

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

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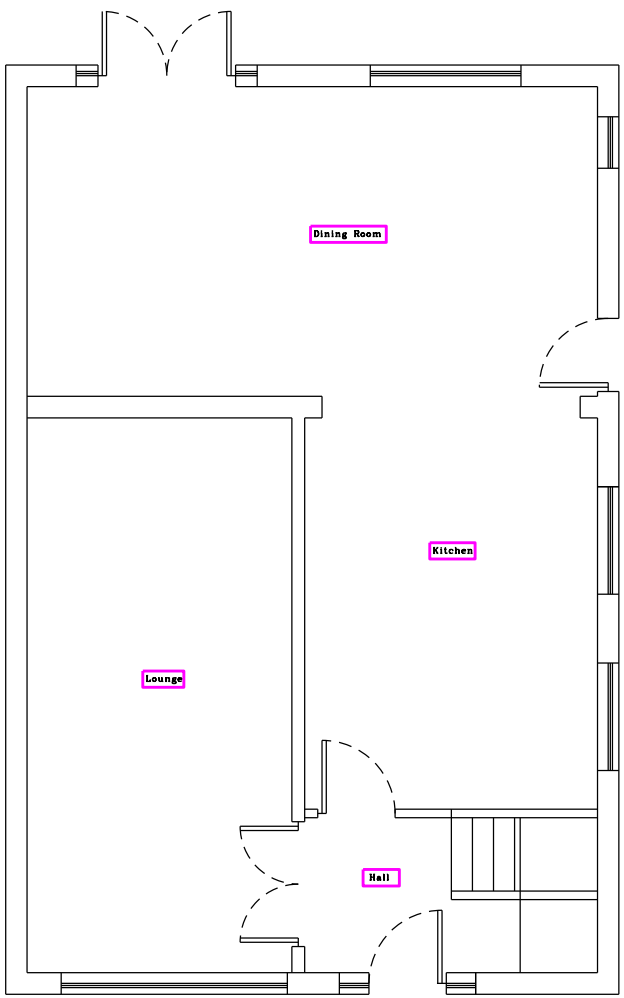
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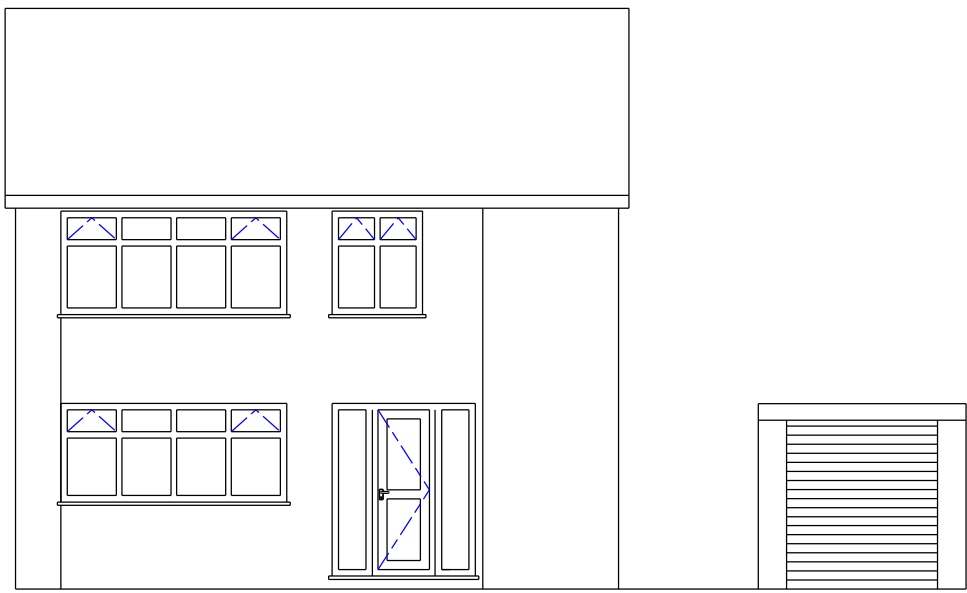
