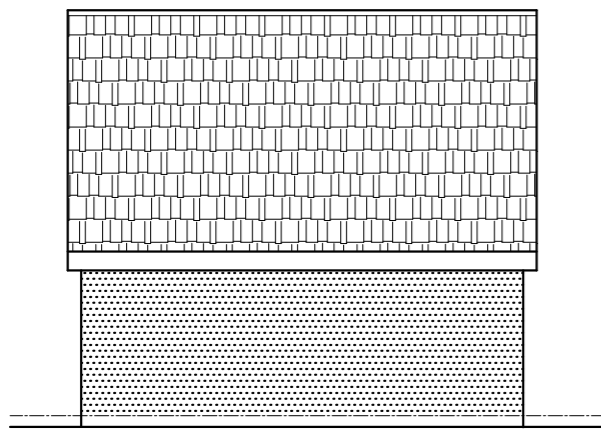
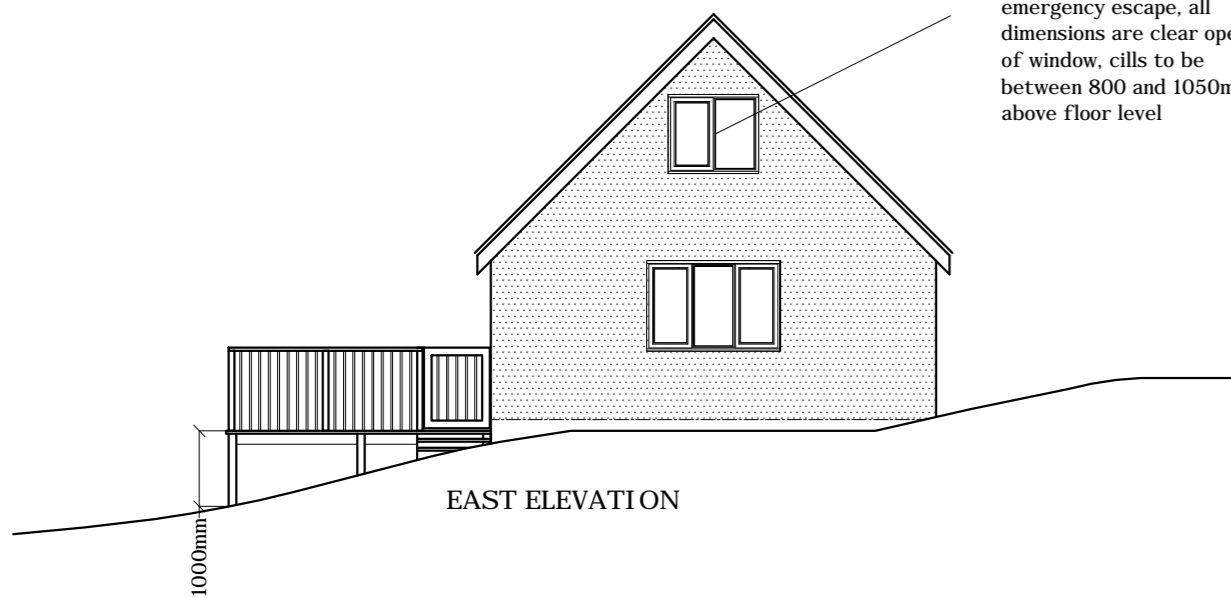


