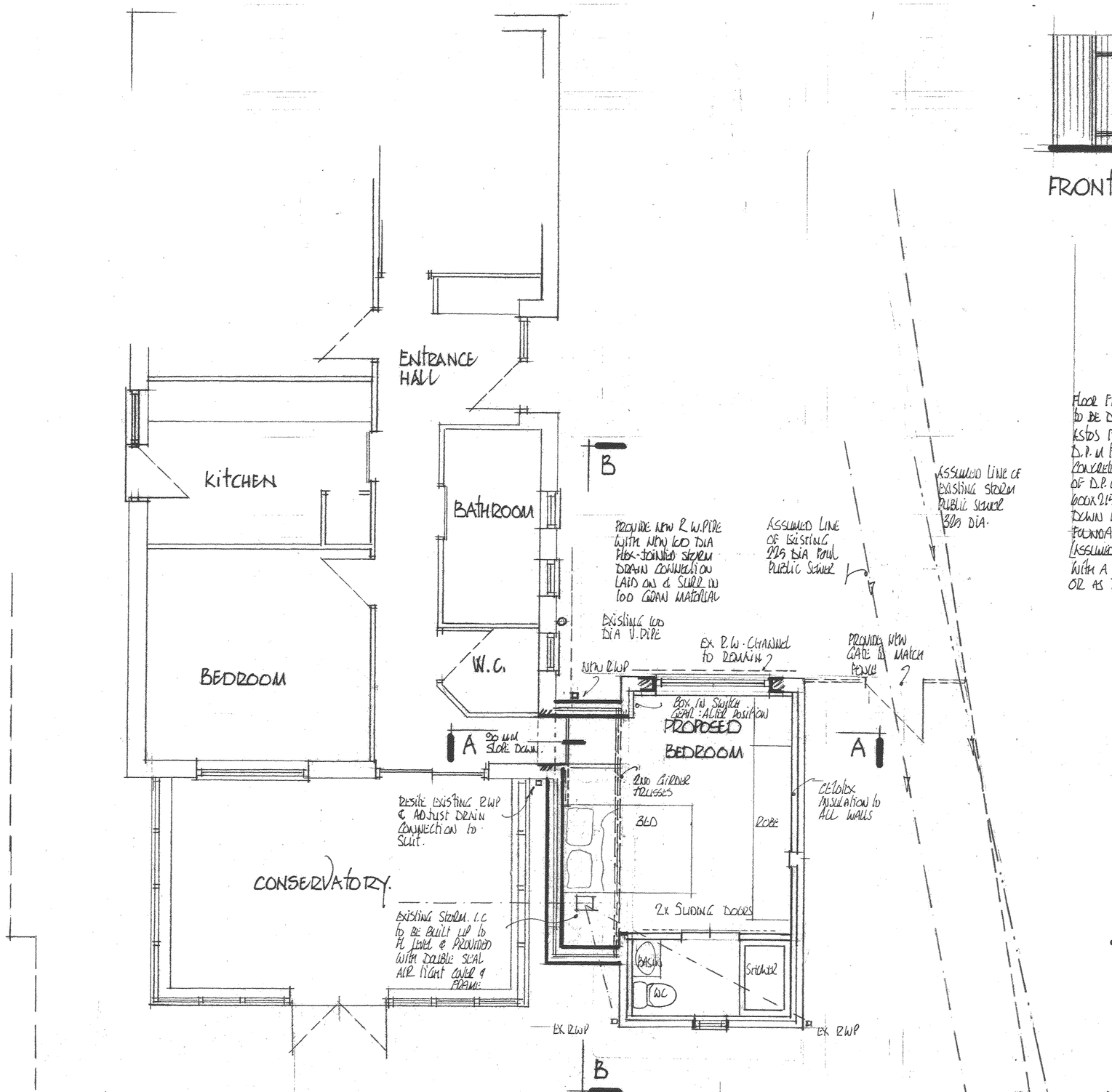
- ALL MATERIALS USED ARE TO BE TO THEIR RELEVANT BRITISH STANDARD AND OR CODES OF PRACTICE
- IT IS ASSUMED THAT THE EXISTING GROUND IS SATISFACTORY TO ALLOW NORMAL FOUNDATION CONSTRUCTION
- THE CONSTRUCTION OF THE SUBSTRUCTURE & DRAINAGE IS TO BE TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR
- IT IS ASSUMED THAT NO PUBLIC SEWER OR DRAIN IS SITUATED ON THE SITE
- ALL PLUMBING WORK IS TO COMPLY WITH B.S.E.N 12056 (2000) AND ALL HOT AND COLD SERVICES ARE TO BE EXTENDED FROM EXISTING
- GLAZING IS TO COMPLY WITH PART N1 OF THE BUILDING REGULATIONS AND THE WINDOW SUPPLIER MUST BE A REGISTERED MEMBER OF 'FENSA'. ALL UNITS TO BE DOUBLE GLAZED WITH SEALED UNITS WITH 16MM AIR GAP ARGON FILLED AND .1 LOW E COATINGS APPLIED. GIVING A U VALUE OF 1.8 AND A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED FROM THE SUPPLIER ON COMPLETION
- ELECTRICAL WORK IS TO MEET THE REQUIREMENTS OF PART P ; ELECTRICAL SAFETY OF BUILDING REGULATIONS & MUST BE DESIGNED, INSTALLED AND TESTED BY A PERSON COMPETANT TO DO SO IE MEMBER OF NICEIC ; ELECSA LTD OR SIMILAR APPROVED BY LOCAL AUTHORITY PRIOR TO COMPLETION OF WORK, AN APPROPRIATE B.S. 7671 ELECTRICAL INSTITUTE CERTIFICATE MUST BE ISSUED TO THE COUNCIL BUILDING CONTROL DEPARTMENT

