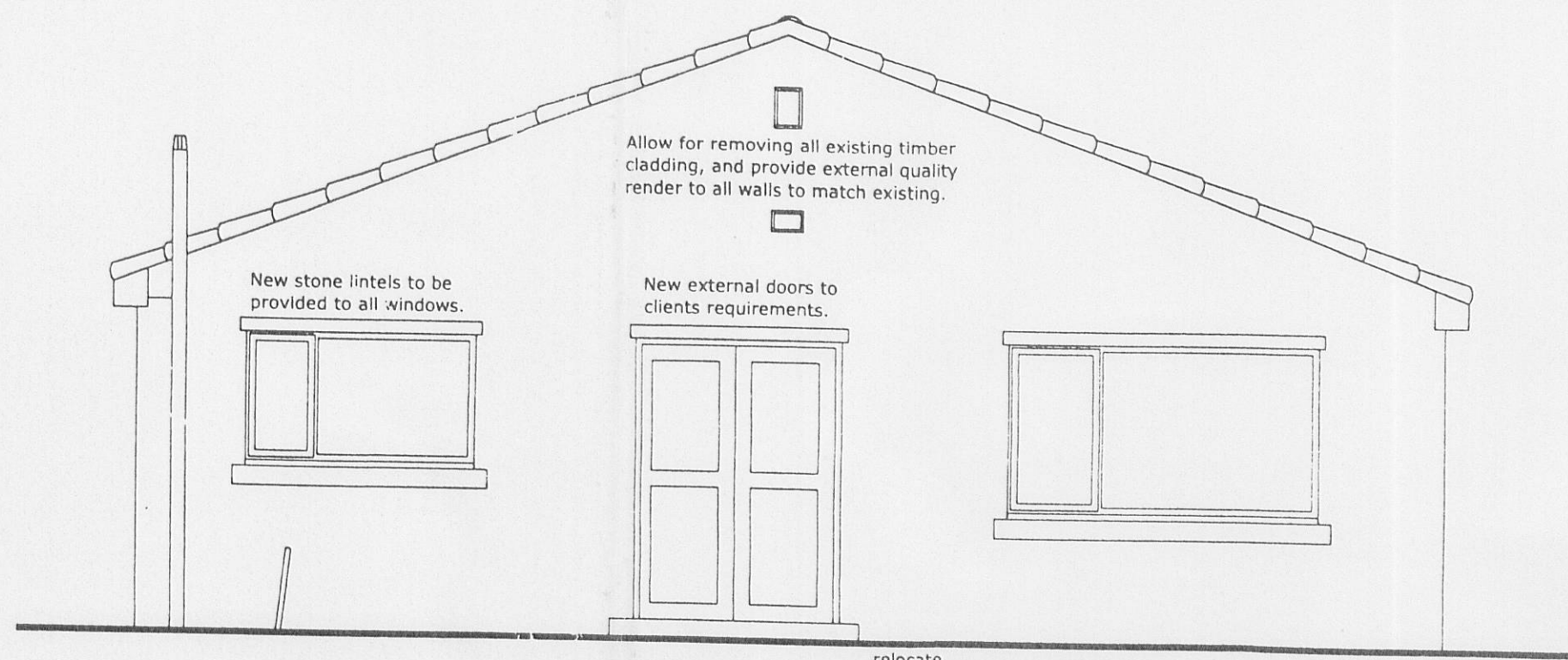


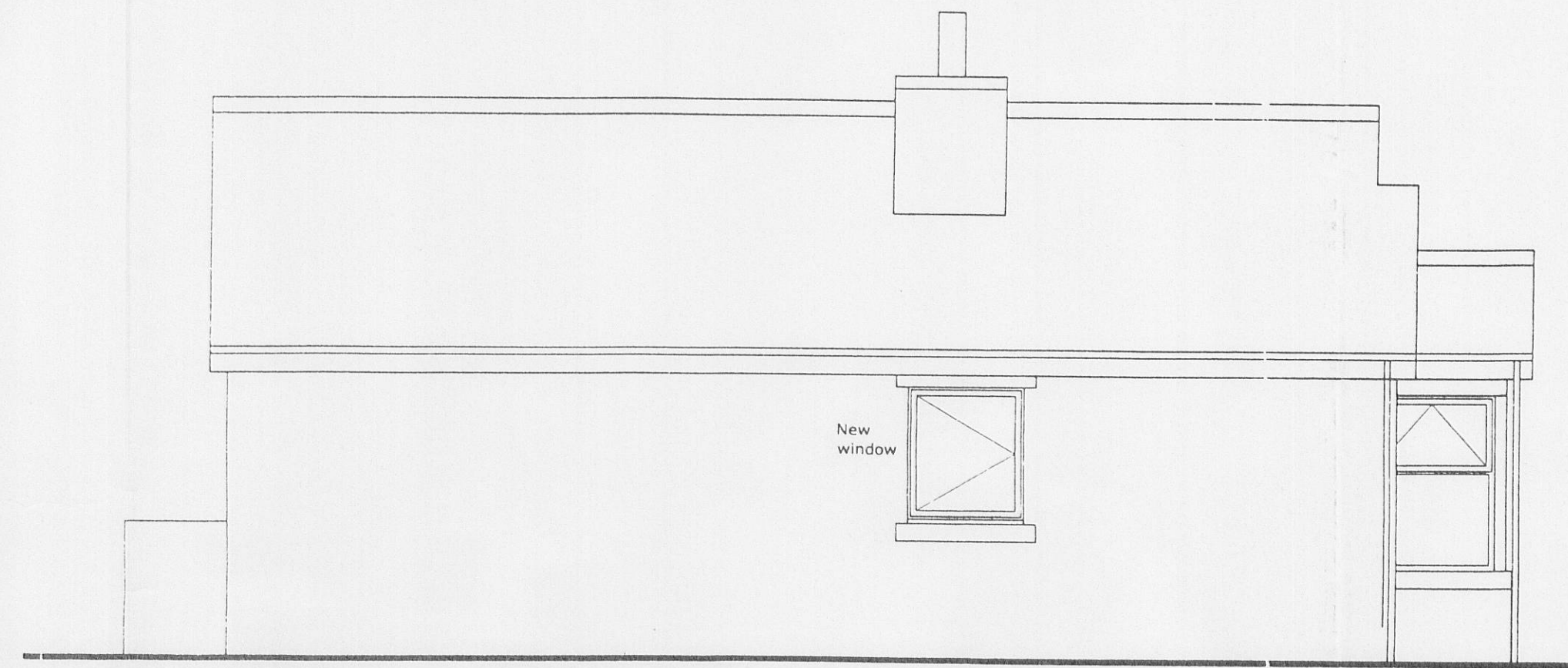
Front Elevation



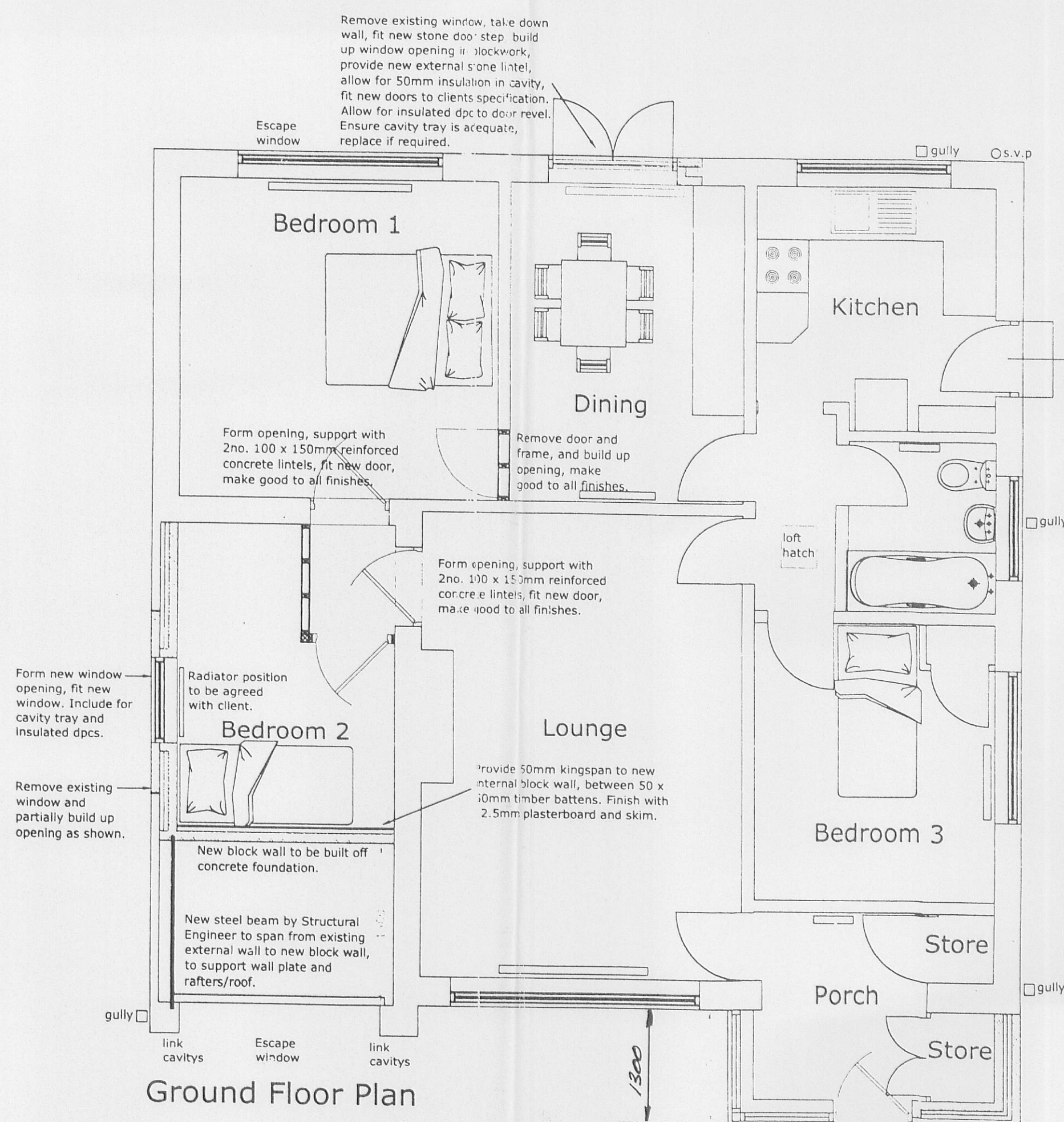
Side 1 Elevation



Rear Elevation

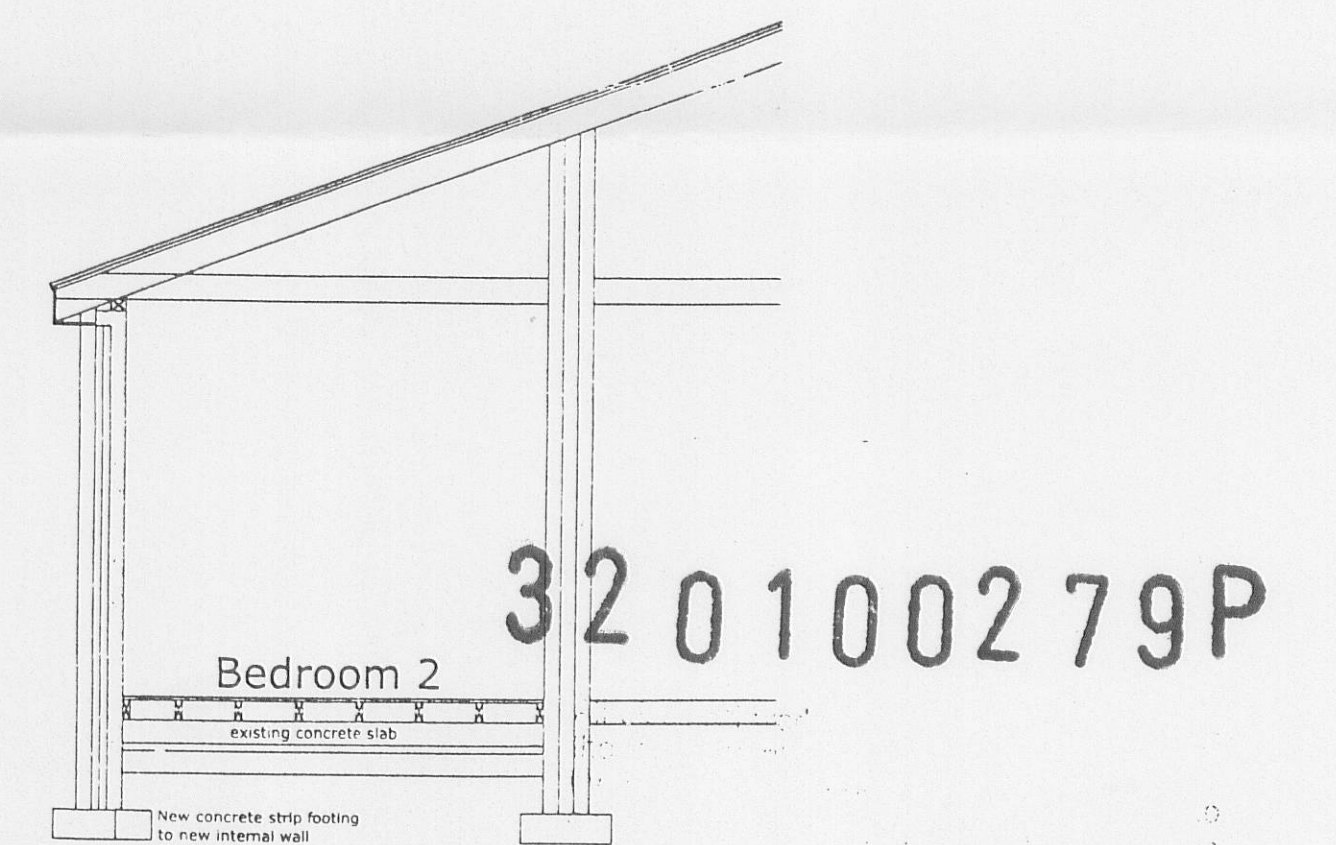


Side 2 Elevation

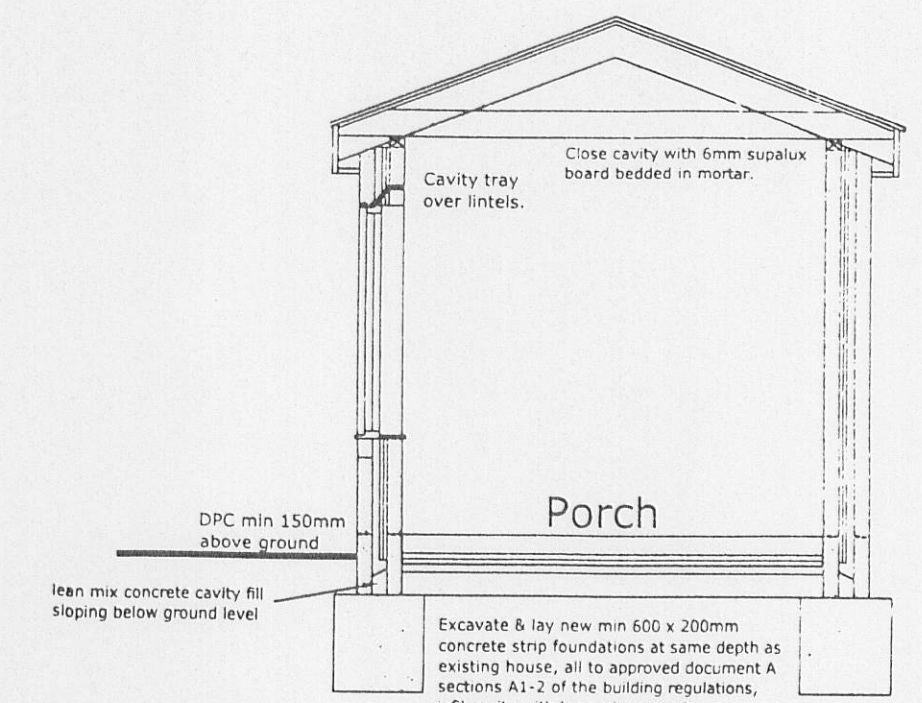


Ground Floor Plan

CONSTRUCTION NOTE:
FOUNDATIONS - Ex. Garage Internal Walls
 Break up existing floor slab and form new concrete foundations for blockwork walls. minimum size 400mm wide x 200mm thick, to be same depth as existing foundations to house, subject to ground conditions, formed in C35 quality concrete, all to comply with the Building Regulations approved document A sections A1/2.
FOUNDATIONS - Porch
 Concrete foundations minimum size 600mm wide x 200mm thick, to be same depth as existing foundations to house, subject to ground conditions, formed in C35 quality concrete, all to comply with the Building Regulations approved document A sections A1/2.
GROUND FLOOR - Ex. Garage
 22mm chipboard to be fixed to 38 x 125mm softwood floor joists (subject to difference in level between garage slab and house) to be laid on 1200 gauge dpm on existing floor slab. Kooltherm K3 floor insulation board minimum 100mm thick, or a similar insulation with a thermal resistance of 2.5sq.m/kw between joists. Ground floor to be level with existing house floor.
GROUND FLOOR - Porch
 125mm thick in situ concrete C35p ground bearing floor slab to have a trowelled smooth finish. Lay slab on 500 gauge visqueen membrane over Kooltherm K3 floor insulation board minimum 70mm thick, or a similar insulation with a thermal resistance of 2.5sq.m/kw. Lay insulation on 1200 gauge visqueen dpm on minimum 50mm thick sand blinding on well compacted stone hardcore bed minimum 150mm thick. Ground floor to be level with existing house floor.
