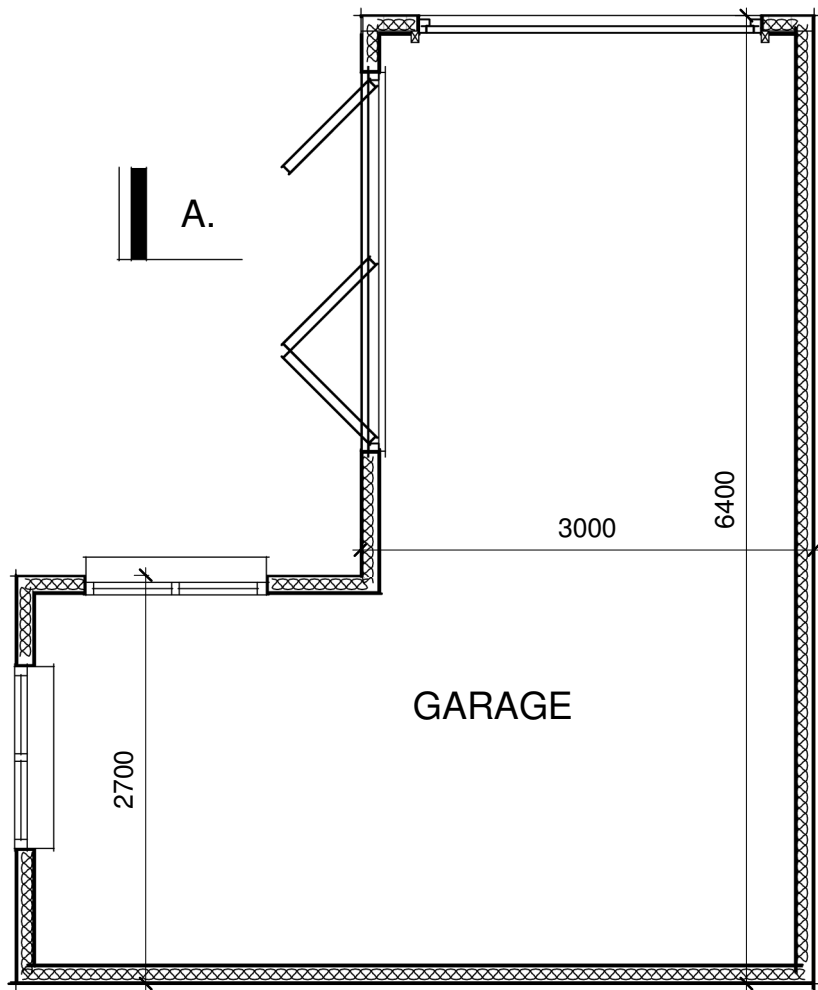
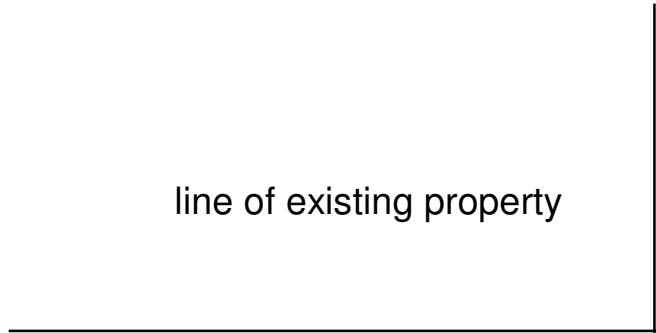
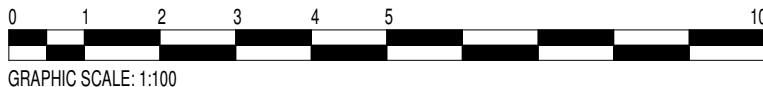




Proposed Ground Floor
1 : 50



Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be fitted with minimum 8000sq.mm. trickle vents per room. Maximum area of double glazed window not to exceed 20% of floor areas

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/msq.k. Toughened glass in glazed doors and windows in critical locations. i.e.: alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Main roof slates on battens on felt on **50mm** x **150mm** rafters at **400mm** ctrs. Strap down with 1.0mx32mm galv ms straps at max 1.2m ctrs around perimeter.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to existing drainage system.

