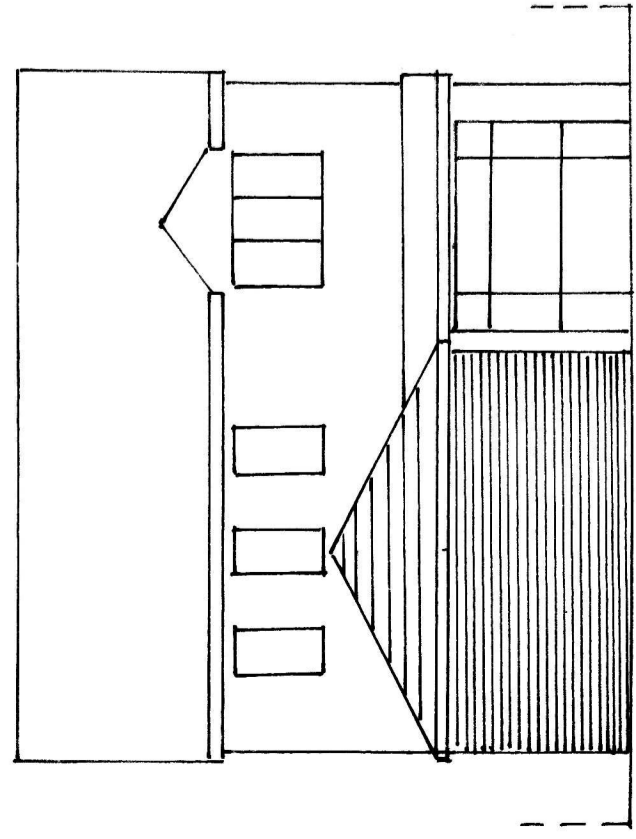
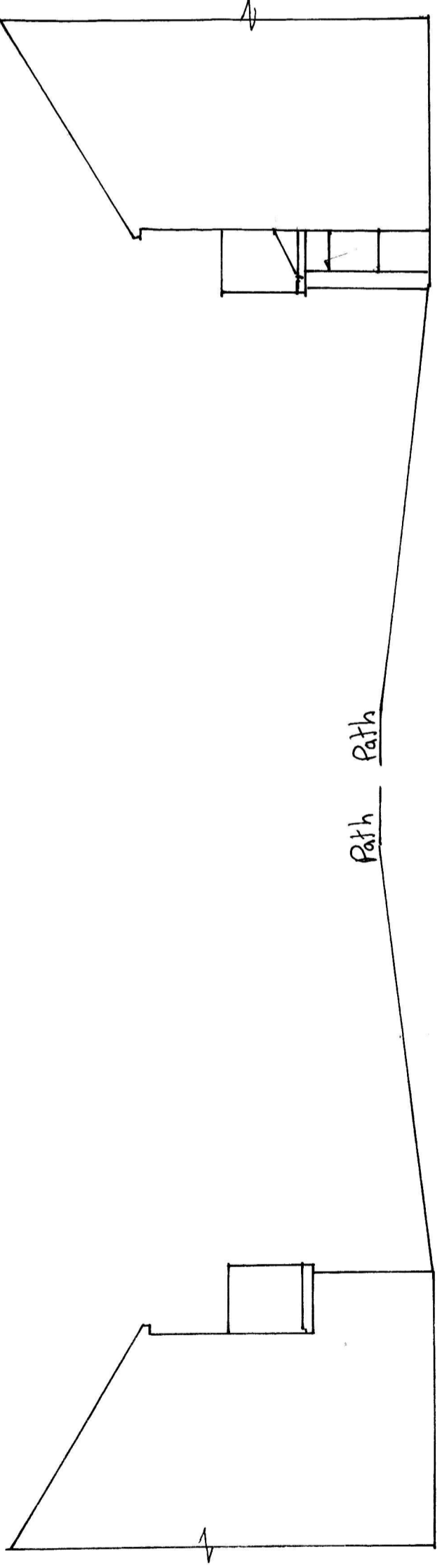


