THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. No BW/1011/1

Scale :1:50

PROPOSED GROUND FLOOR PLAN

L A W N.

P A T I O.

Conservatory

Dining room

Kitchen

Utility area

Entrance hall

Lounge

PORCH.

Bedroom

En-suite

UP

w.b.

canopy

RWP

(INVERT -850mm). M.H.

B.I.G.

SVP

B.

w.m.

d.w.

sink.

t.d.

c.b.

f.f.

h.o.

w.c.

A

shower

(INVERT -1100mm). M.H.

REPLACE B.I.G (AND HOPPER) WITH SVP TO TAKE INTO ACCOUNT REVISED BATHROOM LAYOUT.

REPOSITION DOOR TO CLOAK ROOM.

REMOVE DOOR FRAME AND WALL ABOVE AND MAKE GOOD WALLS AND CEILING.

SOIL VENT PIPE TO BE CUT BACK TO FORM STUB STACK TO BE PROVIDED WITH AIR ADMITTANCE VALVE AND BOX IN.

WASH BASIN TO BE REPOSITIONED AS SHOWN AND EXTEND 32mm Ø WASTE AND PROVIDE 75mm DIP SEAL TRAP.

REMOVE DOOR AND FRAME, BLOCK UP OPENING USING 215mm THK BLOCKWORK AND PROVIDE 13mm LIGHTWEIGHT PLASTER FINISH TO BOTH SIDES.

hatch

DENOTES REVISED STAIRCASE TRIMMING ARRANGEMENT. JOIST SIZES TO MATCH EXISTING. DOUBLED UP AND BOLTED TOGETHER USING M12 BOLTS AT 500/C.

PROVIDE BEND TO NEW DRAIN INLET TO FOLLOW FLOW OF MAIN DRAIN RUN.

1200 450 150

CLOAKROOM TO BE PROVIDED WITH RAPID VENTILATION (OPENABLE WINDOW MIN. 1/20 OF FLOOR AREA) PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E AIR BRICK OR TRICKLE VENT.

PROPOSED STAIRCASE SEE FIRST FLOOR PLAN FOR FULL DETAILS.

SMOKE DETECTOR, SEE NOTES COLUMN.

PROVIDE 13mm LIGHTWEIGHT PLASTER FINISH TO INTERNAL GARAGE WALLS.

FORM NEW WINDOW OPENING TO EN-SUITE. PROVIDE 2No. INSULATED BS0100 LINTELS OVER BACK TO BACK. MAKE GOOD WALLS.

EN-SUIT TO BE PROVIDED WITH A 15 L/S MECHANICAL VENTILATOR VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. TRICKLE VENT OR AIR BRICK.

DENOTES 2No. 200mm DP. CHANNEL SECTIONS SUPPORTING FIRST FLOOR.

FORM NEW DOOR OPENING. PROVIDE 2No. BS0100 LINTELS OVER BACK TO BACK OR SIMILAR APPROVED. MAKE GOOD WALL.

DENOTES 100mm Ø WASTE PIPE FROM FRONT EN-SUITE.

INTERNAL WALL FACE OF EXTERNAL WALLS - PROVIDE 70mm CELOTEX INSULATION (GA4070) FIXED TO WALL ON DABS. SEE SPECIFICATION SHEET FOR FULL DETAILS.

SHARED ACCESS.

NEW HABITABLE ROOM TO BE PROVIDED WITH BACKGROUND VENTILATION OF AT LEAST 8000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

PROVIDE 70mm CELOTEX INSULATION (GA4070) TO THIS WALL FACE ON DABS. SEE SPECIFICATION SHEET FOR FULL DETAILS.

260 175 1500 2250

DENOTES FOUNDATION AS PER SECTION A-A.

FRONT WALL CONSTRUCTION - PROVIDE 215mm THK CELCON SOLAR BLOCKWORK. EXTERNAL PEBBLEDASH RENDER TO BE APPLIED IN TWO COATS (20mm TOTAL) WITH A SUITABLE WATERPROOF ADDITIVE. PROVIDE 70mm CELOTEX INSULATION (GA4070) FIXED TO WALL ON DABS JOINTS TO BE TAPED TO CREATE VCL PLUS AIR LEAKAGE BARRIER. FORM 25mm CAVITY USING 25 x 47mm COUNTER BATTENS AT 600mm C/C. 12.5mm GYPROC WALLBOARD AND SKIM TO FINISH. U VALUE 0.18W/m2K. SEE SPECIFICATION SHEET.

INTERCEPTOR (INVERT -1400mm)

FRONT BOUNDARY LINE.

0 1m 2 3 4 5 6 7 8 9 10

Scale :1:50

PROPOSED FIRST FLOOR PLAN

EXISTING HOPPER TO BE REPLACED WITH SVP SOIL VENT PIPE TO EXTEND MIN. 900mm ABOVE OPENABLE WINDOW AND PROVIDE A CAGE TO THE OUTLET.

