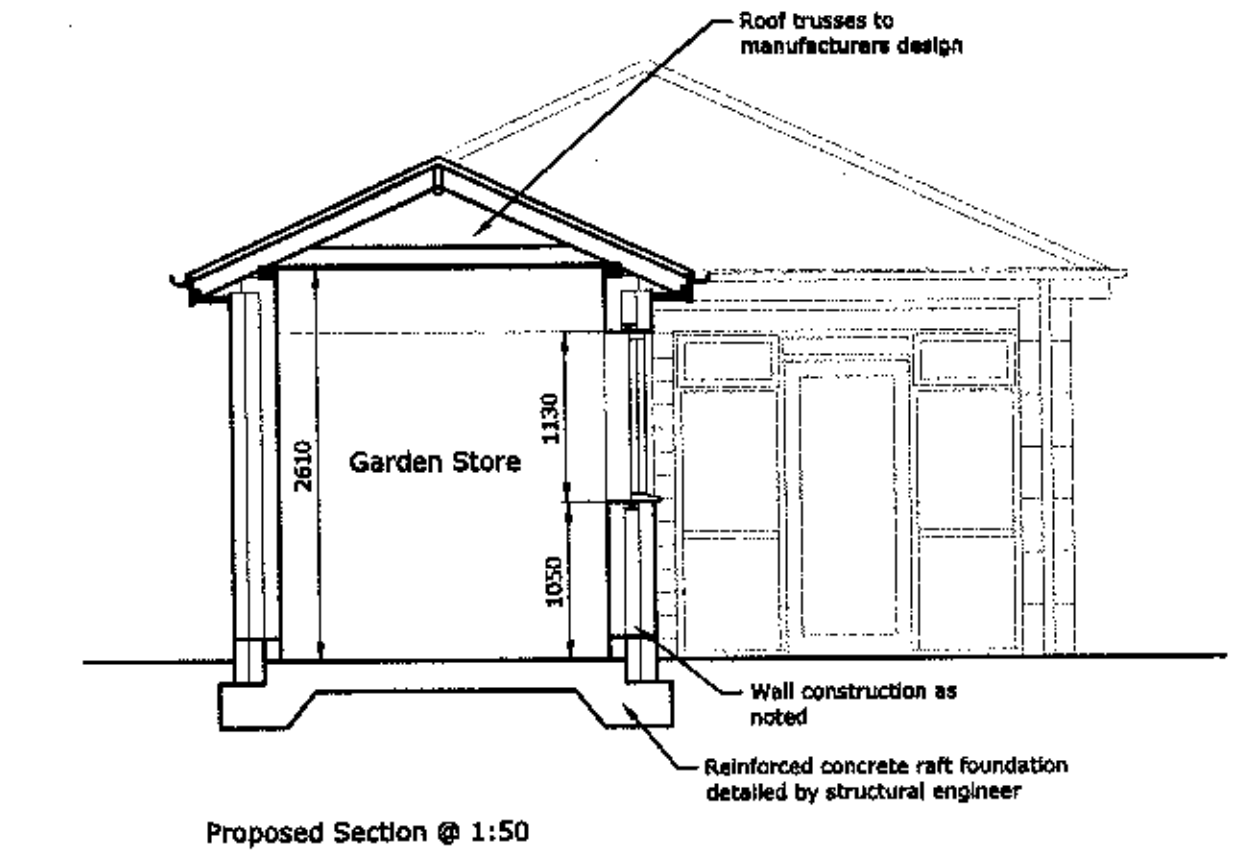
