

WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 & TO THE FULL SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER.

EXISTING WC DOOR REMOVED & COORING BLOCKED UP VIA 100x50 SH FRAMEWORK. 100 QUILT INSULATION TO VOIDS (MIN 100MM) 12.5 P(BOARD) & SKIN TO UTILITY, 12.5 M/R (GREEN) BOARD & SKIN TO BATHROOM.

WC REPOSITIONED & INSET SHOWER TRAY FORMER INSTALLED. WHOLE SHOWN AND CONN. TO EXTS. SUMP. SHOWER ENCLOSURE TILED.

EXISTING WALL BETWEEN GARAGE & WC REMOVED. INSET 2.5 P(BOARD) IF REQUIRED AS PER S.E.'S DESIGN CALC. & SPECIFICATION. PROVIDE SH CABLE TO LSG WITH 2 LAYER P(BOARD) & SKIN FINISH.

WALL MOUNTED WHD WITH NO PERMANENT WINDERSHOUT LEVEL TAPS & TUBES STRASH BACK WHD CONN. TO EXTS. SUMP. VIA 32MM & WASTE.

NEW PARTITION BUILT VIA 100x50 SH FRAMEWORK WITH 100MM QUILT INSULATION (MIN 100MM) TO VOIDS. 12.5 P(BOARD) (M/R. TO BATHROOM) & SKIN FINISH BOTH SIDES. 900MM W. ACCESS DOOR WITH SUITABLE IRONMONGERY. FINISH JOINERY TO MATCH EXISTING.

ALL DECISIONS MUST COMPLY WITH PART P. PROVIDE PART P CERTIFICATION TO CONFIRM CIRCUITS HAVE BEEN DESIGNED, INSTALLED & TESTED BY A PERSON COMPETENT TO DO SO.

PROVIDE COMMISSIONING CERTIFICATES FOR ANY RELEVANT APPLIANCES.

EXISTING HOT WATER & CENTRAL HEATING SYSTEM TO BE ALTERED & ADAPTED TO SUIT NEW LAYOUT. PROVIDE SUITABLE SIZED RADIATORS TO BEDROOM & TONGE WARMER TO BATHROOM. PROVIDE TRYS TO THE TONGE RADIATOR.

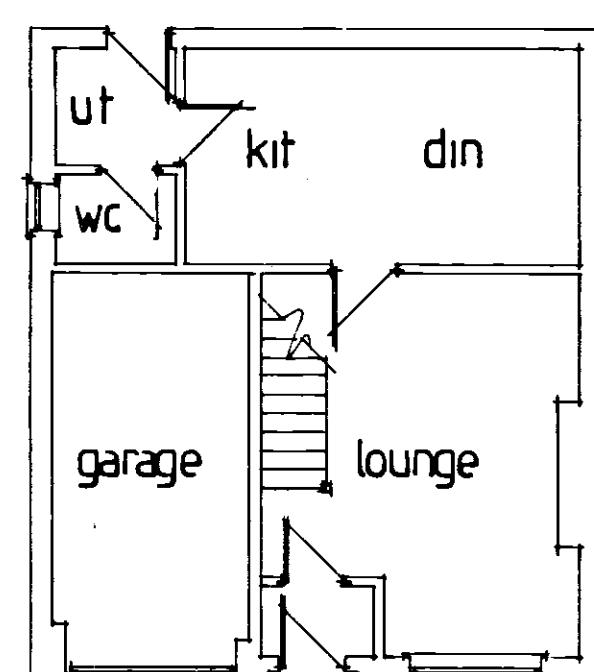
SHOWER TO BE FITTED WITH LIMITER TO RESTRICT MAX TEMP TO 42C.

PROVIDE MECHANICAL EXTRACTION TO BATHROOM OF 30 L/S CONN. TO LIGHTSWITCH WITH 15 MM OVERLAP.

