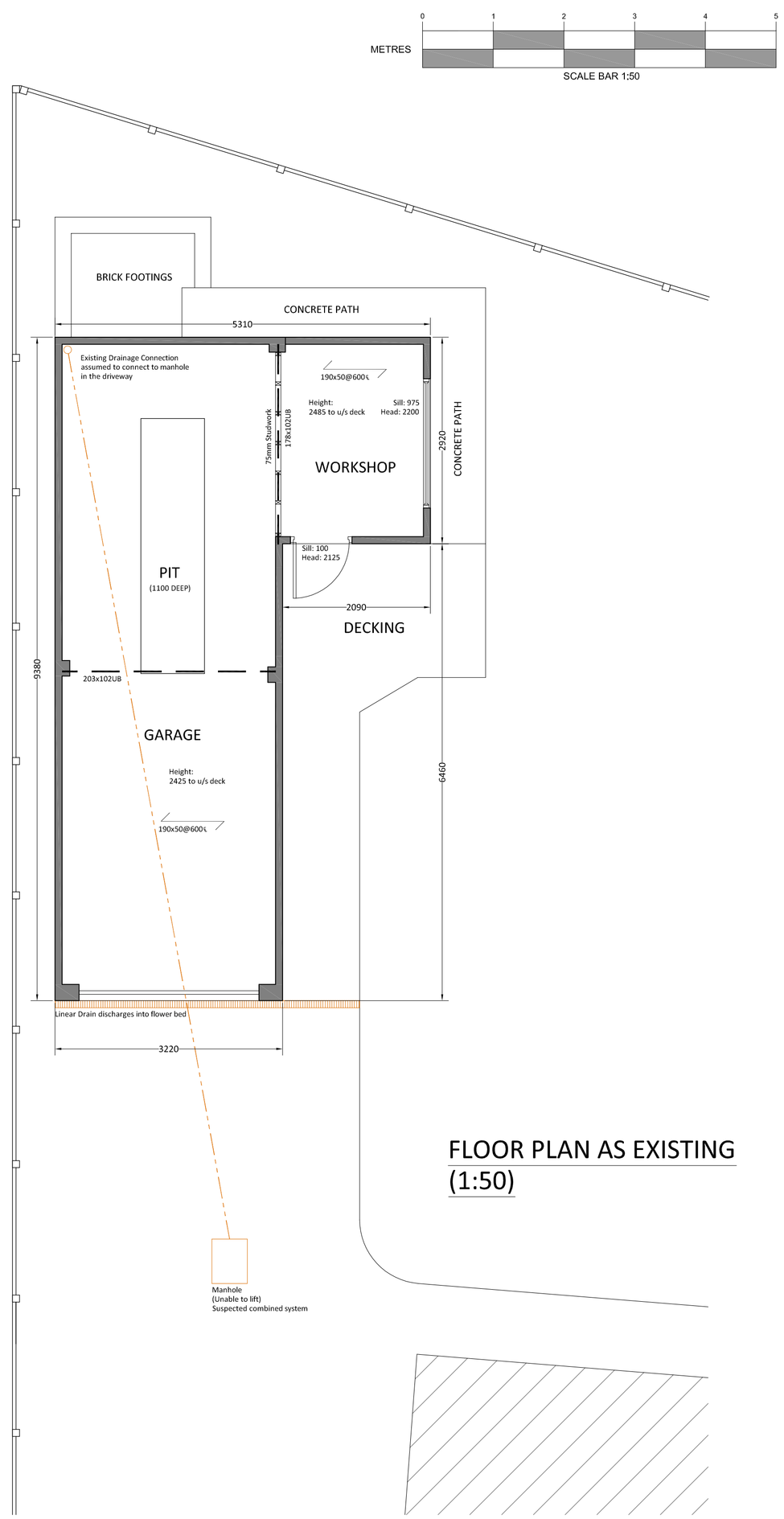