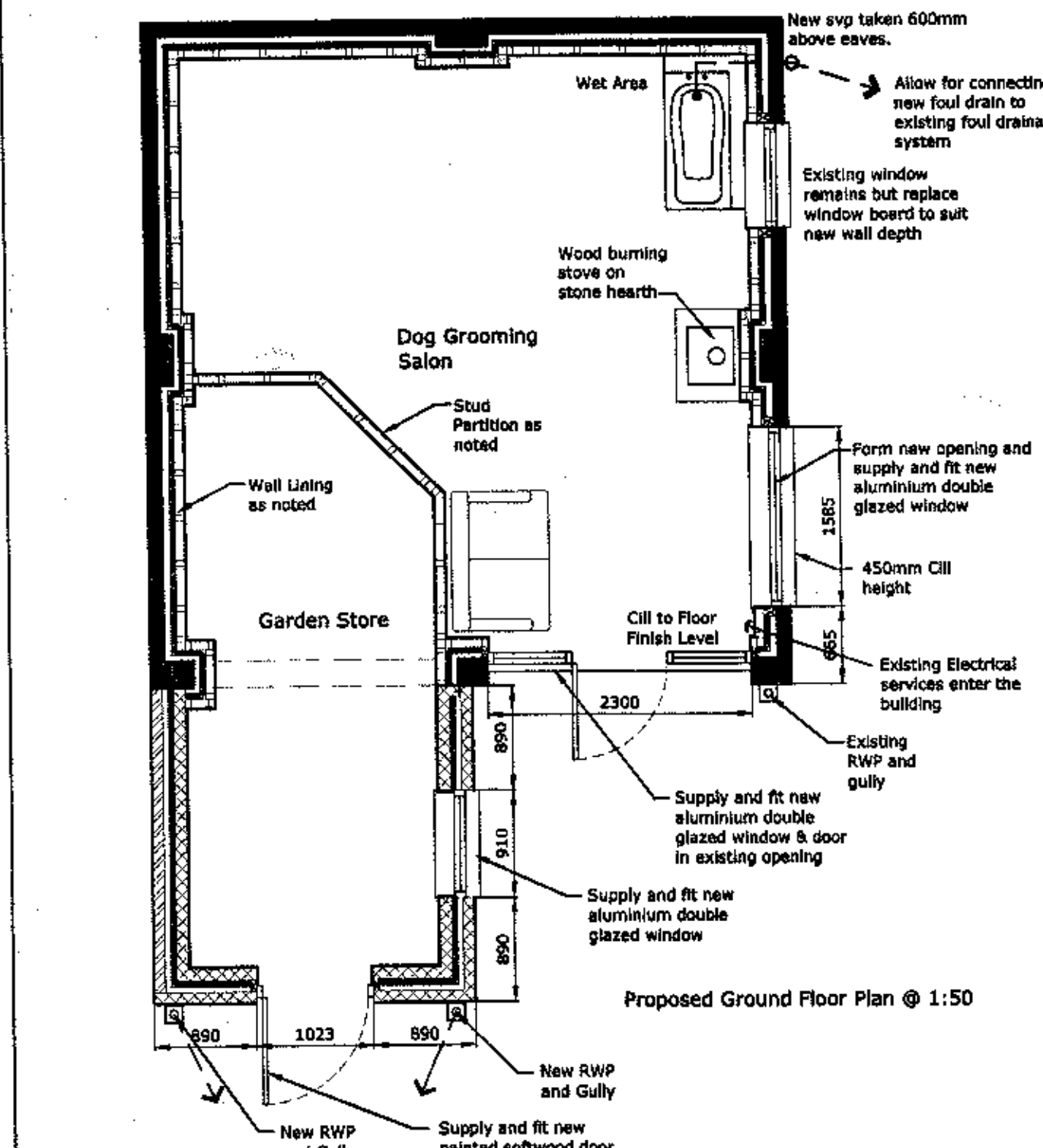
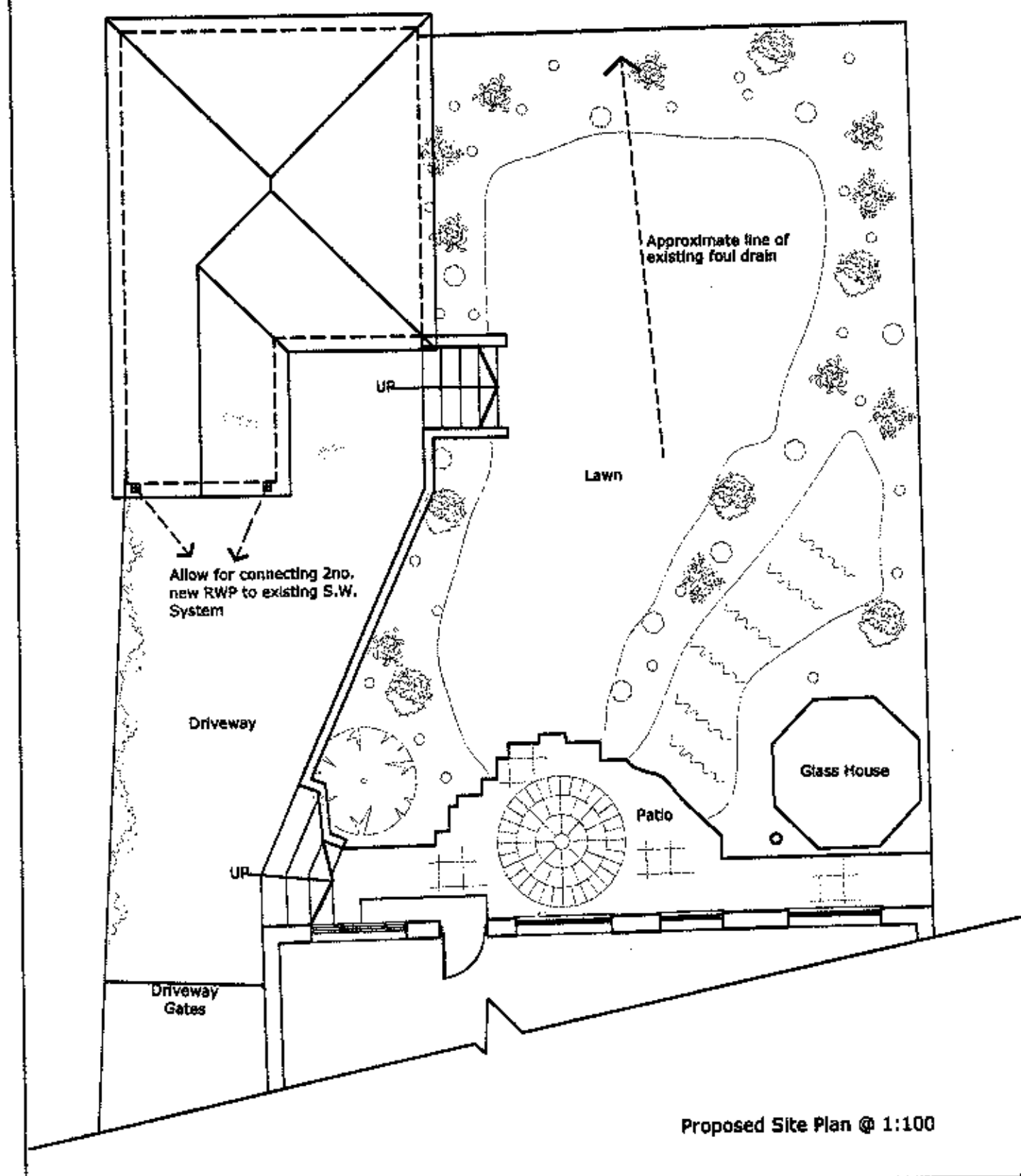