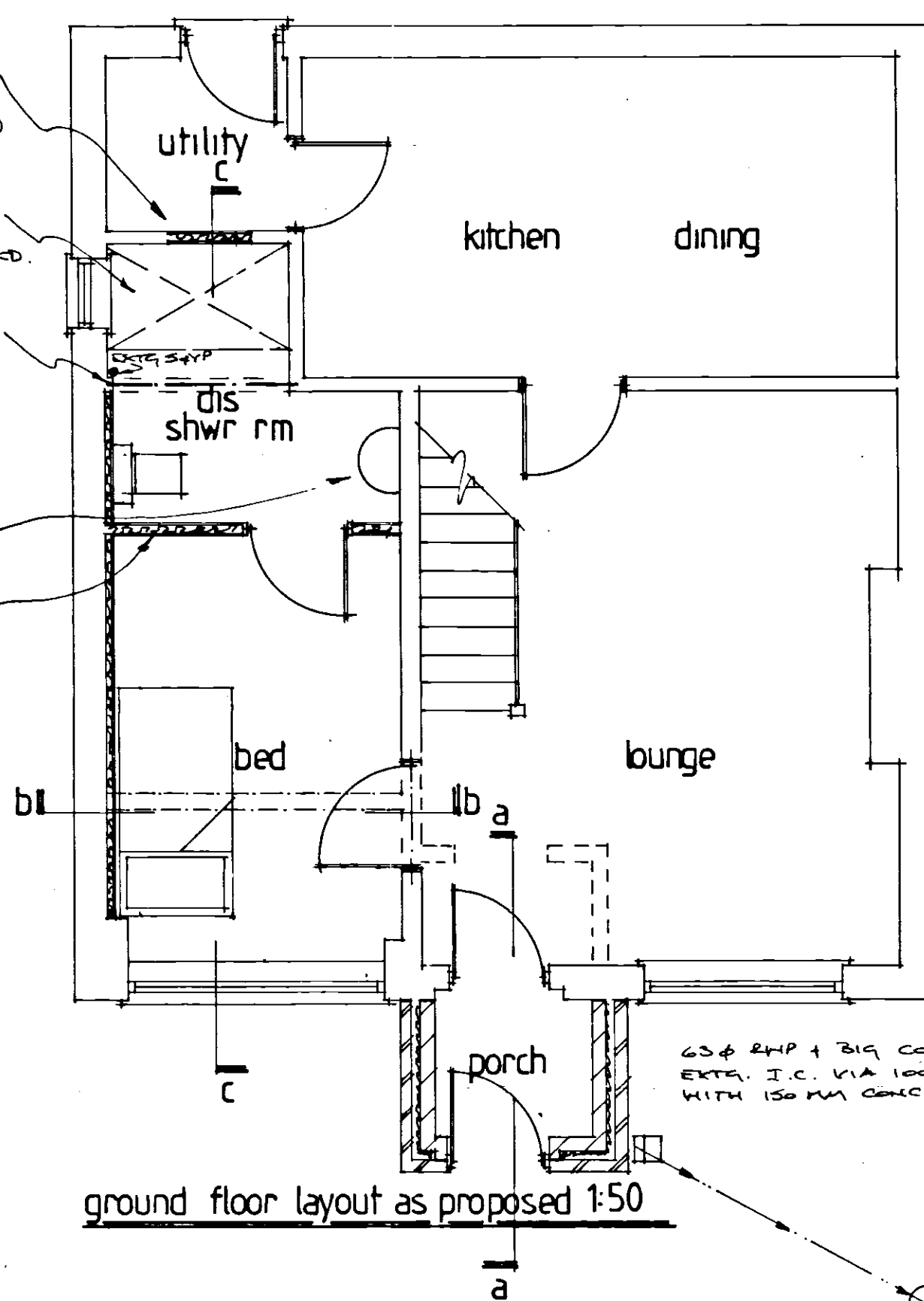
PROVIDE MECHANICAL VENTILATION OF 5000 MM³ TO HABITABLE ROOMS & 2500 MM³ TO NON-HABITABLE.

PROVIDE SARGE COVER OF MIN 120MM OF FLOOR AREA.

SHOWER TO BE 'MIRA ADVANCE FLEX' WITH CAREER SET.



ground floor layout as extg 1:100



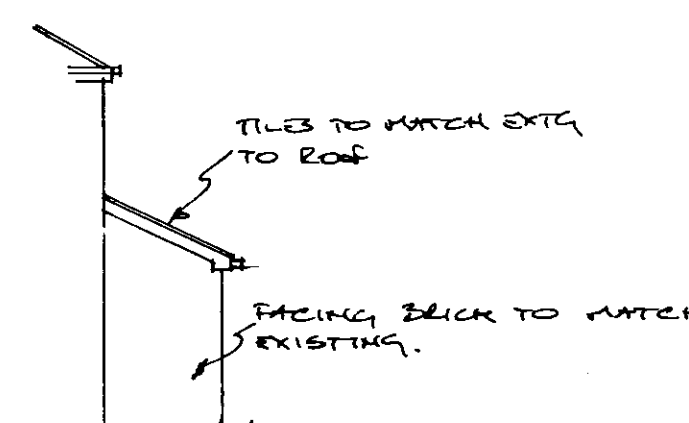
ground floor layout as proposed 1:50



front elevation as existing 1:100



front elevation as proposed 1:100



side elevation as proposed 1:100

PROVIDE CAVITY NEAR A CORNER LEADS FLASHING, UPSTAND AT JUNCTION OF NEW ROOF & EXISTING WALL.

