

GENERAL: The information listed below is general information which, unless superseded by information/specifications stated on the drawing is applicable to this design.
The existence of any drainage/structure exposed during the building works that is not detailed on the drawings or any inconsistencies/discrepancies between the drawings and the site should be drawn to the attention of Toby Pateman Architect at the earliest opportunity.

INTERPRETATION OF DRAWING: Dotted lines indicate existing walls to be removed; dashed lines indicate profile of underlying foundations/walls(plan) or the section (elevations); light broken lines indicate existing drains & heavy broken lines indicate proposed drains.

FOUL DRAINAGE(below ground): 110mm UPVC pipes;150mm pea gravel surround; connections to stub -stacks/SVPs via 200mm (min) radius bend with a rodding point immediately above the ground floor.

FOUL DRAINAGE(above ground): Wash hand basin- 32mm dia. Waste/75mm trap; sinks & shower-40mm dia/75mm trap; combined wastes- 50mm (min) dia; toilets 100mm dia/50mm trap; all SVPs 100mm dia. SVPs to terminate 900mm above the highest point of any opening within 3m and be terminated with a bird cage or vent tile.

GROUND FLOOR CONSTRUCTION: edge insulation to perimeter of screed.

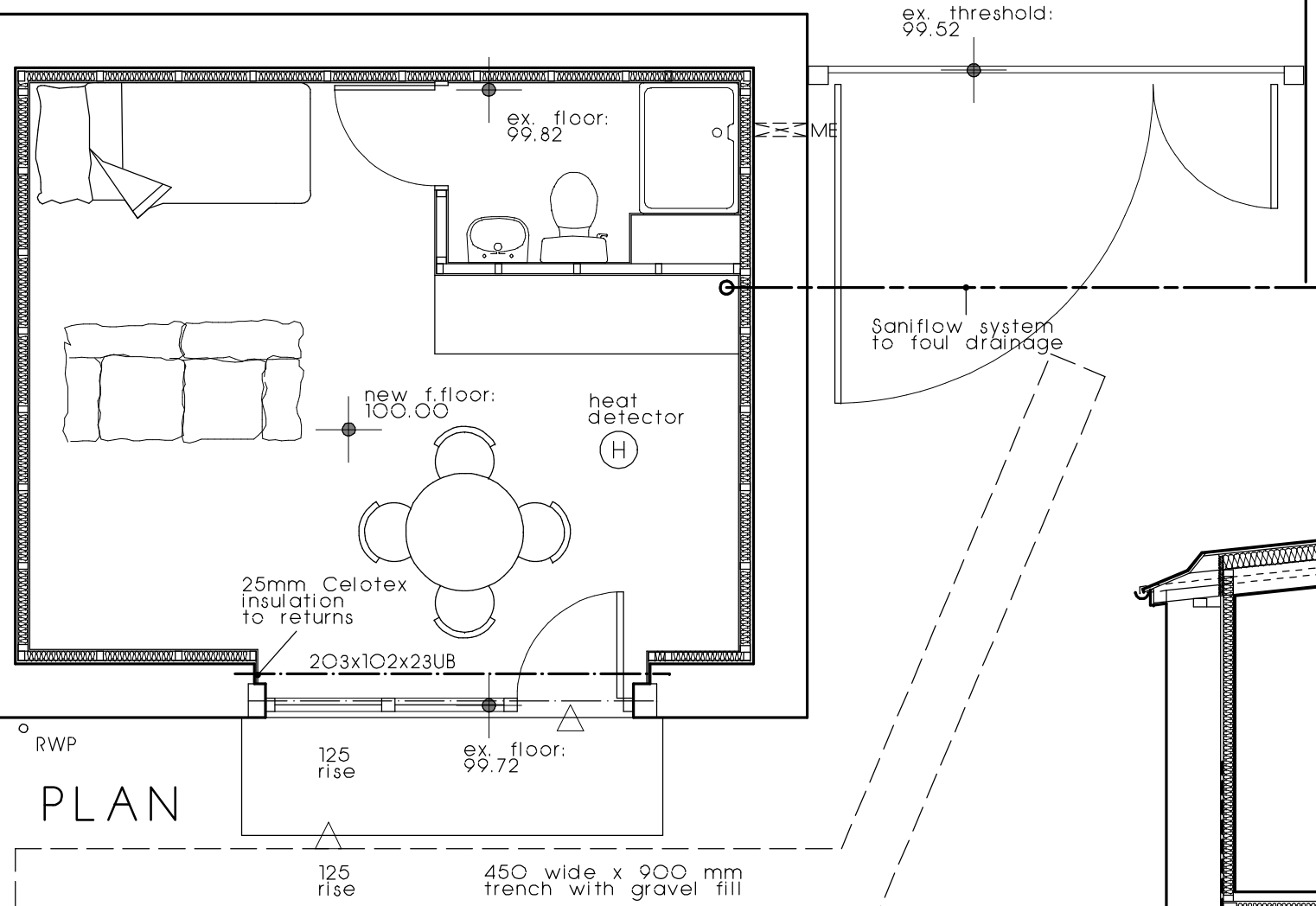
WALL CONSTRUCTION: Walls to be strapped to wall-plates/rafters @ 2m cc with 35x5x1100 galv. steel straps.

