

LOCATION PLAN SHOWING ELEVATION REFERENCES RELATIVE TO MAIN RESIDENCE
NTS

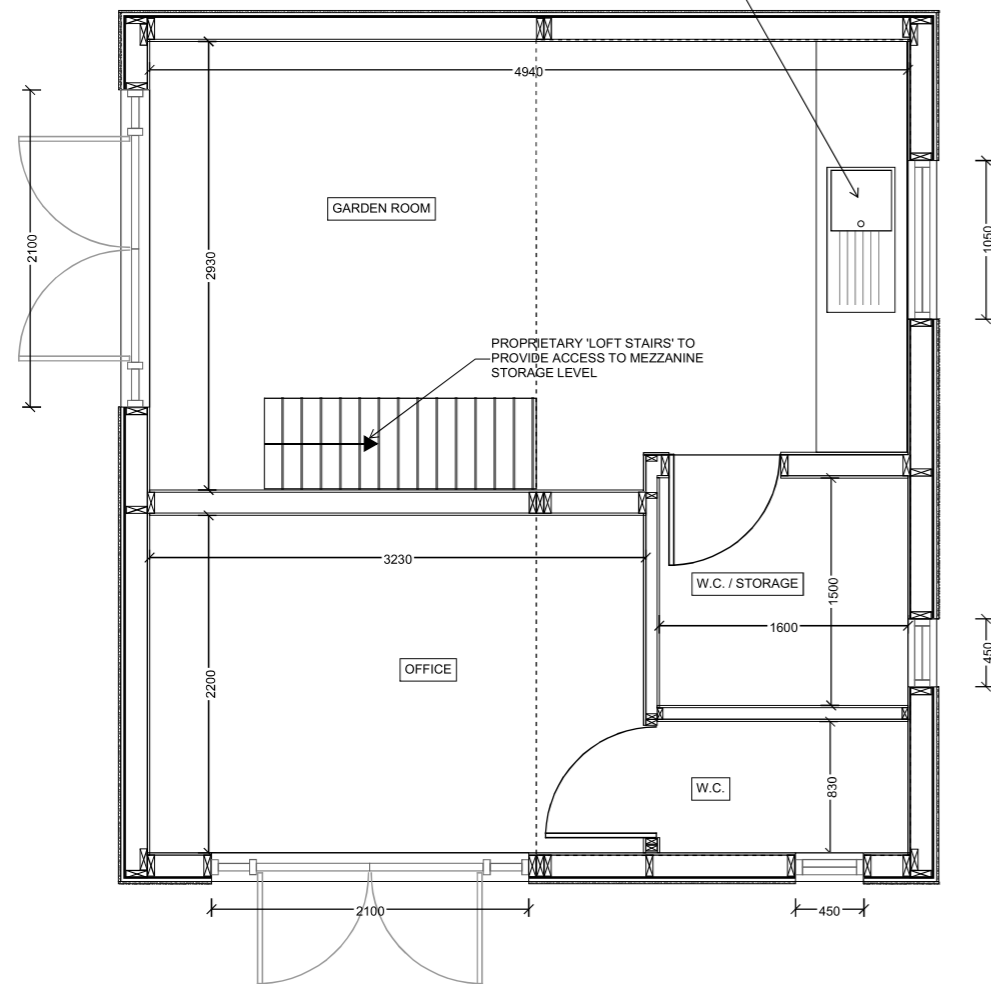


ELEVATION D

KITCHEN LAYOUT INDICATIVE ONLY.



ELEVATION A



ELEVATION B

PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A3

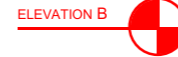
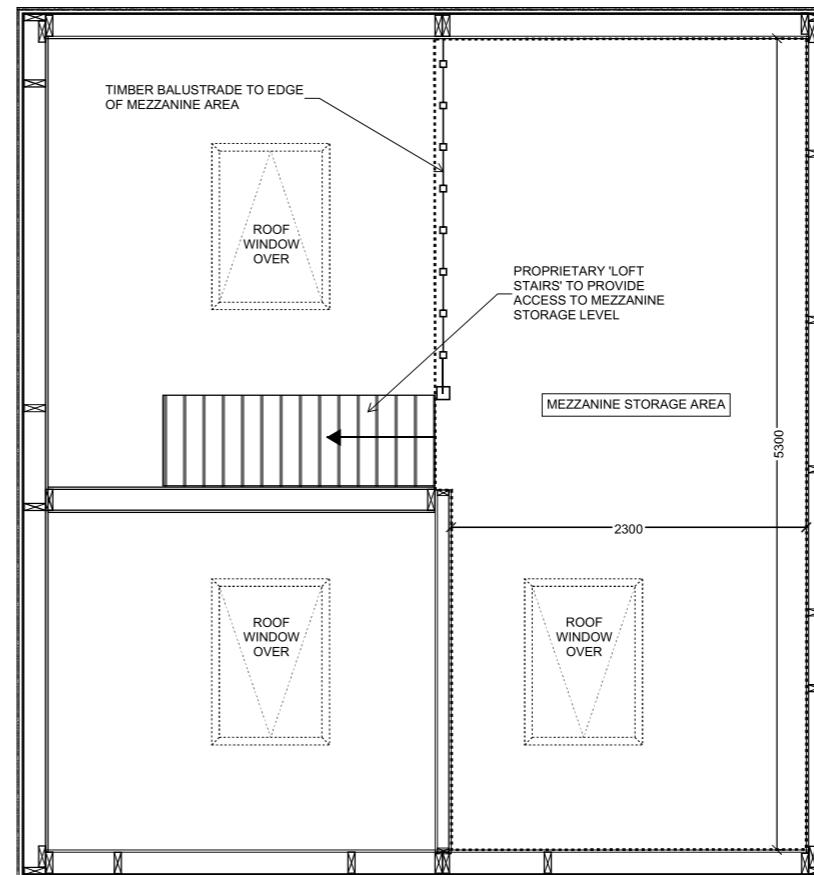
INTERNAL DIMENSIONS ARE APPROXIMATE, AND ALLOW FOR 15mm PLASTERBOARD TO ALL FACES, AND 40mm INSULATION TO INSIDE FACE OF STUDS AT EXTERNAL WALLS.

