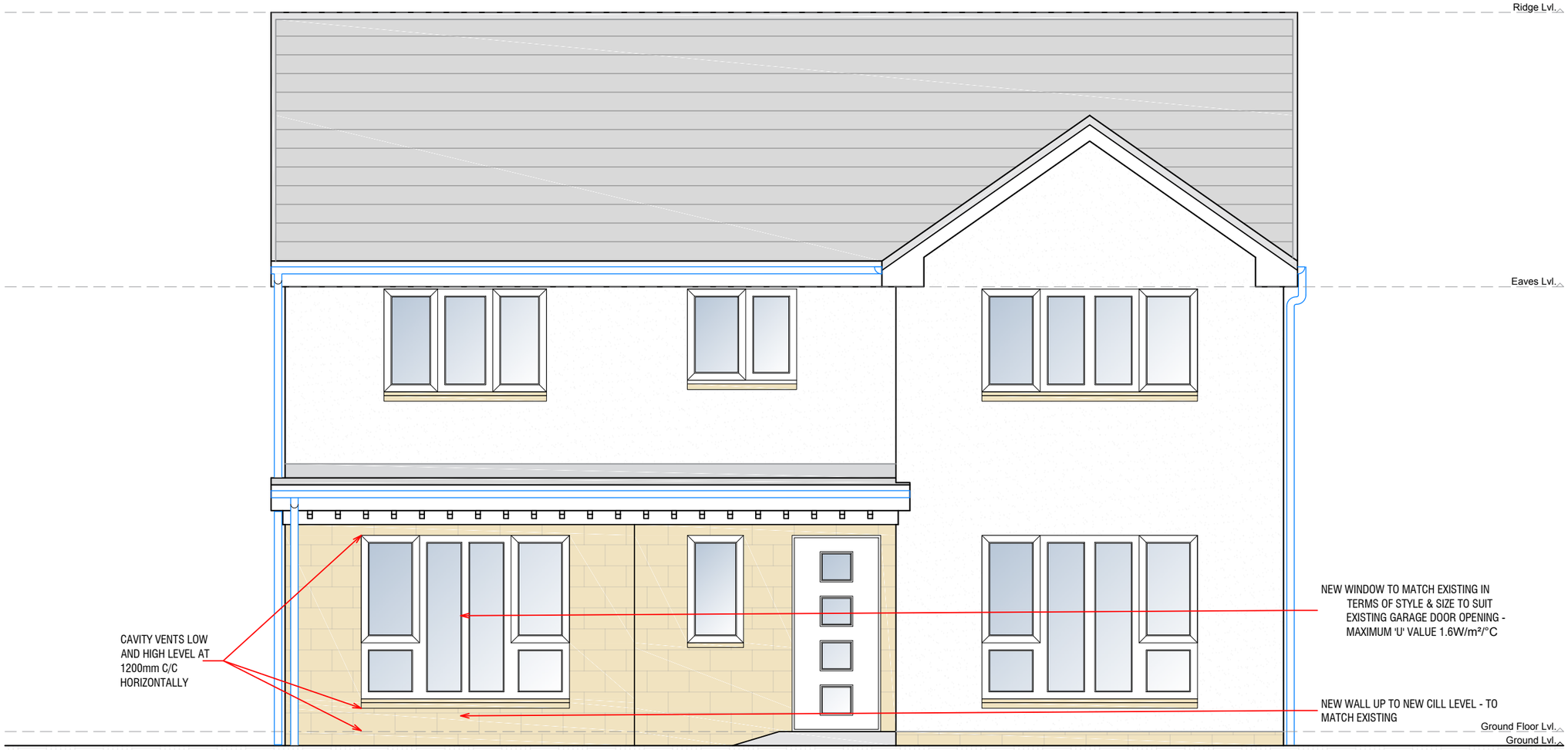

FRONT ELEVATION AS EXISTING - ALL OTHER ELEVATIONS REMAIN UNCHANGED
SCALE 1:50

DEMOLITIONS TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 6187 1982 AND HEALTH AND SAFETY AT WORK ACT 1974 C.P. 2004.

PRIOR TO THE REMOVAL AF ANY LOAD BEARING OR SUPPORTING WALLS THE EXISTING STRUCTURE MUST BE ADEQUATELY PROPPED AND MUST REMAIN SO UNTILL THE ALTERATION WORK IS COMPLETE AND CURED.

GARAGE DOOR REMOVED, BRICKED UP TO CILL HEIGHT. FINISHING ON OUTER LEAF TO MATCH EXISTING SEE SECTION FOR DETAIL. WINDOW INSERTED WITH APPROPRIATE DPC's AS SPECIFIED. EXISTING LINTOL IS REMAINS UNDISTURBED. EXISTING WINDOWS ON GROUND FLOOR AND TO BE OF THE SAME STYLE. 'U' VALUE OF PROPOSED WINDOW 1.6W/K/m²

CAVITY VENTS LOW AND HIGH LEVEL AT 1200mm C/C HORIZONTALLY

CONSTRUCTION SPECIFICATION

All works to be carried out in accordance with the guidance contained within the 2019 Domestic Technical Handbook

No high alumina cement to be used on any work. All hazardous materials to be removed from site prior to commencement of work. All structural timbers to be pressure impregnated with an approved preservative to BS 5268 Part 5 and SC3 grade.

