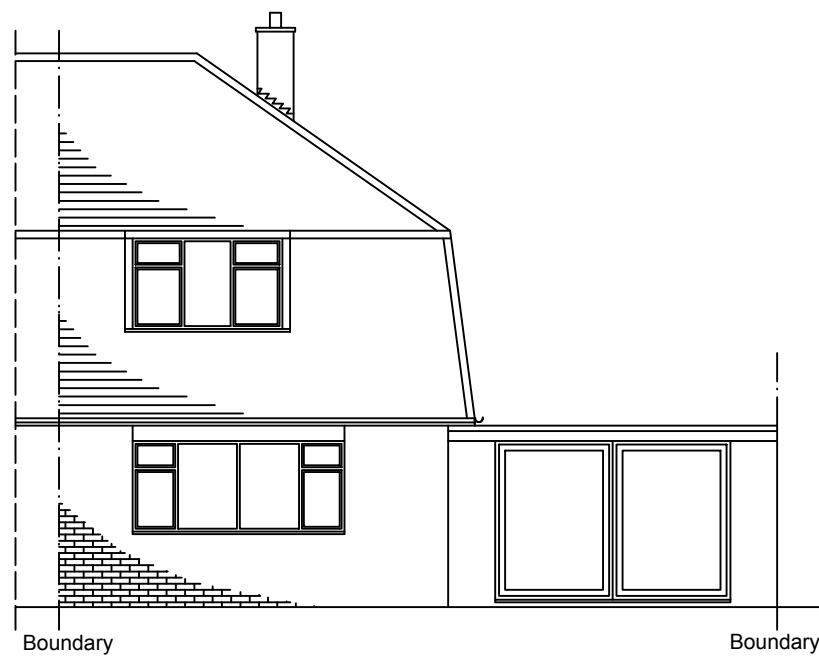
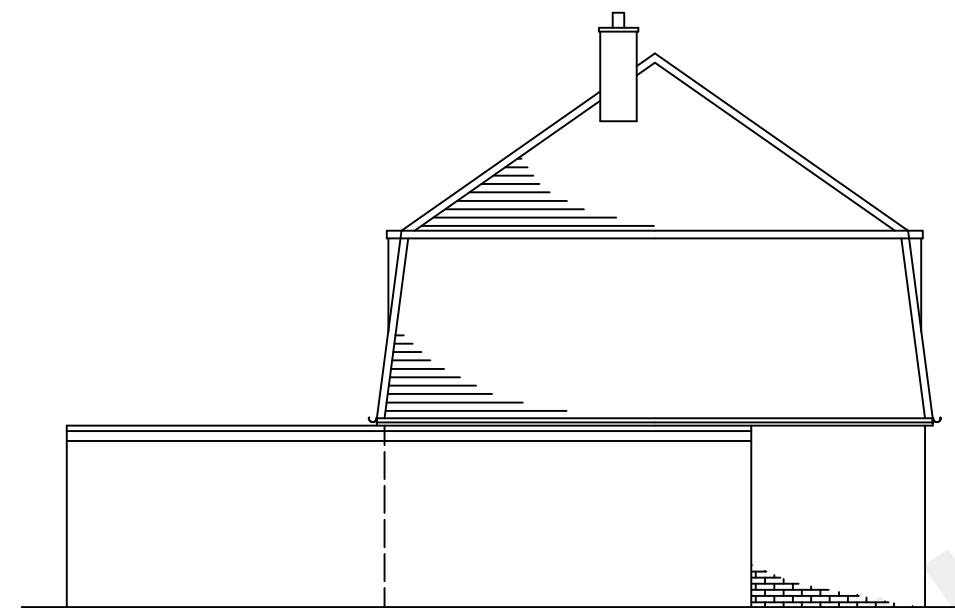