ROOF CONSTRUCTION TO BE CONC. INTERLOCKING TILES TO MATCH EXISTING ON 25x38 SH TREATED BATTENS ON CONCRETE BATTENS OVER 300MMx300MM RFT ON 100x50 SH RAFTERS AT 400 CTS.

100x50 SH CEILING JOISTS @ 400 CTS WITH 300 TH QUILT INSULATION OVER. 12.5 P(BOARD) & SKIN FINISH TO UNDERSIDE.

MIN 150 & H/R GUTTER ON WHITE PVC FASCIA & SOFFIT.

RALLY ON TYPE LIMITER TO EXISTING OPENING OR SIMILAR APPROVED.

EXTERNAL DOOR TO MATCH EXISTING WITH SUITABLE IRONMONGERY & WHEELCHAIR ACCESS COMPLIANT LEVEL THRESHOLD.

section a-a 1:50

100x50 SH RAFTERS BUILT TO EXTS WALL @ 600 CTS.

EXISTING INNER VESTIBULE WALLING REMOVED & 2 FACES MADE GOOD.

FLOOR CONSTRUCTION TO BE FINISH TO SUIT SUIT ON 100 MM THICK SMOOTH CONC. ON 120 MM KINGSPAN THICKNESS OR SIMILAR ON 2000 QUARE VISCOUS D.P.M. ON 150 TH COMPACTED HARD CORE WITH SAND BLINDING.

DENSE CONC. TRENCH BLOCK BELOW GROUND LEVEL.

FOUNDATION TO BE 600x200 MASS CONC. STEP TYPE FOOTING MIN 900 MM BELOW GROUND LEVEL TO BOTTOM EDGE.

EXISTING GARAGE CEILING LEVEL TO BE RAISED TO MATCH THAT OF THE MAIN HOUSE, IF POSSIBLE. DETAILS TO BE COMPLETED ON SITE.

CONCRETE UNIT RETAINED TO EXISTING POSITION.

TO EXISTING EXTERNAL WALL PROVIDE 50x55 BATTENS WITH 55 MM FOILED PHOENIX BOARD INSULATION BETWEEN 12.5 P(BOARD) & SKIN FINISH.

FLOOR RAISED TO MATCH THAT OF MAIN HOUSE VIA 22 TH V3/3 F.C.C.3 ON 170x50 SH JOISTS @ 400 CTS ON 2000 QUARE VISCOUS DPM TO EXISTING CONC. FLOOR. PROVIDE 120 MM KINGSPAN THICKNESS OR SIMILAR TO VOIDS.

BATHROOM FLOOR TO HAVE ALPS 'AQUARIUS' FINISH WITH COVERED PERIMETER.

section b-b 1:50

NEW DOOR TYPE CRAMING BETWEEN LOUNGE & BED ROOM. 150x100.2.C. LINTEL OVER. DOOR SET TO BE 900 MM WIDE WITH SUITABLE FRAME, DOOR & IRONMONGERY. ARCHITRAVE TO MATCH EXISTING.

HUNT & TRACH BY SPECIALIST IN A POSITION TO BE AGREED.

PROVIDE NEW WINDOW TO MATCH EXISTING. UPVC FRAMED UNIT 4'10"4" WITH INTERNAL PANE OF LOW 'E' GLASS. EMISSION RATE 'C' OR BETTER. PROVIDE ESCAPE ROUTE TO 0.5M² MIN 450MM IN OTHER DIRECTION AS ROOM WITHIN ROOM.

ENSURE TOUCHED SHEET GLASS TO WINDOWS BELOW ROOM & TO DOOR & ADJACENT PANES BELOW 1500 MM.

EXISTING CRAMING REDUCED VIA SAND & CEMENT RENDER TO MATCH EXISTING ON 100 MM BLOCKWORK. 50 MM CAVITY. 55 MM FOILED PHOENIX INSULATION BOARD. 100 MM BLOCKWORK INTERNAL SKIN WITH 12.5 P(BOARD) & SKIN FINISH. NEW WALLS TO BE FULLY BOND TO EXISTING & CAVITIES TO BE CONTINUOUS.