REVISED BATHROOM LAYOUT - PROVIDE A 15 L/S MECHANICAL VENTILATOR VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

FOR ALL PLUMBING DETAILS SEE NOTES COLUMN ON DRG. No. BW/1011/1.

RWP

SVP

Bedroom

LANDING WIDTH REDUCED TO ACCOMMODATE NEW STAIRCASE.

PROVIDE 2No. BS0100 LINTELS OVER BACK TO BACK.

REINSTATE ORIGINAL FLANK WALL USING 215mm THICK BLOCKWORK. PROVIDE 13mm LIGHTWEIGHT PLASTER FINISH TO BOTH SIDES. PROVIDE 30x5 STRAPS AT MAX. 2000mm C/C. TIED TO CEILING TIMBERS.

DENOTES 100x50mm TIMBER STUD PARTITIONING WITH NOGGINS 100mm FIBREGLASS SOUND INSULATION BETWEEN TIMBERS OR SIMILAR APPROVED. 12mm PLASTERBOARD ON BOTH SIDES AND SKIM TO FINISH.

STUD PARTITIONS TO BE SUPPORTED OFF DOUBLED UP FLOOR JOISTS BOLTED TOGETHER USING M12 BOLTS AT 500 C/C. MIN. 2No. 125x50mm.

PROVIDE 2No. BS0100 LINTELS OVER BACK TO BACK OR SIMILAR APPROVED.

ALL INTERNAL WALLS TO EXTENSION (TO BE REMOVED) ARE NON-LOAD-BEARING STUD PARTITIONING.

PROVIDE 100mm Ø WASTE FROM W.C PIPES UP. WASTE FROM SHOWER AND W.B. TO RUN BETWEEN FLOOR JOISTS (MIN. 9mm FALL PER METRE) AND DOWN WALL FACE AND INTO MANHOLE AS SHOWN ON SIDE ELEVATION AND PROPOSED GROUND FLOOR PLAN. A RODDING ACCESS MUST BE PROVIDED TO EACH CHANGE IN DIRECTION.

STUD PARTITION WALL TO EN-SUITE IS ADJUSTABLE AND WILL DETERMINE FINAL STAIRCASE POSITION AND MIN. REQUIRED HEADROOM OF 2000mm.

Bedroom

THIS W.B WASTE TO BE 40mm Ø. MAX. LENGTH 3000mm.

w.c.

bath

shower

w.b.

Bathroom

PROPOSED STAIRCASE - PROVIDE 14 No. EQUAL RISERS AT MIN. 199.6mm AND 13 No. EQUAL TREADS AT MIN. 220mm. TAPERED TREADS MIN. 50mm. NEWEL POSTS MIN. 100mm SQ. HANDRAIL MIN. 900mm ABOVE TREAD NOSING AND LANDING. MAX. PITCH 42° MIN. CLEAR HEADROOM THROUGHOUT OF 2000mm. STAIRCASE IS BASED ON 2795mm FLOOR TO FLOOR HEIGHT AND MUST BE CONFIRMED ON SITE PRIOR TO MANUFACTURE AND INSTALLATION.

DOWN.

SMOKE DETECTOR, SEE NOTES COLUMN.

FORM NEW LANDING AREA TO BEDROOM. PROVIDE MIN. 100x50mm FLOOR JOISTS AT MAX. 400 C/C. INCREASE FLOOR THICKNESS AS REQUIRED. 22mm T AND G FLOORING AND 12mm PLASTERBOARD CEILING AND SKIM.

MASONRY WALL TO BE REMOVED. CHECK BRUSH SUPPORT TO CEILING JOISTS. IF REQUIRED PROVIDE 2No. 150x50mm TIMBERS OVER CEILING JOISTS AND TIE TOGETHER USING 30x5mm M.S. STRAPS.

shower

w.c.

2100 APPROX

En-suite

w.b.

EN-SUITE TO BE PROVIDED WITH A 15 L/S MECHANICAL VENTILATOR VENTED TO OPEN AIR. PROVIDE ALSO BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENT.

Bedroom

FORM NEW DOOR OPENING. PROVIDE BS0100 LINTEL OVER OR SIMILAR APPROVED.

REVISED BEDROOMS TO BE PROVIDED WITH BACKGROUND VENTILATION OF AT LEAST 4000mm SQ. I.E. AIR BRICK OR TRICKLE VENTS.

PROVIDE 100mm THICK BLOCKWORK WALL BELOW EXISTING DROP BEAM. PROVIDE 13mm LIGHTWEIGHT PLASTER FINISH TO BOTH SIDES. PROVIDE 30x5mm GALV. M.S. STRAPS AS BEFORE.

EXISTING WALL.

INTERNAL WALL INSULATION.

PROVIDE 2 COATS OF BITUMINOUS TREATMENT TO THE EXTERNAL WALL AND LINKED TO THE VERTICAL DPC AND BEHIND THE BLOCKWORK PROFILE.

PROVIDE VERTICAL DPC.

NEW WALL.

