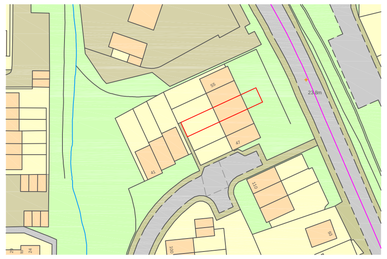
0 1 2 3 4 5m

LINEAR SCALE 1:50

A1 @ 1:50



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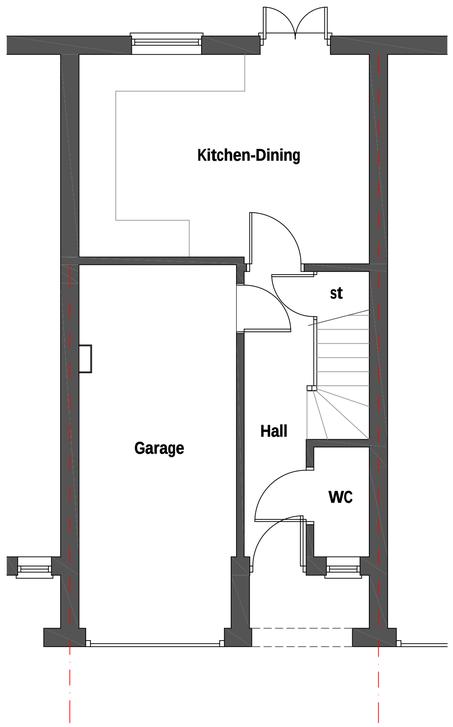
1 Location Plan
scale: 1:1250

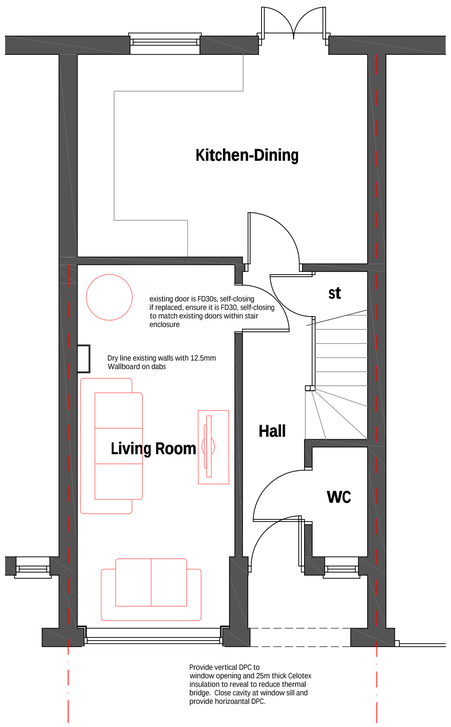
N



2 Site Plan
scale: 1:500



3 Existing Ground Floor Plan
scale: 1:50



4 Proposed Ground Floor Plan
scale: 1:50



5 Existing Front Elevation
scale: 1:50



6 Proposed Front Elevation
scale: 1:50

BUILDING REGULATION NOTES

01 FOUNDATIONS:
2no. 140x100 pre-cast concerete lintels spanning over existing garage door opening and built into existing sub-subtructure.

02 DAMP PROOF COURSE:
To BS 743, minimum 150mm above external ground level, not higher than finished internal floor level.

03 EXTERNAL LOW LEVEL WALL:
Outside leaf of 102.5mm facing brick. 100mm cavity partially filled with 50mm thick Celotex fixed to blockwork. Inside leaf of 100mm Celcon Standard blocks or equivalent. U-Value min. 0.28 W/m2K. Stainless steel wall ties at minimum 750mm horizontal centres and 450mm vertical centres. Close cavities at windows opening with Thermabate cavity closers installed to manufacturers instructions. Bond new walls to existing walls using Firfix stainless steel profiles. Provide vertical DPC tp existing masonry piers at window opening.

04 GROUND FLOOR:
Floating floor consisting of tounge and groove moisture resisting floorboard laid over 80mm Celotex insualation (or more to make up levels) on 1200g DPM over existing floor slab. Floor finish to client's specification. U-value min. 0.22 W/m2K.

05 VENTILATION:
Trickle background ventilation to be provided with minimum area of 8000mm2. Provide purge ventilation by means of opening window providing an area at least 1/20th of the floor area of the room.

06 GLAZING:
Purpose made uPVC double glazed external windows to achieve a U-value of at least 1.6 W/m2K. Glazing to critical locations to be laminated or toughened in accordance with BS 6206 and Approved Document K.

07 HEATING:
Extend existing central heating system. Each space heating circuit should be provided with independent time control and either a single reference room thermostat and thermostatic raditor valves or individual networked radiator controls in each room on the circuit. Radiators to client choice with output suitable for the space to be heated. Primary circulation pipes for heating to be insulated where they pass outside the heat space. Systems to be installed and commissioned by a Gas Safe registered engineer.

08 ELECTRICAL:
All to be installed in accordance with the latest IEE regulations, Codes of Practice, British Standards and Approved Document P. Installation to be fully tested upon completion in accrodance with BS 7671: 2001 and a satisfactory electrical tst completion certificate is to be issued by the electrical controactor to both the end-user and the building control body. Installation to be undertaken by a member of a suitable competent persons scheme. New light fittings to be suitable only for energy efficient lamps having a luminous efficiency greater than 40 lumens per circuit watt.

09 PARTY WALL ACT 1996:
It is the responsibility of the client to obtain a written agreement with the neighbours prior to commencement of any work which is subject to the Party Wall etc Act 1996.

All dimensions to be checked and confirmed on site prior to commencement of building works

Do not scale from drawings

All items to be measured on site before ordering

Any discrepancies on the drawings to be reported

If in doubt, ask

REVISIONS:

Graham King MRICS
Chartered Surveyor
07970 908423
graham.king14@ntlworld.com

Site Address:

51 EDEN ROAD, WEST END, SOUTHAMPTON HAMPSHIRE SO18 3QW

Project:

Garage Conversion

Drawing Title:

EXISTING & PROPOSED PLANS

Drawn By: **GK**

Date: **October 2015**

Drawing Number:

0026/01

this drawing must not be copied without consent