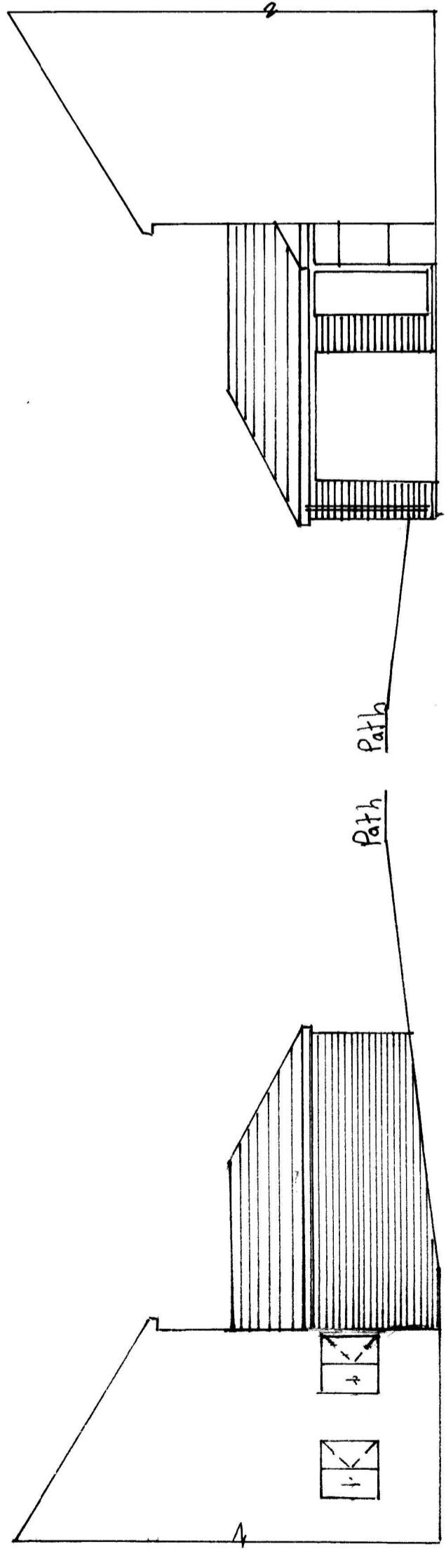
Existing Front Elevation



Proposed Front Elevation



Existing Side Elevation



Proposed Side Elevation

Existing Side Elevation

Proposed Side Elevation

Foundations: 600x300mm concrete foundations min 900mm deep or to invert level of the drain run, or to existing drainage foundations to BS5325. Skip foundations below drain runs and protect with 150x100mm r.c. dibble over.
Provide 35N 100mm concrete slabwork below ground level with lean mix cavity fill 225mm below the lowest DPC with external DPC 150mm above ground level.