DPC'S AND CAVITY TRAYS
 To be placed at all horizontal and vertical cavity crossings using 'Damcor' insulating dpc to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf and below joint level in internal leaf. Below dpc's and cavity trays over lintels. DPC's at ground floor level to be linked, lapped and sealed with dpm. Cavity trays are to be extended 25mm below path level. All DPC's are to be mortar bedded and formed in hybrid, and trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintels. Trays and weepvents manufactured by Cavity Trays Ltd. of Yeovil.
EXTERNAL WALLS - Ex. Garage
 To inside of existing external skin - 100mm wide cavity of 50mm clear air space and 50mm kingspan Kooltherm K8 cavity board, internal leaf of 100mm solid concrete blockwork minimum 3.5N/m² and density of 1350kg/m³ cub. Walls to be finished internally with 12.5mm plasterboard on dabs with plaster skim finish, all to achieve a 'U' value of 0.30W/m²sq.k. New internal block wall to be tied into existing outer skin with approved stainless steel wall ties at 450 vertical and 750mm horizontal centres.
EXTERNAL WALLS - Porch
 External leaf of 100mm concrete blockwork, with 100mm wide cavity of 50mm clear air space and kingspan Kooltherm K8 cavity board 50mm thick fixed with approved stainless steel wall ties at 450 vertical and 750mm horizontal centres to inner leaf of 100mm solid concrete blockwork minimum 3.5N/m² and density of 1350kg/m³ cub. Walls to be finished internally with 12.5mm plasterboard on dabs with plaster skim finish, all to achieve a 'U' value of 0.30W/m²sq.k. Allow for vertical s/s crocodile tie plates at abutments with flexible sealant to joints. Walls finished externally with external quality render to clients requirements.