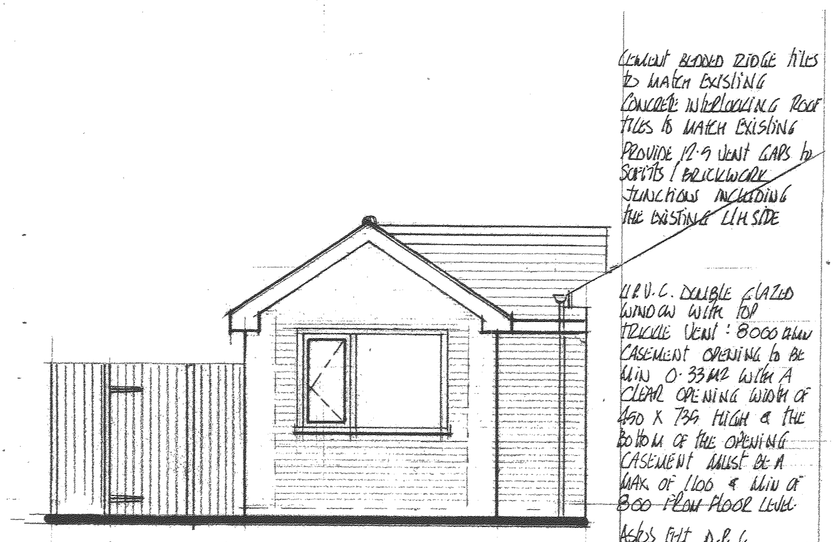


CAVITY BRICKWORK CONSTRUCTED IN 105 FACING BRICKS. 85 CAVITY WITH 50THERM INSULATION & 100MM THERMALITE 'TURBO' BLOCKS TO INNER LEAF
PROVIDE STAINLESS STEEL CAVITY TIES : 900 MAX HORIZ CRS : 450 VERTICAL MAX CRS
FORM OPENING FROM EX BUNGALOW WITH 2NO KEYSTONE BOX/100 LINTELS OVER
PROVIDE VERTICAL JOINT BETWEEN NEW CAVITY BRICK & EXISTING HALF BRICK CHALK LIE WALLS USING FIREFIX CONNECTORS & MASTIC VERTICAL SEALANT.
CHECK EXISTING STRIP FOUNDATION IS GARAGE PARTICULARLY WHERE GARAGE DOOR REMOVED PROVIDE 3M DPC SOLID BRICKWORK : CUT BACK & BOND INTO EXISTING. BUILD IN NEW WINDOW UNDER THE EXISTING DOOR LINTEL

