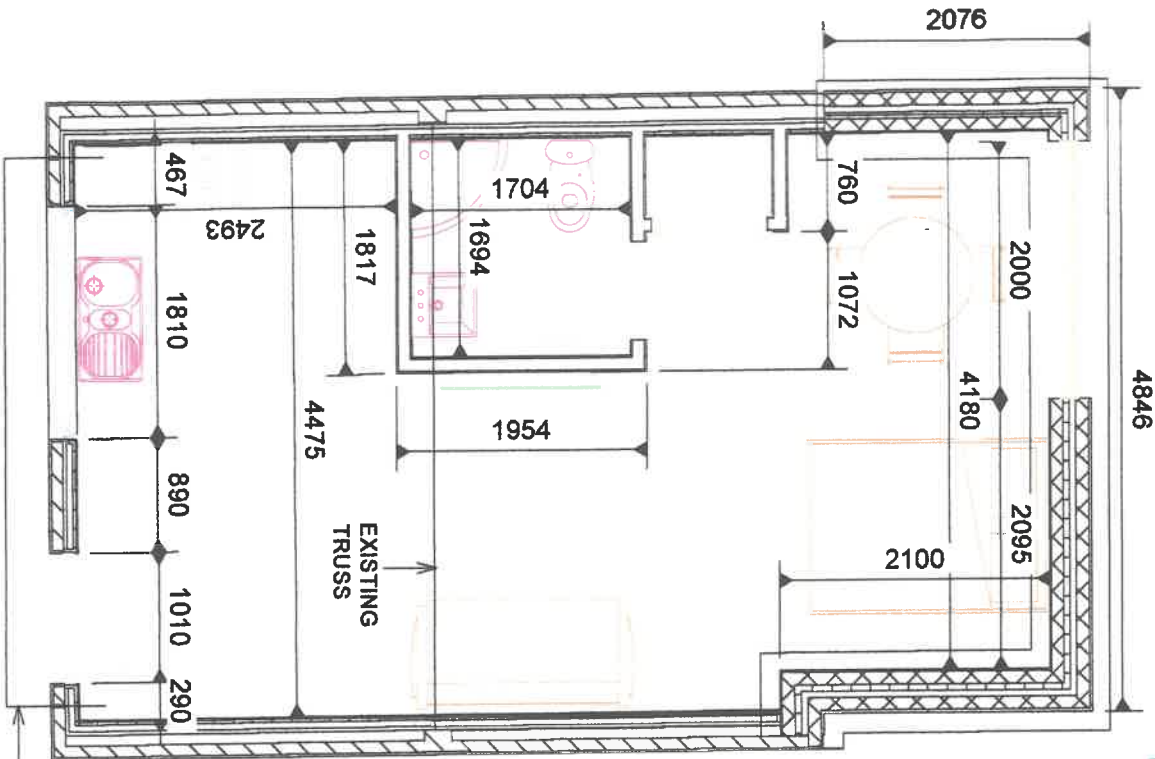


EXISTING FLOOR PLAN + PROPOSED (NO CHANGE)

REFER TO THE PLANNING APPROVED DRAWINGS FOR THE ELEVATIONS AND SITE PLAN WHICH ACCOMPANY THIS DRAWING



1. New roof joists, rafters and all other structural to be treated with approved preservative for the extended area. Roof to match the pitch.
2. Existing drainage runs and inspection chambers to be investigated and exposed at the rear of the property as a matter of priority.
3. Existing floor construction in the garage to be investigated. The new floor construction for the extended area to be consistent with the new raised level of the garage floor for the annex.
4. The Contractor shall take into account necessary for the proper execution of the works to the satisfaction of the Building Inspector whether or not indicated on the drawings.
5. All work and installation to comply with the regulations and recommendations of the Building Inspector.
6. Electrical installations to comply with BS 7671:2018.
7. Water supply for the new annex to be taken off existing main supply with a stopcock, which shall be provided in compliance with Building Regulations Part L1 and BS 6841:1990.
8. Existing garage wall construction to be exposed to confirm the condition and build up.

EXTENSION AND ALTERATION WORKS TO ALL AREAS

New concrete grade C25 with foundations to the new single storey extension. Top of foundation to be minimum 300mm below the ground level. Allow for checking the depth of the existing garage foundations.

New Ground floor works as follows :-

Ground floor slab to the new extension area to be consistent with the new floor datum and to be 100mm with mesh reinforcement laid flat over a 1200 gauge UPJ on bedding and clean hardcore and inclusive of 100mm Kingspan insulation board with a 75mm screed incorporating an underfloor heating network. Insulation of 30mm to be taken up the perimeter. Any junctions to be detailed with movement joint.