TIMBER STUDS AT 400mm CENTRES. NOT ALL STUDS SHOWN. INDICATIVE DETAILS AT CORNERS AND CRIPPLES STUDS FOR LINTELS AND BEAMS SHOWN ONLY.



ELEVATION A

PROPOSED MEZZANINE PLAN
SCALE 1:50 @ A3



ELEVATION B

INTERNAL DIMENSIONS ARE APPROXIMATE, AND ALLOW FOR 15mm PLASTERBOARD TO ALL FACES, AND 40mm INSULATION TO INSIDE FACE OF STUDS AT EXTERNAL WALLS.

TIMBER STUDS AT 400mm CENTRES. NOT ALL STUDS SHOWN. INDICATIVE DETAILS AT CORNERS AND CRIPPLES STUDS FOR LINTELS AND BEAMS SHOWN ONLY.



ELEVATION C

NOTES:

- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- ALL DIMENSIONS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES IDENTIFIED TO THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY STABILITY OF THE STRUCTURES.
- ALL EXISTING SERVICES SHOULD BE ASSUMED TO BE LIVE UNLESS AND UNTIL CONFIRMED OTHERWISE.
- THIS PROPERTY HAS EXTANT PLANNING CONSENT FOR A SINGLE STOREY GARDEN ROOM ON THE SAME FOOTPRINT (P23/01387/HH).

MATERIAL SPECIFICATION:

TIMBER FRAME

EXTERNAL WALLS 140 x 38 (C16) TIMBER STUDS AT 400mm c/c, WITH 18mm OSB3 SHEATH TO OUTSIDE FACE.
INTERNAL DIVIDING WALL BETWEEN GARDEN ROOM AND OFFICE AT GROUND FLOOR 140 x 38 (C16) TIMBER STUDS AT 400mm c/c.
OTHER INTERNAL WALLS 63 x 38 (C16) TIMBER STUDS AT 400mm c/c.

RAFTERS, JOISTS AND CRIPPLE STUDS AS NOTED ON STRUCTURAL DRAWINGS.

ROOF

INTERLOCKING ROOF TILES TO MATCH MAIN RESIDENCE WITH MATCHING ACCESSORIES (VERGE TILES, RIDGE TILES, FASCIA BOARDS).

INSULATION

THE BUILDING IS UNDER 50m2 FLOOR AREA, AND PART L DOES NOT APPLY. INSULATION WILL BE AS FOLLOWS:
FLOOR: 120mm PIR TO TOP OF EXISTING SLAB
WALLS: 120mm PIR BETWEEN STUDS, 20mm PIR TO INSIDE FACE OF STUDS.
ROOF: 140mm PIR BETWEEN RAFTERS, 20mm TO UNDERSIDE OF RAFTERS.

RENDER

RENDER TO EXTERNAL FACES TO SUITABLE RENDER CARRIER BOARD. 25mm CLEAR VENTILATED CAVITY BETWEEN TIMBER FRAME AND RENDER BOARD. COLOUR TO MATCH MAIN RESIDENCE.

WINDOWS

UPVC DOUBLE GLAZED IN WHITE.
VELUX (OR SIMILAR) ROOFLIGHTS TO ROOF.

DOORS

UPVC FRENCH DOORS (300mm SIDE LIGHTS TO EACH SIDE) IN WHITE.

RAINWATER GOODS

UPVC IN WHITE.

STATUS: FOR PLANNING APPROVAL

PROJECT	1A WOODHALL CLOSE, BRISTOL, BS16 6AJ OFFICE & GARDEN ROOM						
DRAWING TITLE	PROPOSED GROUND FLOOR AND MEZZANINE FLOOR PLANS	P02	17.10.23	AG	SCALE ALTERED TO SUIT SGG		
		P01	10.10.23	AG	ORIGINAL ISSUE		
DRAWING NO	1AWC-ZWL-XX-XX-DR-S-0102-S4-P02	REV	DATE	BY	DESCRIPTION		