ROOF - Garage
 Roof tiles to match existing to be fixed to 38 x 25mm treated battens at correct gauge. Battens to be fixed through kingspan 'nivent' breathable sarking membrane into 200 x 50mm rafters at 400mm ctrs. Rafters to be fixed to 75mm x 100mm wall plate on inner leaf of new block wall. Wall plates and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5 x 1200mm long turned down cavity face of inner leaf and fixed to 75 x 50mm softwood blocking fixed between rafters for full length of straps. 170 x 50mm ceiling joists. Breathable sarking membrane providing ventilation of roof. Lay between ceiling joists 150mm thick Rockwool Rcl insulation, plus 120mm layer at 90 degree. Ceiling to be 12.5mm plasterboard fixed to underside of rafters with 5mm plaster skim finish. To achieve a u-value of 0.16W/m²sq.k.
ROOF - Porch
 Roof tiles to match existing to be fixed to 38 x 25mm treated battens at correct gauge. Battens to be fixed through kingspan 'nivent' breathable sarking membrane into 200 x 50mm rafters at 400mm ctrs. Rafters to be fixed to 75mm x 100mm wall plate on inner leaf of new block wall. Wall plates and rafters to be screw fixed and strapped down using galvanised mild steel straps 30 x 5 x 1200mm long at 1.0m centres. Lateral restraint to be provided by galvanised mild steel straps 30 x 5 x 1200mm long turned down cavity face of inner leaf and fixed to 75 x 50mm softwood blocking fixed between rafters for full length of straps. 170 x 50mm ceiling joists. Breathable sarking membrane providing ventilation of roof. Lay between ceiling joists 150mm thick Rockwool Rcl insulation, plus 120mm layer at 90 degree. Ceiling to be 12.5mm plasterboard fixed to underside of rafters with 5mm plaster skim finish. To achieve a u-value of 0.16W/m²sq.k.