CUT BACK & BOND THE NEW CAVITY BRICKWORK INTO THE BUNGALOWS BRICKWORK
STUD WALL TO EN-SUITE : 75x38 TIMBER STUDS AT 600 MAX CRS WITH 75mm ROCKWOOL ACOUSTIC SLAB BETWEEN STUDS WITH 125mm TEAL BACKED PLASTER BOARD & SKIM BOTH SIDES.
PROVIDE INSULATION TO EXISTING 4½" BRICKWORK & NEW 215 BRICKWORK AT FRONT :- 60 MM CELOTEX TUFF-R GA3060 BOARD FIXED TO ACT AS VAPOUR CONTROL LAYER : CAVITY RISING 215 MM TH WALL x 50MM WIDE VERTICAL TIMBER BATTENS AT 600 CRS WITH 12.5 PLASTERBOARD & SKIM FINISH
PROVIDE DOMESTIC & TOWEL RAIL SERVED FROM EXISTING C.H SYSTEM : FIT THERMOSTATIC VALVES PROVIDE EXTRACT VENT TO EN-SUITE MIN CAPACITY

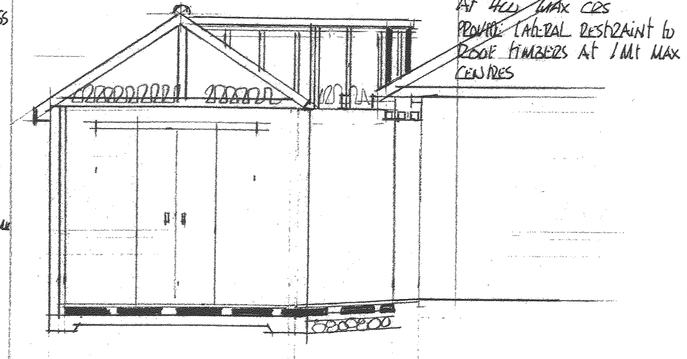
15 LPD BAY SIZE
PROVIDE 3 NO TWIN 13 AMP SOCKETS TO BEDROOM & 1 NO TWO WAY SWITCH LIGHT
PROVIDE LOW ENERGY LIGHT TO EN-SUITE
PROVIDE SLIDING DOOR TO BEDROOM ENTRANCE & 44MM TIMBER LEDGE 100 MM HIGH TRIPLE SLOPE
PROVIDE 2NO SLIDING DOORS INTO EN-SUITE : OPENING TO BE 900 MM CLEAR.
PROVIDE SHOWER ROOM WITH TILED WALLS : 38mm WASTE WITH P.S. TRAP : 10.5KW MIXER POWER SHOWER UNIT BASIN WITH HOT & COLD SUPPLIES 32mm WASTE WITH 75 SEAL TRAP
PROVIDE LOW LEVEL W.C SUITE COMPLETE WITH CISTERN, OVERFLOW : ALL SANITARY FITTING CONNECTED TO SANITRO 'SANISTAN' UNIT WITH VERTICAL & HORIZONTAL PIPEWORK TAKEN TO EXISTING VENT POE

