

CHECK ALL DIMENSIONS ON SITE

PROPOSED END ON 'A'

PROPOSED FRONT ELEV.

PROPOSED REAR ELEV.

2 OFF "CONSERVATION" STYLE OPENABLE VELUX LINTELS. 5500x3800 U=1.6 PERVA RECS.

NOTES:-
 STRIP SITE OF TURF & VEGETABLE MATTER PRIOR TO COMMENCING WORK. ALL TIMBER TO C24 GRADE MIN. ALL EXPOSED TIMBER TANAIZED. ALL FACING MATERIALS TO MATCH EXISTING AS NEAR AS POSSIBLE. BLOCKBOND NEW BRICKWORK TO EXISTING. INTERNAL RETURNS 385MM. MIN. PROVIDE HORIZ. DPC 150 MM ABOVE FINISHED GROUND LEVEL. THIS DPC (FELT OR PVC) MUST NOT BRIDGE CAVITIES. CAVITY FILL TO 225MM. BELOW D.P.C. WALL & ROOF INSULATIONS TO BE CONTINUOUS. WALL INSULATION TAKEN DOWN TO 150 BELOW HORIZ. DPC.

VERT. DPCS TO ALL OPENINGS, DPM IN FLOOR TO LAP INTO HORIZ. DPC. PROVIDE CAVITY TRAYS AS REQUIRED. MIN END BRG. LENGTH TO LINTELS 150MM. (JOISTS 100) PROP EXISTING STRUCTURES PRIOR TO INSTALLING STEELWORK. LATERALLY RESTRAIN ROOF TO JOISTS IN BOTH DIRNS AT 2.0M CENTRES TO CP114 USING 30 X 5 GALV. STEEL STRAPS. WALL TIES (STAINLESS STEEL TYPE TO BS 1243) (SPACINGS 450MM VERT. AND 750MM. HORIZ.) BRACE ROOF TO BS 5268. CAVITY WALLS (UNLESS STATED) TO BE FACING-BRICK OUTER LEAF WITH 100 ROCKWOOL OR DRITHERM CAVITY, INNER LEAF 100 SOLAR OR SHEILD BLOCKS, INT. 13MM FOIL BACKED P/B & SKIM. (U=0.28) SEMI- ENGINEERING BRICKS BELOW DPC. RENDER AND SET NEW INSIDE WALLS.

* INDICATES 1/2 HOUR FIRE RESISTIVITY VIA 2 LAYERS 9.5MM P/BOAFD PLUS 5MM. PLASTER SKIM. SEAL OFF REDUNDANT PIPES WITH CONCRETE, ENCASE PIPES UNDER BUILDING WITH 150MM. CONCRETE ALL ROUND, WHERE PIPES PASS THRU/ UNDER WALLS -PROVIDE 225MM. DEEP MS REINF. CONC. LINTEL OVER, MAINTAIN 50MM. AIRGAP. DRAINS 110 DIA. OSMAOIL UPVC, GRADIENT 1:40. 43 DIA. WASTE TO BATH/SHOWER. 40 DIA. TO WASHBASIN/SINKS, 76 DIA. DEEP SEAL TRAPS. OVERFLOWS TO DISCHARGE CLEAR OF WALLS. WINDOWS TO PROVIDE 1/20TH. OF FLOOR AREA IN OPENING LIGHTS. WINDOWS UPVC FRAMES (UNLESS STATED); DOUBLE GLAZED 16MM MIN. AIRGAPS; PLUS SOFT LOW E COATS. (U=1.6) (PERVA RECS. APPROV)

LINTELS CATNIC TYPE OR EQUIV. 150 MIN. END BRGS. ALL SOFFITS VENTED WITH CONTINUOUS 20MM. MESHED AIR GAPS. PROVIDE 8000MM2 TRICKLE-VENTING TO NEW ROOMS. THERMABATE CAVITY CLOSURES PROVIDED WHERE REQUIRED. "ESCAPE" WINDOWS TO INCORPORATE AN OPENING LIGHT OF AT LEAST 0.33M² & 750 HIGH X 450 WIDE UNOBSTRUCTED AREA.