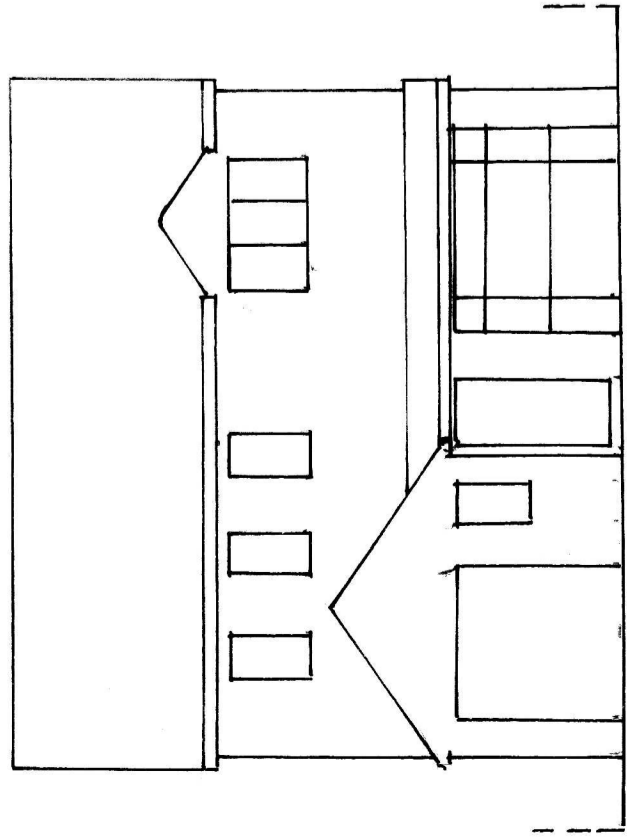
Walls: 100mm brickwork to match existing 100mm cavity with 100mm Dimple 32mm insulation with 100mm alternative shield block inner leaf, four face finish gauge 12.5mm plasterboard dpc and slab with skin finish in porch.
Provide insulated Bailey CB90 slabs to all external openings to manufacturers loading details with 125mm plasterboard and skin finish. Struccos steel walltie to DD140, 750mm (staggered), 450mm vertical staggered and 215mm to nearest. Fully bond new walls to existing, maintaining cavity.
Block up garage door opening and window opening in cavity wall construction to match existing.
Internal Wall: 100x50mm structural studs at 400mm centres with 100mm Luluta GA4000 Solignum the studs with 50mm Luluta GA4000 gauge side with 12.5mm plasterboard and skin both sides, wall all walls adjoining the garage to be fully fire stopped.

Floor: Garage: 100mm concrete slab on 1500g DPM slopped into the inner DPC and latched around side and front elevation with cavity tray over on min 150mm sand dished consolidated subgrade.
Porch: 100mm concrete on 100mm Luluta GA4000 insulation with 25mm kerolan waterproof on 1500g DPM slopped into the inner DPC on min 150mm sand dished consolidated subgrade.