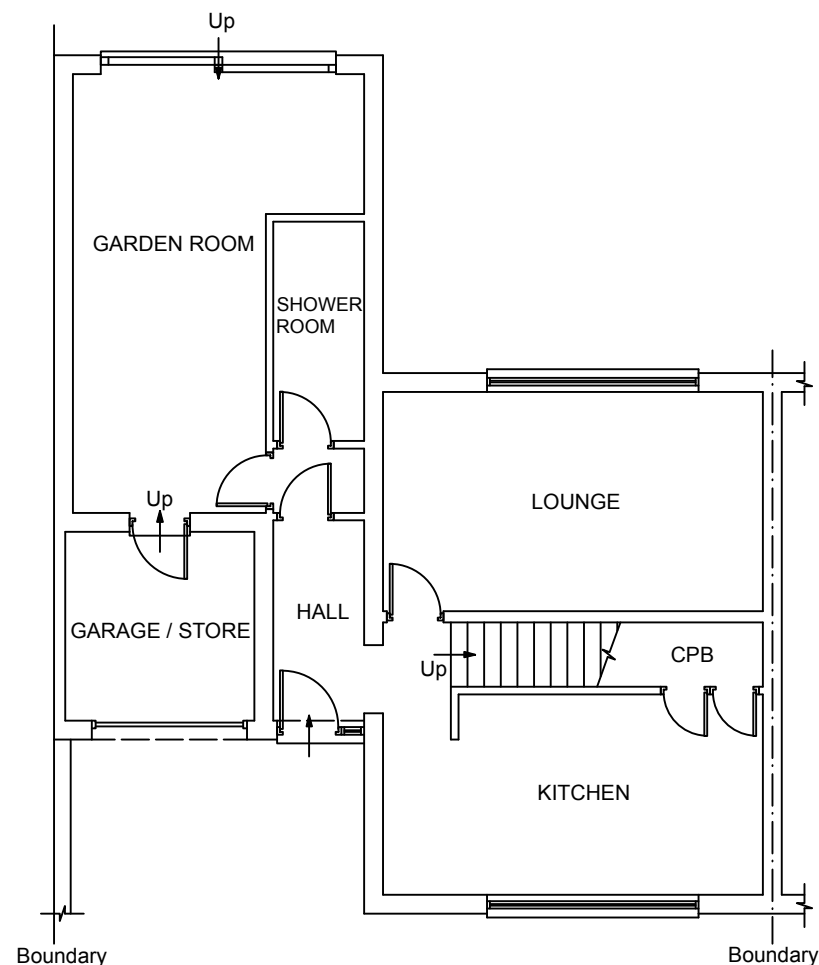
EXISTING FRONT ELEVATION  
(scale 1:100)



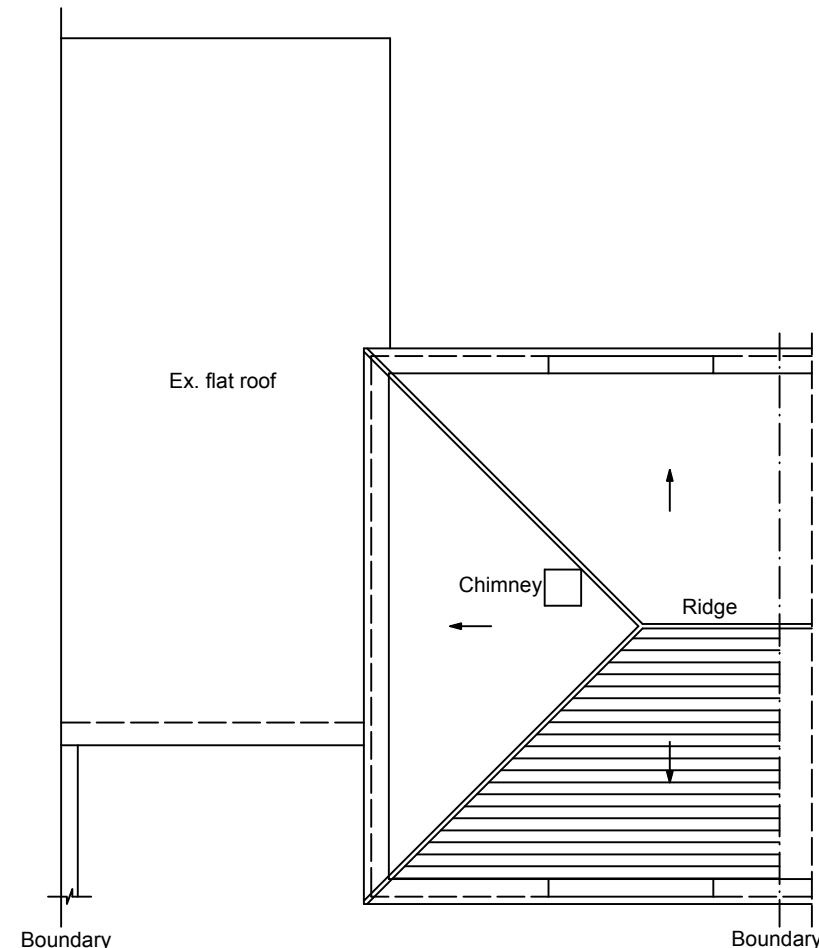
EXISTING REAR ELEVATION  
(scale 1:100)