WINDOWS/DOORS: Windows/glazed doors(typical construction=timber frame/2x4mm toughened glass leaves/16mm argon filled cavity/Low-e soft coating) to have a U-value of 1.6 W/m2K.
Trickle ventilation to habitable rooms-8000mm2 (min).

PLUMBING: Electrical convector heating system.

ELECTRICAL: All electrical switches/sockets to be located between 450 & 1200mm above floor level; light fittings to be energy efficient.
All electrics to be certified by an IEE registered electrician.

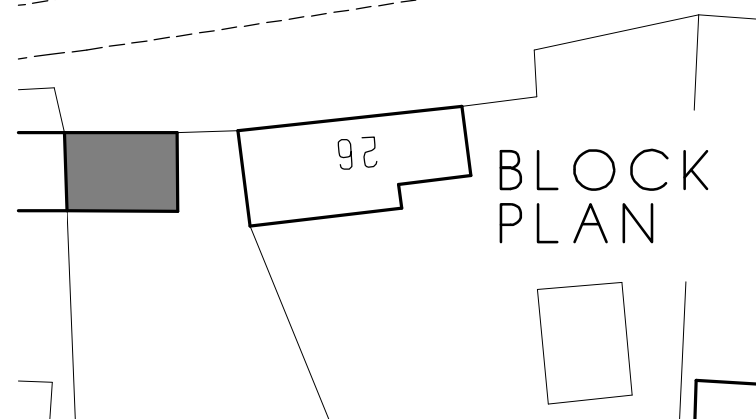
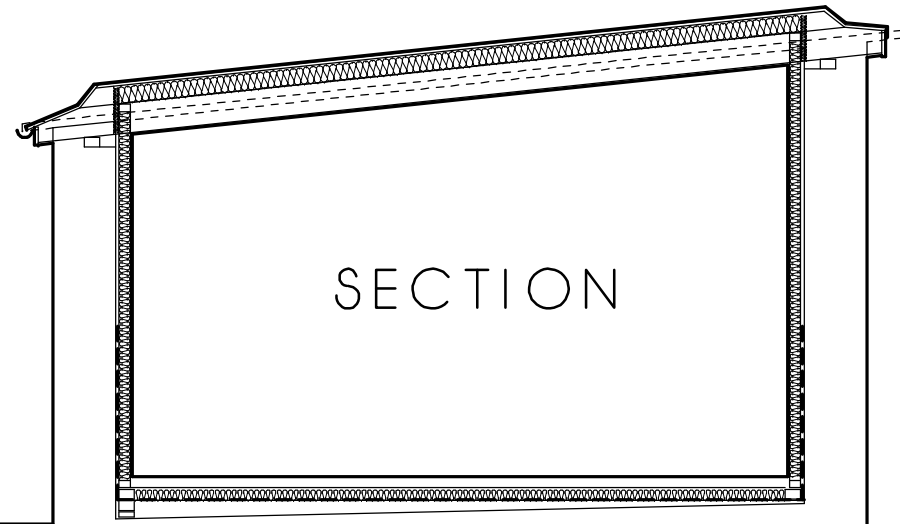
TESTING: On completion the contractor must engage a suitably registered firm to carry out tests/confirm that the building complies with current building regulations for: electrical compliance.



ROOF CONSTRUCTION:
Single layer membrane
18mm decking to suit finish;
110mm Celotex TD3110 insulation;
50x195 treated C24 s.wood joists@400cc-
12.5 mm p.board and skim

WALL CONSTRUCTION:
existing stone wall;
R/W Cementseal tanking up to 1.0m to link with floor/25mm cavity above; single layer breathable membrane; 9mm plywood sheathing; 75x50 C24 treated studwork/Celotex; 12.5mm p.board & skim

GROUND FLOOR CONSTRUCTION:
75mm reinforced screed;
75mm Celotex insulation;
R/W Cementseal DPM painted bitumous finish to link with wall;
25-125mm levelling screed;
Existing concrete floor;



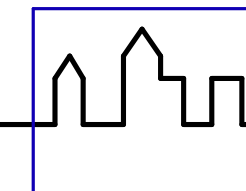
Title: A: 12/03/20 Drawing updated following site meeting; beam added to entrance.

Title: Proposed garage conversion to: 26 Blackmile Lane, Grendon for: Mr R., Wilkes

PROPOSED PLANS

Drg. No. 22-20-02 A Scale: 1:50/100/500

Drawn: TJP Date: Feb. 2020



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