




REAR GARDEN

ELECTRICAL LEGEND

-  13A Double socket at low level
-  1 gang 1 way switch
-  Downlighter

GROUND FLOOR PLAN AS PROPOSED

DOWNTAKINGS

All downtakings shown dotted to be carefully removed as per HSWA & BS6187:2011 and all finishes made good.

FOUNDATIONS

New foundations to be 600 x 200mm strip C35 concrete foundations with A252 mesh (bottom) to external walls situated centrally under the walls and laid at a minimum 450mm below solum level.

UNDERBUILDING

100mm 7N Dense Blockwork (or equal), built off foundations and finishing just below finished ground level. Allow for low level cavity weep vents at cavity fill level.

GROUND FLOOR CONSTRUCTION

Concrete floor slab of 150mm C35 concrete floor slab with 1 layer A252 mesh (bottom) on 1200 gauge D.P.M. on 50mm sand blinding on 100mm hardcore.

EXTERNAL WALLS

External Walls to be 100mm Facing Brick to match Existing finished flush pointed on internal face with 100x25 Wallplate to Wallhead. Mortar to be 1:1:5 Mix and Strength class to be to BS EN 998-2: 2003.

ROOF

Roof build up to be Marley concrete roof tiles to match existing with 75mm head lap on 38x25mm battens on 38x25mm counter battens on 2F Monarflex roofing felt on 9mm O.S.B. Sterling Board on prefabricated trusses at 600mm centres, provided with bracing in accordance with BS 5268 Part 3. 9mm gap to be maintained between external leaf and roof timbers.

Truss certificate to be forwarded to building control prior to manufacture. Trusses to be clipped to wallplate of leaf and held down via M.S. holding down straps at every third truss (1800mm centres) as instructed by truss manufacturer. Eaves ventilation provided via 25mm continuous soffit vents with 50mm air gap to be maintained between sarking and insulation. Marley, or equal, ridge ventilation system providing 5000mm²/linear metre. All roof void ventilation to be B.S. 5250. Include for P.V.C. fascias, soffits and deep flow gutters as indicated.

CEILINGS


Ceilings to be finished with 1 layer of 12.5mm plasterboard with taped and filled joints.

ELECTRICAL

All electrical work as shown on plans to be carried out in strict accordance with the 18th Edition of the I.E.E. Regulations (latest edition) and B.S.7671. All fittings to be white PVC. Outlets and controls to be positioned minimum 350mm from any internal corner, projecting wall or similar obstruction. Light switches 1.1m above floor level. Sockets 400mm above floor level and 150mm above any worktop.

DRAINAGE

Drainage to the entire satisfaction of the Local Authority. Rainwater collection to be by 100mm PVCu Deep flow gutters on fascia brackets, with existing 75mm downpipes.

REVISION/NOTES	DATE
CLIENT JOHN McMURDO	
PROJECT PROPOSED EXTENSION TO GARAGE 36 EARLSBRIDGE GARDENS IRVINE	
	
DRAWING TITLE Ground Floor Plan as Proposed	
DRAWING NO.	A310-03
SCALE	1:50 @ A3
DATE	MAR. 2024
REVISION	-