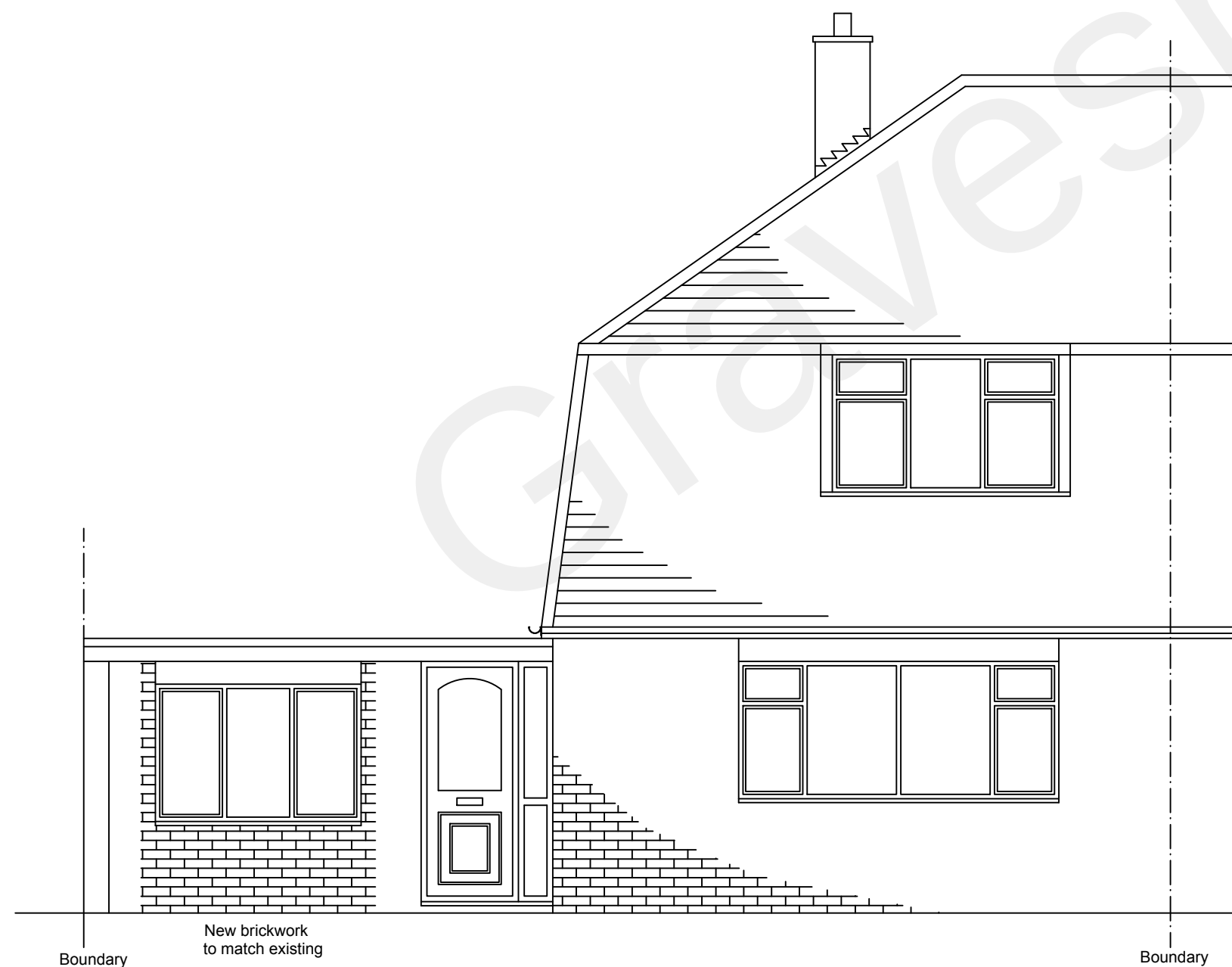
EXISTING SIDE ELEVATION  
(scale 1:100)