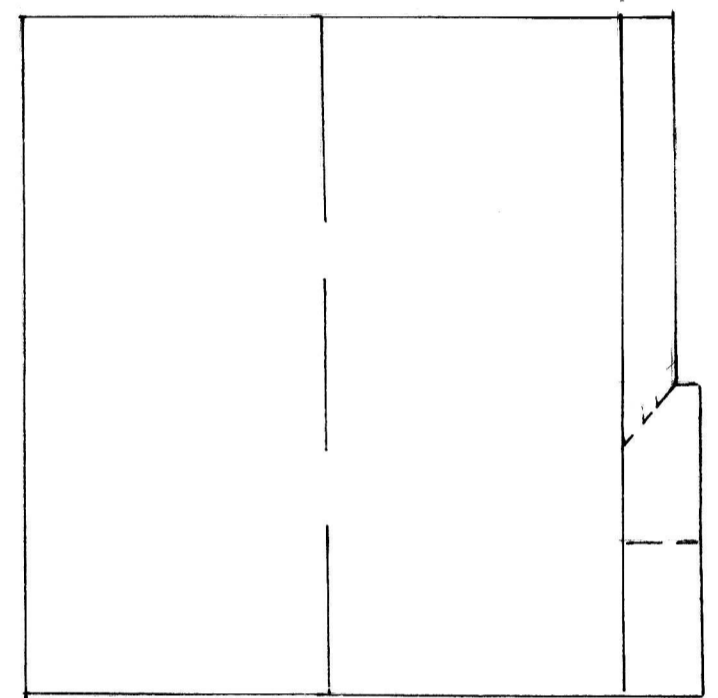
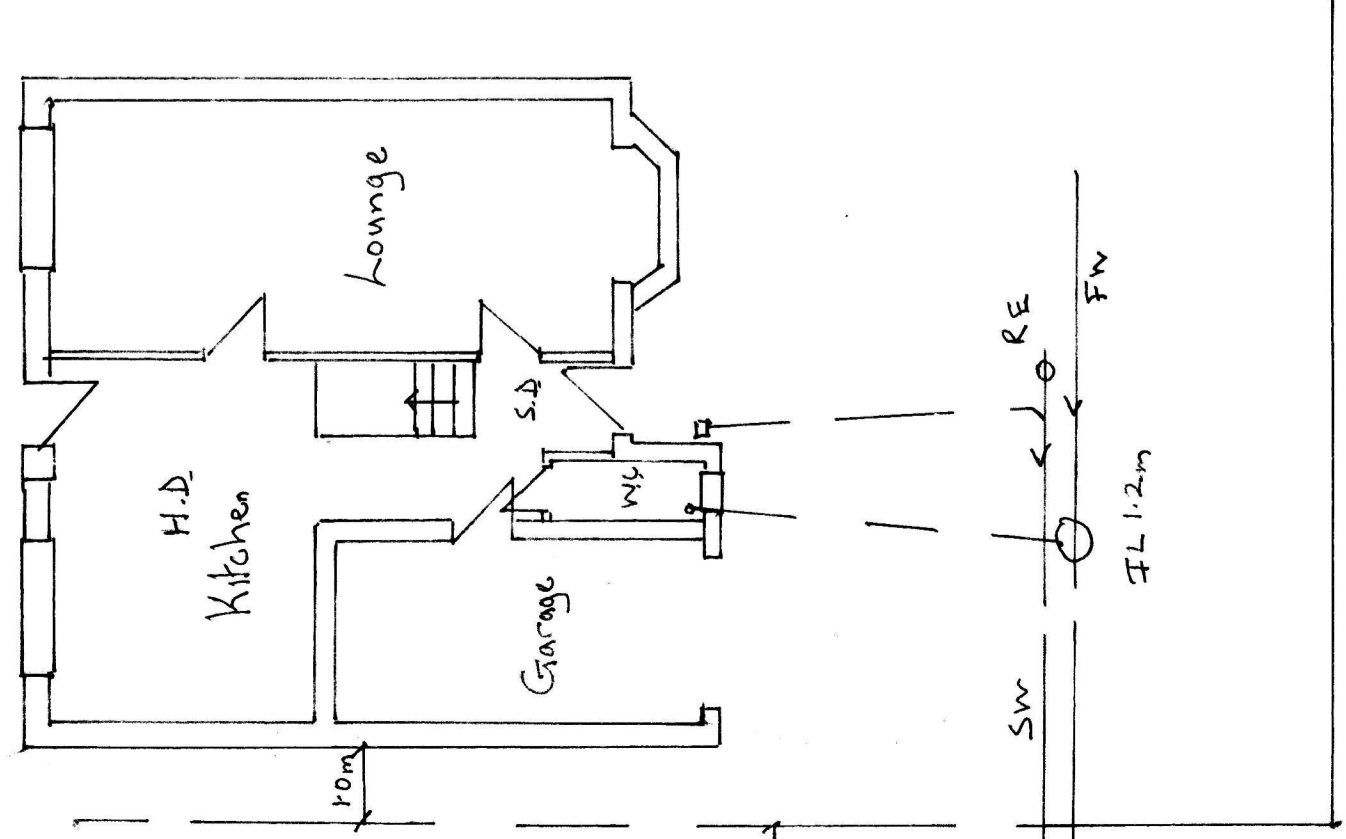
Roof: Mastic Modren or similar tile mechanically fixed to non-pneumatic loading details on 50x25mm treated battens on Tyvek linearly membrane on non-pneumatic roof trusses including all sloping details and calculations by the supplier on 100x50mm treated wallplate with sliding down stop at 1.8m centre.
Wall lanterns gauge and dwelling to be fully fire stopped.
Provide 350mm Rockwool insulation to porch roof meeting 50mm air space between the insulation and Tyvek.
Provide 300mm wide 16mm plywood valley boards with lead 4 lead lining.
Provide 150mm metal flashings with cavity tray over to wall/roof abutment.
Fascia board, soffit and 100mm uPVC gutting and downpipes to match existing.

Drainage: Provide rotatable BT gully as indicated in 100mm uPVC network with 150mm gamber lid and surround with 100mm concrete threshold over and ACP channels as where indicated.

