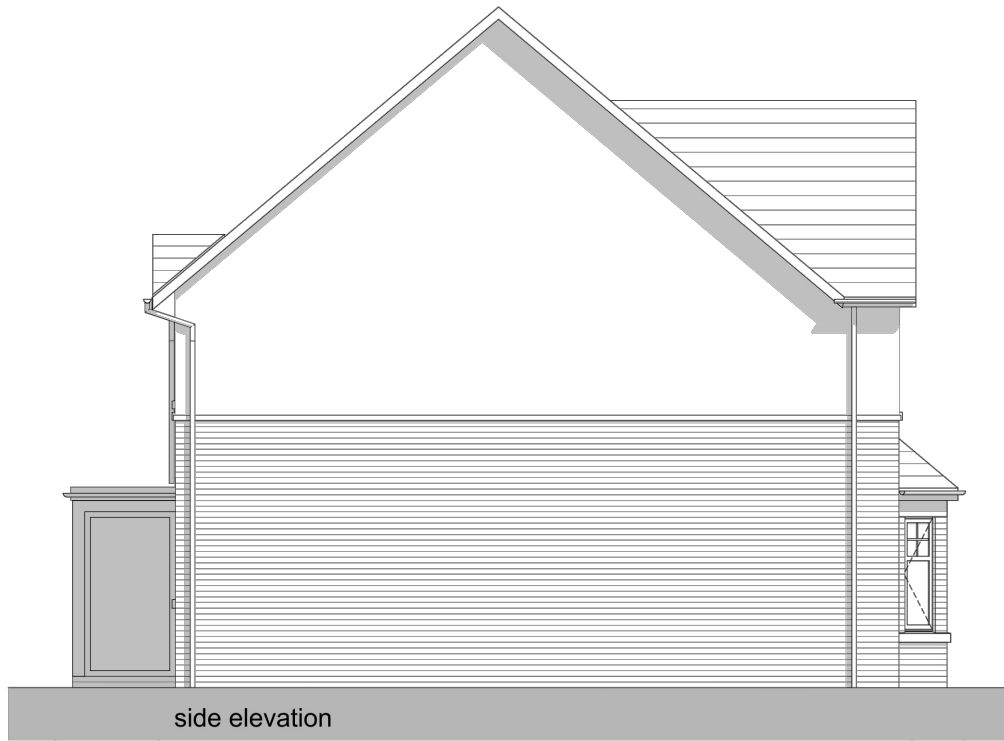




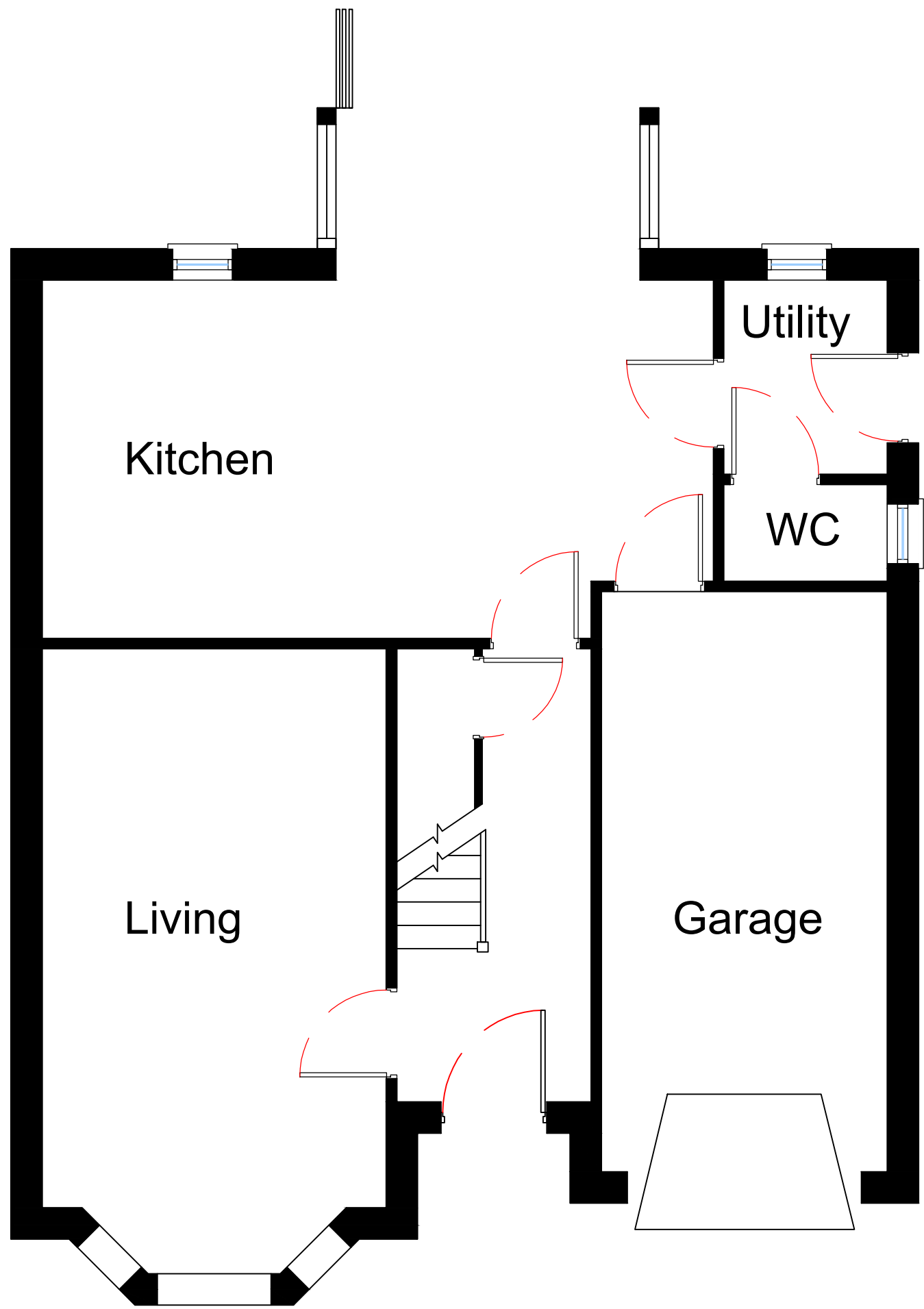
PROPOSED FRONT ELEVATION



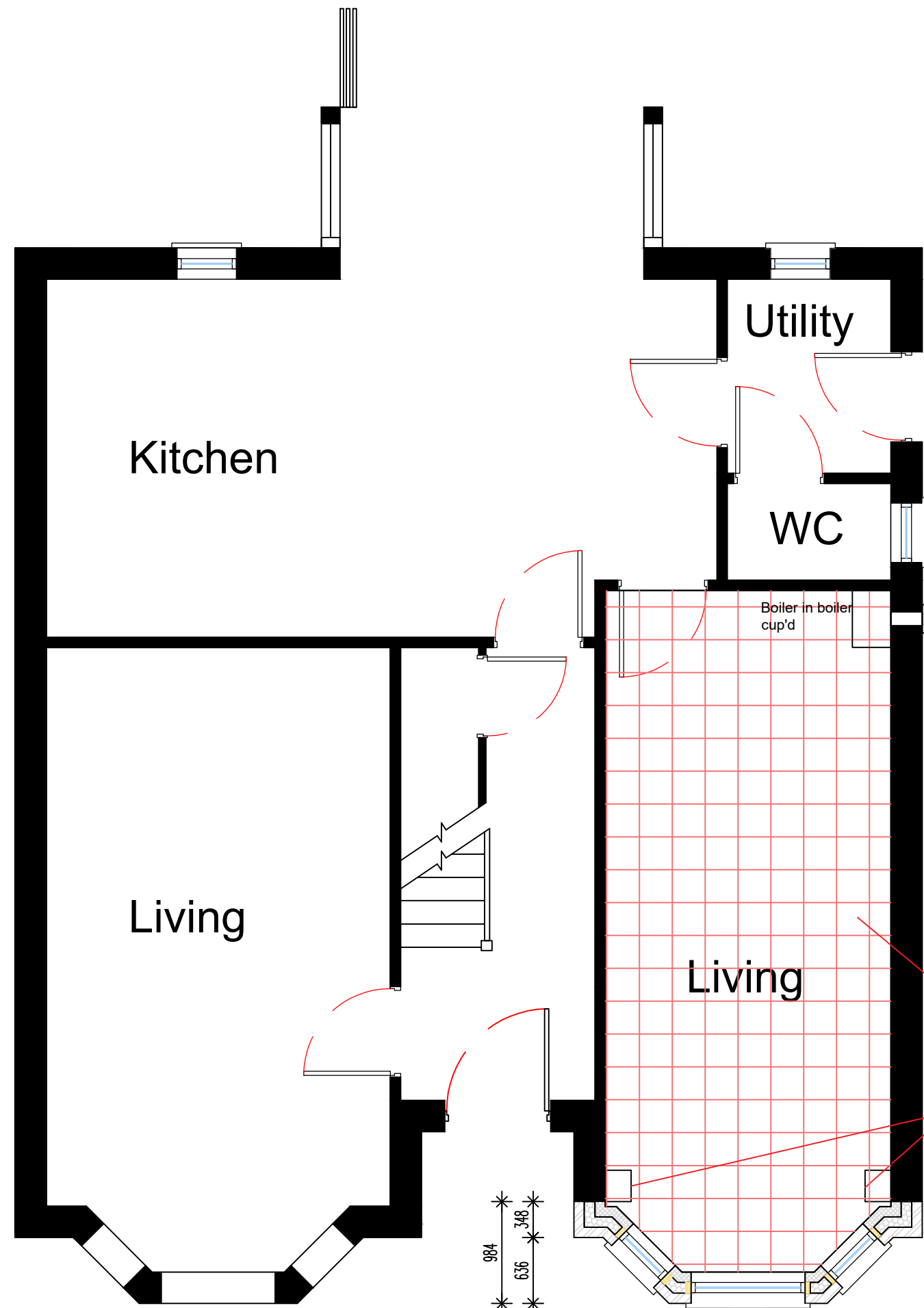
PROPOSED SIDE ELEVATION



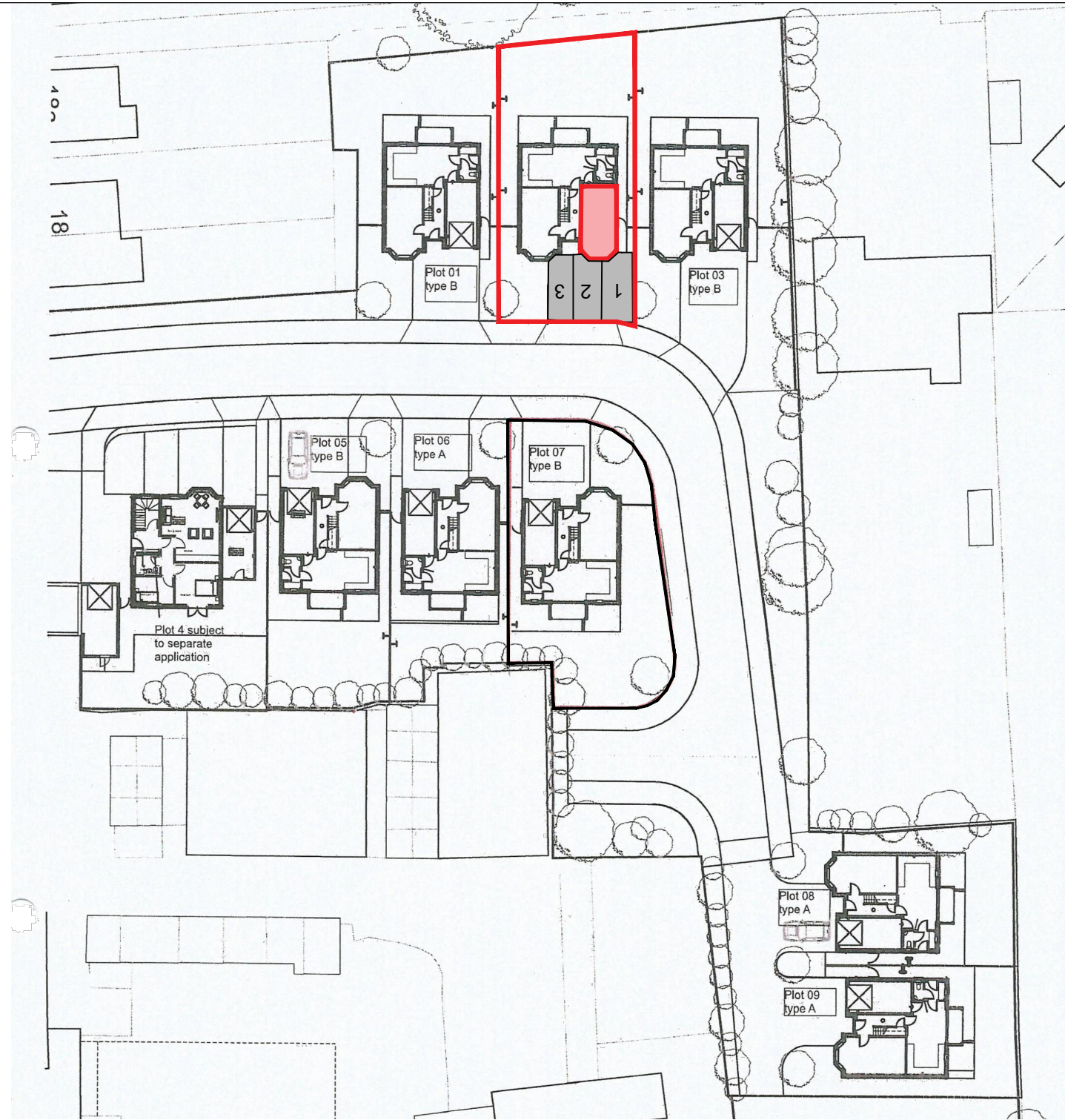
PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SITE PLAN (1:500)

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All dimensions to be checked on site prior to commencement of any works. Do not scale from this drawing only use written dimensions.

The contractor is to verify all dimensions, heights and levels prior to commencement of work.

