FLOOR AND LOCATION PLANS, ELEVATIONS AND CONSTRUCTION DETAILS

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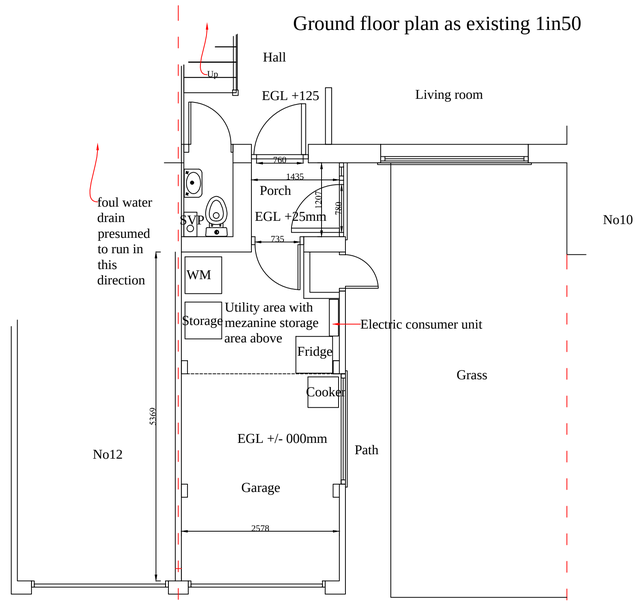
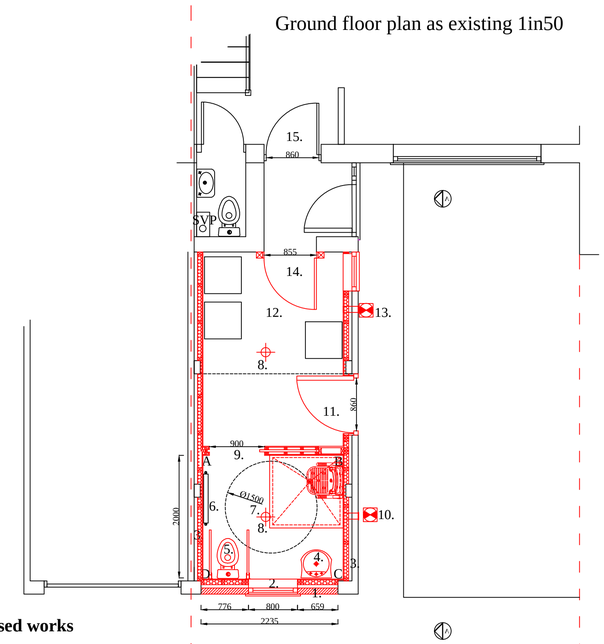
Ground floor plan as existing 1in50



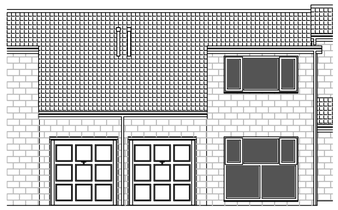
Ground floor plan as existing 1in50



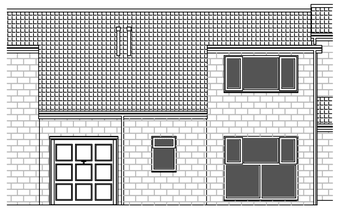
Legend for proposed works

1. Infill brick wall with insulated timber frame behind
2. Double glazed window
3. Thermal/acoustic upgrade to walls
4. 500 wide wall mounted wash hand basin
5. Close coupled WC with fold up rails on either side
6. Radiator
7. 1500mm turning circle
8. Ip rated light
9. Pocket door and partition
10. Mechanical extractor fan for the wetroom
11. New upvc door with level access
12. Utility area with insulated ceiling over and access hatch to storage over
13. Mechanical extractor fan to utility area
14. New internal door to achieve wider access
15. New internal door to achieve wider access

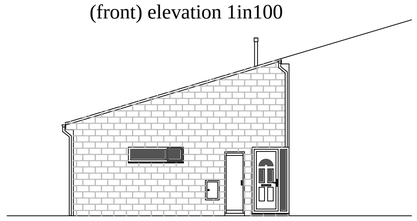
Existing North East (front) elevation 1in100



