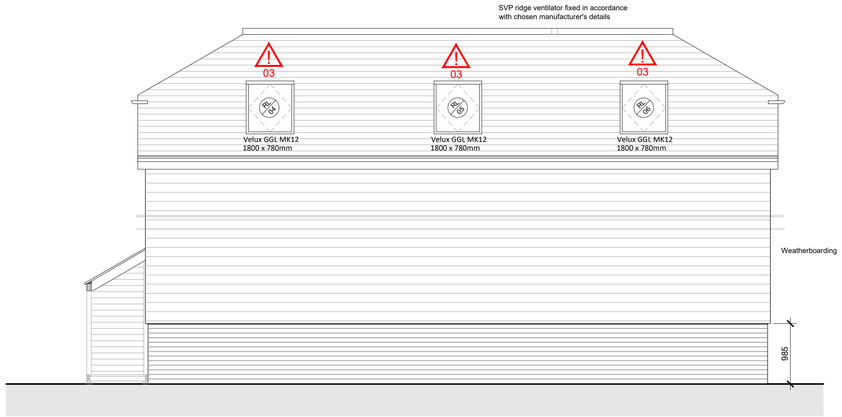
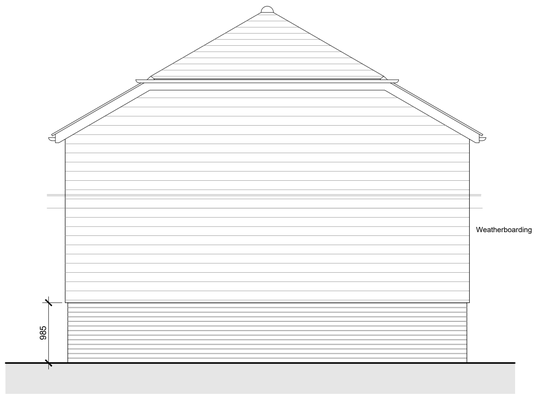


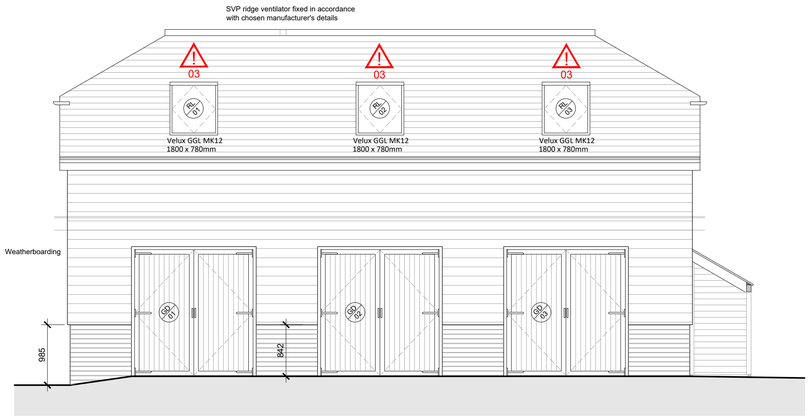
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



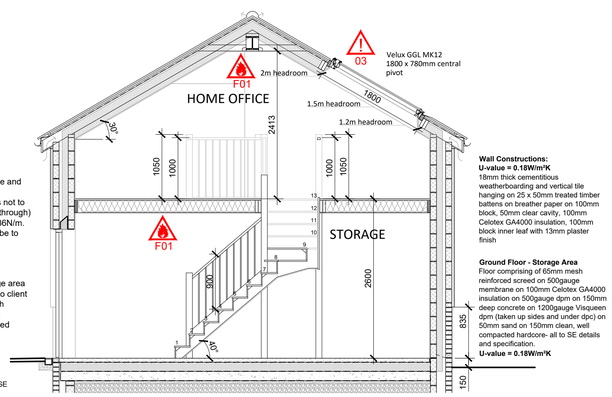
EAST ELEVATION

Staircase - General.
Total rise of 2600mm
13no: Risers at 200mm ea
12no:goings at 235mm ea
Pitch at 40°
2m minimum headroom.
Handrails at 900mm above pitchline and 1000mm min at landings.
Balusters at 100mm centres (so as not to allow a 100mm diam sphere pass through) and to withstand a side force of 0.36N/m.
Stairlift to be accounted for and to be to client choice.

Double doors to garage and storage area (and single door to Storage Area) to client choice and fixed in accordance with chosen manufacturer's details and instructions with insulated galvanized lintels over to SE details

Aco drain to thresholds to all garage doors.