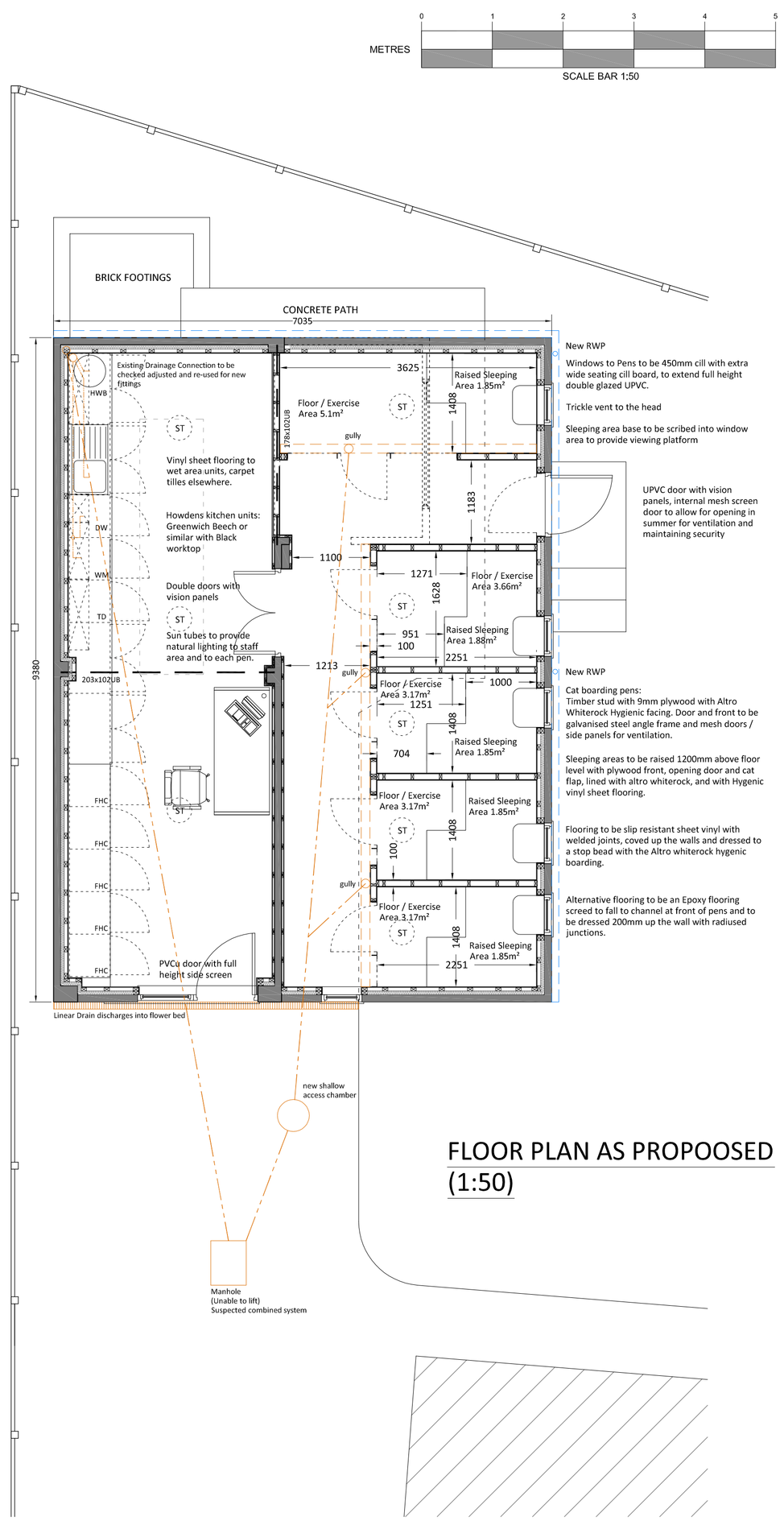