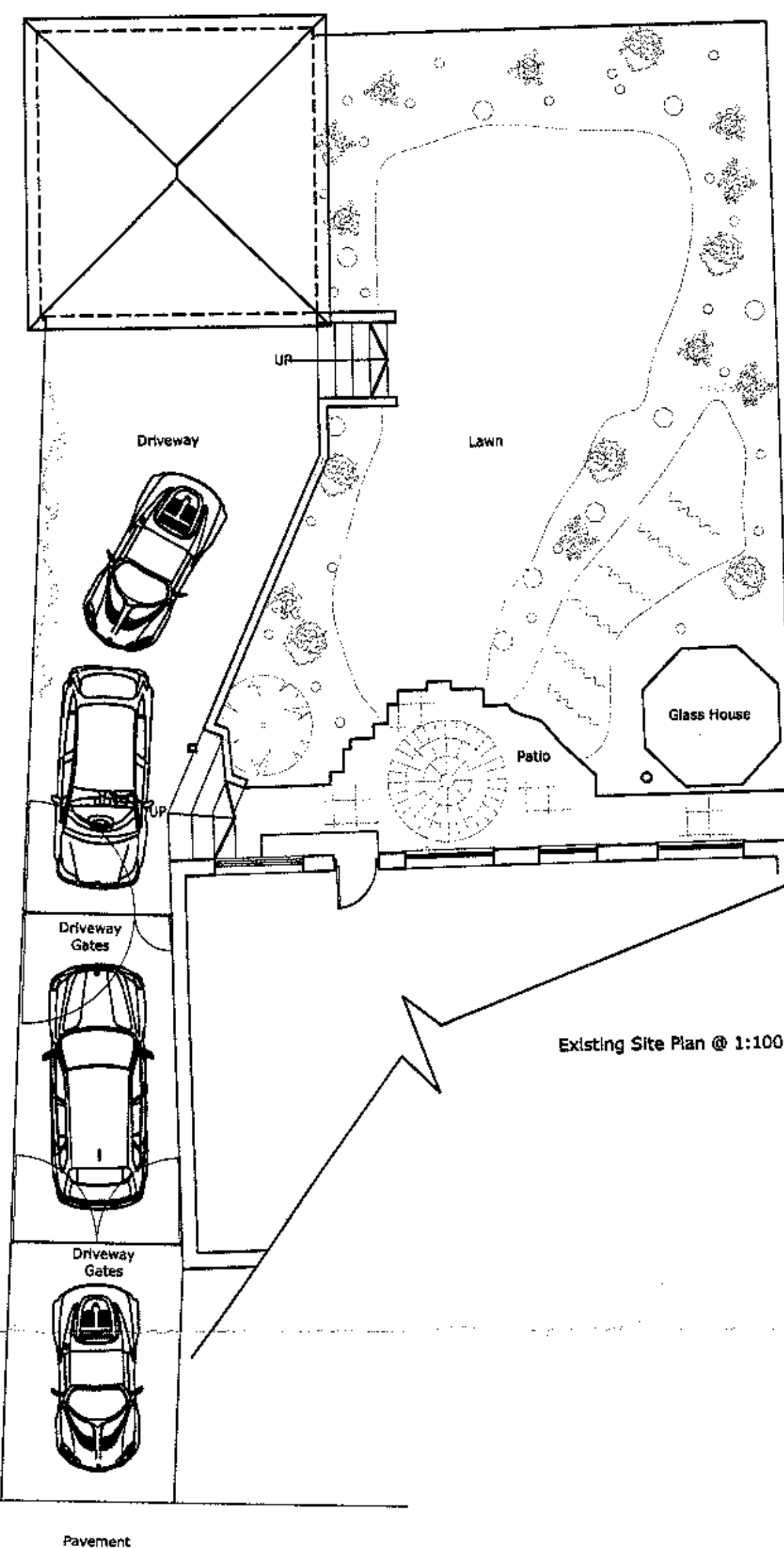