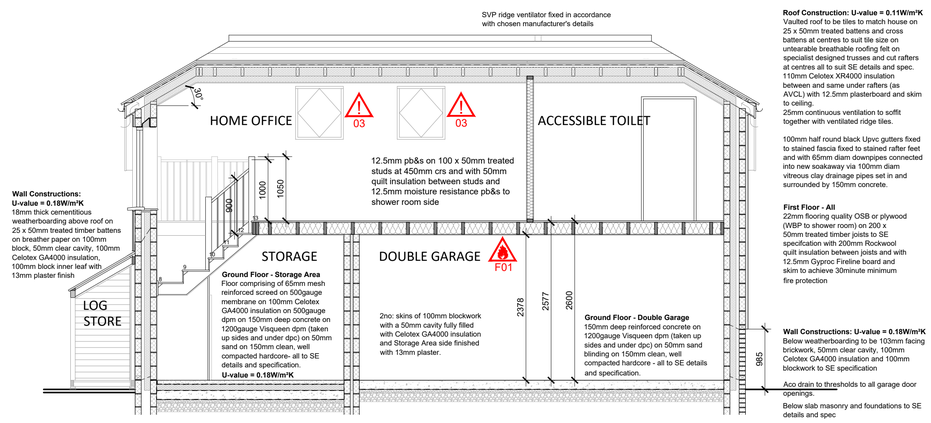
Below slab masonry and foundations to SE details and spec



Wall Constructions:
U-value = 0.18W/m²K
18mm thick cementitious weatherboarding and vertical tile hanging on 25 x 50mm treated timber battens on breather paper on 100mm block, 50mm clear cavity, 100mm Celotex GA4000 insulation, 100mm block inner leaf with 13mm plaster finish

Ground Floor - Storage Area
Floor comprising of 65mm mesh reinforced screed on 500gauge membrane on 100mm Celotex GA4000 insulation on 500gauge dpm on 150mm deep concrete on 1200gauge Visqueen dpm (taken up sides and under dpc) on 50mm sand on 150mm clean, well compacted hardcore- all to SE details and specification.
U-value = 0.18W/m²K

SECTION A-A



Wall Constructions:
U-value = 0.18W/m²K
18mm thick cementitious weatherboarding above roof on 25 x 50mm treated timber battens on breather paper on 100mm block, 50mm clear cavity, 100mm Celotex GA4000 insulation, 100mm block inner leaf with 13mm plaster finish

Ground Floor - Storage Area
Floor comprising of 65mm mesh reinforced screed on 500gauge membrane on 100mm Celotex GA4000 insulation on 500gauge dpm on 150mm deep concrete on 1200gauge Visqueen dpm (taken up sides and under dpc) on 50mm sand on 150mm clean, well compacted hardcore- all to SE details and specification.
U-value = 0.18W/m²K

Ground Floor - Double Garage
150mm deep reinforced concrete on 1200gauge Visqueen dpm (taken up sides and under dpc) on 50mm sand blinding on 150mm clean, well compacted hardcore - all to SE details and specification.

Roof Construction: U-value = 0.11W/m²K
Vaulted roof to be tiles to match house on 25 x 50mm treated battens and cross battens at centres to suit tile size on untearable breathable roofing felt on specialist designed trusses and cut rafters at centres all to suit SE details and spec. 110mm Celotex XR4000 insulation between and same under rafters (as AVCL) with 12.5mm plasterboard and skim to ceiling.
25mm continuous ventilation to soffit together with ventilated ridge tiles.

100mm half round black Upvc gutters fixed to stained fascia fixed to stained rafter feet and with 65mm diam downpipes connected into new soakaway via 100mm diam vitreous clay drainage pipes set in and surrounded by 150mm concrete.

First Floor - All
22mm flooring quality OSB or plywood (WBP to shower room) on 200 x 50mm treated timber joists to SE specifcation with 200mm Rockwool quilt insulation between joists and with 12.5mm Gyproc Fireline board and skim to achieve 30minute minimum fire protection

Wall Constructions: U-value = 0.18W/m²K
Below weatherboarding to be 103mm facing brickwork, 50mm clear cavity, 100mm Celotex GA4000 insulation and 100mm blockwork to SE specification

Aco drain to thresholds to all garage door openings.

Below slab masonry and foundations to SE details and spec

SECTION B-B

Construction Notation

Ground Floor - Storage Area
U-value of 0.13W/m²K
Floor comprising of floor finish to client choice.
65mm thick screed on 500g polythene membrane on 150mm thick Celotex XR 4000 rigid insulation board over 1200g Visqueen membrane sheeting on 150mm thick concrete slab (to SE specification) on 1200g Visqueen dpm (taken up sides and under dpc) on 50mm sand blinding on 150mm clean, well compacted hardcore.

Garage Area
150mm concrete slab (to SE specification)on 1200g Visqueen dpm (taken up sides and under dpc) on 50mm sand blinding on 150mm clean, well compacted hardcore

Sub-Structure Walls
External cavity sub-structure walls to be built up from foundations up to levels as noted below for the external leaf, and DPC level for the internal leaf, in 100mm dense concrete blocks in 1:4 cement mortar. Cavity wall external leaf generally 102.5mm thick Class A Engineering bricks from below ground level up to DPC level.

