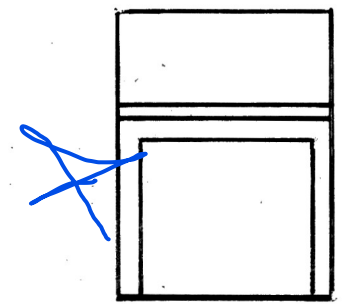
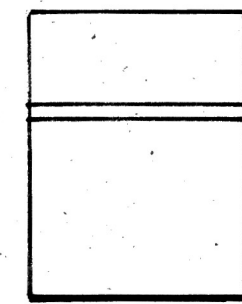


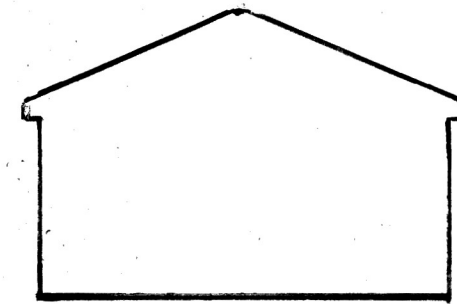
0 1 2 3 4 5
1:100



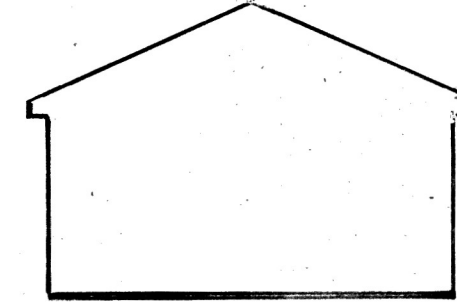
GARAGE FRONT ELEVATION



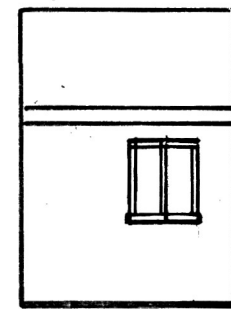
GARAGE REAR ELEVATION



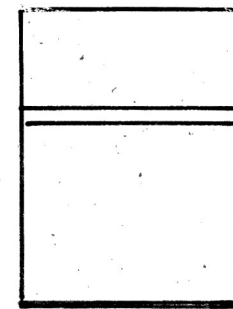
GARAGE SIDE ELEVATION (INNER FACE)



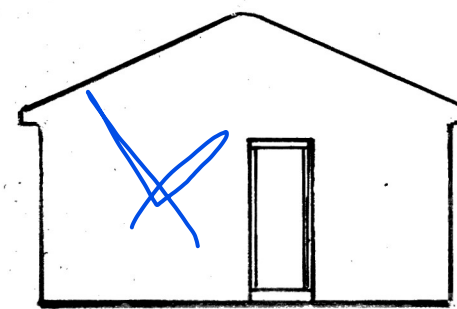
GARAGE SIDE ELEVATION (BOUNDARY)