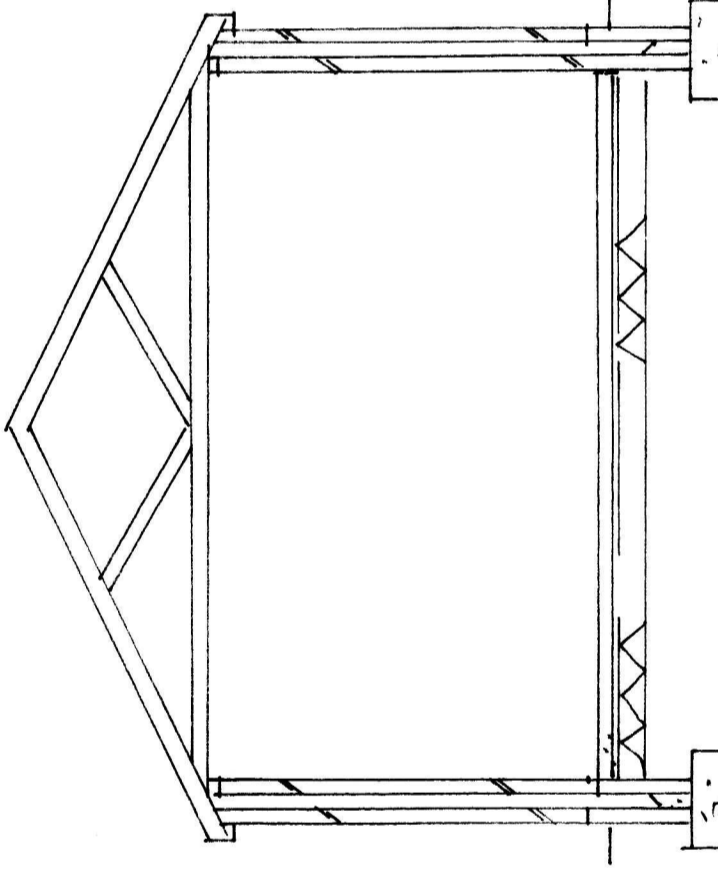
Ventilation: Opening sizes to be min 20 of the room floor area, fitted with 10,000mm² trickle ventilation with opening centre min 750x450mm clear opening 0.33m² with the cell height lanterns 0.8 and 1.1m above floor level.
Provide mechanical extraction ducted to the outside air to r.c. at a rate of 15 ltr/second with a 5 minute overrun facility.
All new glazing to be Pilkington K double glazed argon filled units in fully insulated frames to 1-4 rtpk with all glazing in critical location to be safety glass.



