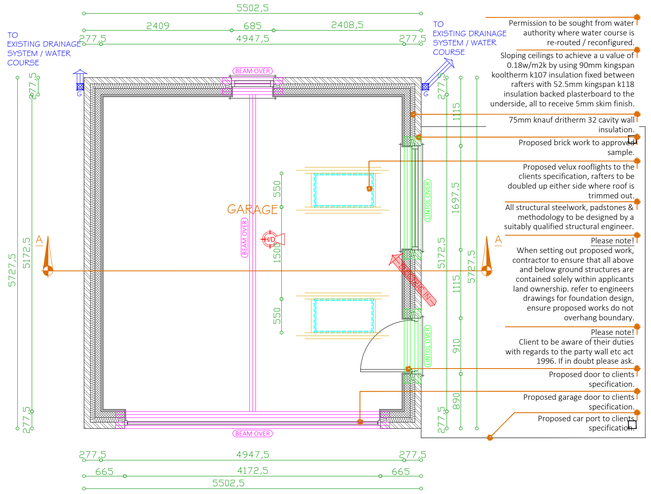


Permission to be sought from water authority where water course is re-routed / reconfigured.

Sloping ceilings to achieve a u value of 0.18w/m2k by using 90mm kingspan kooltherm k107 insulation fixed between rafters with 52.5mm kingspan k118 insulation backed plasterboard to the underside, all to receive 5mm skim finish.

75mm knauf dritherm 32 cavity wall insulation.

Proposed brick work to approved sample.

Proposed velux rooflights to the clients specification, rafters to be doubled up either side where roof is trimmed out.

All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer.

Please note!
When setting out proposed work, contractor to ensure that all above and below ground structures are contained solely within applicants land ownership. refer to engineers drawings for foundation design, ensure proposed works do not overhang boundary.

Please note!
Client to be aware of their duties with regards to the party wall etc act 1996. if in doubt please ask.

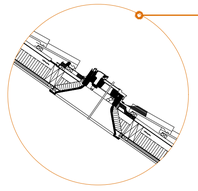
Proposed door to clients specification.

Proposed garage door to clients specification.

Proposed car port to clients specification.

Ground Floor Layout

Scale = 1:50



Timber velux roof window to be double glazed unit fitted with trickle ventilator equal to 8000mm/sq. u'value not exceeding 1.8w/m2k. Rafters to be doubled up either side of velux roof light.

Ridge height not to exceed that agreed under planning.

Alternatively provide roof trusses- prefabricated roof trusses by specialist. designed, erected & braced in accordance with bs5268 part 3 1998. layouts, details and calcs to be submitted for approval by local authority 21 days prior to installation.

Please note!
When setting out proposed work, contractor to ensure that all above and below ground structures are contained solely within applicants land ownership. adopt eccentric foundation detail where necessary to ensure proposed works do not overhang boundary.

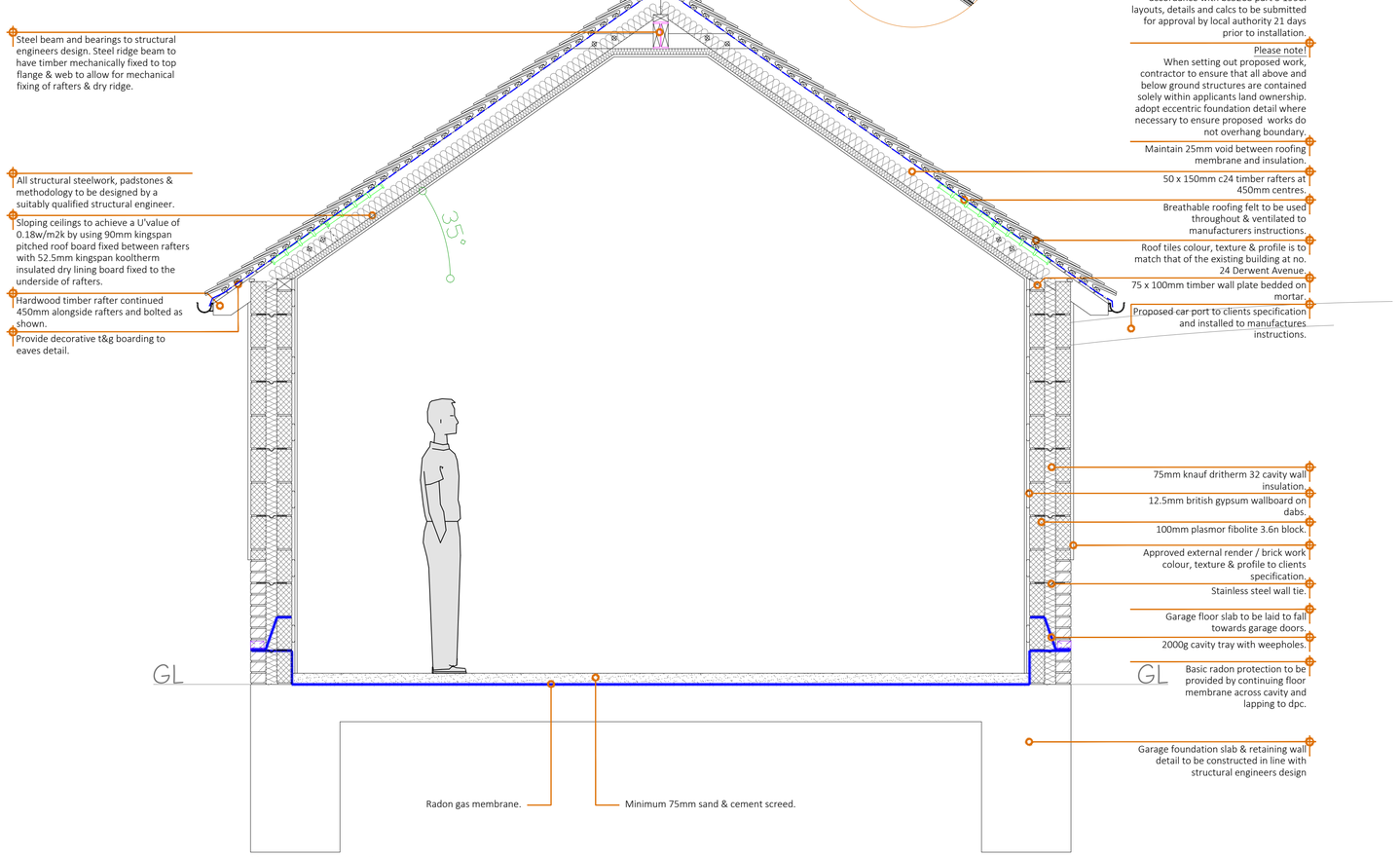
Steel beam and bearings to structural engineers design. Steel ridge beam to have timber mechanically fixed to top flange & web to allow for mechanical fixing of rafters & dry ridge.