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CONSTRUCTION NOTES

DEMOLITION:
Carefully remove 2no. garage doors and frames. Allow for carefully removing and storing profiled interlocking concrete tiles for reuse where possible.

REINFORCED CONCRETE RAFT & GROUND FLOOR:
Reduced level to suit new construction, lay min 150mm well compacted clean stone hardcore in max. 150mm layers, with min 25mm sand bedding over, lay 1200 gauge viaqueen dpm sealed & lapped at joints to manufacturers instructions, extend up slab edges and around raft toe & turn into first course of internal blockwork leaf. Form reinforced concrete raft with downstand toe at perimeter and trowelled finish, all to structural engineers details. All to meet Building Regulations Part A and ground conditions found on site.

EXTERNAL WALLS (EXTENSION):
Build up external cavity walls in concrete blockwork minimum 3.5N/mm². Outer leaf to boundary elevation where not rendered to be in brickwork to match existing house.
Form 100mm wide cavity of 50mm clear air space and fix Celotex CW4000 cavity wall insulation board 50mm thick fixed all in accordance with Celotex Ltd. recommendations with approved plastic retaining discs on Ancon or similar approved stainless steel wall ties min 250mm long at 450 vertical and 750mm horizontal centres built into outer & inner leaf. All walls to be finished internally with 2 coats of lightweight plaster 13mm thick, all to achieve a max. 'U' value of 0.25W/m²K.
Allow for vertical chasing out of existing walls & inserting vertical hyaloid dpc turned outwards behind s.s. crocodile tie plates at abutments of new walls with existing walls, sealant to joints and linking of cavities.
Fire stop top of cavity walls with proprietary fire stop socks, Rockwool or similar approved.

Apply cement sand render to external blockwork with smooth finish prepared for painting, to match existing.

EXTERNAL WALLS EXISTING:
All faces of existing garage walls to be lined with 50x75mm SWD studs at 400mm centres as drawn. Frame to be suitably secured to allow 110mm wide cavity of 50mm clear air space and fix Celotex GA4000 cavity wall insulation board 60mm thick in accordance with Celotex Ltd. recommendations to outer face of studs. Finish in 15mm Gyproc Wallboard with taped joints and a 5mm plaster skim.

INTERNAL WALLS:
To be framed in 50x75mm SWD timber studs at 400mm centres to full height. Clad both sides with 15mm Gyproc Wallboard all joints to be taped then apply a 5mm plaster skim finish throughout.

DPC'S AND CAVITY TRAYS:
To be placed at all horizontal and vertical cavity closings around external openings using Thermabate Insulplate dpc units to avoid cold bridging, also at minimum 150mm above adjacent ground level in external leaf & at floor level in internal leaf, below cills and as cavity trays over external lintels. DPC's at ground floor level are to be linked, lapped & sealed with floor dpm.
All DPC's are to be bedded on smooth bed of mortar & formed in hyaloid, cavity trays are to be complete with stop ends and shall extend minimum 150mm beyond end of lintel. Cavity tray weep vents are to be built into outer leaf at max 500mm ctrs & min 2no./small opening. Cavity trays & weep hole vents are to be manufactured by Cavity Trays Ltd. or Yeovil, or similar approved.

ROOF:
Provide and fix profiled interlocking concrete tiles to match existing to 50x38mm treated swd battens. Battens to be fixed through proprietary breathable venting membranes into 100x50mm C16 and rafters at 400mm ctrs at 25 degree pitch fixed to 175x50mm ridge beam & to 100x75mm treated swd wallplate on top of inner leaf. Fix 125x50mm ceiling joists at 400mm centres to both wall plates across the span of the extension. Wallplates to be anchored using 1200mm long galvanised ms straps at 1.0m centres screw fixed and plugged to inner leaf. Lay 250mm thick Rockwool insulation across ceiling joists and allow for proprietary eaves ventilation to perimeter. Fix 12mm Gyproc boards to ceiling with all board joints taped & sealed and 5mm skim finish for painting. All to achieve a max. 'U' value of 0.25W/m²K.
Allow for 18mm WBP Plywood valley boards and code S lead to form valley gutter.

EXTERNAL DOOR (STORE):
Provide and fit new painted softwood door & frame to Client's requirements. Draught strip throughout in order to achieve a max 'U' value of 2.2W/m²K. Door is to be fitted with robust lockable handles, & fittings, samples are to be provided for approval by the client.

ALUMINIUM WINDOWS & DOOR:
Provide and fit new fully glazed windows to be in powder coated aluminium sections manufactured by an approved specialist, all double glazed & draught stripped throughout in order to achieve a max 'U' value of 1.6W/m²K. Safety glass to BS6206 class A is to be provided for all glazing below 800mm. Thicke vents to be installed to allow natural ventilation to achieve part B requirements. Opening lights as shown. Colour to be confirmed by client.