Any discrepancies are to be reported immediately to NMW Design.

No encroachment is to be made onto any neighbouring property without obtaining the written permission of the neighbour.

The contractor shall visit the site and familiarise himself with the project prior to preparing his estimate. He shall allow in his price for any detail whether indicated or not which may be reasonably considered necessary to ensure a neat and structurally sound and workmanlike job.

The contractor shall issue all statutory notices to the Local Authority prior to commencement, during progress and completion of the works.

General
All work to comply with the Town & Country Planning Act 1990, the latest Approved Documents of the Building Regulations, Codes of Practice, British & European Standards, The Party Wall Act 1996, neighbouring consent to be sought for work on, at or within 3m of a party wall or fence with 2 months notice required.

Foundations
Foundation depth to be agreed on site with Building Control Officer.

Drainage
New plastic drains to be laid to fall at 1:40 on 150mm pea gravel bed and connect to existing system. Drains to have min 150mm cover.

All drainage to comply with AD H

External Walls (Brick)
Walls to comprise 100mm facing bricks (FL quality), 50mm clear cavity, 50mm Kingspan Kooltherm K2 insulation with 0.5N for 2 storey & 7N for 3 storey and room in roof 100mm Celcon Solar medium density blockwork giving U-value of 0.27W/m2K.

Lintels to be taken from Catnic range (see lintel schedule for references) have min 150mm end bearing and be insulated to meet AD L1/L2.

Floors
Ground Floor
To comprise 150mm in-situ concrete on separation layer on 150mm Kingspan Kooltherm K2 insulation providing a U-value of 0.17W/m2K with 25mm perimeter insulation around slab edges on 1200g DPM on 150mm well compacted selected clean hardcore.

