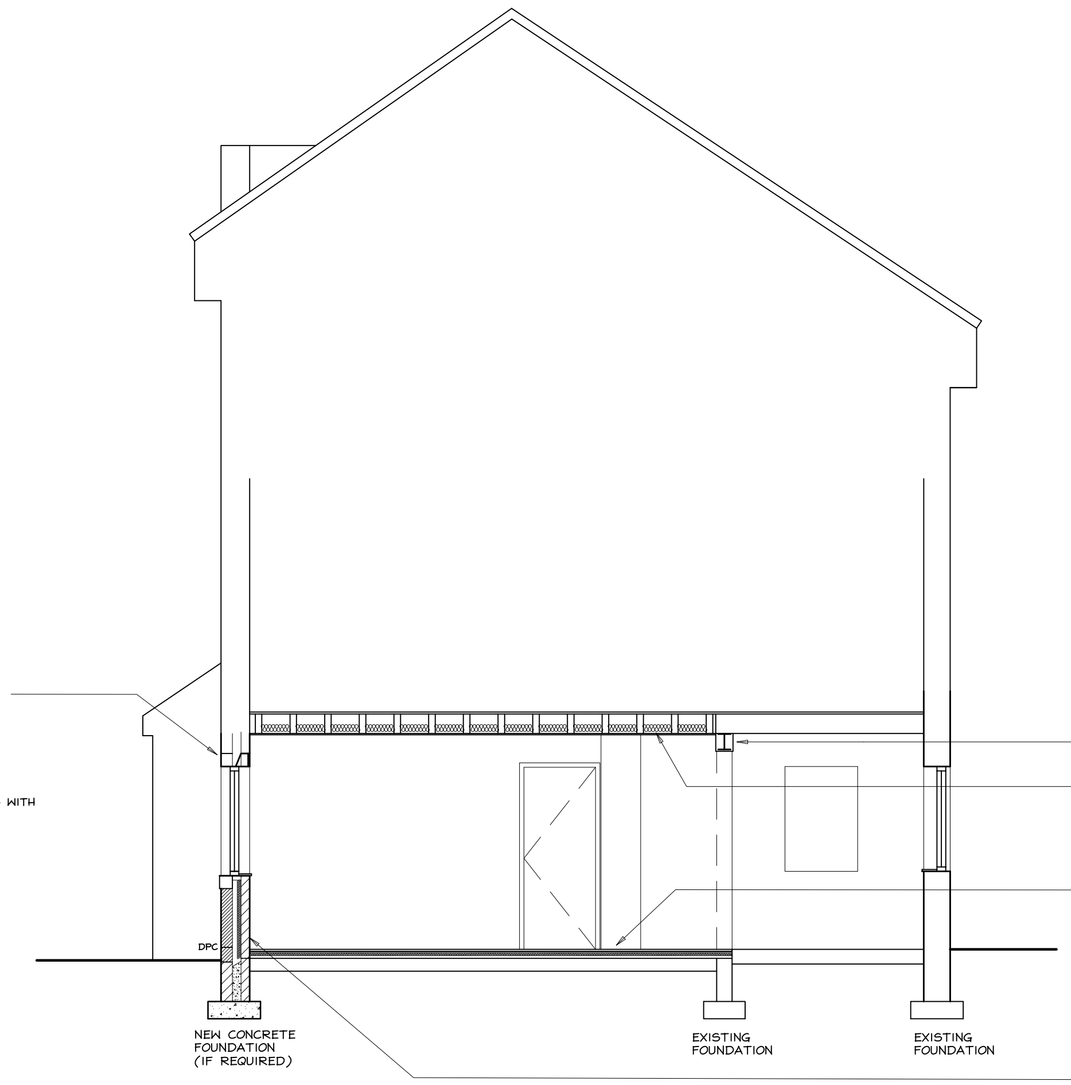
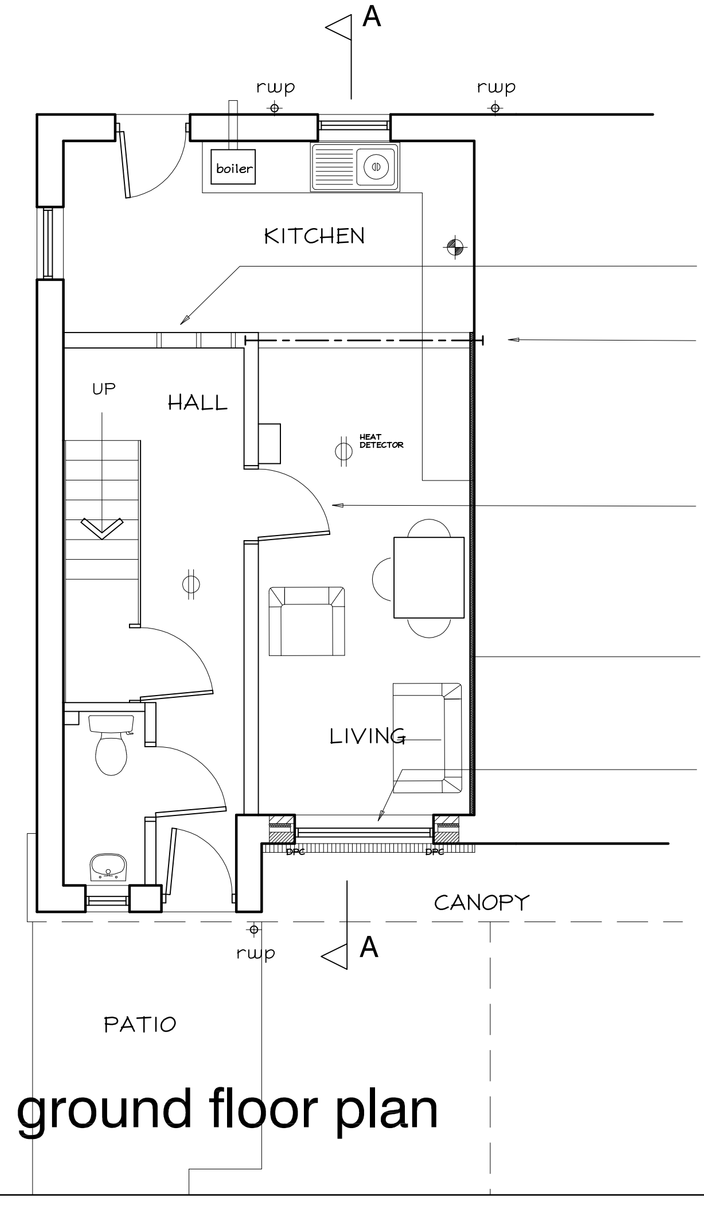
front elevation