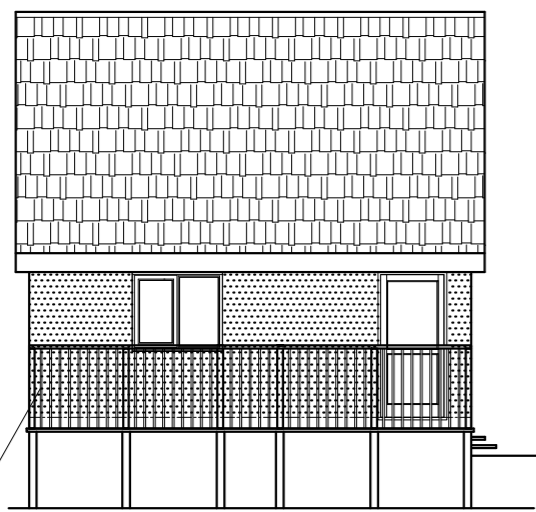
WEST ELEVATION



NORTH ELEVATION



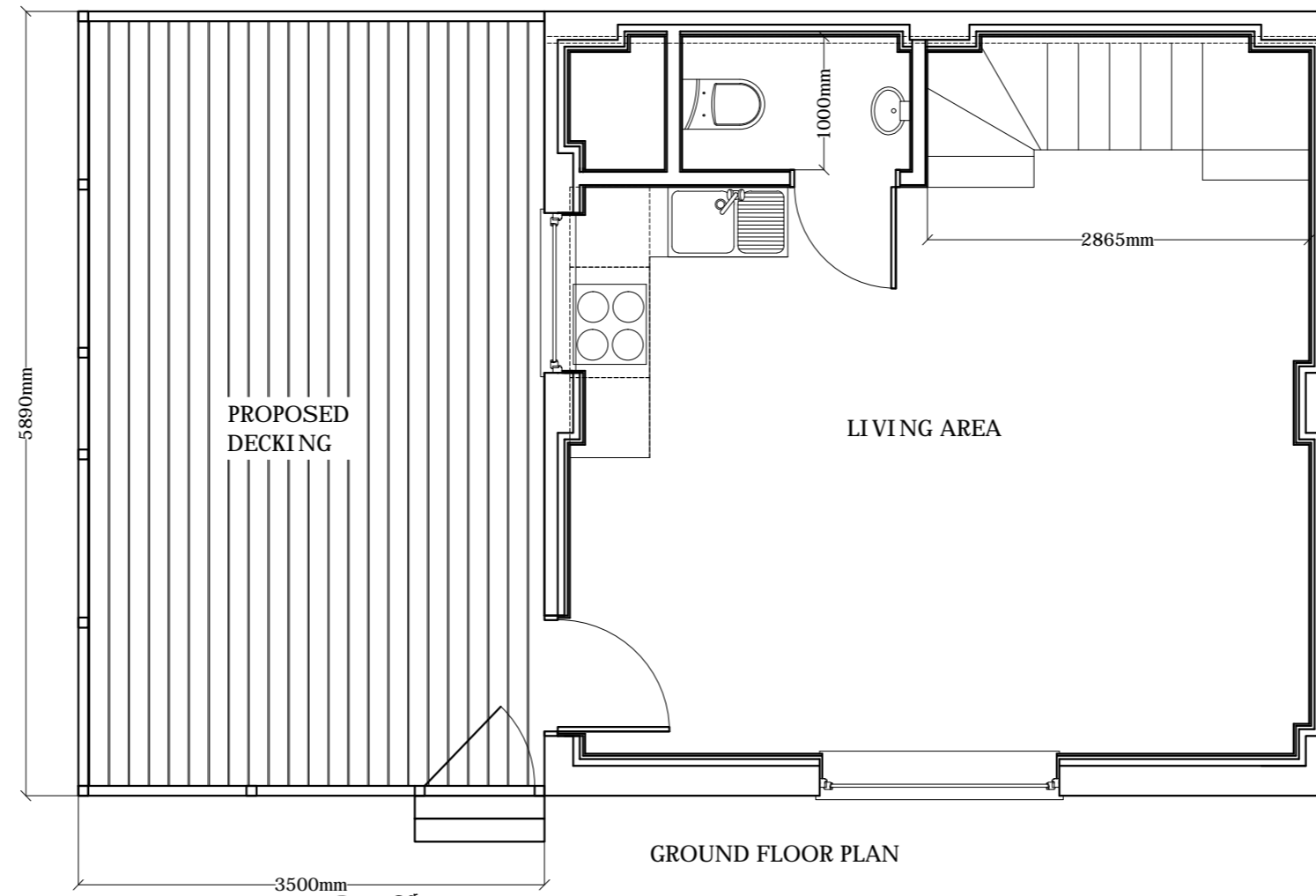
EAST ELEVATION



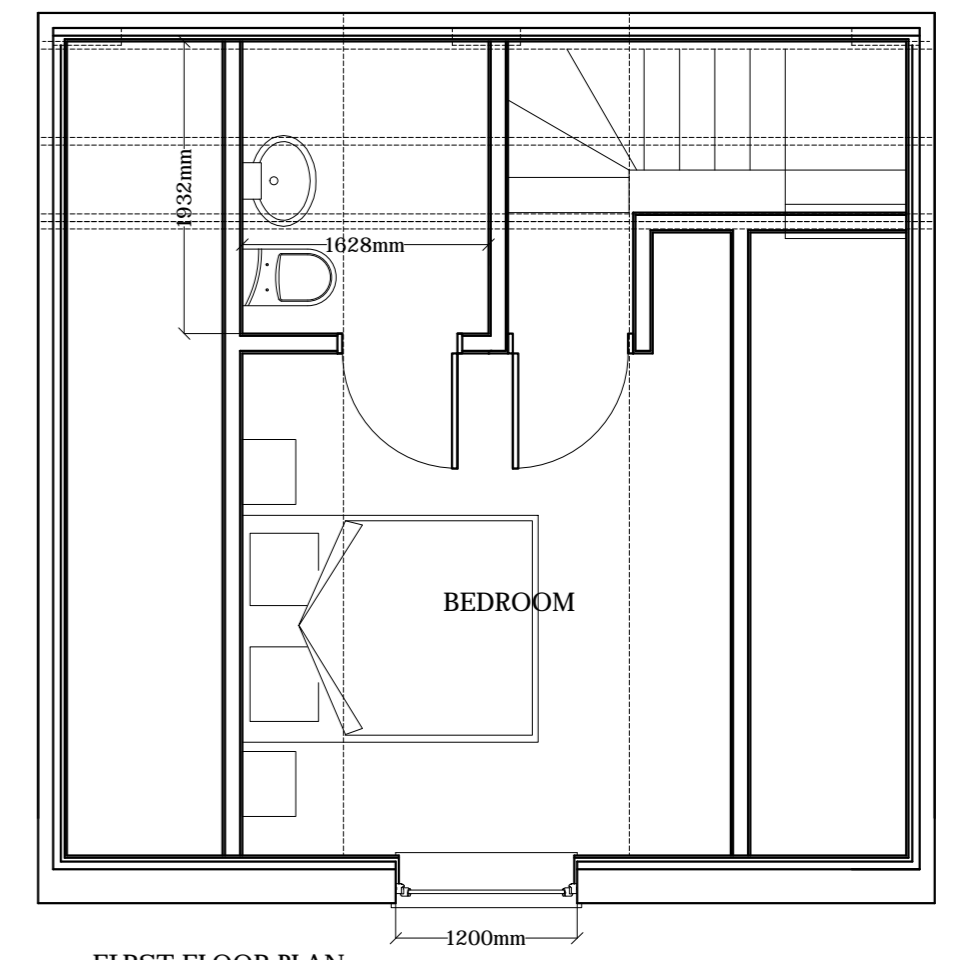
SOUTH ELEVATION

Window area .33m² min. width 450mm for emergency escape. all dimensions are clear opening of window, cills to be between 800 and 1050mm above floor level

Balcony balustrading to have a handrail 900mm above floor level with vertical balusters with no gap greater than 95mm. Balustrading to withstand a horizontal uniformly distributed line load of 36 KN/m² a uniformly distributed infill load of 50 KN/m² and an infill point load of 25KN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

HEATING

Space heating by electric panel heaters fitted with thermostat and timer controls.