WINDOWS AND DOORS
 New doors and window to be upvc end draught stripped throughout in order to achieve a 'U' value of 2.0W/m²sq.k. (The air gap should be at least 16mm and the inner pane should have a Low-E coating). Safety glass to BS6226 class A is to be provided in doors with glazing below 1500mm and in windows with glazing below 800mm.
INTERNAL PARTITIONS
 To be formed up in 75 x 50mm s/w studs at 400mm centres vertical with noggings at 450mm centres horizontally clad both sides with 12.5mm plaster board with a 5mm plaster skim finish throughout. 50mm rockwool acoustic insulation to be provided between studs.
ELECTRICAL
 Contractor is to include for extending and modifying the existing electrical installation to suit the clients requirements. Provide a minimum of at least one internal lighting point within each dwelling having a luminous efficacy greater than 40 lumens per circuit-watt, these fittings will be required and should be only capable of taking these high efficacy lights. High efficacy lights should be positioned where expected to have most use. All electrical work to be carried out by a competent person who can test and certify the installation, on a self certifying basis, and relevant certificate along with a "Part P - Electrical Safety in Dwellings" application form to be submitted to the Local Authority for satisfaction, prior to commencement of work.
JOINERY
 New internal doors to be to clients requirements for staining or painting. Doors are to be fitted into solid 125 x 50mm frames with 35 x 13 rebates. Include for architraves and skirtings to clients requirements. Include for robust sets of ironmongery as approved by client.