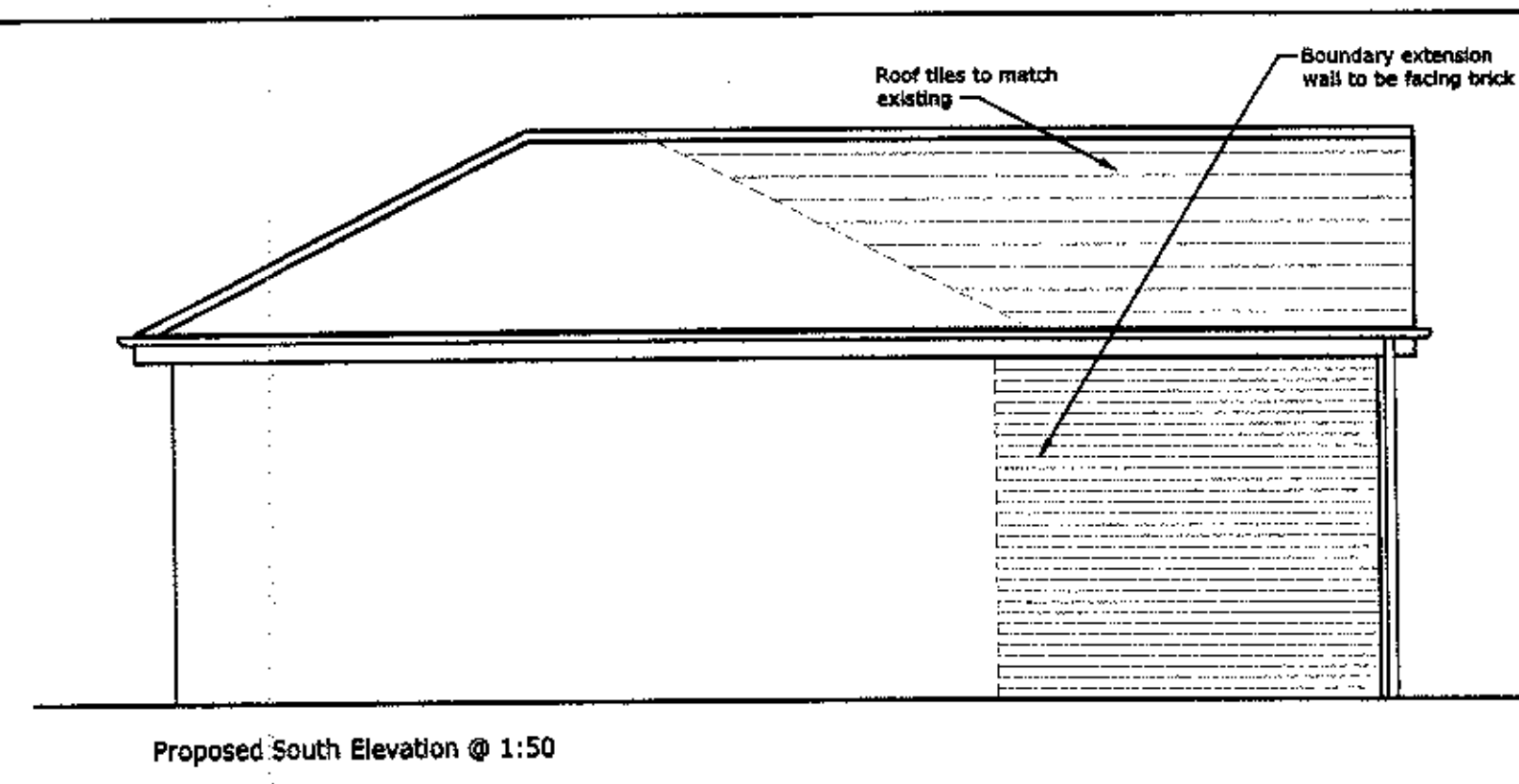
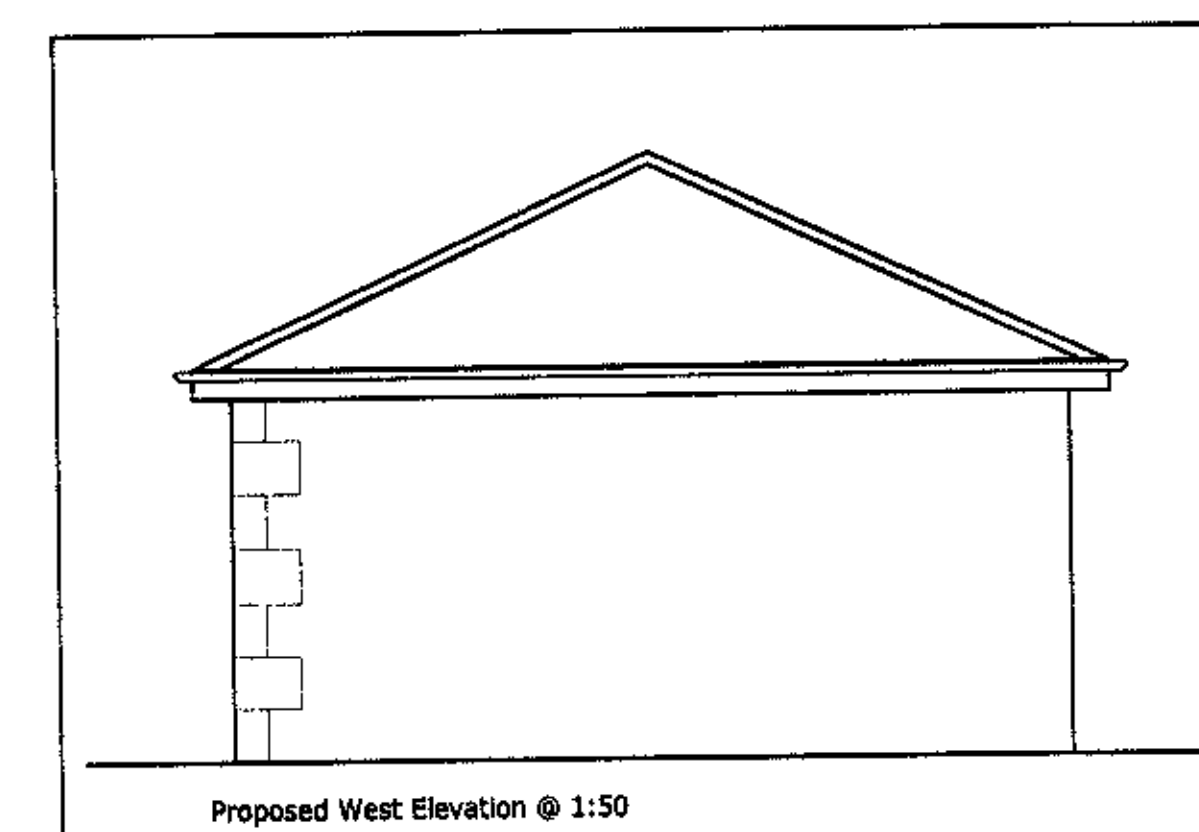
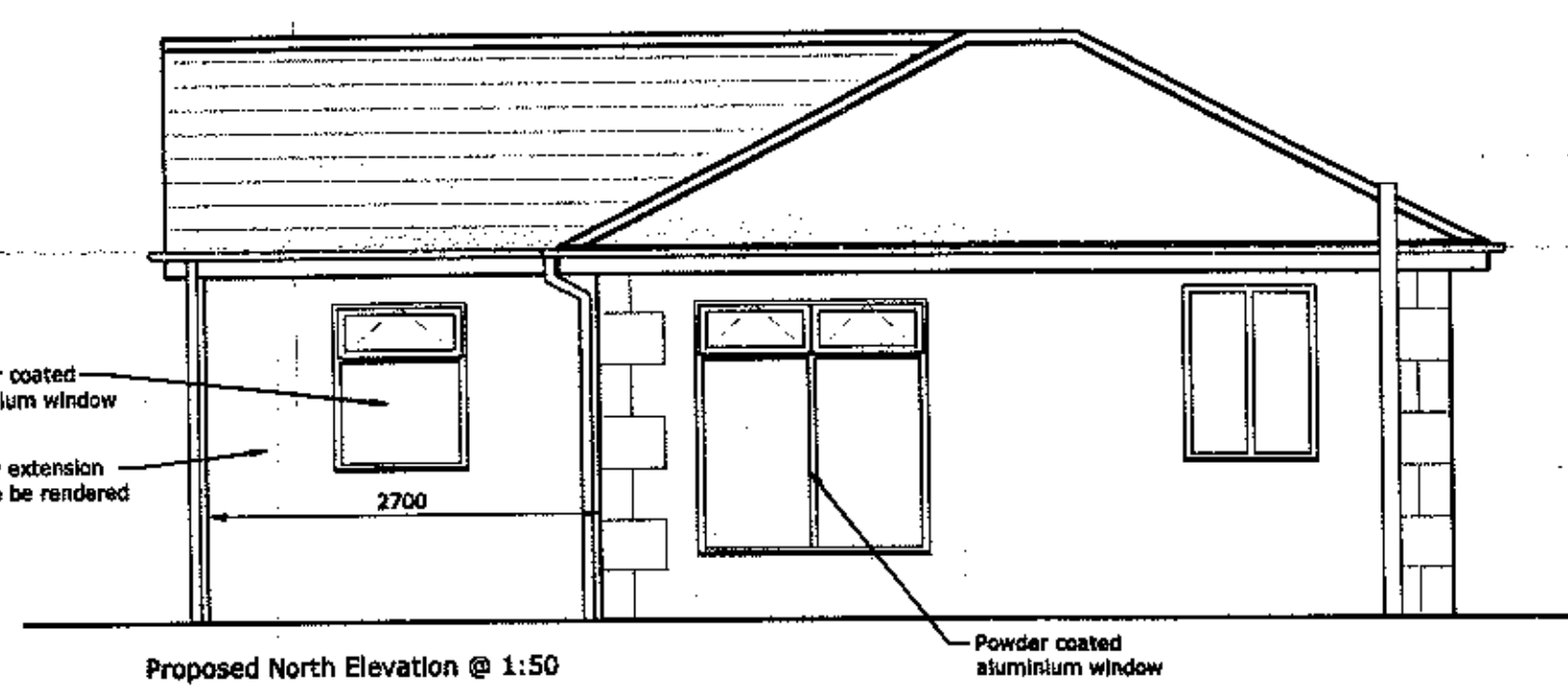
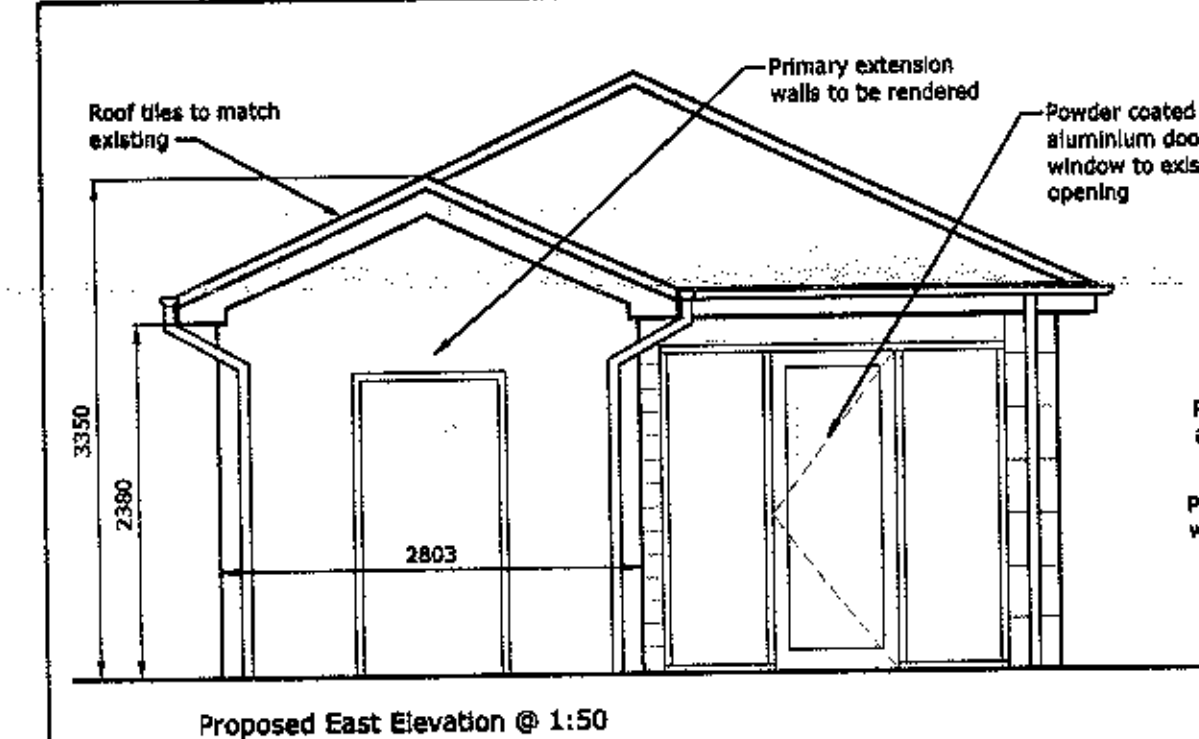