All vegetable matter to be removed from below slab area

Lean to Roof
150 x 50mm C16 rafters @ 400mm centres, pitch to be 35° on 100 x 50mm treated sw walplate strapped to wall with 30x5mm ms restraint straps at 2m max centres. 200 x 50mm treated walplate at high level to be bolted to wall using M12 bolts resin anchored to wall with R-kem+ or similar.

Roof to be insulated with glassfibre insulation quilt between and over rafters or Kingspan batts between rafters.

All timbers to be C16 Grade.

Ceiling to be finished with 12.5mm plasterboard and skim

Windows
Windows to be double glazed white uPVC.

Trickle vents to be provided to window heads equal to min 5000mm2 for habitable rooms and 2500mm2 for wet rooms.

Any glazed areas below 800mm above floor level to be laminated or toughened glass.

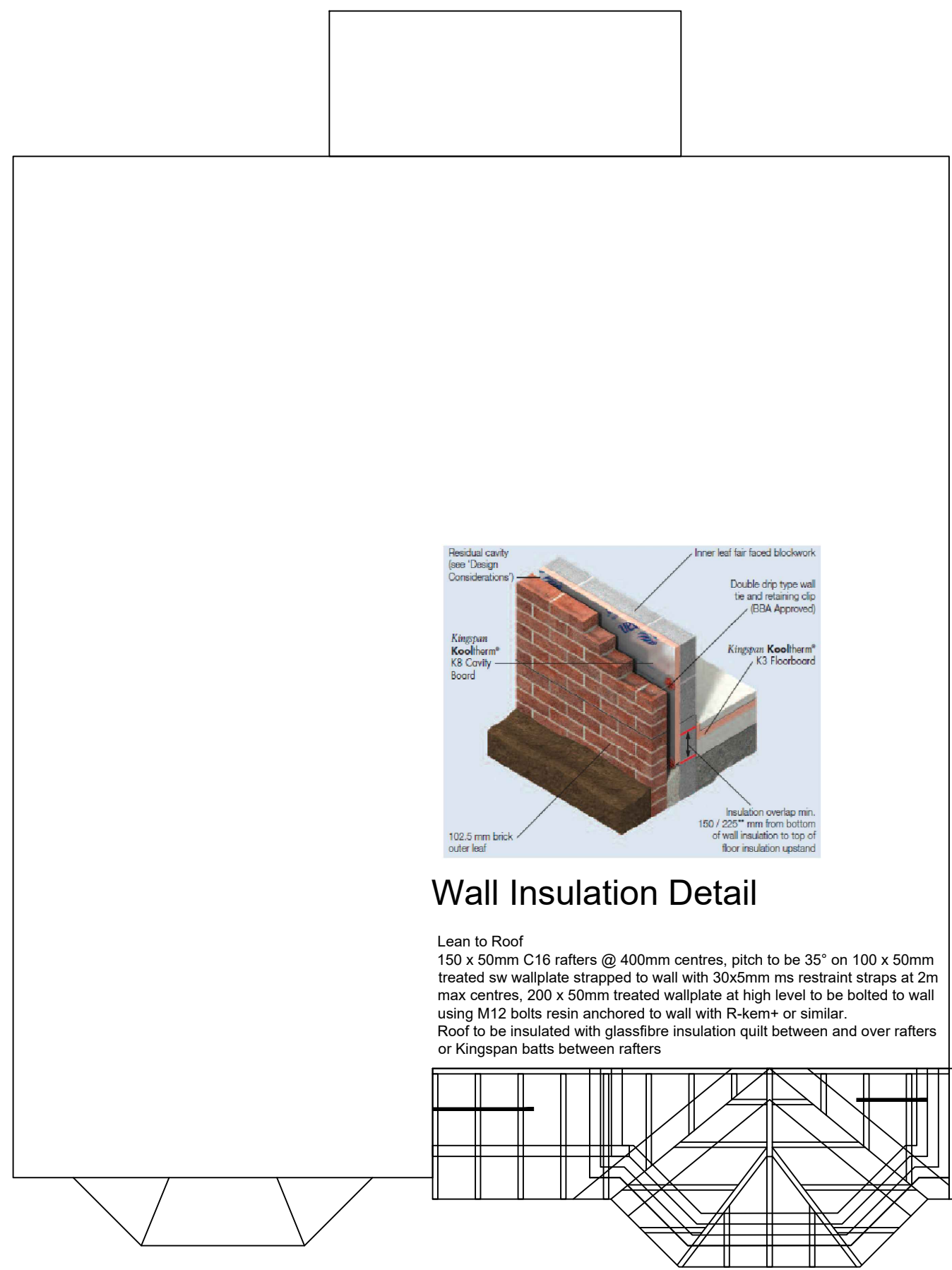
Internal doors to be good quality doors to clients specification.