CONTINUE PEBBLEDASH RENDER.

PROVIDE 'FLUREX' OR SIMILAR APPROVED METAL WALL PROFILE.

DETAIL - where new wall abuts existing

50mm POLYSTYRENE.

EXISTING WALL AND FOUNDATION.

NEW FOUNDATION.

DETAIL - where new foundation abuts existing

ALL DOUBLE GLAZING TO COMPLY WITH PART L1B OF APPROVED DOCUMENT. DOUBLE GLAZING MUST NOT EXCEED 25% OF ROOM FLOOR AREA. WINDOWS TO HAVE A U VALUE OF 1.4W/m2K. ALL ARGON FILLED.

0 1m 2 3 4 5 6 7 8 9 10

Scale : 1:100

THIS WINDOW TO BE MADE OBSCURELY GLAZED.

SAFETY GLASS TO BE PROVIDED TO WINDOWS WITHIN 800mm OF FINISHED FLOOR LEVEL.

PROPOSED FRONT ELEVATION

OBSCURELY GLAZED.

PROPOSED AIR BRICKS.

DENOTES 100mm Ø WASTE FROM FRONT EN-SUITE.

PROPOSED SIDE ELEVATION

REMOVE CEILING BOARD TO GARAGE. PROVIDE 100mm FIBREGLASS SOUND INSULATION BETWEEN TIMBERS AND PROVIDE 12.5mm GYPROC WALLBOARD TO CEILING AND SKIM TO FINISH.

ALL STRUCTURAL TIMBER TO BE C16 GRADE AND TANALISED. STRUCTURAL TIMBER TO BE BOLTED TOGETHER USING M12 BOLTS WITH PATENT SHEAR CONNETORS.

PROVIDE MIN. 5mm CONTINUOUS VENT GAP AT ROOF / WALL ABUTMENT.

EXISTING ROOF STRUCTURE 100x50mm RAFTERS AT 400 C/C. PROVIDE 50mm VENTILATION GAP. PROVIDE 50mm CELOTEX INSULATION (GA4050) BETWEEN TIMBERS. PROVIDE 100mm CELOTEX INSULATION (GA4100) FIXED TO UNDERSIDE OF RAFTERS. TAPED JOINTS AS VCL. 12.5mm GYPROC WALLBOARD AND SKIM TO FINISH. U VALUE 0.15 W/m2K. SEE SPECIFICATION SHEET.

100mm Ø WASTE FROM EN-SUITE. MIN. 9mm FALL PER METRE LENGTH.

DENOTES 100mm TIMBER STUD PARTITIONING. SEE FIRST FLOOR PLAN FOR FURTHER DETAILS.

NEW FLANK WINDOW TO EN-SUITE.

EXISTING SUPPORT 2No. 150x50mm BOLTED TOGETHER.

EXISTING CHANNEL SECTIONS TO BE ENCASED IN 30 MINUTES FIRE PROTECTION. SEE NOTES COLUMN.

PROVIDE MIN 25mm CONTINUOUS VENT GAP TO SOFFIT.

BUILD OUT INSULATION BEHIND TIMBERS TO LINE UP WITH INTERNAL WALL FACE. ALL INSULATIONS MUST BE CONTINUOUS TO AVOID COLD BRIDGING.

BITUMINOUS FELT OR SIMILAR APPROVED DPC.

150 MIN.

FLOOR - PROVIDE 22mm THK T AND G FLOORING SUPPORTED OFF MIN. 150x50mm FLOOR JOISTS AT MAX. 400 C/C. SUPPORTED OFF JOIST HANGERS. PROVIDE MIN 140mm CELOTEX INSULATION (XR-4140) BETWEEN TIMBERS. U VALUE 0.18W/m2K.

AIR BRICK, TYP.

375

2600

375

G.L.

1000 MIN.

PROVIDE A BREAK IN THE RENDER AT DPC LEVEL BY MEANS OF A DRIP BEAD.

PROVIDE ENGINEERING BRICKS OR TRENCH BLOCK BELOW DPC LEVEL.

PROVIDE MIN. 150mm VENTILATED VOID BELOW FLOOR.

EXISTING GARAGE SLAB TO BE RETAINED.

EXISTING WALL AND FOUNDATION.

600

FOUNDATIONS ARE SUBJECT TO CHANGE TO SUIT SITE CONDITIONS AND LOCAL AUTHORITY APPROVAL.

NEW DPC MUST LAP WITH EXISTING.

SECTION A-A

	Date	Revisions
A		

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Client
MS E KIRKALDIE

Job Title
40 PRIORY AVENUE
NORTH CHEAM
SURREY

Drawing Title
PROPOSED CONVERSION OF GARAGE INTO HABITABLE ROOM WITH INTERNAL AND EXTERNAL ALTERATIONS

Scale 1:100, 50, 20 AT A1.

Date OCTOBER 2023. | Drawn by B.WILLIAMS.

Drg. No. BW/1011/2 | Rev.

594 x 841mm A1