, roofing felt to be dressed min 150mm up wall & tucked in with lead flashing & cavity tray over where possible.

115mm H.R. rainwater gutters, 63mm dia. downpipes connecting via new 100mm dia. "OSMA" UPVC drains laid & bedded on pea-shingle to new soakaways min. 5,000m from buildings. Any existing soakaways found within 5,000m of new extension to be moved to 5,000m away. Soakaways to be designed in accordance with BRE Digest 365 and sizes determined by percolation test on site.

ALL ROOF TIMBERS TO BE MIN. C24 GRADE AND TANALED.

WALLS
Take up to required level existing external walls in 103mm face brickwork to match existing face bricks. Raised outer skin brick external walls to remain. 50mm cavity Kingspan Nilvent breathable membrane 9mm OSB sheathing 90mm stud walls with 70mm Kingspan Kooltherm K112 between studs 32.5mm Kooltherm K118 insulated plasterboard on inner face. Plaster skimmed finish. Stud wall on Astos DPC

Windows to have Galnic CCG supporting outer skin with 2No 175 x 50 Timbers over window to inner skin.

GROUND FLOOR
Provide 3 coats "RLW" D.P.M. to existing floor slab, taken up walls to be continuous with new and existing D.P.C.'s. Provide a thin sand blinding on rough finished surfaces as leveller for insulation.

Existing floor slab to be exposed for inspection by Local Authority and, if found inadequate, replaced with 150mm concrete slab reinforced with B785 mesh.

New 50mm sand/cement screed reinforced with chicken wire on 500 gauge vapour control barrier on 50mm Celotex GA4000 floor slab insulation.

FOUNDATIONS
600mm wide x 250mm deep concrete strip foundation to new front door infill wall. Concrete to be GEN1/ST2 grade to BS8900-2.

Depth of foundations to be to suitable load-bearing strata to suit sub-soil conditions so as not to be affected by any tree roots or their removal, and to pass below any adjacent drain runs. Foundations into any form of clay sub-strata to be constructed in accordance with guidelines from BS6103-1:2011 and NBS Technical Standards 4.2 and 4.4.

All existing foundations taking increased loadings to be exposed for inspection by Local Authority Building Inspector & if necessary, underpinned to a suitable load-bearing strata.

FIRE PRECAUTIONS
Playroom to have escape window having a minimum clear opening of 750mm high and 450mm wide. The bottom of the window opening is to be between 800mm and 1100mm above the finished floor level.

Fully linked mains operated smoke alarms with battery back-up to be provided to ground floor Hall, Utility, first floor Landing area and new Playroom, all in accordance with BS 5834-6:2019.

HEATING
Provide new radiators adequately sized for rooms to client's specification. All new radiators in property to have thermostatic radiator valves fitted.

LIGHTING
Provide all low energy light fittings capable of taking only lamps of luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

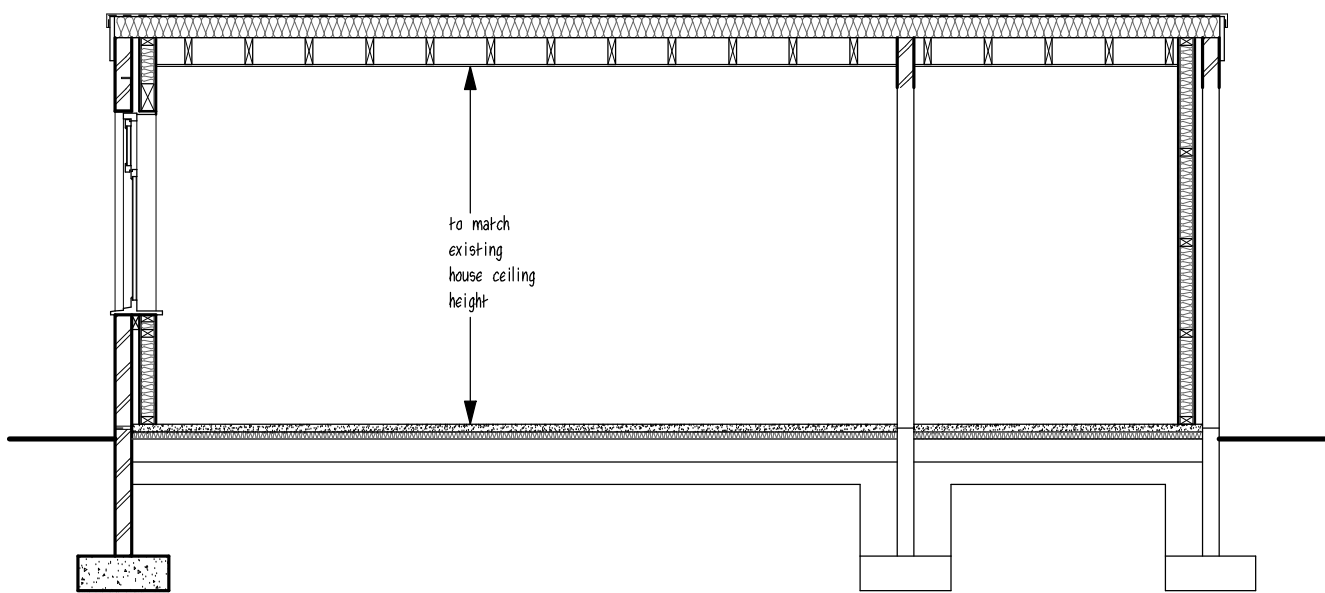
ELECTRICS
All new electric points and lighting to be provided to client's specification.