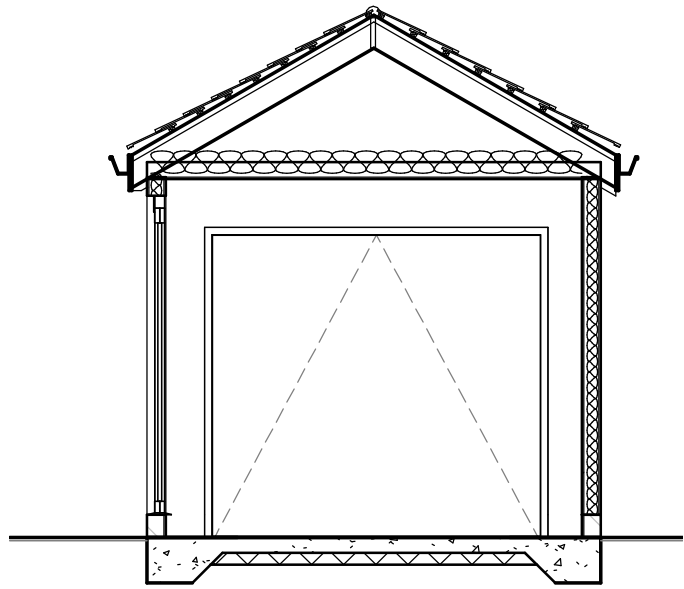
All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE.17thEd) the works are to be undertaken by an installer registered under a suitable self certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting. Fit high efficacy light fittings minimum three per four new fittings. Any recessed ceiling lights to be 30minute fire resisting.

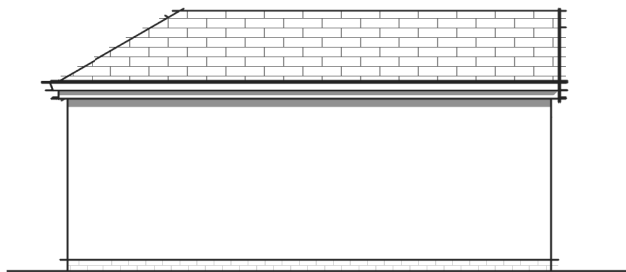
Ceilings: 12.5mm foil back plasterboard on **50mm** x **170mm** joists at **400mm** centres with 100mm glass fibre quilt between joists and Celotex GA4090 batts over the joists. Bolt and dog tooth washers at joints. Fit baffle boards at eaves to maintain clear air flow.

Floor & foundations: 50mm screed on 100mm concrete slab with A142 mesh reinforcement bent into 450mm wide by 450mm deep edge beam all round. Minimum 100mm well consolidated hardcore base with 50mm sand blinding.

External Walls: 'K' render or similar on mesh on 12mm marine ply on 100 x 50mm studs at 400mm ctrs with horizontal noggins at 600mm ctrs and galv. metal cross strapping on both sides. celotex GA4070 batts between and flush with outer face (30mm cavity) celotex TB4012 insulation across stud inner face with 12.5mm foilback plaster board finish with taped and filled joints.



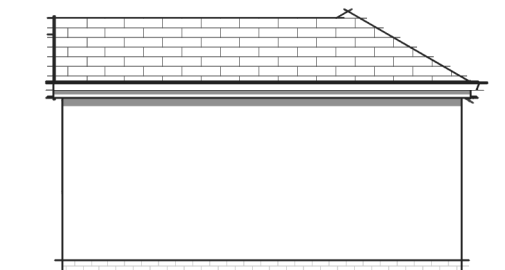
Section A.A
1 : 50



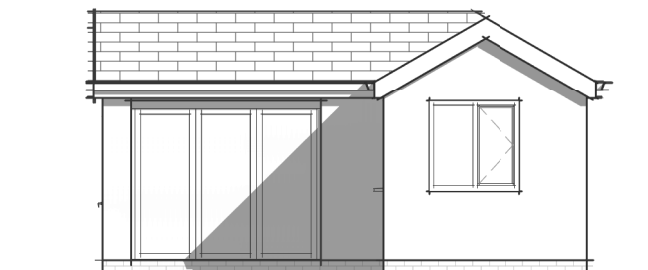
Proposed East
1 : 100



Proposed North
1 : 100



Proposed South
1 : 100



Proposed West
1 : 100

This drawing and the information provided is the property of Thorns-Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

Principle Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principle Contractors' duty to ensure all works on site are approved by an appointed Building Control body.

Principle Contractor is to ensure dimensions are taken on site before procurement of any materials/work proceeding. Structural members are not to be ordered scaling from this drawing.

Principle Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principle Contractors' responsibility to ensure Planning/Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns-Young Architectural accept no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department

- C FEB 21 CLIENT AMENDS
- B FEB 21 CLIENT AMENDS
- A JAN 21 CLIENT AMENDS

Rev.	Date	Description
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THORNS YOUNG
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Client

MR J BARNETT

Job Title

11 DEVERELL PLACE
WIDLEY

Drawing Title

GARAGE

Scale As indicated Sheet A2

Date JAN 21 Drawn by RN

Drg. No. 4216 · 20 · 2	Rev. C
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