section A-A



ground floor plan

CLIENTS SHOULD BE AWARE THAT UNDER THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM2015) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CONSTRUCTION PHASE PLAN AND THIS WILL INCLUDE ORGANISING THE JOB AND ENSURING THAT THE WORK IS CARRIED OUT WITHOUT RISKS TO HEALTH AND SAFETY. IF THE PROJECT WILL LAST LONGER THAN 500 PERSON DAYS OR 30 WORKING DAYS (WITH MORE THAN 20 PEOPLE WORKING AT THE SAME TIME) IT WILL NEED TO BE NOTIFIED TO HSE.

BEAMS & LINTOLS:

"I.G" OR "CATNIC" STEEL LINTOLS OVER DOOR & WINDOW OPENINGS TO EXTERNAL WALLS. SPANS UP TO 2000mm TO HAVE 2 COURSE LINTOLS OVER, SPANS OVER 2000mm & UP TO 3000mm TO HAVE 3 COURSE LINTOLS OVER. MINIMUM 150mm END BEARINGS TO ALL LINTOLS. CONTRACTOR TO CHECK SPECIFICATION OF LINTELS WITH MANUFACTURERS TECHNICAL DEPARTMENT.

MINIMUM 1/20th ROOM FLOOR AREA OF NEW WINDOWS ARE TO OPEN TO PROVIDE VERGE VENTILATION.