DRAINAGE
 New pipes and fittings to be laid in strict accordance with manufacturers instructions. All drains passing through walls are to be above foundation level with concrete lintels over them and flexible concrete to the satisfaction of the local authority.
PAINTING, DECORATING AND FINISHES
 All painting, decorating and finishes to be agreed with client.
RAINWATER GOODS
 Rainwater gutters and pipes to be black powder coated aluminium and to be connected into existing surface water system.
HEATING AND VENTILATION
 Install new gas combi boiler within main house, energy efficient in accordance with approved document L1 of the building regulations, the gas boiler is to have a SEDBUK min efficiency rating of 78%, all hot water pipework & storage is to be fully insulated to prevent heat loss from the installation, boiler-flue to be in accordance boiler manufacturers design guidance, and the Approved Documents. Provide and fit new adequately sized radiators, positions to be agreed with client.
 Rapid ventilation is to be provided by opening lights in new bedroom window, and patio doors as shown minimum 1/20th of the floor area. Background ventilation of 8000 sq.mm from trickle vents to be provided in all habitable rooms. Mechanical extract fan to be provided to utility room.
AUTOMATIC SMOKE DETECTION AND ALARMS
 Provide self contained mains operated smoke alarms to conform to BS5446: part 1 installed in accordance with manufacturers instructions and Building Regulations approved document B1 section 1 and 2. Alarms to be permanently wired on a separate fused circuit in accordance with IEE wiring regulations. Operating and maintenance instructions are to be provided for the occupier in accordance with BS5839: part 1.
GENERAL NOTES:
 Contractor is to include for dust sheets, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works. The client will be living in the property during the course of the works and the contractor is to allow for this in the tender and provide a work sequence programme prior to work commencing so that necessary arrangements can be made to minimise disruption. Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works. Allow for labelling with specialists and sub-contractors during the course of the work. Include for all new and additional electrical and heating works required. Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.
 All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice. All materials and fittings used are to be fit for their purpose and to the relevant British Standards, CE marked and covered by a current agreement certificate. The contractor must carry out all investigations on existing structure on site prior to any demolition and ensure the safety of the buildings and personnel on site at any one time. All timber sections as noted are to be preservative treated by vac-vac or similar process and all cut ends are to be treated on site prior to fixing. All structural timber sections used are to be SC3 grade timber as noted. Lintels are to be provided over all new structural openings with a minimum end bearing of 150mm where possible, precast concrete lintels to be manufactured by Naylor Precast Ltd. and insulated steel lintels by IG. Ltd. or similar approved.



Section - Garage



Section - Porch

REV 'A' APRIL 2010
 DIMS ADDED

Client - Mr Wood

Project - Garage Conversion & Alterations
 3 Church Street
 Waddington
 Clithorne

Proposed