PROPOSED FRONT ELEVATION



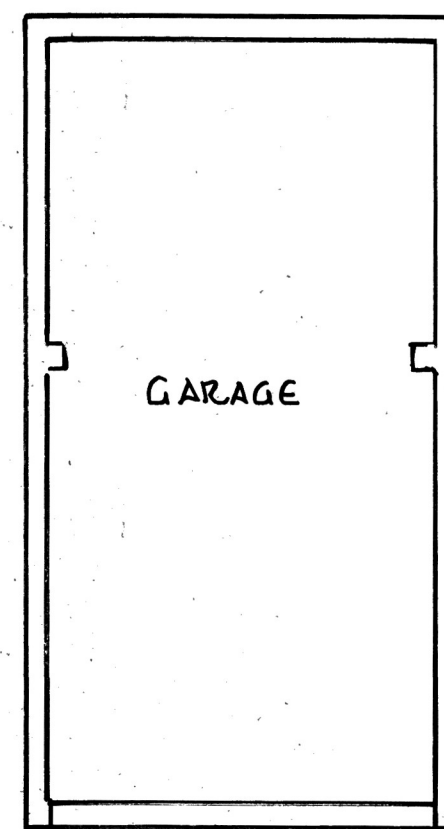
PROPOSED REAR ELEVATION



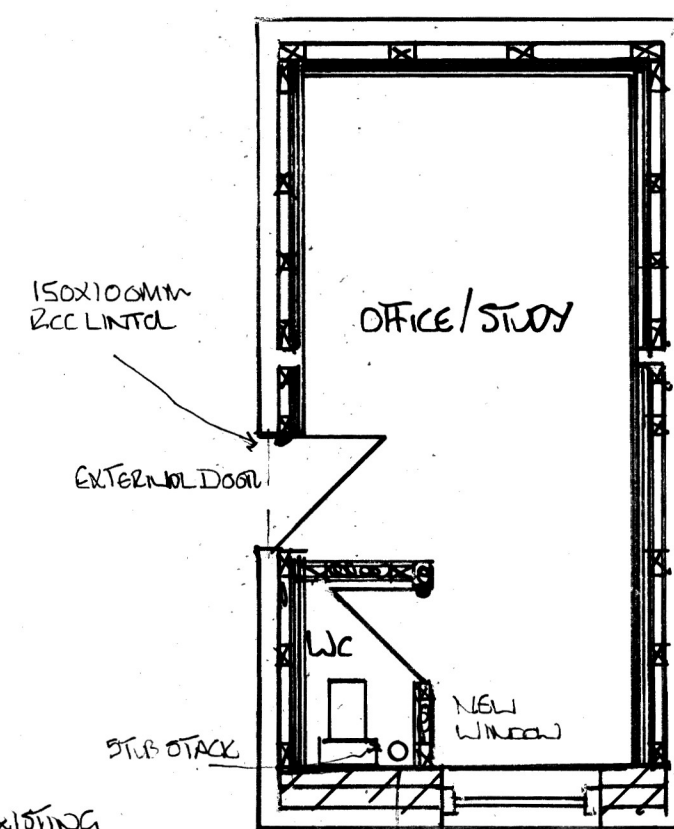
PROPOSED SIDE ELEVATION (INNER)



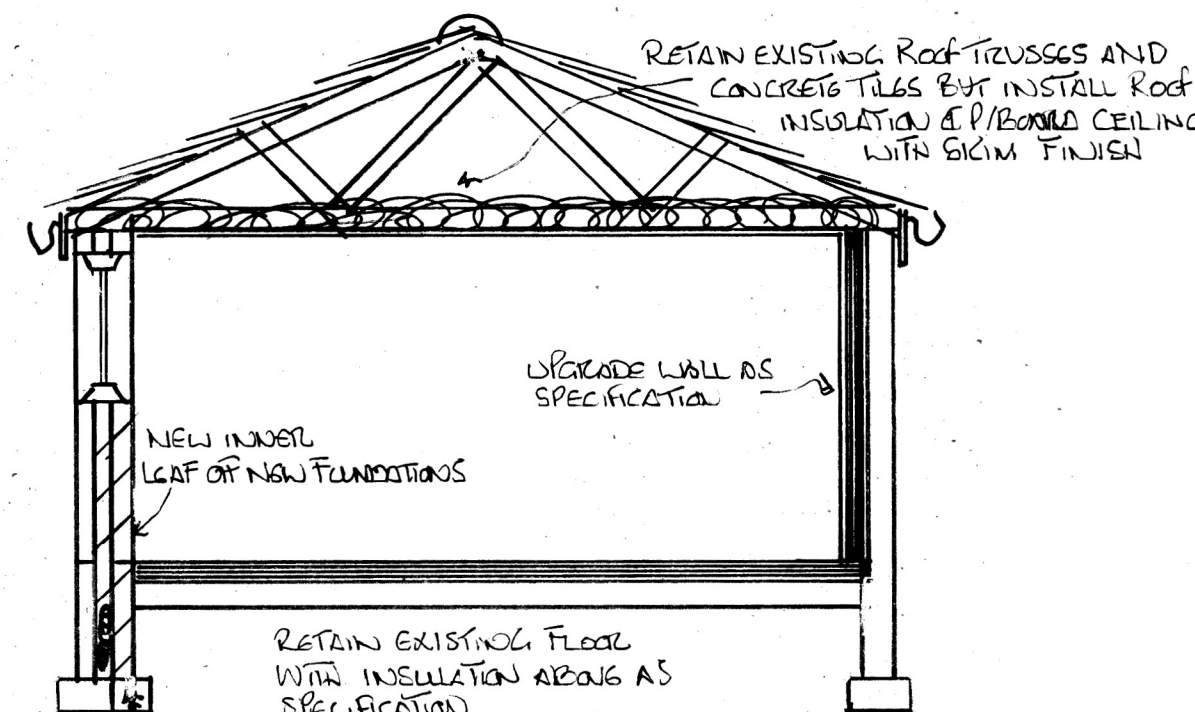
PROPOSED SIDE ELEVATION (BOUNDARY)



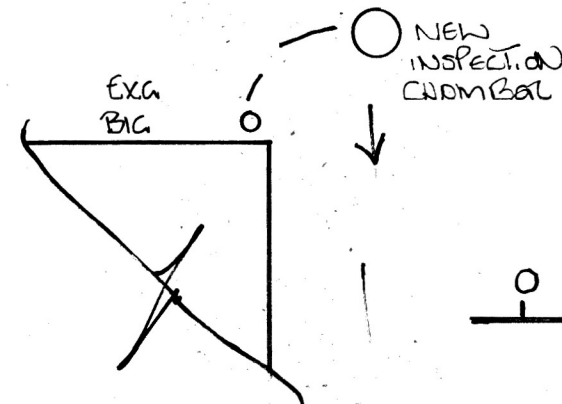
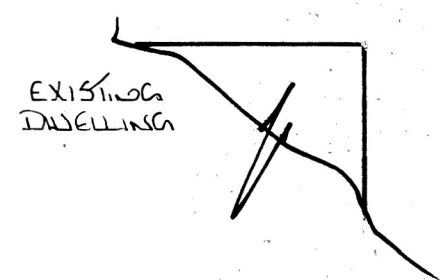
GARAGE FLOOR PLAN