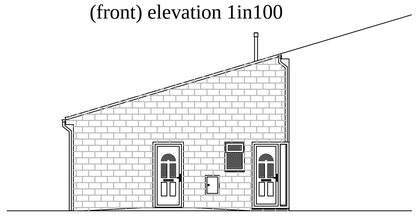
Proposed North East (front) elevation 1in100



Existing North West (front) elevation 1in100



Proposed North West (front) elevation 1in100



SPECIFICATION

General:-
All information on this drawing should be checked prior to the demolition or removal of building components, excavation and the purchase of materials. Any anomalies should be bought to the attention of the designer immediately.

Drainage/Plumbing:-

It is believed that the foul water drain runs from the front of the property to the rear and this is to be confirmed by inspection. If practicable the underground drainage will be extended to the new wetroom, the new branch being connected to the existing soil vent pipe. If not the wetroom drainage will be pumped to the soil vent pipe/

Provide the following branches and waste connections:
- 110mm soil branch for the WC
- 32mm upvc waste connection for the wash hand basin with 75mm deep sealed trap.
- 110mm waste branch to the ground floor shower via a vertically tapped gully
- 40mm upvc waste connection from the washing machine to the SVP with 75mm deep sealed trap.

Restrictions to unvented sanitary pipework as follows: Wash hand basins 32mm to 1.7 mtrs and 40mm to 3 mtrs, Sink/bath and shower, 40mm to 3 mtrs and 50mm to 4 mtrs.

All laid to min falls of 1 in 40 and bedded (underground) on 100mm pea shingle.

Floor construction:-

Floating floor on the existing concrete slab: 22mm chipboard planks with glued joints, on 500 gauge separating membrane, on 80mm Celotex GA3000m on 1200 gauge damp proof membrane.

Wall Construction:-
. Brick infill to be 100mm variegated red facing brickwork to BS EN 771. Below dpc use clay brick to BS5682 or blockwork to BS6073 and fill cavity to within 225mm of dpc with 10:1 semi dry mix. Use stainless steel wall ties with vertical twists at 750mm horizontal and 450mm vertical ctrs (225mm & 300mm at openings or movement joints). Lay 100mm wide polythene dpc (BS6515) to each leaf, overlap by atleast 150mm at corners and with existing dpc and dpm, maintain 150mm clearance above external ground. At windows, door openings and wall plate, close cavity with proprietary insulated closures to achieve 0.45W/m²k. New walls to be tied to existing by means of stainless steel furfix profiles and finished on external leaf with brown anti sulphide mastic.

Timber frame internal leaf with thermal upgrade to achieve **0.30W/m²k**; wallboard on 1000 gauge vapour control and air leakage barrier, on 75 x 50 C16 studs at 600 ctrs. Insulate between the studs using 80mm Celotex GA3000. Ensure a clear cavity of 50mm between the back edge of the insulation and the internal face of the brickl.

Ceiling Construction:-
To achieve **0.18W/m²k**. 150 x 50 C24 joists at 600 ctrs doubled up around structural openings. Insulate between the joist using 150mm Celotex XR4000 and under the joists using 12mm TB3000 with the joints taped to create a VCL and air leakage. Finish in 12.5mm wallboard.

Pitched roof construction:-
The existing structure is to be retained. Ventilation is to be provided at eaves level and at high level.

Windows and doors:-
Doors to achieve 1.8W/m²k and windows 1.6W/m²k . Windows to be purpose made white upvc or aluminium units to BS 7412,7413 & 7414, with third party certification and to match the existing in design.Glazing to be argon filled low e glass with 16mm cavity and, if within 300mm of a door opening or with a cill height below 800mm, to be 6mm safety glass. The window will provide a min of 5% of the floor area as ventilation, with trickle vent providing 8000m² background ventilation. Overlap vertical and horizontal dpc to opening, set window in reveal to overlap closers by 30mm and seal at front and rear with appropriate silicon sealant. Dimensions should be as notated but may vary slightly in relation to brick dimensions.