PROVIDE TRICKLE VENTILATION TO COMPLY WITH PART F TABLE 1.2a, WITH BUILT IN VERMIN SCREENS TO ALL HABITABLE ROOMS, OTHERWISE PROVIDE 4,000mm2. PART OF OPENING AND TRICKLE VENTS TO BE AT LEAST 1.75m ABOVE FLOOR LEVEL. WINDOWS TO BE DOUBLE GLAZED WITH SEALED UNITS TO BS. 5713 WITH GAS FILLED CAVITY AND A SOFT LOW-E COATING TO GIVE **MIN. 1.6 U VALUE.**

ESCAPE WINDOW TO HABITABLE ROOMS TO HAVE MIN. UNOBSTRUCTED OPENING OF 0.33sq.m. WITH MIN. DIMENSION OF 450mm WIDE/HIGH.
MIN. 800mm, MAX. 1100mm TO BOTTOM OF OPENING.

ANY NEW DOORS WITH MORE THAN 50% OF THEIR INTERNAL FACE GLAZED ARE TO ACHIEVE A MIN. 1.6 U VALUE. ALL OTHER DOORS TO ACHIEVE MIN. 1.6 U VALUE.

NEW STEEL BEAM ABD...

100mm ROCKWOOL ROLL INSULATION BETWEEN JOISTS & 13mm SOUNDBLOCK PLASTERBOARD (10kg/m2) & SKIM TO COMPLY WITH PART E.

LAY 22mm MOISTURE RESISTANT CHIPBOARD ON POLYTHENE VAPOUR CONTROL LAYER ON 100mm KINGSPAN KOOLTHERM K3 (OR EQUIVALENT) HD INSULATION ON EXISTING CONCRETE FLOOR SLAB.

NEW CAVITY WALL CONSTRUCTION :

BLOCK WORK OUTER LEAF WITH RENDER FINISH TO MATCH EXISTING - 100mm CAVITY WITH 50mm KINGSPAN KOOLTHERM K8 CAVITY INSULATION BOARDS SECURELY FIXED WITH RETAINING CLIPS TO 100mm DENSE CONCRETE BLOCK INNER LEAF. PLASTERBOARD & SKIM INTERNALLY ACCORDING TO MANUFACTURERS INSTRUCTIONS TO ACHIEVE MIN. **0.27** U VALUE.

WALL TO BE BUILT OFF MIN. 600x150mm CONCRETE STRIP FOUNDATIONS ABD. INCLUDE DAMP PROOF COURSES. (DAMP PROOF COURSES TO BE GOOD QUALITY PROPRIETARY STANDARD WITH 300mm OVERLAPS TO BED).

FOUNDATIONS MUST BE TAKEN BELOW ANY ADJACENT DRAIN INVERT LEVEL. (ANY DRAINS PASSING BENEATH BUILDING TO BE CASED IN 150mm CONCRETE DRAINS PASSING THROUGH WALL TO HAVE 150x100mm RE-INFORCED CONCRETE LINTOLS OVER AS REQ,D. MINIMUM 150mm END BEARINGS.

DENSE CONCRETE BLOCK AND WEAK MIX CONCRETE CAVITY FILL BELOW GROUND LEVEL, MIN. 225mm FROM TOP OF CAVITY FILL TO LOWEST DPC IN WALLS.

CONCRETE MIXES SHALL BE IN ACCORDANCE WITH CEMENT & CONCRETE ASSOCIATION GENERAL PURPOSES MIXES.

ANY ROOT BRIDGING WITH FOUNDATIONS TO BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITY AND TREE PRESERVATION GUIDELINES.

FOUNDATIONS TO BE IN STRICT ACCORDANCE WITH BUILDING REGULATIONS PART A & PARTICULARS SPECIFIED IN TABLES. FOUNDATIONS MUST BE TAKEN BELOW LEVEL OF ANY ADJACENT DRAIN "INVERT"

CAVITY TO BE FILLED WITH WEAK MIX CONCRETE, MIN. 150mm FROM TOP OF CAVITY FILL TO LOWEST DPC IN WALLS.

STAINLESS STEEL DOUBLE TRIANGULAR OR SIMILAR CAVITY WALL TIES TO SUIT CAVITY WIDTH AND TO BE LAID AT 750mm CRS. HORIZONTALLY & 450mm VERTICALLY, INCREASED TO 300mm CRS. AROUND WINDOW & DOOR OPENINGS. (TO B.S 1243).