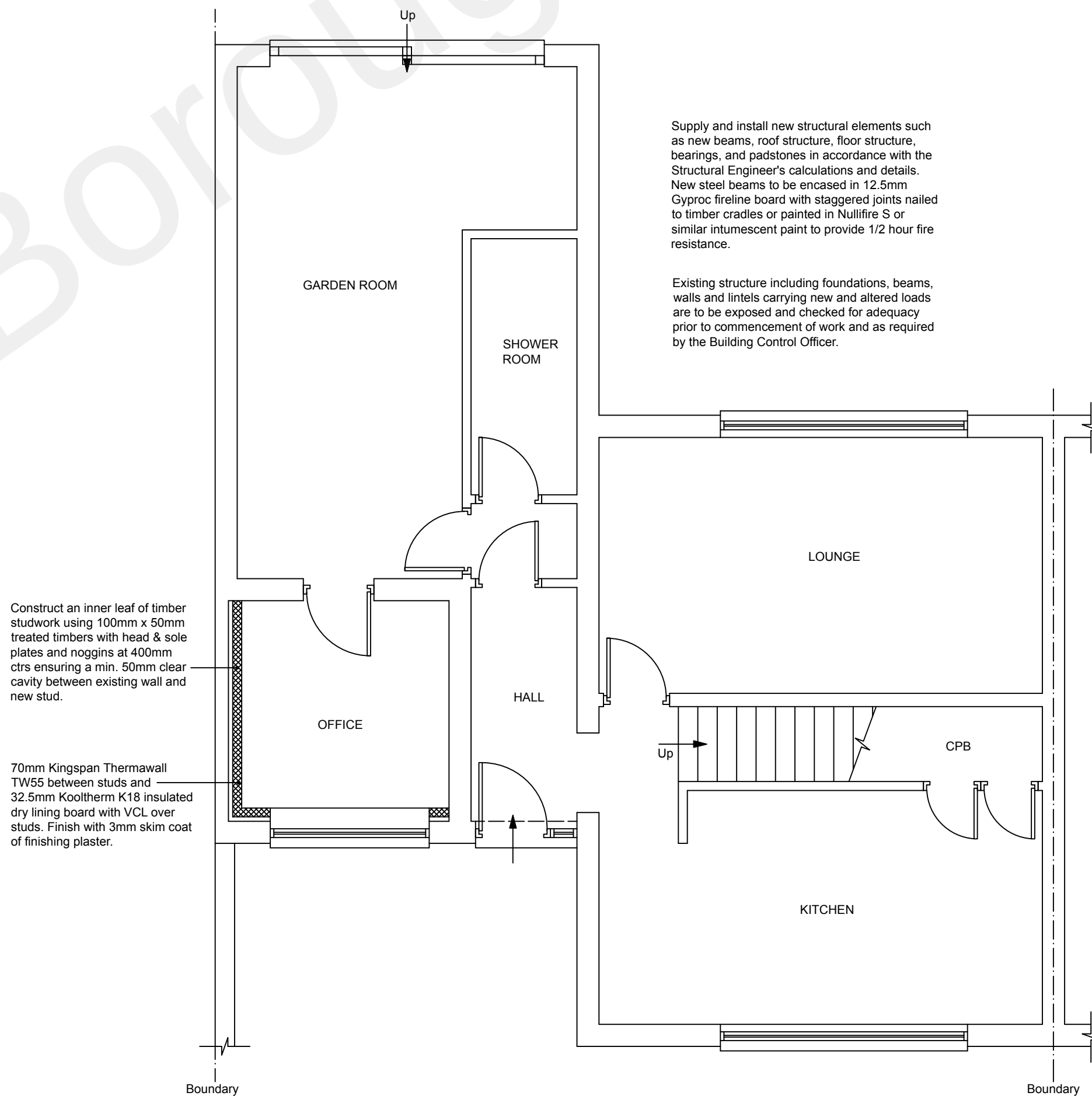
EXISTING GROUND FLOOR PLAN  
(scale 1:100)



EXISTING ROOF PLAN  
(scale 1:100)



PROPOSED FRONT ELEVATION  
(scale 1:50)



PROPOSED GROUND FLOOR PLAN  
(scale 1:50)

Construct an inner leaf of timber studwork using 100mm x 50mm treated timbers with head & sole plates and nogginns at 400mm ctrs ensuring a min. 50mm clear cavity between existing wall and new stud.

70mm Kingspan Thermawall TW55 between studs and 32.5mm Kooltherm K18 insulated dry lining board with VCL over studs. Finish with 3mm skim coat of finishing plaster.

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.  
New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

Fixed Price Architecture  
ANY EXTENSION, ANY SIZE, ONE LOW PRICE....

80 FORGE LANE,  
HIGHAM,  
ROCHESTER,  
KENT,  
ME3 7AH

GARAGE CONVERSION

|       |           |        |                |      |    |     |   |
|-------|-----------|--------|----------------|------|----|-----|---|
| SCALE | AS SHOWN  | DWG NO | FPA101108      | PAGE | 01 | REV | A |
| DRAWN | K. MILLER | DATE   | SEPTEMBER-2021 |      |    |     |   |

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