PLAN LAYOUT



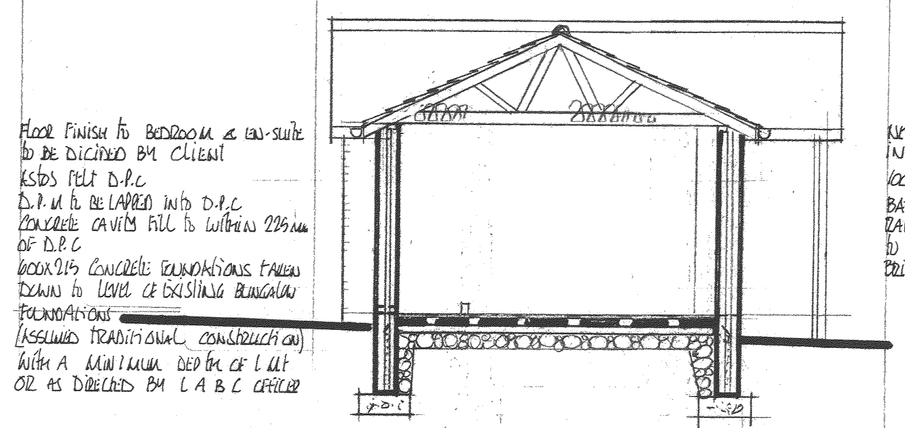
FRONT ELEVATION

CEMENT BEDDED RIDGE TILES TO MATCH EXISTING
CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING
PROVIDE 1/2-3 VENT CAPS TO SOFFITS / BRICKWORK JUNCTIONS INCORPORATING THE EXISTING LEH SITE
U.P.V.C. DOUBLE GLAZED WINDOW WITH TOP TRICKLE VENT : 800 SO MM CASEMENT OPENING TO BE MIN 0.33 M2 WITH A CLEAR OPENING WIDTH OF 450 X 736 HIGH & THE BOTTOM OF THE OPENING CASEMENT MUST BE A MAX OF 1100 & MIN OF 800 FROM FLOOR LEVEL
ASBIS FELT D.P.C
FACING BRICKS TO MATCH EXISTING TO ALL ELEVATIONS NEW BRICKWORK TO BE CUT TOOTHED & BONDED INTO EXISTING



CROSS SECTION A. A.

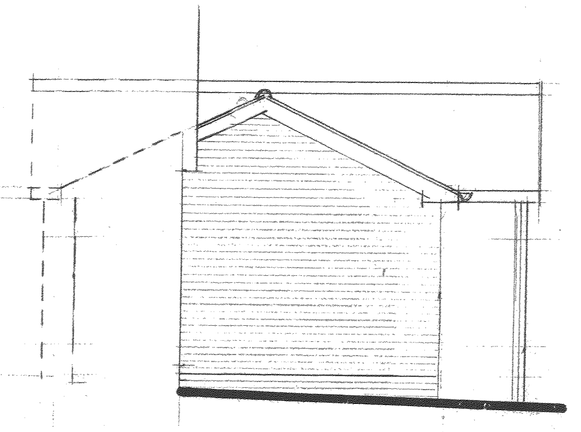
PROVIDE 200 THICKNESS GLASS QUILT TO WHOLE OF ROOF I.E BOTH LAID BETWEEN CEILING JOISTS WITH 1ST 100 THICKNESS IN OPPOSITE DIRECTION
ROOF INSULATION IS TO OVERLAP WALL INSULATION
PROVIDE 2 DEM GUTTER BOSS WITH 114 S. GALV BOLTS IN SOFFITS TO TAKE EXISTING RAFTERS CUT EXISTING GARAGE
PROVIDE ACCESS HOOP TO ROOF : IN SLATE AS RECQUIRED PROVIDE 12.5 PLASTERBOARD TO SKIM TO CEILING
FLOOR CONSTRUCTION : 18mm T & G FLOOR BOARDS ON 100 X 38 TIMBER BATTENS WITH 100mm STYROFOAM 'FLOORMATE' INSULATION BETWEEN JOISTS ON 100 BATTENS POLYTHENE D.P.M D.P.M TURNED UP & POSITIONED BEHIND NEW SKIRTING BOARD.