PROPOSED FLOOR PLAN



SECTION



0 1 2 3 4
1:50

Construction Notes

All work to be in accordance with Building Regulations 2001 and amendments. All work to comply with the town & country planning act 1990. Neighbouring consent to be sought for all work on or within 3m of the party wall or fence under The Party Wall Act 1996 (2 months' notice required). ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE CLIENT AND AGENT PRIOR TO WORK COMMENCING. ALL NEW STEELWORK TO BE DESIGNED BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING ON SITE. The contractor to check all sizes and availability of all building materials used in construction. If building on the boundary the adjoining owner's consent should be sought in writing prior to work commencing. New brickwork to be bonded into existing brickwork all to the satisfaction of the D.B.S.D.P.C. to BS747 and a min of 150mm above ground level. D.P.C. to all cavity closures. All elements of structure to be half hour fire resistant. All roofs to be class AA rated, Class 0 to circulation areas and class 1 generally to internal surfaces. All roof lights to be AA rated. Stud walls to be constructed of 100x50mm timber with 12.5mm plasterboard and skim both sides. Refuge to be made available on days of collection. Flashings to have min. upstand of 150mm. All timber to be impregnated with suitable approved preservative. If render finish insure bell casts over windows and doors and at D.P.C. level. All structural timber is to be strength graded and stamped DRY or KD (Kiln Dry).

Foundations

Both size and depth of foundations to suit ground conditions and to the satisfaction of the D.B.S. walls below D.P.C. to be in common brickwork filled with weak mix concrete up to ground level. Minimum depth 900mm below finished ground level. Any existing foundations to be exposed and to the satisfaction of Local Authority Building Control. Trench fill foundations are recommended.

External Walls

Existing garage walls retained with 100mm cavity filled with 100mm Xtartherm Cavitherm (0.021 W/mK) or 90mm Kingspan Kooltherm K106 Cavity Board Insulation (0.018 w/mk) with 100mm aircrete blockwork (0.15 w/m/k) with 12.5mm plasterboard on dabs. Alternatively, 150mm cavity filled with 150mm Knauf Drither insulation or similar mineral wool achieving (0.032 w/m/k. Total minimum U-value = 0.18w/m2/k All buttressing walls to have min of 665mm returns on brickwork. Cavity wall to be tied with stainless steel wall ties at spacings of 750mm horizontally and 450mm vertically and increased around openings. Internal wall drylined with 12.5mm plasterboard & skim.

Lintols

Lintols to be by Catnic or similar approved to suit openings and to have a minimum end bearing of 150mm. Provide cavity trays above all openings and where internal wall becomes external wall above first floor level to BS747.

Ventilation

Windows to have an opening of at least 1/20 of the floor area. All habitable rooms to have trickle ventilation of 8000mm sq. Non habitable rooms 4000mm sq trickle ventilation. Bathroom to have extract fan to give 15 L/S. Kitchen to have extract fan to give 60L/S or 30L/S cooker hood. Internal WC's or shower rooms to have mechanical ventilation equal to 3 air changes per hour with a 15-minute overrun. Door to have 10mm air gap to allow flow of air. Utility Room to have mechanical ventilation equal to 60 litres/second with 15-minute overrun.

Windows

All new windows should be double glazed with minimum 25mm seal and coated with low emissivity coated or to be triple glazed, (fensa approved) fitted with trickle ventilators. Windows and glazed doors to achieve u value of 1.8w/m2/window openings no greater than 25% of wall area. New windows to have A class energy rating and to be fitted with locks complying with Part P. Windowsill and head heights to match existing house unless otherwise stated.

Electrical

All new electrical work to be certified by a NICEIC electrician or by a competent person complying with Part P. Provide energy efficient lighting to all new fittings. 3 double sockets to ground floors habitable rooms. 2 double sockets to bedrooms. Kitchen to be specified by kitchen installer. Provide energy efficient lighting to all new fittings.

Central heating

New or alterations to existing central heating system to be installed and certified on completion by Gas safe registered engineer. Size and location of radiators to be agreed with client prior to work commencing.

Garage conversion: floors

Either 100mm Celotex FR500 finished in 65mm sand cement screed with Celotex TB4020 to edges or 125mm Celotex FR500 and 22mm Tongue and groove boarding with a 1000 gauge visqueen sheet above and below the insulation.

Garage conversion: walls

Fix 25x47mm timber battens lined with DPC strips fixed to walls 50mm Celotex G55050 laminated to a 9.5mm plasterboard. Brick pliers finished in 15mm Celotex PL4015 laminated to 9.5mm plasterboard. Fix G55000 to masonry which has integral vapour barrier and Celotex FR5000 under chioboard.

ADDRESS: 23 YOXALL DRIVE, L33 4HS

PROPOSAL: GARAGE CONVERSION .

SCALE: 1:50, 1:100, 1:1250, 1:500
DRAWING NO 2.