PLANNING AND BUILDING CONTROL APPROVALS MAY BE REQUIRED FOR THIS PROJECT- DO NOT COMMENCE WORK UNTIL RELEVANT APPROVALS ARE IN PLACE. IF IN DOUBT PLEASE CONSULT YOUR LOCAL AUTHORITY AND/OR THIS OFFICE. NB WHERE CALCULATIONS ARE INVOLVED, THEY MUST BE CHECKED BY COUNCILS APPOINTED STRUCTURAL ENGINEERS PRIOR TO COMMENCEMENT OF WORK. (UNLESS CIRCUMSTANCES ALLOW e.g. ROOF TRUSS CALCS. BY RECOGNIZED PROPRIETARY MANUFACTURERS.)

ANY ELECTRICAL WORK CONNECTED TO THIS PROJECT MUST BE CARRIED OUT BY ACCREDITED/APPROVED ELECTRICAL CONTRACTORS. (COMPLY WITH PART "P" OF BUILDING REGULATIONS)

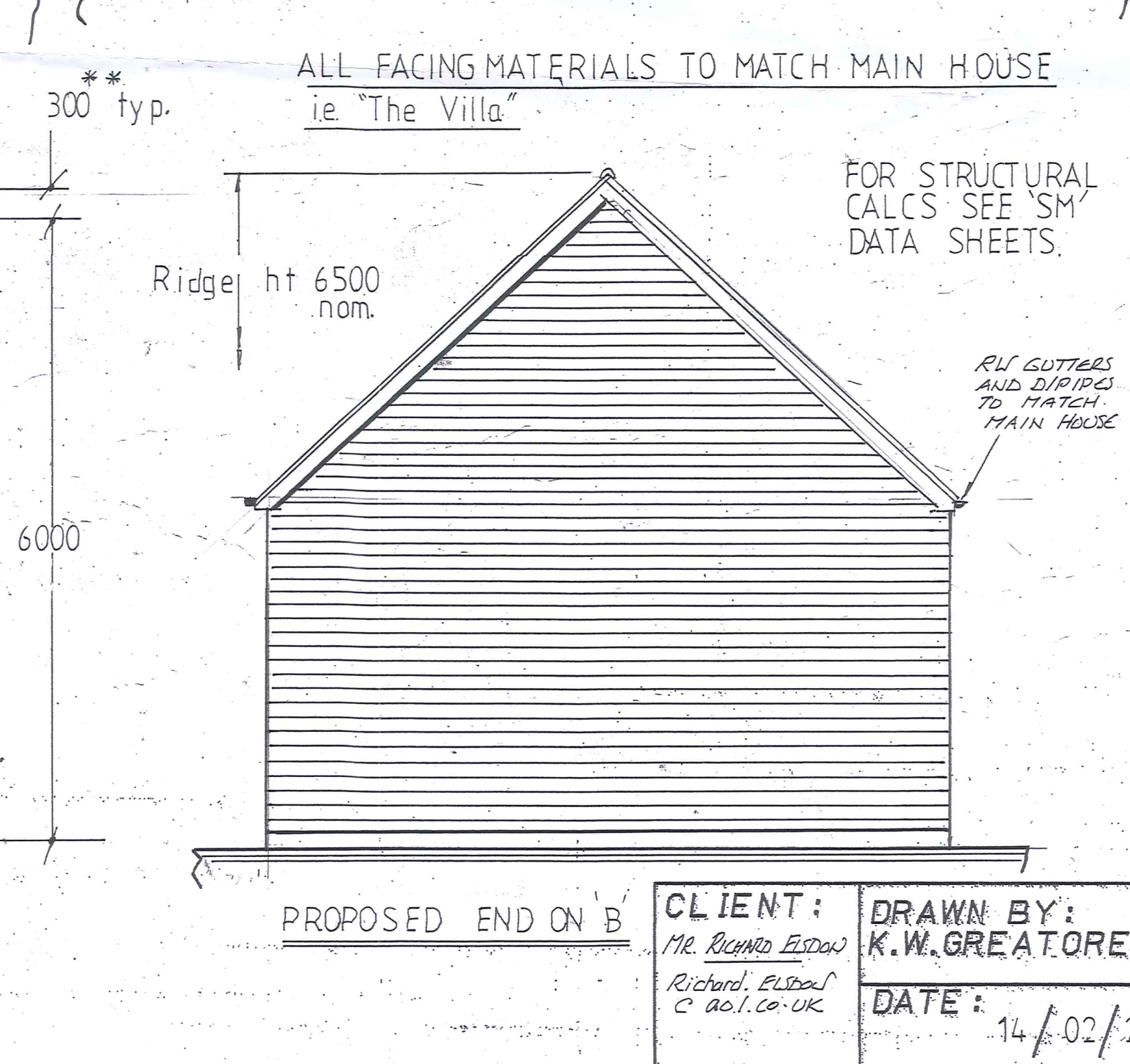
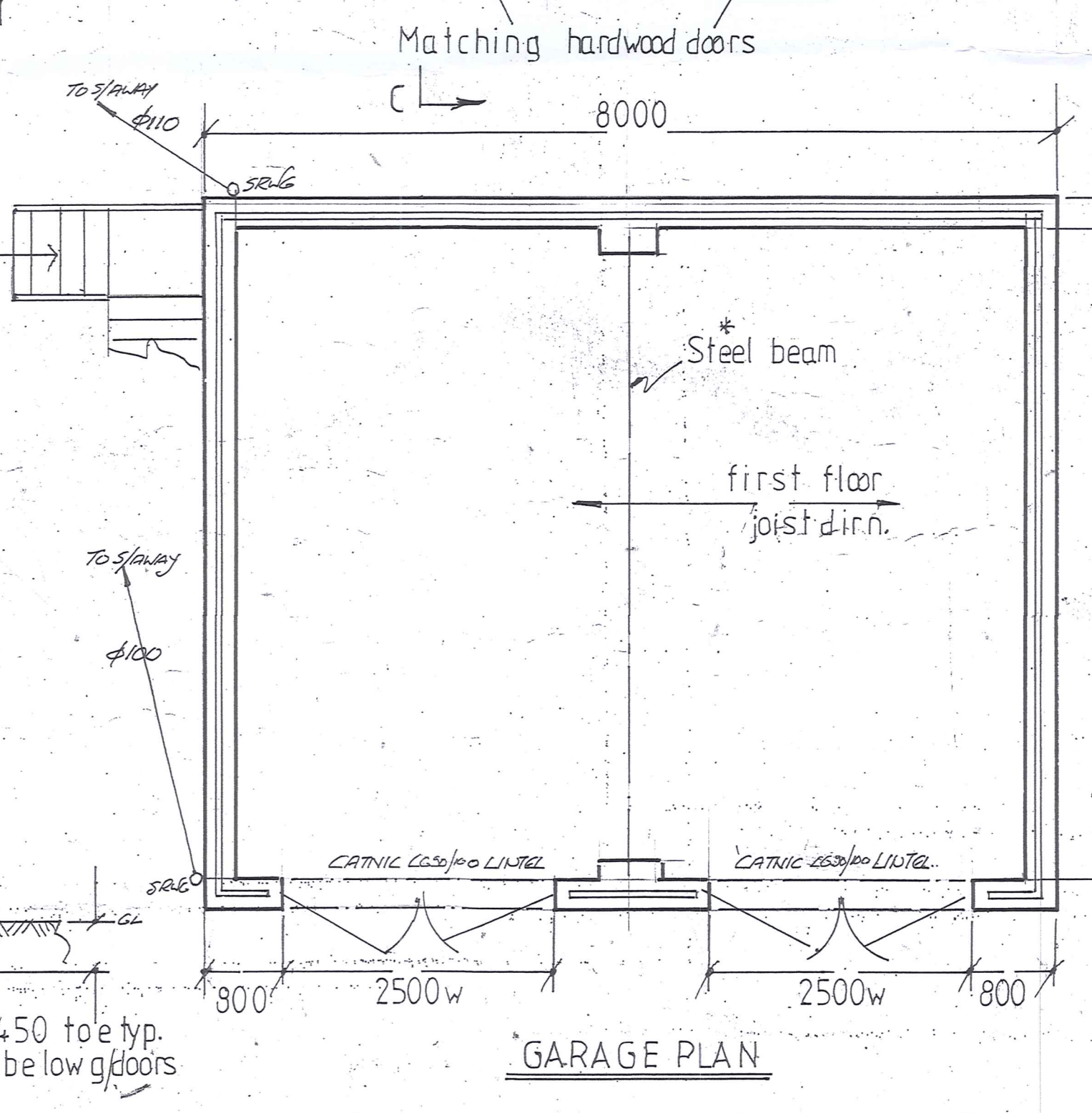
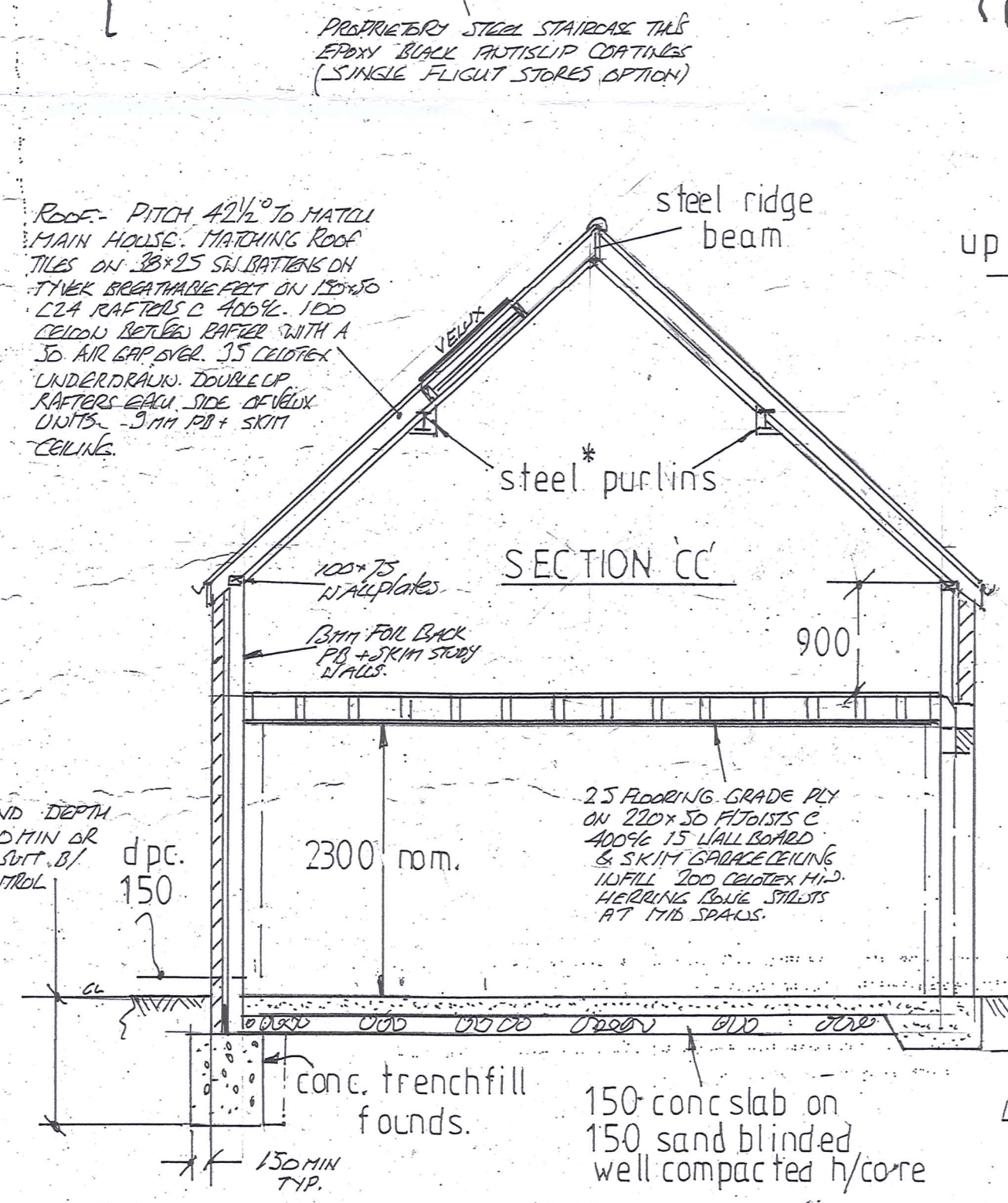
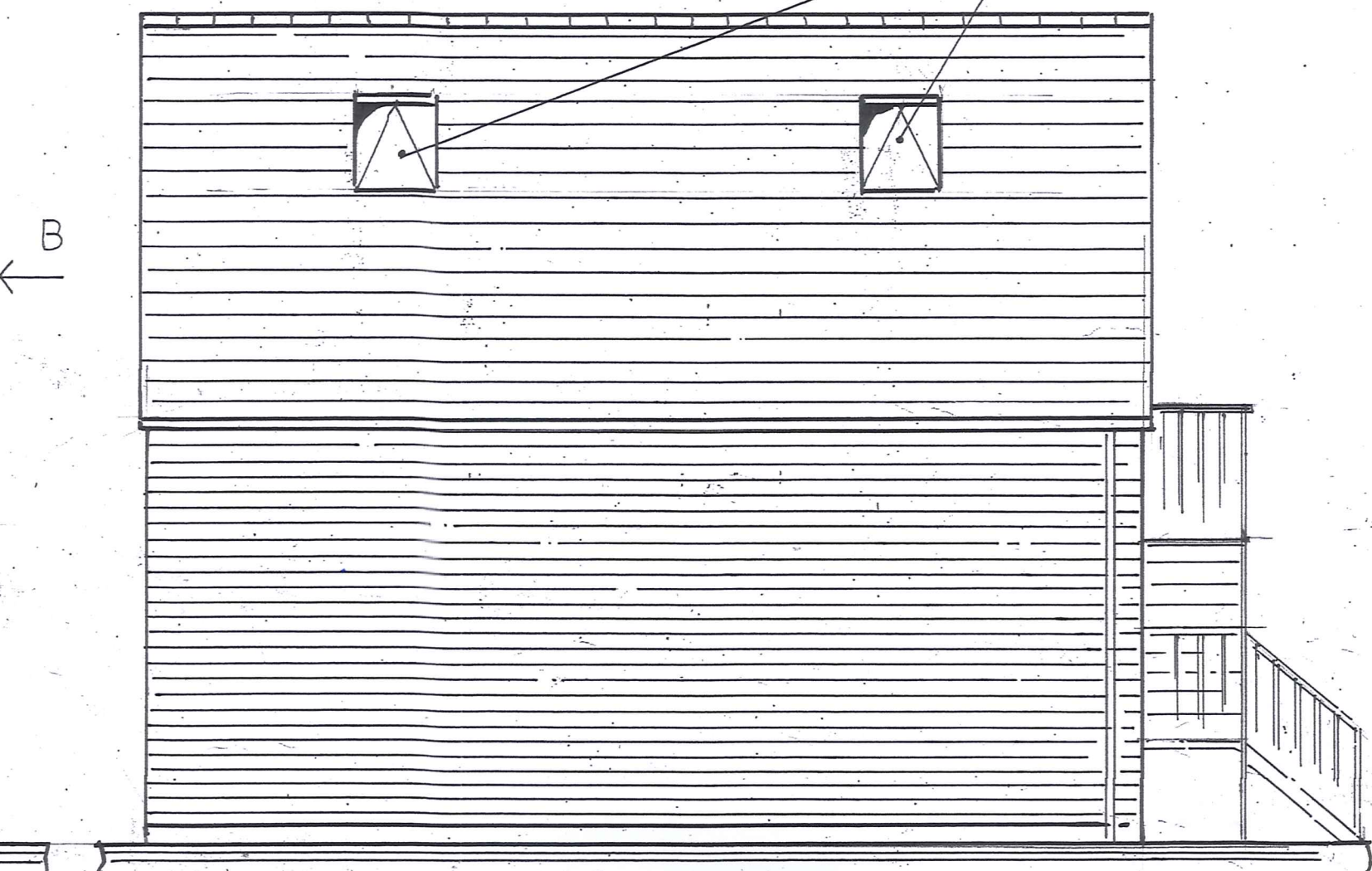
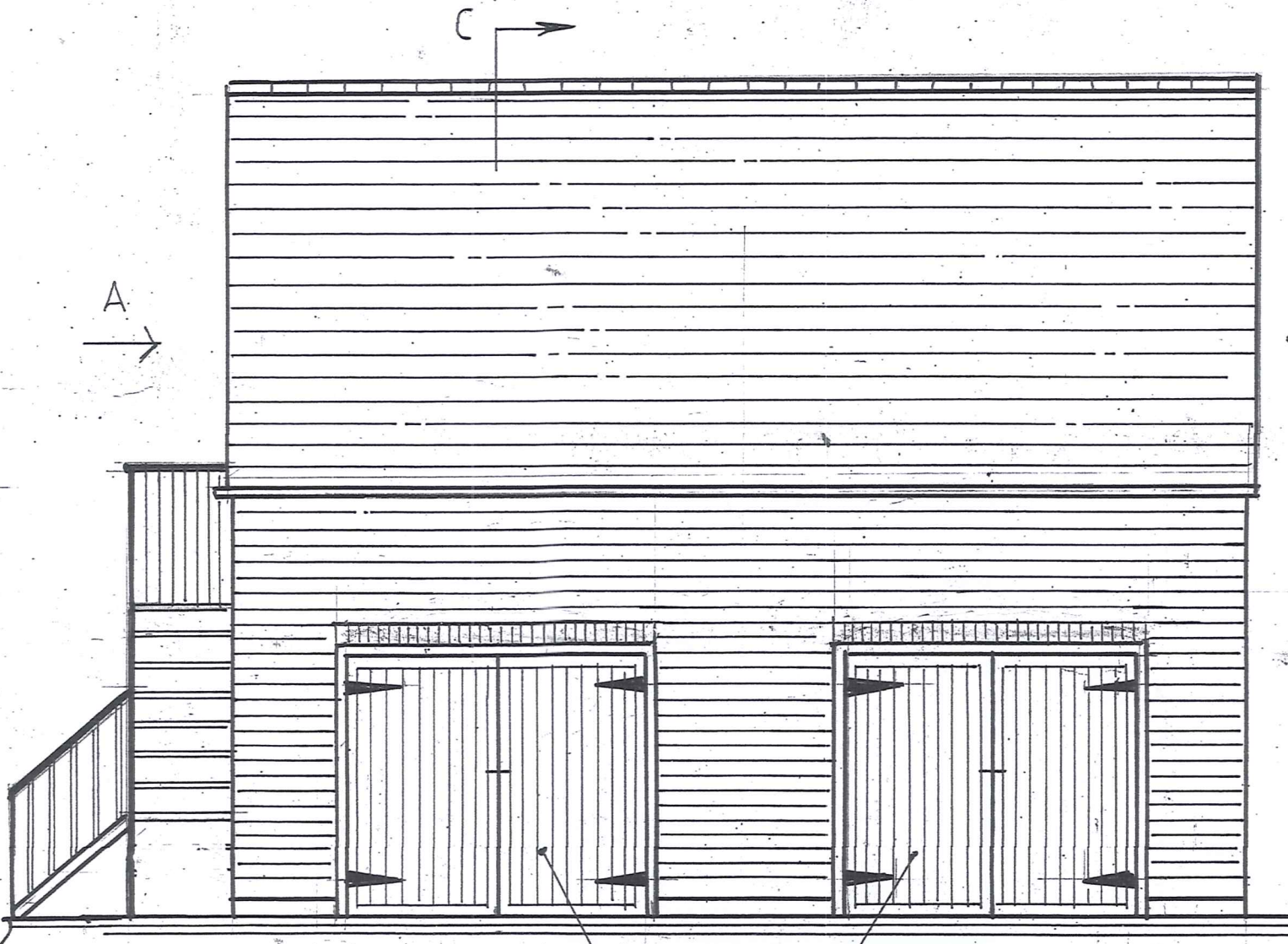
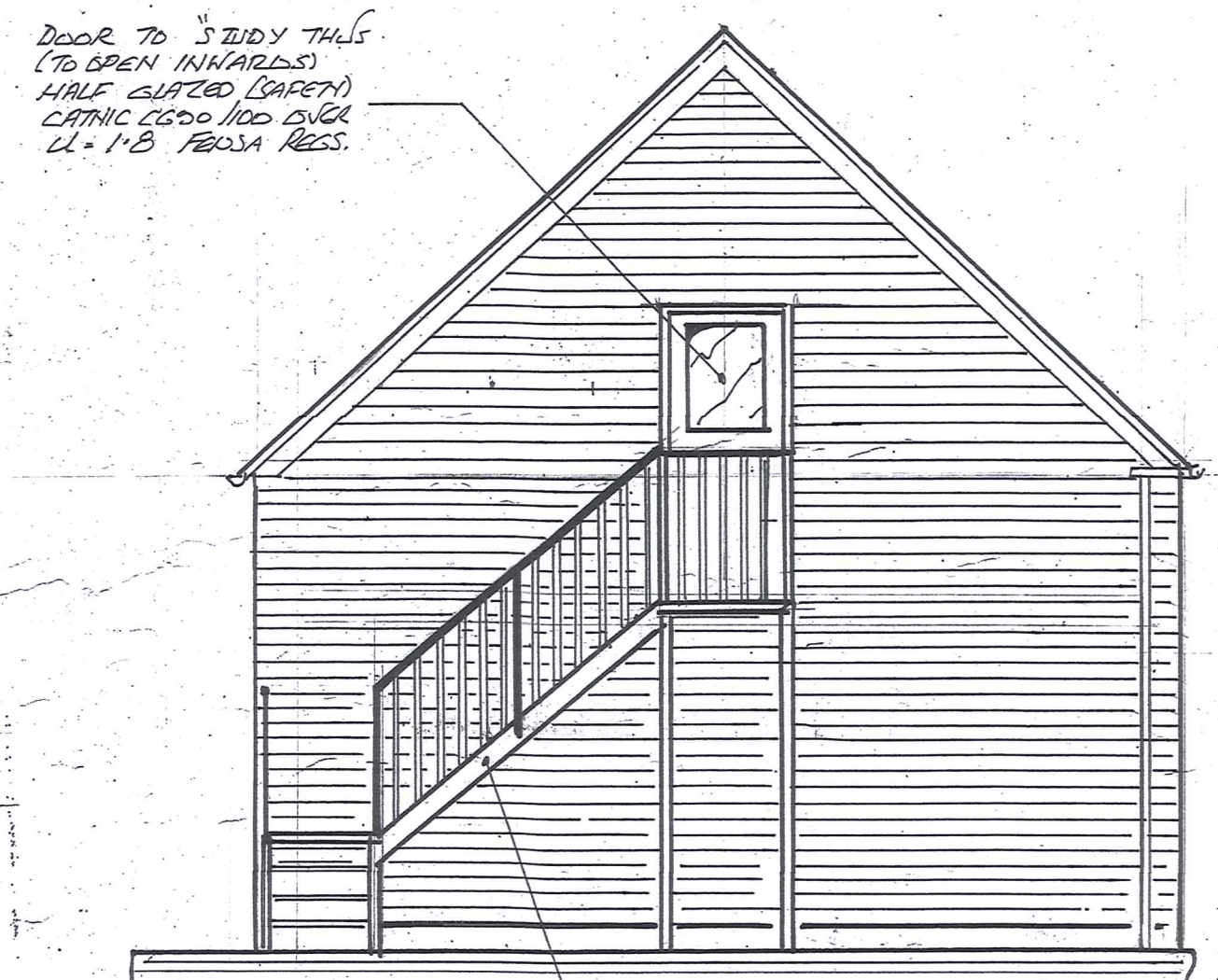