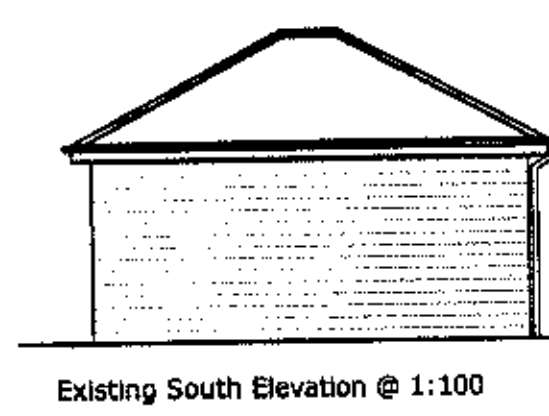
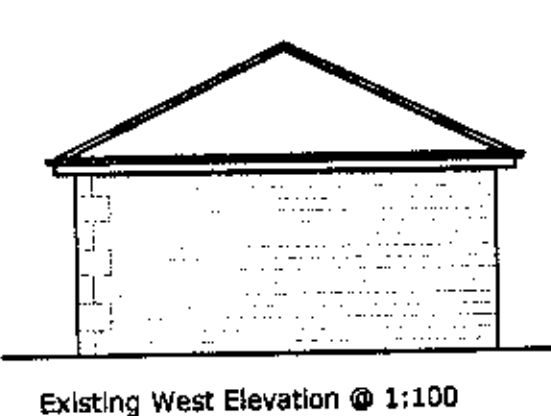
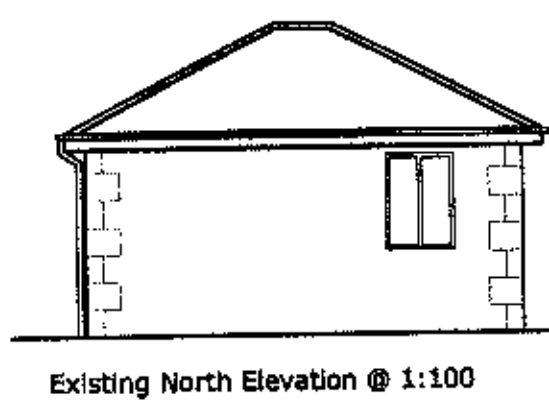