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE 18th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. AND The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self-certification certificate and a BS7671 Electrical Installation Test Certificate.

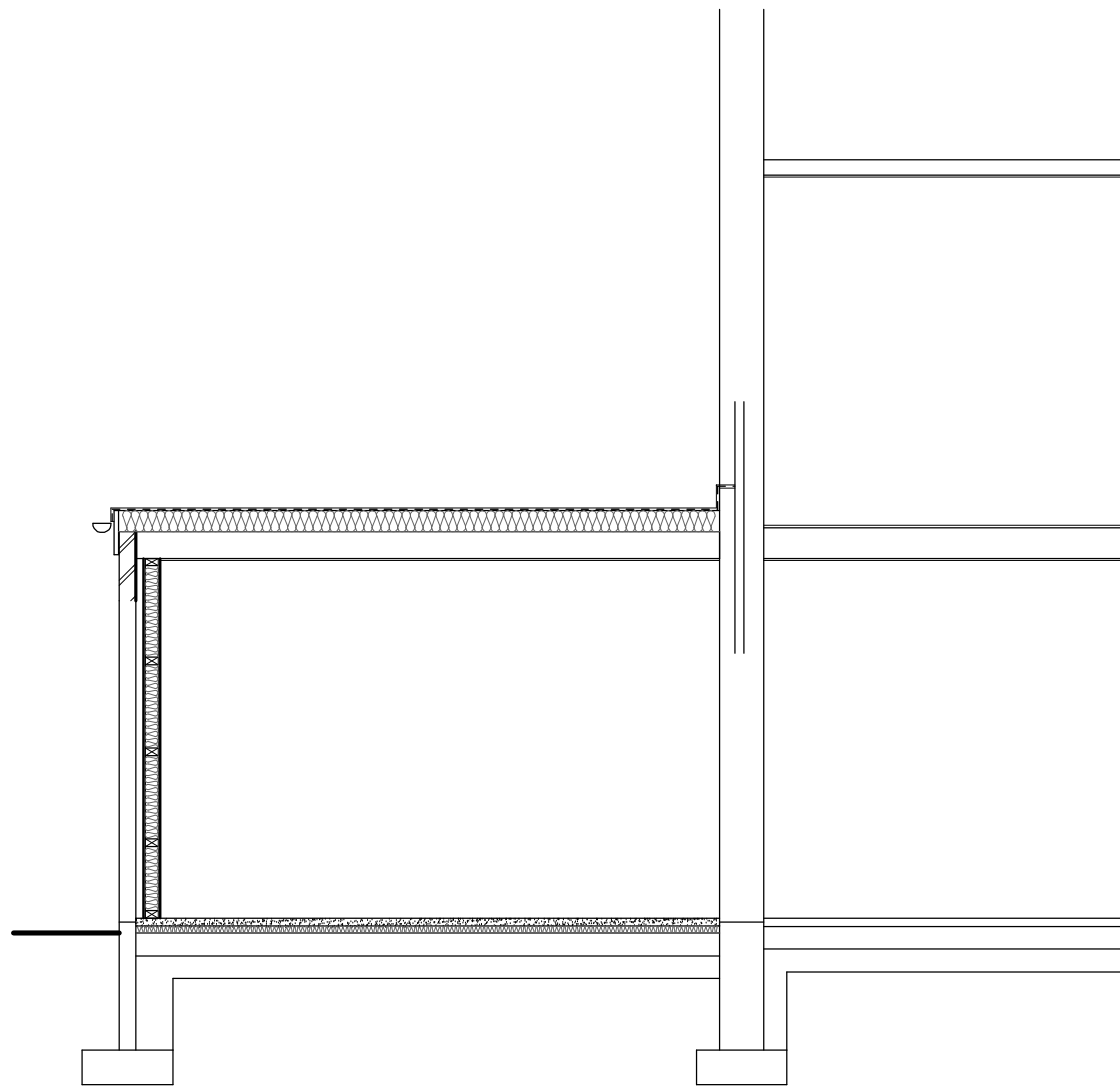
VENTILATION
All rooms to have min. 1/20th floor area of the room in ventilation openings & trickle vents in window frames with 8000mm² in controllable opening area per room. Utility room to be fitted with mechanical extract fan capable of extracting 30 l/sec. All doors to have 10mm air gap at bottom.

All external glazing to doors and windows to be double-glazed with 16mm air gap and low-E glass and be toughened safety glass clearly marked to BS6206. Windows to achieve a maximum U-value of 1.4 W/m²K and doors a maximum U-value of 1.4 W/m²K. Doors and window frames to be set back to overlap insulated cavity closer by a minimum of 50mm. Any glazing to internal doors to be toughened safety glass to BS6206 Class B.