ANY NEW WATER TYPE RADIATORS TO HAVE THERMOSTATICALLY CONTROLLABLE CAPS. NEW LIGHT FITTINGS TO BE ENERGY EFFICIENT TYPES ONLY ANY NEW SOAKAWAYS TO BE SITUATED IN POROUS SUBSOIL NOT LESS THAN 5M FROM ANY PERMANENT STRUCTURE.

CLIENT/APPLICANT TO BE FAMILIAR WITH PARTY WALL ACT AND OBSERVE (IF APPLICABLE)

ROBUST CONSTRUCTION DETAILS TO BE OBSERVED

I ACCEPT NO RESPONSIBILITY FOR CLIENTS COMMENCING WORK BEFORE RELEVANT PERMISSIONS ARE OBTAINED

STUDY TO HAVE ENERGY EFFICIENT STORAGE TYPE HEATERS



DRG. REF. ~ P1-VILLA-02-2022

CLIENT: MR. RICHARD ESTDAN Richard. Estdan C. Aol. Co. UK	DRAWN BY: K.W. GREATOR EX.	SCALE: 1:50	PROJECT: PROPOSED DETACHED DOUBLE GARAGE AT "BADGERS SETT", SCHOOL LANE, HINTS, B78 3DW.
DATE: 14/02/22	SHEET: 1		

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