All structural steelwork, padstones & methodology to be designed by a suitably qualified structural engineer.

Sloping ceilings to achieve a U'value of 0.18w/m2k by using 90mm kingspan pitched roof board fixed between rafters with 52.5mm kingspan kooltherm insulated dry lining board fixed to the underside of rafters.

Hardwood timber rafter continued 450mm alongside rafters and bolted as shown.

Provide decorative t&g boarding to eaves detail.



Maintain 25mm void between roofing membrane and insulation.

50 x 150mm c24 timber rafters at 450mm centres.

Breathable roofing felt to be used throughout & ventilated to manufacturers instructions.

Roof tiles colour, texture & profile is to match that of the existing building at no. 24 Derwent Avenue.

75 x 100mm timber wall plate bedded on mortar.

Proposed car port to clients specification and installed to manufactures instructions.

75mm knauf dritherm 32 cavity wall insulation.

12.5mm british gypsum wallboard on dabs.

100mm plasmor fibolite 3.6n block.

Approved external render / brick work colour, texture & profile to clients specification.

Stainless steel wall tie.

Garage floor slab to be laid to fall towards garage doors.

2000g cavity tray with weepholes.

Basic radon protection to be provided by continuing floor membrane across cavity and lapping to dpc.

Garage foundation slab & retaining wall detail to be constructed in line with structural engineers design

Radon gas membrane.

Minimum 75mm sand & cement screed.

Section A-A

Scale = 1:20

0 5

Scale: - 1:50 Metres

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Please note

- Do not scale off drawings.
- Drawing to be printed in full colour.
- This drawing is to obtain building regulations approval only. should persons carrying out works wish to change specification / design then do so at their own risk.
- Boundaries positions, dimensions and levels are to be checked on site by the chosen contractor; any anomalies / discrepancies are to be reported to green 2k design ltd - When setting out proposed work, contractor to ensure that above and below ground works are contained solely within applicant land ownership.
- All materials specified are to be used strictly in accordance with manufacturers recommendations and codes of practice.
- Where planning permission is sought, all external materials are to be submitted to, and approved in writing by the local authority planning section prior to work commencing on site.
- Block and site plans are reproduced under license from the ordnance survey.
- Information given on this drawing regarding the position of any services are given for your assistance and guidance only. where the works approach the position of services it will be necessary to use locating apparatus or hand excavated trial holes to locate them.
- We will not consider land ownership or legal matters such as easements of light or air unless specifically requested to do so.
- Please note if any sewer below or within 3 meters of the proposal is found to be a public sewer permission must be sought by way of a building over agreement from severn trent water prior to building on site.

Rev	Date	Int	Details
'C'	31/03/22	BN	Client amendments
'B'	24/03/22	BN	Client amendments
'A'	05/10/2021	Trw	General drawing amendments / client comments added

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Client Details
Mr K McKenzie

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Derbyshire
DE56 0RB

Proposed Work
Demolition of existing garage and construction of replacement garage and car port

Drawing Title
Proposed layouts & Section A-A

Drawn: - Bn/Trw
Date: - May 2021

Job Status: -
'PLANNING & BUILDING REGULATION ISSUE - AWAITING APPROVAL'

Job No: - 1610

Sheet No: - 201
Rev . 'C'

Scale: - 1:20, 1:50 @ A1