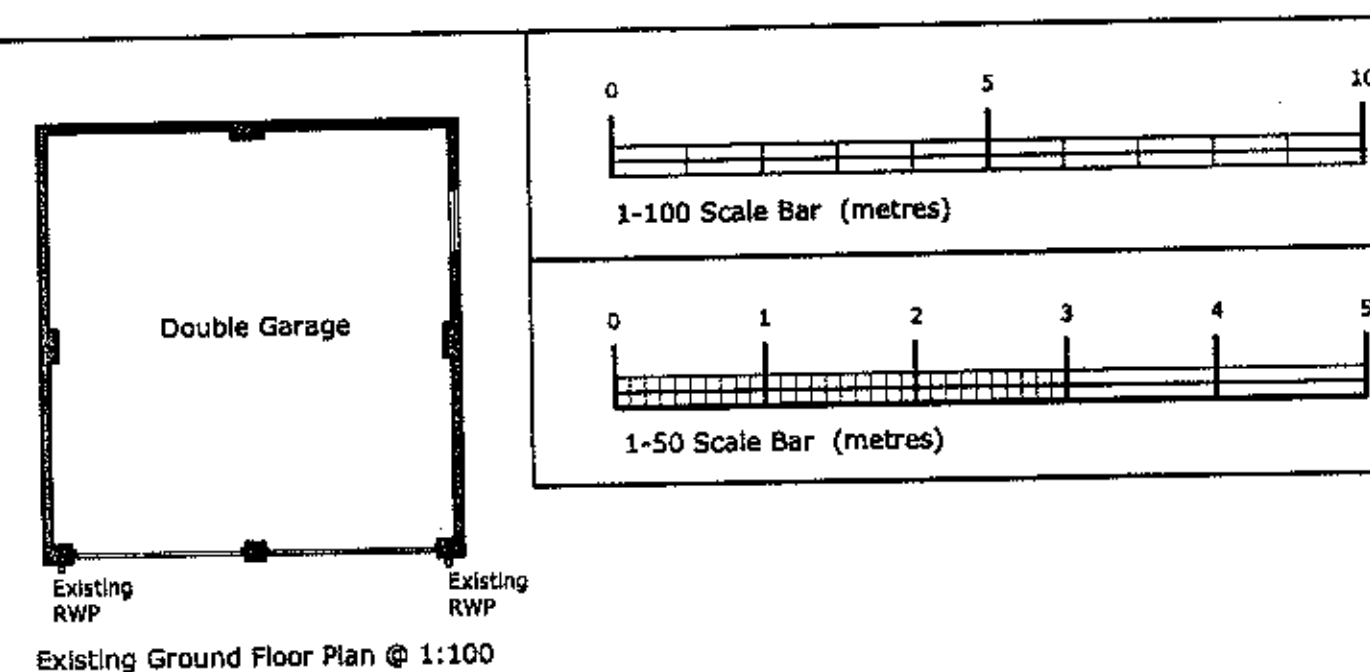
INTERNAL JOINERY:
Contractor to allow for providing & fixing matching profile skirting boards, architraves as required.