FORMER DOOR OPENING TO BE BLOCKED UP. PLASTERBOARD & SKIM BOTH SIDES.

REMOVE EXISTING WALL AS SHOWN, CART AWAY RUBBLE & MAKE GOOD. FIT NEW STEEL BEAM OVER TO ENGINEERS DESIGN. BEAM TO BE CASED IN 13mm FIRELINE BOARDING & SKIM TO GIVE MIN. 1/2hr FIRE RESISTANCE.

REFER TO STRUCTURAL ENGINEERS DESIGN FOR DETAILS OF NEW STEEL BEAMS & CONCRETE PADSTONES.

ENLARGE EXISTING OPENING AS SHOWN, CART AWAY RUBBLE & MAKE GOOD. FIT NEW STEEL BEAM / LINTOL OVER ABD.. MIN. 150mm END BEARINGS. FIT NEW FD30s DOOR TO CLIENTS REQUIREMENTS.

LINE EXTERNAL WALLS WITH 62.5mm KINGSPAN INSULATED PLASTERBOARD & SKIM.

REMOVE EXISTING GARAGE DOOR AND BUILD NEW CAVITY WALL ABD.. FORM NEW WINDOW OPENING WITH NATURAL STONE SURROUNDS. WALL TO BE BUILT UP OFF NEW / EXISITNG CONCRETE FOUNDATION TO BE DETERMINED ON SITE

GENERAL NOTES:

ALL WORK MUST BE CARRIED OUT TO TOTAL SATISFACTION OF LOCAL AUTHORITY BUILDING CONTROL & MUST COMPLY WITH CURRENT BUILDING REGULATIONS & RELEVANT CODES OF PRACTISE ETC...

ALL ELECTRICAL WORK MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY AN "APPROVED" COMPETENT PERSON IN ACCORDANCE WITH BS. 7671 AND MUST COMPLY WITH LATEST I.E.E. REGULATIONS, "PART P" BUILDING REGULATIONS & ALL RELEVANT CODES OF PRACTISE.

HORIZONTAL & VERTICAL DAMP PROOF COURSES TO EXTERNAL OPENINGS TO TOTAL SATISFACTION OF OF LOCAL AUTHORITY BUILDING CONTROL OFFICER. (PLASTIC CAVITY TRAYS OVER EXTERNAL DOOR/WINDOW OPENINGS.) OPEN PERPENDICULAR JOINTS @ 1000mm CENTRES.

FOUNDATIONS MUST BE TAKEN BELOW ANY ADJACENT DRAIN INVERT LEVEL. (DRAINS PASSING BENEATH BUILDING TO BE CASED IN 150mm CONCRETE, DRAINS PASSING THROUGH WALL TO HAVE 2No. 150x100mm REINFORCED CONCRETE LINTOLS OVER. MINIMUM 150mm END BEARINGS).

NOTE; ALL GLAZING BELOW 800mm ABOVE FLOOR LEVEL & GLAZING TO DOORS & SIDE PANELS UP TO A HEIGHT OF 1500mm ABOVE GROUND LEVEL TO BE SAFETY GLASS AS BS 6206: 1981.

CLOSE CAVITIES AT TOPS OF WALLS WITH BRICK/BLOCK ON EDGE.

ALL WORKMANSHIP & MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE & N.H.B.C REQUIREMENTS. ALL MATERIALS TO BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OR SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. (IF IN ANY DOUBT ASK).

EXPANDED METAL LATH TO INTERNAL ABUTMENTS OF BLOCK WALLS EVERY 3RD COURSE.

DAMP PROOF COURSES AND CAVITY TRAYS TO BE HYLOAD 2 (OR EQUAL) PITCH POLYMER, LAID WITH 150mm LAPS AND ALL JOINTS IN CAVITY TRAYS TO BE SEALED WITH ADHESIVE. DPC's AT WINDOW & DOOR OPENINGS TO BE SIZED 50mm WIDER THAN THE WIDTH OF CLOSING MASONRY TO TOTAL SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR.