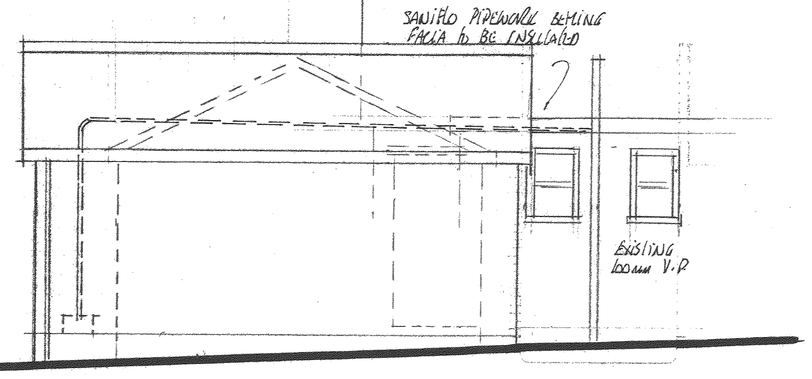
SECTIONAL ELEVATION B.B.

FLOOR FINISH TO BEDROOM & EN-SUITE TO BE DECIDED BY CLIENT
ASBIS FELT D.P.C
D.P.M TO BE LAPPED INTO D.P.C
CONCRETE CAVITY FILL TO WITHIN 225mm OF D.P.C
100 X 215 CONCRETE FOUNDATIONS TAKEN DOWN TO LEVEL OF EXISTING BUNGALOW FOUNDATIONS
ASSUMED TRADITIONAL CONSTRUCTION WITH A MINIMUM DEPTH OF 1.0M OR AS DIRECTED BY L.A.B.C OFFICER

NEW GUTTER CONNECTED INTO EXISTING GUTTER
HOOKS BENDED IN MATERIALS
BAT GALV STRAPS TO RAFTER ENDS SECURED TO BOTH WALL PLATE & BRICKWORK

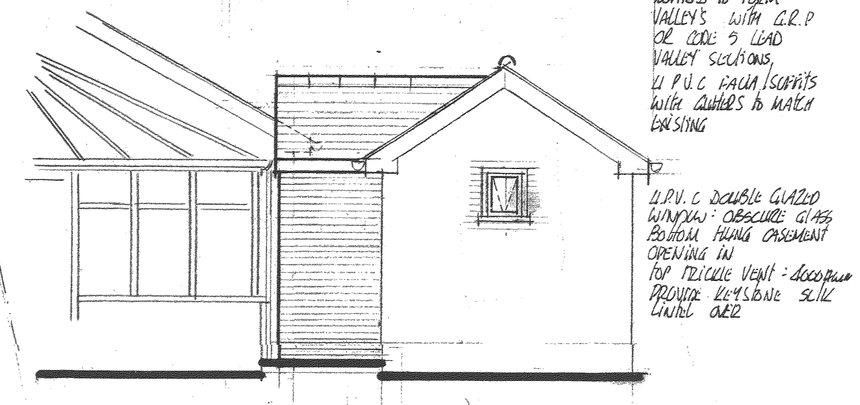


ELEVATION FACING CONSERVATORY.



SIDE ELEVATION

SANITRO PIPEWORK BEHIND FASCIA TO BE INSULATED
EXISTING 100mm V.P



REAR ELEVATION

PROVIDE FINISHED LAYER BOARDS TO FORM VALLEYS WITH C.R.P OR CODE 5 LEAD VALLEY SOLEBOARD
U.P.V.C FASCIA/SOFFITS WITH GUTTERS TO MATCH EXISTING
U.P.V.C DOUBLE GLAZED WINDOW : OBSCURE GLASS BOTTOM HUNG CASEMENT OPENING IN TOP TRICKLE VENT : 800mm PROVIDE KEYSTONE SOLE LINTEL OVER

DEVELOPMENT SERVICES
24 SEP 2008
RECEIVED

PROPOSED CONVERSION & EXTENSION OF EXISTING GARAGE TO FORM BEDROOM & EN SUITE

76 SYCAMORE DRIVE GROBY LEICESTER LE6 0EW FOR MR. & MRS. B. COOPER.

SCALE :	DATE :	DRAWN BY:
1:50 at A1 SIZE	SEPT 2008	P.B.

DRAWING NUMBER: 851/01

Peter Barnwell Limited
Building Surveyor
Peter Barnwell ACIOB.
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Desford, Leicester, LE9 9HR.
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