ELECTRICAL:
Electrical installation to be agreed with client. All electrical work to be carried out by a competent Part 'P' registered contractor who can test and certify the installation, on a self certifying basis, & provide the relative electrical completion certificates for the client & Local Authority for approval, all in accordance with approved document part P & L13 of the Building Regulations.

HEATING:
Provide and fit wood burning stove mounted on a stone hearth as drawn with double insulated steel flue to be extended out of the roof and fitted with weatherproof terminal. All work is to be in accordance with the appropriate manufacturers requirements. Design to be approved by the client.

DRAINAGE:
New pipes & fittings as required are to be from the Hepworths superseve clay range or similar approved clay drainage system & installed in accordance with the manufacturers recommendations. Allow for connecting new surface water drains into existing as shown on plan to the satisfaction of the Building Control Officer. Redundant drainage on site is to be taken up or filled solid with lean mk concrete, any existing drainage passing under new building is to be exposed & surrounded in pea gravel on 150mm concrete protection or diverted to the satisfaction of the Building Control Officer.
Allow for the foul drainage connection in the garden as shown.

Rev. B - 21/02/11 - Driveway gates added.
Rev. A - 11/02/11 - Driveway added.



GENERAL NOTES:
Smoke detection system to be installed in accordance with BS5839:2004 in both rooms. Unit in the Dog Grooming room is to be suitably positioned where lighting the stove will not unnecessarily activate the alarm.
Investigate suitability of party wall and foundations prior to commencement of construction. 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 but the contractor is to ensure that the property is secure at all times.
Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works.
Contractor is to include for all new and additional heating & electrical 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.
Contractor is to allow for liaising with all specialists and sub-contractors during the course of the work.
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.
When colour, texture & type of external facing materials are not specified on drawings, all materials to be proposed are to be submitted to the Local Planning Authority for approval prior to work commencing.

This drawing is to be used for Local Authority submission purposes only & for construction purposes only after all the necessary approvals have been obtained.
All fitted elements are to be fixed in accordance with the manufacturers instructions & guidelines.
All materials and fittings used are to be fit for their purpose and to the relevant British Standard, 'CE' marked and covered by a current agreement certificate.
The contractor must carry out all investigations on existing structures on site prior to any demolition and ensure the safety of the buildings and personnel on site at all times.
Figured dimensions are to be used in preference to scaling from the drawing, all dimensions are to be checked on site.
Lintels are to be provided over all new structural openings with a minimum end bearing of 200mm where possible, internal reinforced precast concrete lintels to be manufactured by Naylor Precast Ltd. and insulated steel lintels by IG. Ltd. or similar approved.
External door frame as noted is to be perimeter sealed with Arbofill 1096 silicone sealant manufactured by Adhesed Ratcliffe Ltd. or similar approved.

FINISHES
New Plastered Walls & Ceilings: Apply one thinned coat followed by two coats of vinyl matt emulsion paint.
New Internal Softwood Joinery: Prepare & apply one coat of primer, one undercoat & one gloss paint finish.
Colours for painting are to be confirmed by the Client, paint used to be from the Dulux, Crown or Layland colour ranges.
Floor finish to be confirmed by client.
Wet Area bath unit to be supplied by client and fitted by the contractor, to the clients requirements.
All to be approved by the client.

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tfp
the
fowler
partnership
architects

Client
Mrs C A Powers

Project
Conversion of Garage
Dog Grooming Salon
1 Woodlands Park
Whalley BB7 9UG

Sheet
Proposed Scheme

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Scale
1:50@A1

Date
22.12.10

Drawn
SHW

Drawing No.
10 167 001

AB

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