FLOOR PLAN AS EXISTING
(1:50)



FLOOR PLAN AS PROPOOSED
(1:50)

Materials Notes:

Roof:

Flat roof to be as existing three layer built up felt roof or if replaced in entirety to be a single ply elastomeric roof covering - colour to be grey / black.

Eaves boards to be stained timber ship lap boarding colour to be dark brown or if painted to be white.

Windows and Doors:

The existing opening to the garage is to be raised by 150mm (2 courses) and a DPC applied.

Windows and doors to be double glazed PVCu with trickle vents in the heads, windows to cattery pens to be fixed units, window to corridor to be openable with restrictor. doors to be fitted with viewing panel to the upper section and solid panel to the lower section. Colour to be white PVCu.

An internal mesh screen door is to be fitted to the

External walls:

New walls to be a stock brick to match the existing red multi brick. joints to be raked to match the existing profile.

Existing walls to be retained and new walls are to be painted with two coats of Synthaprufe or similar liquid waterproofing agent, compatibility with proposed insulation to be checked prior to addition of insulation, external walls are then to be dry lined and insulated.

Internal walls:

Existing walls retained to form the internal walls are to be made good / infilled as necessary and dry lined with 9mm plywood / OSB and Altro Whiterock hygienic board or similar approved.

Floor:

The existing inspection pit is to be infilled with rubble from the demolition of the existing small extension, the hardcore is to be compacted and a polythene dpm applied before casting in a 100mm thick concrete slab the top of which is to be level with the finish of the existing garage floor.

The whole garage floor is then to be overlaid with a polythene dpm, insulation board applied, vapour barrier overlaid.

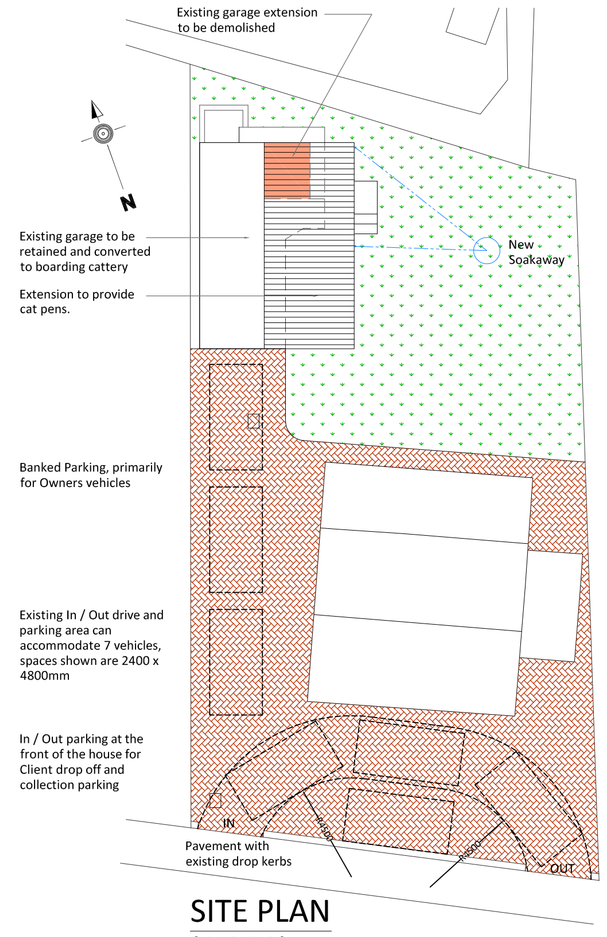
The Office / Food Prep area is to have 19mm OSB decking applied to make a floating floor, floor finish to be vinyl sheet / carpet tiles. Skirting boards to be applied to the perimeter of the room.

Floor to the Pen area is to be sand / cement screeded with a minimum thickness 60mm wire reinforced screed, drainage falls / channels to be formed, flooring to be slip resistant hygienic vinyl sheet or epoxy resin finish, all to be coved up the walls to a height of 200mm. A hygienic seal / junction is to be formed with the wall finish.

Drainage:

Foul drainage to be taken to the existing manhole in the driveway.

Surface water drainage is to be taken to a soakaway in the garden / or to the existing drainage system.