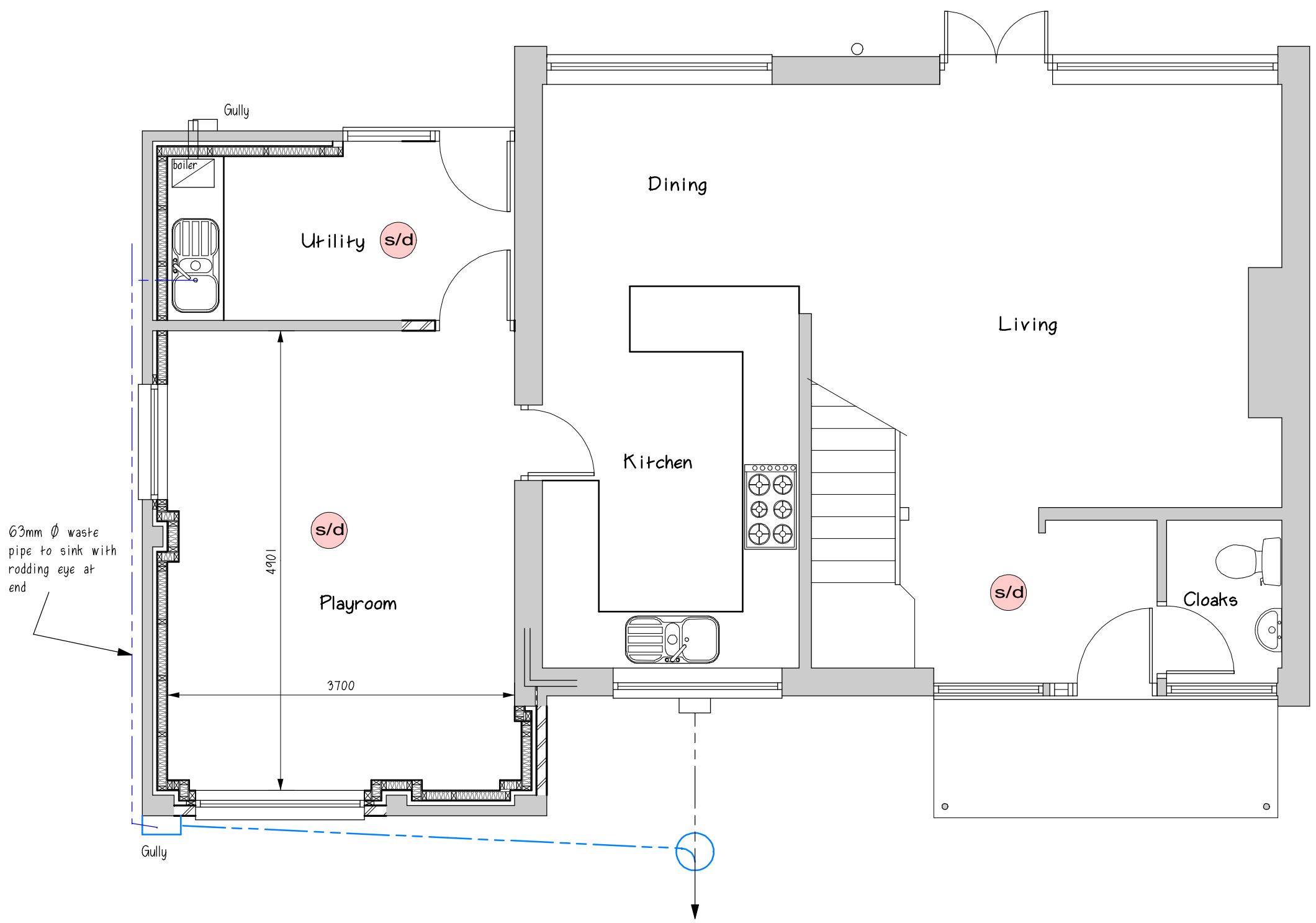
DRAINAGE
63mm Ø PVC waste to sink & washing machine taken down outside wall of house to gully air from. Wastes from sink and appliances to have 75mm deep seal anti-vacuum traps & rodding eyes to BS 5572:1978. Wastes to connect to B.I.G. as shown. Drains below ground to be 100mm Ø "Osma" UPVC pipes laid & surrounded in 150mm pea-shingle @ 1:40 falls to existing manhole. All shallow drain runs to be protected with 100mm concrete cover over. New manholes to be UPVC chamber on 150mm concrete base with suitable cover fitted.



A-A



B-B



Sheet size A1

Scale Bar 1:50
0 1m 2m 3m

Scale Bar 1:100
0 2m 4m 6m

Scale Bar 1:500
0 10m 20m 30m

Scale Bar 1:1250
0 25m 50m

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CONTRACT Proposed Garage Conversion at
4 Meadow Road
Wokingham
RG41 2TD

CLIENT
Mr & Mrs K Durell

SCALE
1:50 1:100

DRAWING PROPOSED PLANS

DRG No.
24/25 / 021 / 2

REV
B