NEW WALL OR FLOOR MOUNTED GAS FIRED CONDENSING BOILER **IF REQUIRED** TO SUPPLY CENTRAL HEATING AND INSTANTANIOUS HOT WATER WITH BALANCED FLUE TO EXTERNAL AIR. BALANCED FLUE FROM BOILER TO TERMINATE MINIMUM 300mm AWAY FROM ANY DOOR/WINDOW OPENING OR uPVC PIPE OR SOFFIT OF ROOF (EAVES) OTHERWISE PROVIDE STAINLESS PROTECTIVE SHIELD.

BOILER TO BE INSTALLED BY A COMPETENT OPERATIVE TO COMPLY WITH BS: 4201:1979, BS 6283 1991 PART 2 & 3, FITTED WITH THERMOSTAT AND TIME CLOCK WITH INSULATED PIPES, EVERY RADIATOR TO BE FITTED WITH THERMOSTATIC RADIATOR VALVE TO COMPLY WITH BUILDING REGULATIONS.

ALL HEATING AND WATER PIPES WITHIN VOIDS TO BE INSULATED AGAINST HEAT LOSS.

CONDENSING BOILER TO HAVE MIN. A or B SEDBUK RATING OF 86%.
CONDENSATE WASTE PIPE TO CONNECT TO EXISTING DRAINAGE.

NOTE: INFORMATION FOR THE INSTALLED BOILER MUST BE PROVIDED TO OCCUPIER.

Note: PROVIDE 75% LIGHT FITTINGS TO EXTENSION THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT TO DWELLING - POSITIONS TO BE AGREED ON SITE, CONSULT WITH GENERAL INFORMATION LEAFLET GIL 20 IF REQUIRED, TO DETERMINE SUITABLE LOCATIONS FOR EFFICIENT LIGHTING.

ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.
THE NUMBER/TYPE OF LIGHT FITTINGS AND ELECTRICAL WALL SOCKETS IS TO BE AGREED BEFORE WORK COMMENCES. ELECTRICAL SWITCHES AND SOCKET OUTLETS ARE TO BE SITED BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.

DENOTES: MECHANICALLY OPERATED EXTRACTOR FAN TO GIVE MINIMUM 3 AIR CHANGES PER HOUR, ACTIVATED BY LIGHT SWITCH,DUCTED THRO. TO EXTERNAL AIR. FIT WEATHERTIGHT SEAL AT PASSAGE THRO. BUILDING. DUCTING TO BE WRAPPED IN MINERAL OR SIMILAR INSULATION TO PREVENT CONDENSATION BUILD UP WITHIN DUCTING. MINIMUM 30MIN. OVERUN TO FAN. PROVIDE MINIMUM 15 LITRES/SECOND AIR RATE TO BATHROOM / EN-SUITE. KITCHEN FAN TO PROVIDE 60 LITRES/SECOND, UNLESS EXTRACTING AT SOURCE IN WHICH CASE 30 LITRES/SECOND WILL SUFFICE - i.e. COOKER HOOD EXTRACTOR.) UTILITY FAN TO GIVE 30 LITRES/SECOND. CLOAKROOM FAN TO GIVE MIN. 6 L/S.

DENOTES: SMOKE ALARM TO BE MAINS OPERATED SELF CONTAINED UNIT WITH RECHARGEABLE BATTERY BACKUP INSTALLED IN ACCORDANCE WITH BS 5839-6 2004 - GRADE D - CATEGORY LD3 STANDARD. ALL ALARMS TO BE INTERCONNECTED, FITTINGS TO BE CEILING MOUNTED AND INSTALLED MIN. 300mm FROM ANY WALL OR LIGHT FITTING, TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALARMS TO BE INTERCONNECTED.

THE INSTALLATION OF CARBON MONOXIDE DETECTORS IS HIGHLY RECOMMENDED, PARTICULARLY NEAR SOURCE OF HEAT PRODUCING APPLIANCES, EG: KITCHEN, GAS FIRE TO LOUNGE ETC.. PROFESSIONAL ADVICE TO BE SOUGHT

Revisions

Project:
CONVERSION OF GARAGE TO LIVING SPACE
1 CORNMILL COURT, WADDINGTON BB7 3HB

Drawing:
working drawing

Client:
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Scale(s) 1:50 @ A1 Date MAY 2021

Drawing no. ADM/21/20/02 Rev.