Electrics
All electrical work to be carried out to AD Part P & BS7671.

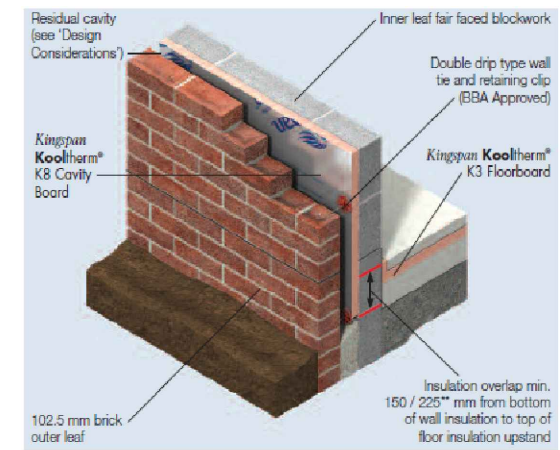
Low energy light fittings to be provided.

Sockets and switches to be positioned in accordance with AD Part M. Contractor to be Part P certified.

Minimum U-Value Summary	Extension	New Build
Floors	0.22W/m2K	0.11W/m2K
Walls	0.25W/m2K	0.16W/m2K
Roof Ceiling level insulation	0.16W/m2K	0.11W/m2K
Roof Rafter level insulation	0.18W/m2K	0.11W/m2K
Flat Roof insulation	0.18W/m2K	0.11W/m2K
Windows	0.14W/m2K	0.11W/m2K
Doors	0.14W/m2K	0.11W/m2K



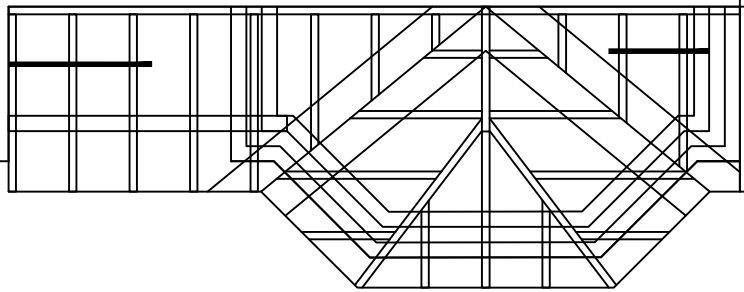
PROPOSED ROOF PLAN



Wall Insulation Detail

Lean to Roof
150 x 50mm C16 rafters @ 400mm centres, pitch to be 35° on 100 x 50mm treated sw walplate strapped to wall with 30x5mm ms restraint straps at 2m max centres. 200 x 50mm treated walplate at high level to be bolted to wall using M12 bolts resin anchored to wall with R-kem+ or similar.

Roof to be insulated with glassfibre insulation quilt between and over rafters or Kingspan batts between rafters



Rev	Description	Drawn	Date
1/100		N.M.Ward	
1/50		Apr 21	

Job No. Drawing No. Revision

3GCR/WD01

Original Sheet Size A1

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Roby
Huyton, L36 9UT

Drawing Title
Proposed Garage Conversion

Scale
1/100
1/50

Drawn By
N.M.Ward

Checked By
Apr 21

Authorised By
Date