Hot water by electric immersion heater and storage cylinder fitted with thermostat regulation the water temperature to 60 deg and timer controls

GROUND FLOOR CONSTRUCTION

Existing floor slab to be retained and made good as necessary. Floor finish on 22mm t & g boarding all joints glued on 500 g polythene vapour control separating layer on 60mm Celotex FF4100 insulation, or similar approved, abut all edges tightly and tape over, boards should be no less than one quarter of a sheet. Provide 1200g polythene dpm with 150mm laps all taped and turned up walls to dpc level.

EXTERNAL WALL TREATMENT

100mm block walls apply 80mm Celotex FR5000, fix 500 gauge polythene vapour barrier lapped a minimum of 300mm and secure with 25mm softwood battens plugged and screwed to wall, finish with 12.5mm plasterboard and skim.

INTERNAL PARTITIONS TIMBER

Partitions constructed with 70mm x 47mm softwood studs @ 400mm ctrs with double sole plate and head plate with noggins at mid span. Clad each side with 15mm wallboard or 12.5mm soundbloc and 3mm multi finish plaster skim with all joints taped. Where studwork abuts habitable rooms hang 25mm dense glassfibre 10 Kg/m³ between studs.

ROOF INSULATION

VAULTED ROOF

Fit 150mm Celotex XR4000 between rafters to slopes with all joints taped and gaps filled with foam filler leaving 25mm gap over insulation

CEILING

Plasterboard to ceilings below exposed roofs to be 12.5mm plasterboard foil backed or 500g polythene vapour barrier applied to underside of rafters / ceiling joists, all joints 150mm lapped and taped. Fix plasterboard @ 150mm ctrs. with screws head sunk and finish with plaster scrim tape and 3mm multi finish plaster skim. Recommend moisture resistant plasterboard to ceilings in Kitchen and Bathroom.

VENTILATION

New windows to be timber painted with an average U Value of 1.6W/m²°C.

Include trickle vent over new windows to provide a minimum 8000mm sq mm background ventilation. Opening lights to new windows to be at least 1/20th size of floor area to provide adequate purge ventilation.

Frames to comply with BS7412 and BS7950.

All glazing to BS6206 as required, and BS 5713. Safety Glass to be fitted in all doors, windows.

In Kitchens fit cooker hood with extract to external air with a flow rate of 30l/sec.

In Bathroom / Shower Room and Cloakroom fit extract fan, flow rate of 16 l/sec switched through the light switch with 15 minute overrun

All doorsets and easily accessible windows and rooflights that provide access into dwellings shall prevent unauthorised access. Any such doors and windows should be certified to PAS 24:2012 or equivalent.

FOUL DRAINAGE

Foul drainage to treatment plant min. 7m from any building discharging into existing running ditch. If ditch is liable to drying out then a min. of 10m of 100mm dia. perforated pipe to be connected to the outlet before discharging into the ditch.

SURFACE WATER

Surface water drainage to discharge into existing running ditch. 100mm upvc drains laid to fall 1:40 encased in 150mm pea shingle.

ELECTRICAL

Electrical system to clients requirements. Light switches to be mounted between 900mm and 1200mm above finished floor level. All sockets to be between 450mm and 600mm above finished floor level and 150mm above kitchen worktops except for low level appliances, isolating switch for appliances above worktops.