Cavity Wall Construction
Cavity walls - U-value of 0.17W/m²K

Up to underside of weatherboarding to be 103mm facing brickwork to match house, 50 mm standard cavity; 100mm thick Celotex CW4000 rigid insulation board, or similar approved, stainless steel wall ties with insulation clip to be installed in accordance with manufacturer's recommendations, 100mm thick blockwork inner leaf (strength designation as specified by St. Eng.), finished internally using 13mm proprietary plaster system (to storage area) with skim and paint finish - all to be installed in accordance with manufacturer's recommendations.

Damp Proof Courses and Membranes
Horizontal DPC to be placed minimum 150mm above finished ground level and to be ribbed polythene to BS 6515. (Where there is a difference in adjoining floor levels the DPC should be linked so that all areas are protected).

DPC to be 10mm wider than width of wall they are bedded on and all joints to be lapped a minimum 150mm.

DPC to be fully interconnected with DPM within floor construction.

Contractor is to ensure that the chosen DPC and DPM are compatible for use with each other.

Vertical DPC's to be provided to all doors and windows achieved where possible by the use of an insulated cavity closer.

Vaulted Roof Construction
U-value = 0.11W/m²K
New vaulted roof to be tiles to match house on 50 x 25mm treated timber battens and counter battens at centres to suit on breathable roofing felt to BS747 on treated rafters to SE details and specification with 110mm Celotex XR4000 insulation between and under rafters (taped joints as VCL and air tightness) with 25mm ventilation gap to rafters and ceiling of 12.5mm pb&s.
Venting ridge tiles and 25mm continuous gap at wall/roof junction and to be insect proof.
Rooflights to be Velux GGL MK12 780 x 1800mm double glazed with central pivot for cleaning from internally.
U-value = 1.2W/m²K

NOTES

- DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PLANNING PURPOSES
- CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
- ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT Building Regs/Planning-NMA, BRITISH STANDARDS AND CODES OF PRACTICE
- COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

FIRE DETECTION AND PROTECTION
Existing fire alarm system to be retained and adapted to incorporate additional smoke and heat detectors as required.
All structural steelwork to receive ½ hour fire protection (half-hour fire rated building). for the exact sizing and positioning of beams, refer to structural engineers drawings.

MEANS OF ESCAPE PROVISION
Area equipped with mains operated optical smoke detection. (S)

ACCESSIBILITY
Approach to front entrance is new and will have a level threshold

NB: these layouts are to read in conjunction with the following consultants information:
Tamara Engineers - Structural Engineering package

VENTILATION STRATEGY

- new windows are to be fitted with trickle vents, such as delta vent and grille by passivent, or similar approved.

n.b. all vents to provide min. 10,000mm² equivalent free ventilation area, and are to be installed in strict accordance with manufacturer's recommendations

F01 **Residual Fire Risk**

These risks have been identified as being residual risks which:
a) have been reduced/ mitigated through specification and as such, the specification is not to be varied without expressed permission from the Principal Designer;
b) the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS.

Risk ID	Risk ID
F01	Specification: 12.5mm thick Gyproc Fireline Plasterboard to be installed where new steel work and ceiling to ground floor are to be constructed to achieve 30min fire protection

01 **Residual Risk**

these risks have been identified as being residual risks which the Principal Contractor is to take into account when preparing the Construction Management Plan and project specific RAMS

Risk ID	Risk ID
01	Overhead telecommunication lines across site entrance and where new garage is to be located. Care taken when entering and leaving site and when constructing garage
02	Site access is accessed off Gatehouse Lane which has an assumed designated 60mph speed limit. Caution when accessing and leaving the lane and keeping road clean.
03	Maintenance of rooflights. Cleaning at height/access to roof creates a residual risk so to be openable to be able to be cleaned from inside.

Legend:

(S) Mains operated interlinked optical smoke detector with battery back-up

This drawing is to be read in conjunction with the Building Regs/Planning-NMA notations, Structural Engineer's design and calculations (by others) and truss design and calculations (by specialist sub contractor).

NB: these drawings have been prepared for **Building Regulation compliance only** and do not provide specific construction details or setting out. If these drawings are used for construction purposes, Folkes architects will not take any responsibility for setting out or any work carried out on site. If instructed Folkes Architects will provide Construction information as per our appointment and Terms of Conditions

REV	DATE	BY	AMENDMENT

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DRAWING TITLE
Proposed Sections and Elevations

PROJECT STAGE
Building Regs/Planning-NMA

DRAWING STATUS
Building Regs/Planning-NMA
NOT FOR CONSTRUCTION USE UNLESS STATED AS 'CONSTRUCTION'

DATE	SCALE	DRAWN BY	CHECKED BY
Oct 2025	1:50@A1	GW	

JOB NO.	DRAWING NO.	REVISION
25050	4.03	