SITE PLAN
(1:200)

NOTES:

All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

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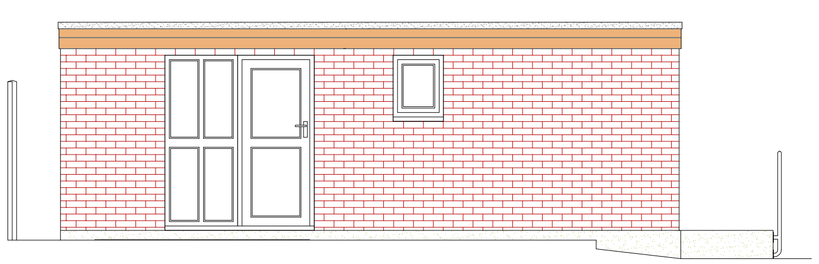
It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

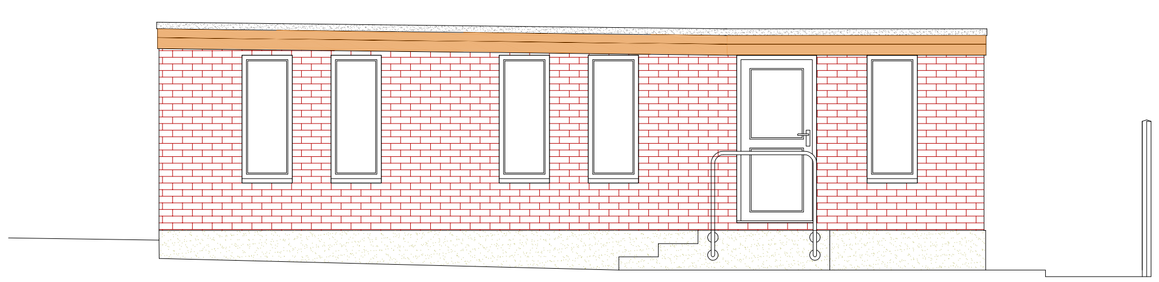
For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

DEVELOPMENT AREAS

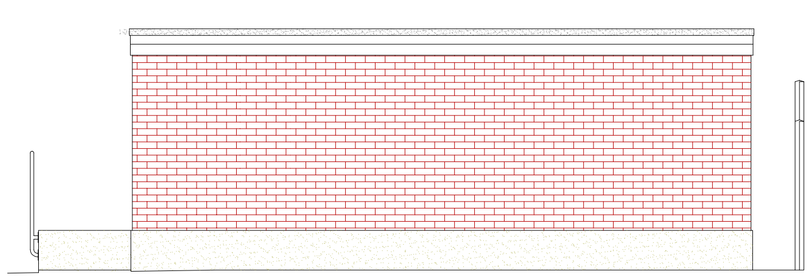
TOTAL EXISTING GARAGE BUILDINGS	36.3m²
AREA TO BE TAKEN DOWN	6.1m²
TOTAL AREA OF PROPOSED	65.98m²
DIFFERENCE BETWEEN EXISTING AND PROPOSED DEVELOPMENT (NEW DEVELOPMENT)	29.68m²
TOTAL NEW BUILD (INCLUDING AREA TO REPLACE DEMOLISHED)	35.78m²



SOUTH ELEVATION
(1:50)



EAST ELEVATION
(1:50)



NORTH ELEVATION
(1:50)

AMENDMENTS		DATE
B	Indicative vehicle parking layout added.	05/11/2012
A	Pen layout and windows revised, drainage runs and notes added.	26/10/2012

CLIENT
CHARLOTTE WOOD
9 MILL ROAD
WATERLOOVILLE
HAMPSHIRE
PO7 7AP

PROJECT
ALTERATIONS TO GARAGE AND WORKSHOP
9 MILL ROAD
WATERLOOVILLE
HAMPSHIRE
PO7 7AP

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS

DATE
11.08.2012

SCALE
1:50 @ A1

DRAWING No.
12/166/KC/02

REVISION
B

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