Ventilation/extraction:-
Mechanical ventilation to the WC at a rate of no less than 6ltrs/sec, the bathroom/shower room at no less than 15ltrs/sec and the utility at no less than 30ltrs/sec, all to be ducted to external air.

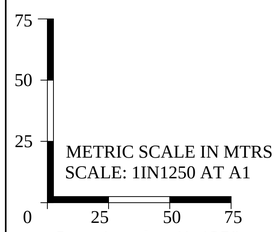
Electrical:-
All electrical work shall comply with Part P, BS7671 and IEE regulations (17th Edition) and is to be undertaken by a qualified individual, registered under one of the approved Competency Schemes. On completion the contractor will supply both a Part P and domestic installation certificate. New light fittings to be low energy type.

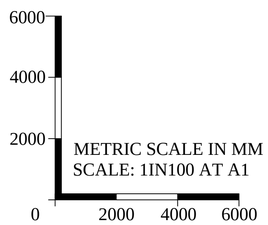
The Party Wall etc Act 1996:-
The provisions of the Act may apply to the proposed development and the requisite consents will be required before work commences.

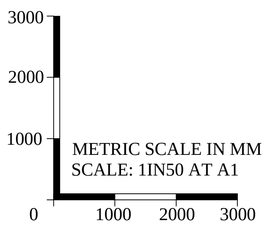
Photos of the front elevation



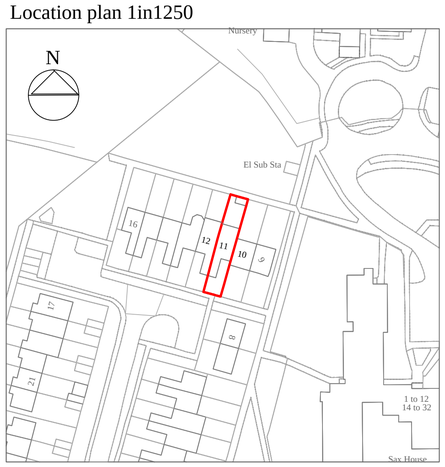




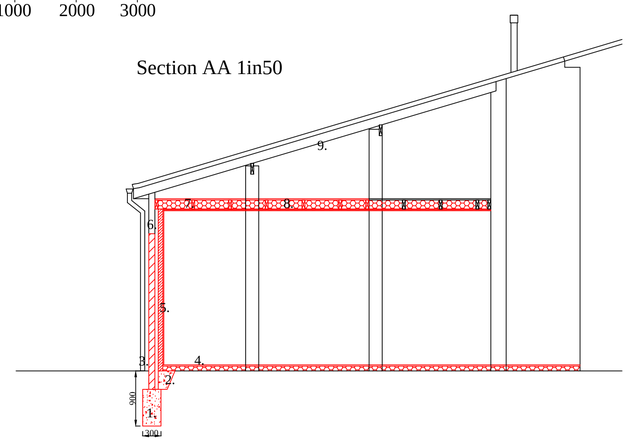




Location plan 1in1250



Section AA 1in50



Legend for section

1. Concrete trench fill foundation
2. Concrete toe to existing load bearing slab
3. Brick infill to the front elevation
4. Floating floor on top of the existing concrete slab
5. Timber frame insulated internal leaf
7. New 150 x 50 C24 joists at 600 ctrs
8. Insulation at ceiling level between and under the joists
9. Existing roof structure to be retained and ventilation added as required

Client name & Address: **Mr M Singh: 11 Curlew Close, Letchworth Garden City. SG6 4TG.**			
Title: Garage conversion	REV.	DATE	DESCRIPTION
Drawn By: Simon Gurd			
Date: 27/ 02 / 18 Scale:1:50 /100 / 1250 @A1			
Dwg.No.: 201737 Revision: ----			

S.Gurd Property Solutions Ltd
17 Napier Road, Maidenhead,
Berks. SL6 5AR.
Mob: 0781 8440876
simongurd@sgurdpropertysolutions.co.uk