The new existing floor to the existing garage to comprise 1200 gauge Kingspan insulation board with a 75mm screed incorporating an underfloor heating network. Insulation of 30mm to be taken up the perimeter. Any junctions to be detailed with movement joint.

External walls for the extension and the former garage door will work to comprise fixed finish externally on 100mm blockwork, 100mm cavity with 50mm perlite fill Kingspan insulation with an internal skin of 100mm thick 20/20mm concrete blockwork finished with 13mm light weight plaster. Walls to be built to course in with the existing cavity wall. Care shall be taken to ensure that the new 75mm horizontal and 450mm vertical wall is in a diamond pattern to give the new per floor. Additional ties to be provided at 300mm vertical centres adjacent to openings.

Cut brick or block to be used on cavity closer to eaves, verges and door reveals.

Window and door reveals to be finished using DMCOR insulated DPC.

Unbricks in external walls for the doors and the eaves to be Critic combined steel lintel CWSO and to have a minimum 150mm end bearing.

Extension roof to be formed using rafters to match. Rafters to be on 382x20mm bottom over 170mm breasted rafters minimum space 150 x 50mm C18 rafters at 400mm centres to be 100 x 75mm treated with preservative. The roof to be covered with 1800mm square tiles laid on a 50mm bed of 100mm concrete. The roof of the extension is to meet the existing garage roof. The setting out of the eaves to match the existing garage roof. The setting out of the existing truss in the garage which is to remain.

Insulate roof on the slope with 2 layers of Kingspan TPI-0 roof board to provide a U-0.25 (comprising 100mm between the rafters and 25mm below the rafters with bottom and under eave bottom with 125mm plaster board / skin finish, insulation to be retained at eaves using a rafters tray.

Allow for fixing with UPVC fascias and soffits to match the depth of the existing house soffits.

Control downpipes to be formed using 50x75mm timber studs at 600mm centres with nogging at 1200mm vertical centres and 125mm plasterboard with taped joints and skin finish. Void to be filled with quilt insulation.

All new windows as shown on the drawings and double door set with chamfered fan light detail to match the roof pitch to be double glazed using Pilkington K or Low E glass and to have background ventilation in the form of an adjustable trickle vent fitted in the head. Minimum 5000mm sq. window and door opening to be brought inside.

Provide new 125 x 18mm burs mould skirting to match the house with 44x18mm architraves to match. All woodwork to receive softwood boiling coats undercoat and 1 coat gloss finish.

All waste and supply pipes to shower room to receive softwood boiling with point finish if necessary.

New window cills to the veranda area to be formed using 30mm thick timber with 25mm projecting hardwood topped 50 to receive point finish.

All walls and ceiling to receive 1 coat milk and 2 coats trade milk emulsion with mould inhibitor.

Walls external and self finished inside using 13mm plaster. They shall be finished with a 13mm plaster. A 13mm plaster shall be applied to the external walls and may be finished with a 13mm plaster. Some details are to conform to BS 5446 (part 1) and be treated to comply with paragraphs 1.8 and 1.15 of section 1 of B1 of the building regulations.

Location for the monitor and the location of the underfloor heating to be defined by the planning authority. System to be installed in accordance with current practice to CIBS standard design data.

New electrical installations to be verified by the house owner regarding light/power requirements and the various positions. Works to be undertaken by competent member recommended by the Contractor. Installation to include a low energy, would resistant, new external security light activated by means of photo electric cell to be operated with the annex.

Existing drainage is not shown on the plans to the rear. This will be subject to a full investigation prior to finalising the details. However, all new drainage runs to be formed using 100 or 150mm Whiteclay flexible joined pipes laid to a minimum fall of 1:30 (100mm pipes) or 1:100 (150mm pipes) with 150mm hard end and standard and selected fill over to be connected to existing drainage system via new manholes.

Any drainage running under the annex or with less than 450mm cover shall be enclosed in 150mm concrete with flexible joints at every pipe joint, comprising 15mm compressible boards, pre cut to pipe diameter and to height and width equal to concrete cross section.

Drains below foundation level within 1m of the walls shall be enclosed in concrete and shall be subject to a full investigation prior to finalising the details. Generally the drainage shall be in accordance with BS5201 and to the satisfaction of the Local Authority Building Inspector.

Provide the we and gully with appropriate Venturis selected extract vent to discharge to eaves of providing extract 15 lines per second extract roof, provide we and gully with appropriate Venturis selected extract vent, distributing to extract or providing an extract rate of 80 lines per second. Fan to be operated by a hardwired with a manual override facility.

Provide continuous 10mm diameter R901 vent running full length of eaves.

PROPOSED NEW ANNEX GARAGE CONVERSION/EXTENSION	
MR F TAYLOR	
BUILDING REGULATIONS DRAWING	
1:20 AT 1/1	PH
04/05/20	100
PH/4/200	-