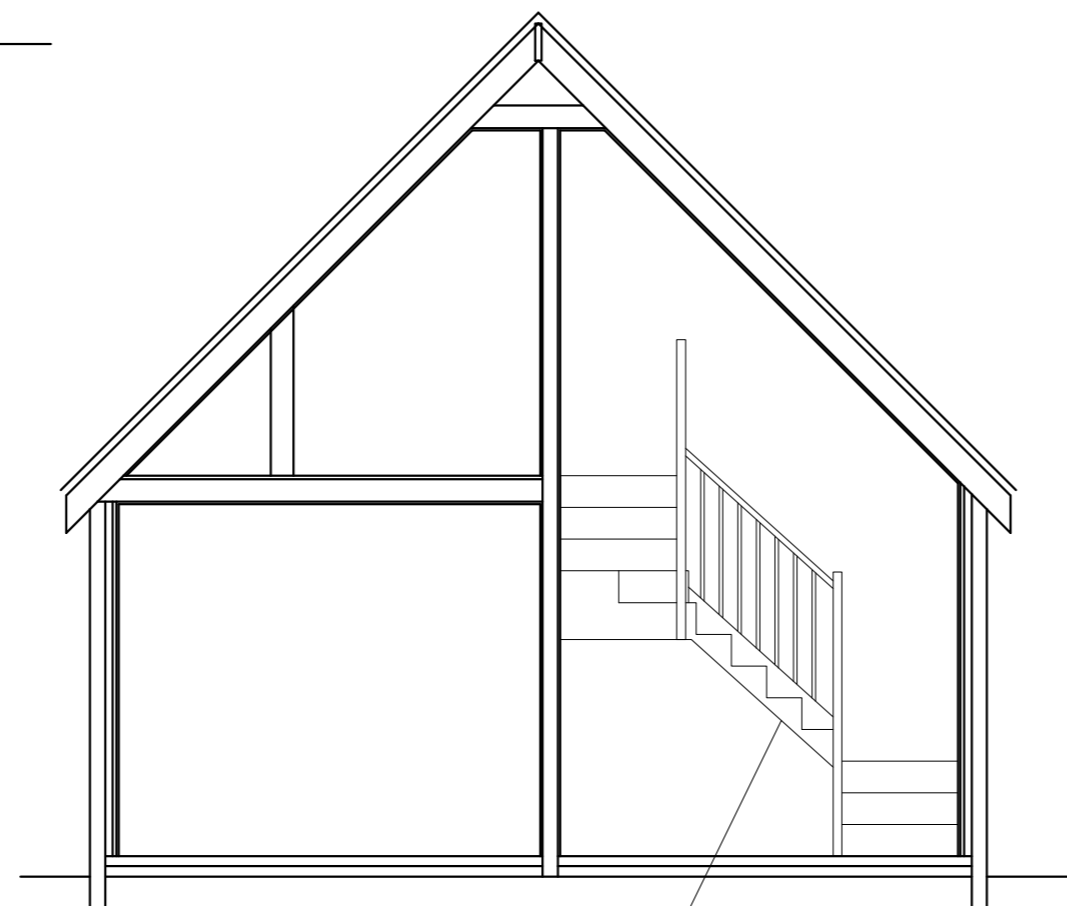
All electrical work to be carried out by an authorised competent person with a self certification scheme. A safety certificate to be issued to confirm that the electric installation has been carried out and tested in accordance with BS 7671.

Smoke detectors to be fitted to ceilings in lounge and landing with a heat detector in the kitchen. Self contained and inter linked mains powered detectors with mains rechargeable back up to BS 5446 pt1. Connect to dedicated circuit at distribution board. Detectors to be fixed on ceilings at least 300mm from walls and light fittings.

The internal lighting scheme to be 100% low energy fittings with a luminous efficacy greater than 45 lumens per circuit watt all to comply with approved document L1A clause 1.54 to 1.56

WATER INSTALLATIONS

Provide stopcock & drain valve where mains service enters building, stopcock to be easily accessible. Cold water mains supply to kitchen sink and washing machine supply. Hot water to be limited to a maximum of 60° and 48° to shower.



CROSS SECTION

STAIRCASE

nominal 210mm rise 233mm going, minimum width of tread 50mm to winders 42° pitch with handrail 900mm above pitch line, vertical balusters with max gap between of 95mm. Maintain min. 2m headroom above pitch line. All dimensions to be checked on site prior to manufacture

JOB PROPOSED CONVERSION OF EXISTING GARAGE TO ANNEXE @LEATHER BOTTLE COTTAGE LITTLE BLAKENHAM

Scale 1:50 & 1:100 @ A2 Date NOV '18

Drng. No. 1812 /10A

Mob. 07786 516500 email - peterkeen51@gmail.com