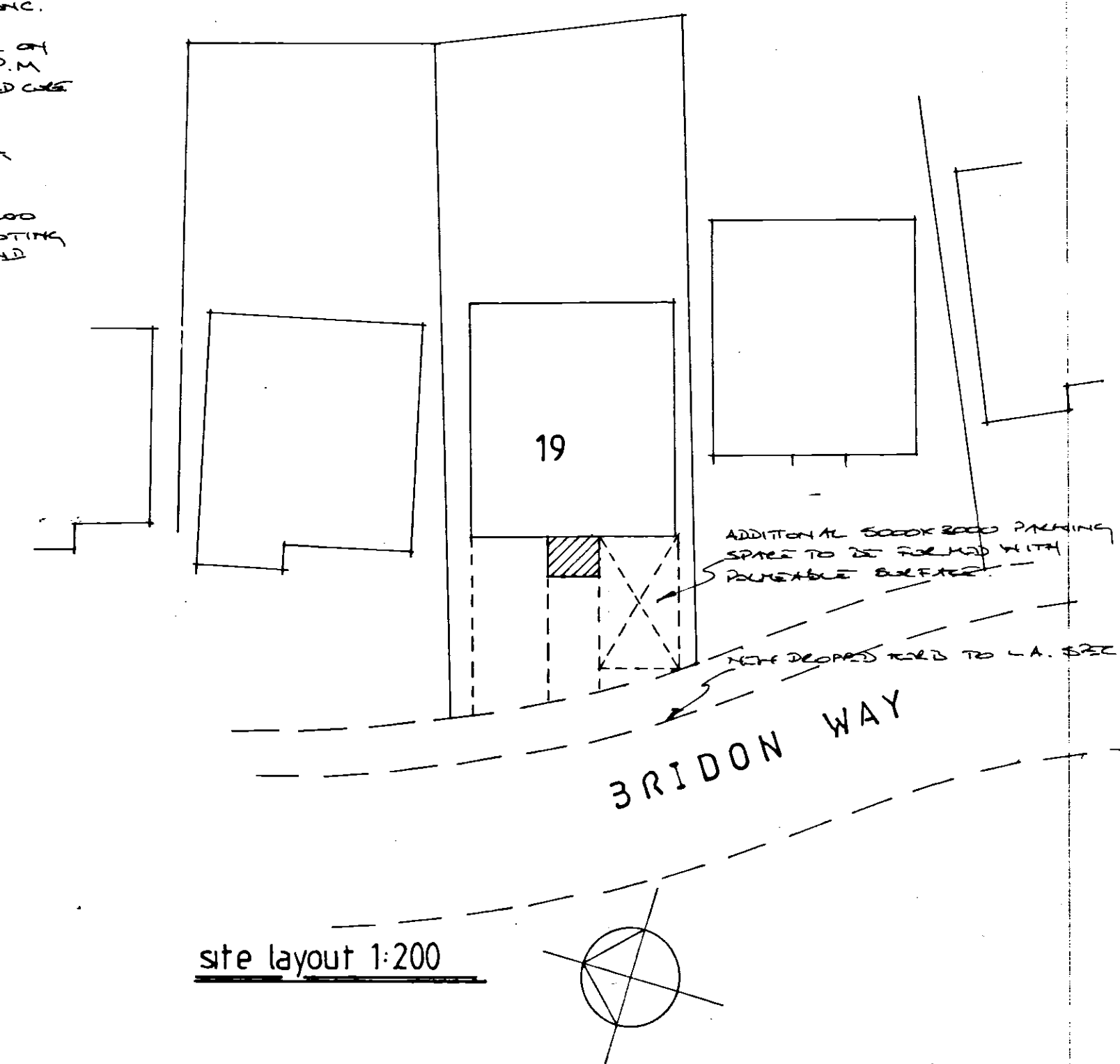
PROVIDE D.P.C. MIN 150 MM ABOVE GROUND LAPPED WITH D.P.M. INTERNALLY.

section c-c 1:50

Scale 1:50
Scale 1:100
Scale 1:200
Scale 1:1250

[When to scale of original plan, bar = 8cm]

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site layout 1:200

The design WORKS

94, Carr House Gate,
Wyke, BD12 8ER
Tel: 07770 848601

Client: MR & MRS QUAYLE
19 BRIDON WAY
CLECKHEATON
BRG SDF

Drg Title: RATTING & D/BSS

Site: AS ABOVE

Job Title: GARAGE CONVERSION & ASSOCIATED WORKS FOR USE BY A DISABLED PERSON

Scale: 1:50 | 1:100 | 1:200

Date: AUG 2016

Drm: PUL

Dwg No: 53/16/01

Rev	Description	By	Date