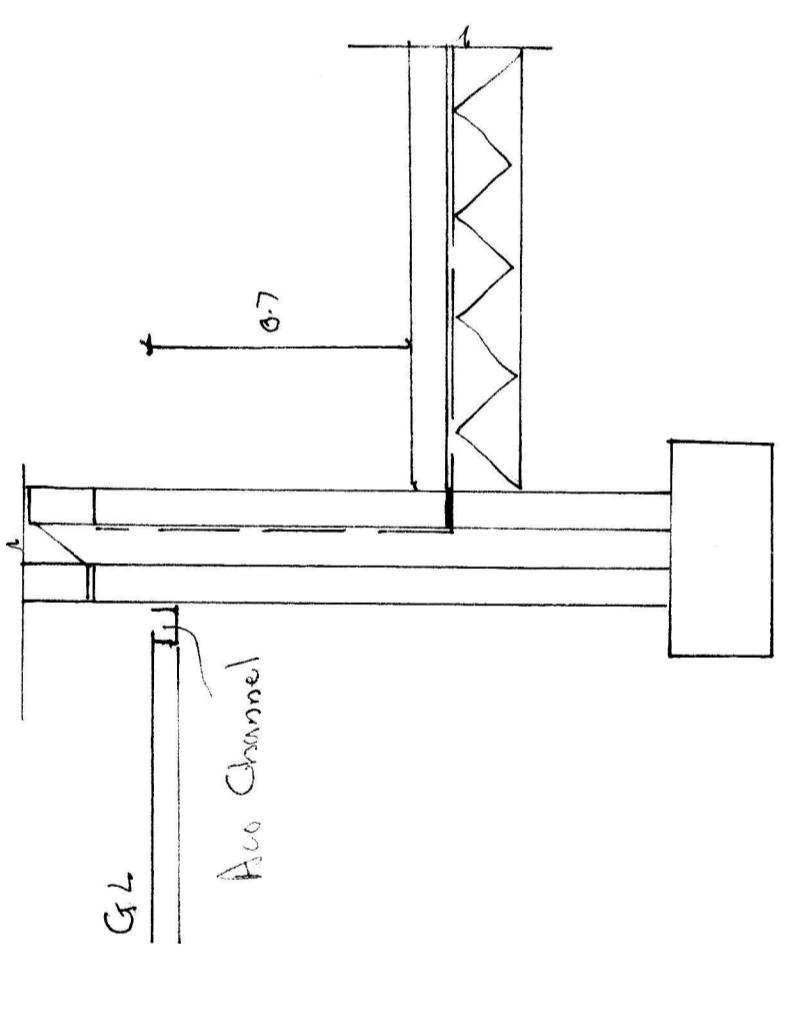
Existing Ground Floor Plan



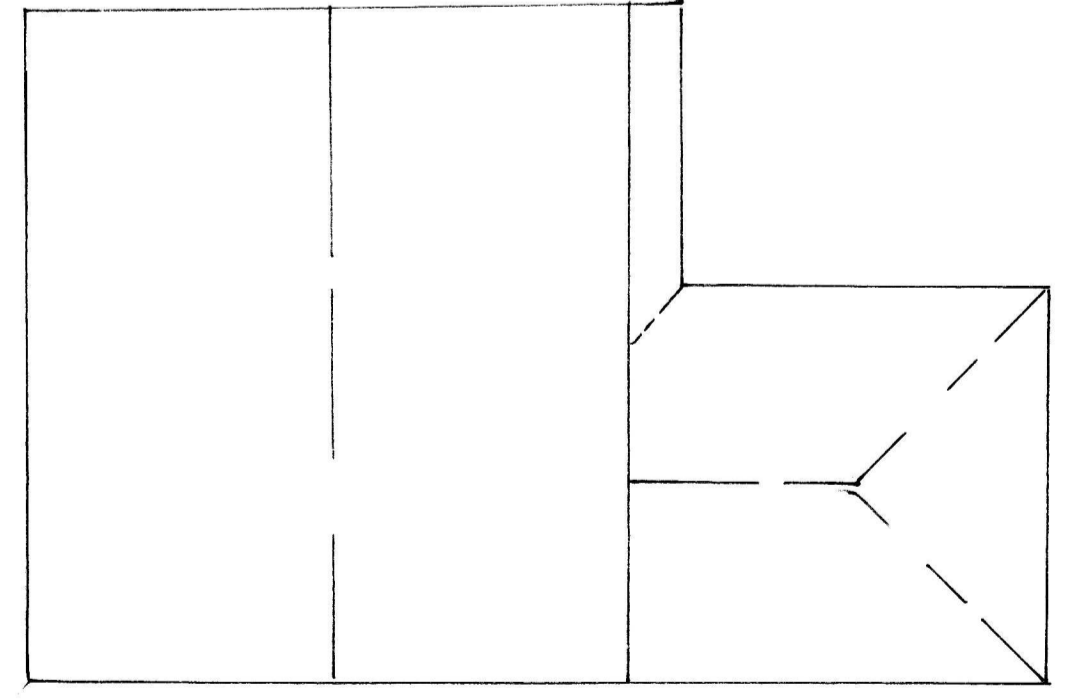
Existing Roof Plan



Section A



Section B 1:20



Roof Plan Proposed

72. Coptleigh
Garage Extension and Garage Conversion
Scale 1:20, 1:50 and 1:100