FOUNDATIONS

All vegetable soil removed from area of proposed extension for a minimum depth of 150mm.

Minimum depth below ground level to top of foundation - 450mm to avoid frost heave.
NOTE CONTRACTOR TO TAKE INTO CONSIDERATION THE INSULATION LEVELS AND ENSURE LEVELS ARE PER DRAWINGS.

Proposed foundations to be same depth as the existing foundations or a minimum of 450mm or to invert level of existing drain or a suitable load bearing strata which ever is the greatest.

OPENINGS AND TEMPORARY STRUCTURAL SUPPORT

Prior to removal of any load bearing and supporting walls, the existing structure must be adequately propped, and must remain so until all alteration work is complete and cured. All work to be in compliance with Health and Safety at Work Act 2000 and BS6187.

EXTERNAL WALLS

External leaf of block & render to matching existing. 50mm wide cavity. Building paper to BS 4016 with 9.0mm plywood to outside face of 150 x 50mm timber studs 600mm c/c with 130mm thick Celotex XR4000 insulation between the studs and over lined with polythene vapour control layer to inside face with 12.5mm thick plasterboard. Plasterboard to be taped and filled. All cavities to be sealed and fire stopped. Existing External walls which become internal walls in proposed extension to be lined with plasterboard. Refer to section details.

WALL TIES

Catnic Wall ties BT2 - 4 (see additional BBA certificate and Catnic product brochure) for use of fixing facing brick to timber framing suitable for 50mm cavity max. 600mm ctrs horiz and 225mm ctrs vert, 225mm ctrs at movement joints and at external openings.

CONNECTION OF PROPOSED WALLS TO EXISTING

Proposed cavity wall to be connected to existing by Catnic Strongwall Connector or Furfix Approved Equal (A.E). Ties to be inserted at 225mm vertical centres and positioned in the centre of each leaf.
At point where cavity of proposed wall meets existing a sill saw cut shall be made, 100mm deep and vertical DPC inserted and held in place with mastic,to prevent water penetration into new structure by means of capillary action.
At point where proposed outer leaf contacts existing 12mm Expandafoam bulb joint filler sealed on outside face with10x10 elastomeric sealant to be provided along junction of new and existing walls.

MOVEMENT JOINTS

10mm thick "flexcell" or equal with 10x15mm one part polysuphide mastic sealant pointing.

DPC's

Horizontal DPC to be installed 150mm above FGL.

Lapping horizontal and vertical DPC's to be installed around external openings. Refer to details for further details of DPC's around opening.

LINTOLS SCHEDULE

Catnic timber framed lintel CTF5 (pinch batten is essential). Lintel restraint clips fixing 50 x 3.35mm Ø plain head galvanised nails screwed or nailed to timber frame to allow for differential movement between timber structure and brick facing. Centres of fixing as per manufactures spec. i.e. 5 clips on lintols for 1950mm to 3600mm and 3 clips on lintols up to 1800mm.150mm minimum rest either side for lintol.

FIRE STOPS

Horizontal fire stops to be located under eaves and verge and at ground floor and ceiling levels. Vertical stops to be located 2 No at each corner of the building and at centres not exceeding 8.00 metres. FIRE STOPS REQUIRED AROUND ALL OPENINGS. Fire stops shall be 70 x 46mm with DPC adjacent to outer skin.

CAVITY VENTS LOCATION

at maximum centres of 1200mm horizontally, cavity vents vertically are at low level, below first floor level, just above first floor level and at top level located below fire stop / cavity barrier.

The U values for wall and roof of the existing dwelling are BETTER THAN 0.7 and 0.25 respectively.

Confirmation of U values for following areas using Elemental Method:-
Floor -Maximum 0.18 W/m2 K
Walls - Maximum 0.22 W/m2 K
Roof - Maximum 0.15 W/m2 K
Window - Maximum1.6 W/m2 K

This is to certify that this drawing is the/a principle/true copy of the plans reffered to in our application.

SIGNED. *Iain Penman*

DATED *10/01/2021.*

NOTE THESE DRAWINGS ARE FOR STATUTORY CONSENTS ONLY CONTRACTOR HAS TO SATISFY THEMSELVES OF ALL SITE DIMENSIONS

0 500 1000 1500 2000 2500
MILLIMETRES
1 : 50

PURPOSE:
CERTIFICATE OF LAWFULNESS

ARCHITECTURAL PLANS LTD
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Project.	THOMAS & CAROL DILLON. 17, JUNIPER ST. PERCETON. IRVINE. KA11 2GW
Dwg. Title. No. 4B	CONVERSION OF EXISTING GARAGE TO FORM ADDITIONAL PUBLIC ROOM *ELEVATIONS AS PROPOSED*
Date. 10/01/2021.	Scale. AS STATED
Path name: F:\Projects\210108 - Tommy and Carol Dillon\Drawings\	
Drawing No: BuildingWarrant Application LG1.dwg	Rev.