



Garage Walls
Existing garage walls upgraded, with 3 coats of RIW tanking insulated internally with 100mm celotex insulation, overdrawn with 20mm celotex and 12.5mm plaster board and set finish

Ground Floor to extension
Topsoil and vegetable matter to be cleared from site and floor to be in filled with minimum 150mm/maximum 600mm compacted compacted hardcore. Any airbricks covered to be ducted through the oversite to external air via 100mm dia ducts. A 300mm (1200g) continuous polythene DPM is to be lapped & sealed at all joints, laid over sand blinded hardcore & linked to DPCs in walls. Provide an insulated up stand to the perimeter of the floor. On a minimum 100mm thick concrete floor slab with a trowel smooth surface. Install a500gauge polythene vapour control layer between the concrete slab and 100mm Celotex XR4000 insulation. All finished with a minimum 75mm screed, to achieve a U value of 0.18 w/m2k

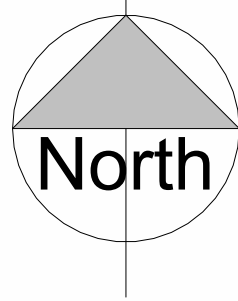
Radon Protection
RADON protection beneath the floor slab is also required. To the solid and timber suspended floor, provide a Visqueen Radon membrane linked to a cavity tray across the blinded hardcore, beneath the oversite slab. All joints are to be well lapped and sealed with a waterproof tape to make the situation gas tight, including all service penetrations

Pitched roof
Tiles to match existing on 25 x 38mm treated battens installed to BS5534:2018 on type 1F breathable sarking felt to BS747, on C16 grade rafters at max 400mm centres as specified. To be insulated with 75mm Celotex, securely supported and battened to achieve a minimum airspace 60mm over the insulation and under draw with a further 75mm of Celotex with 1000-gauge polythene vapour barrier between insulation and plasterboard. To achieve a U value of 0.15 w/m2k. Ridge tiles to be mechanically fixed in accordance with BS8612:2018.

Remove all shown dotted and install beam over: Beams other than those supporting the roof, are required to be encased to afford 12 hour fire resistance, i.e. 12.5mm Fireline board upon a timber cradle

Smoke Detection

Mains operated self-contained smoke alarm to BS5446: Part 1 to be min D2 category LD3 standard, and installed in accordance with BS5839-6:2019, to be installed in every room as shown All smoke alarms within each dwelling to be mains operated and permanently wired to a separate fused circuit at the distribution boards in accordance with I.E. Regulations. They may operate at a low voltage via a mains transformer. Smoke alarms must be installed within 3m of the living room and kitchen door, within 3m of all bedroom doors and within 1.5m of each other in corridors or landings. If ceiling mounted, smoke alarms should not be installed within 400mm of a light fitting. If wall mounted, smoke alarm should not be over radiator and should be fixed elsewhere within 50 and 300mm of the ceiling. Provide heat detector to the kitchen.



Site Plan 1:1250

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 50 m
1.

1 0 1 2 3 4 5
SCALE 100 m
1.

5 0 5 10 15 20 25
SCALE 500 m
1.

10 0 10 20 30 40 50
SCALE 1250 m
1.

10 0 10 20 30 40 50
SCALE 1250 m
1.

Materials

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the Designer immediately.
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

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