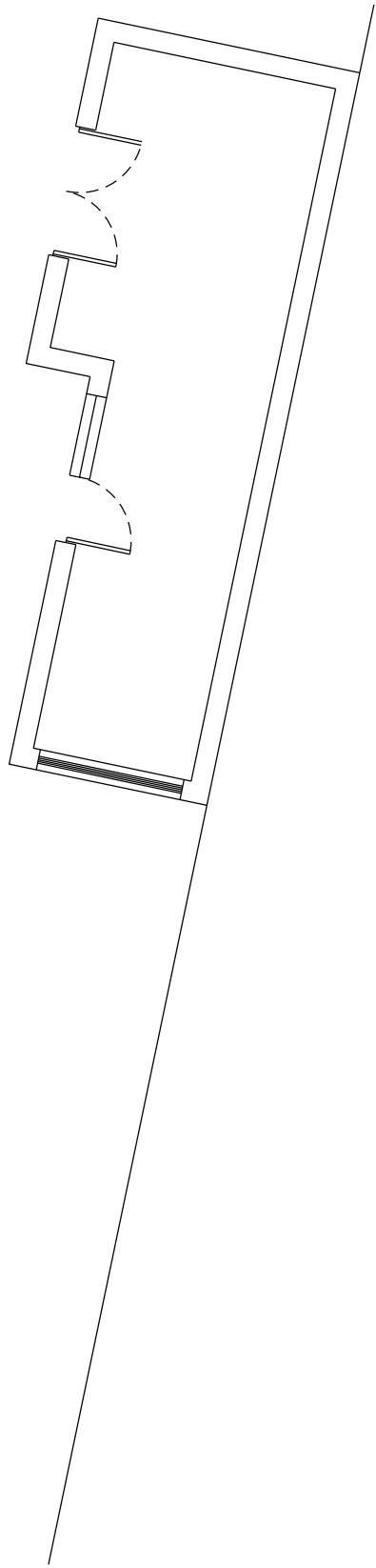
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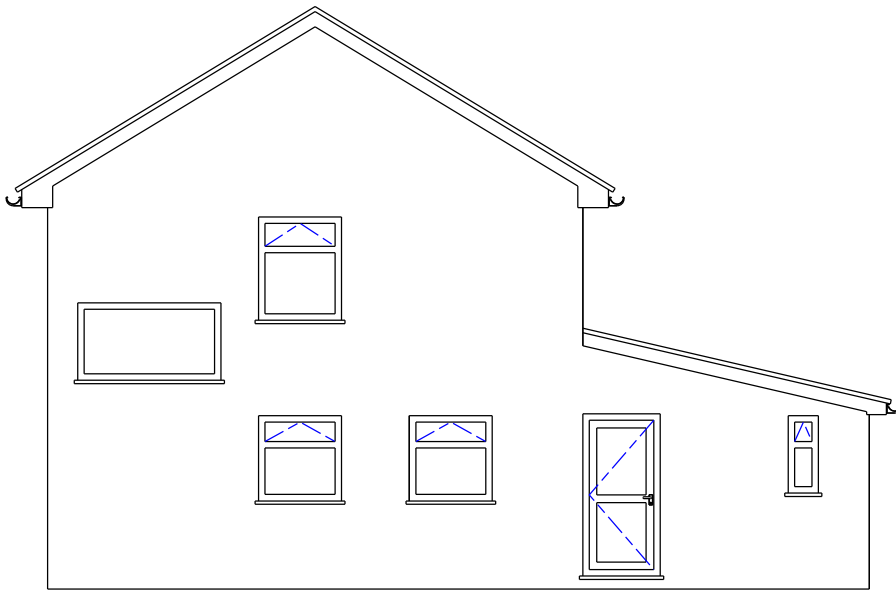
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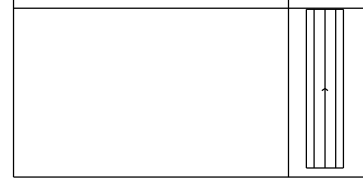
Existing Ground Floor Plan



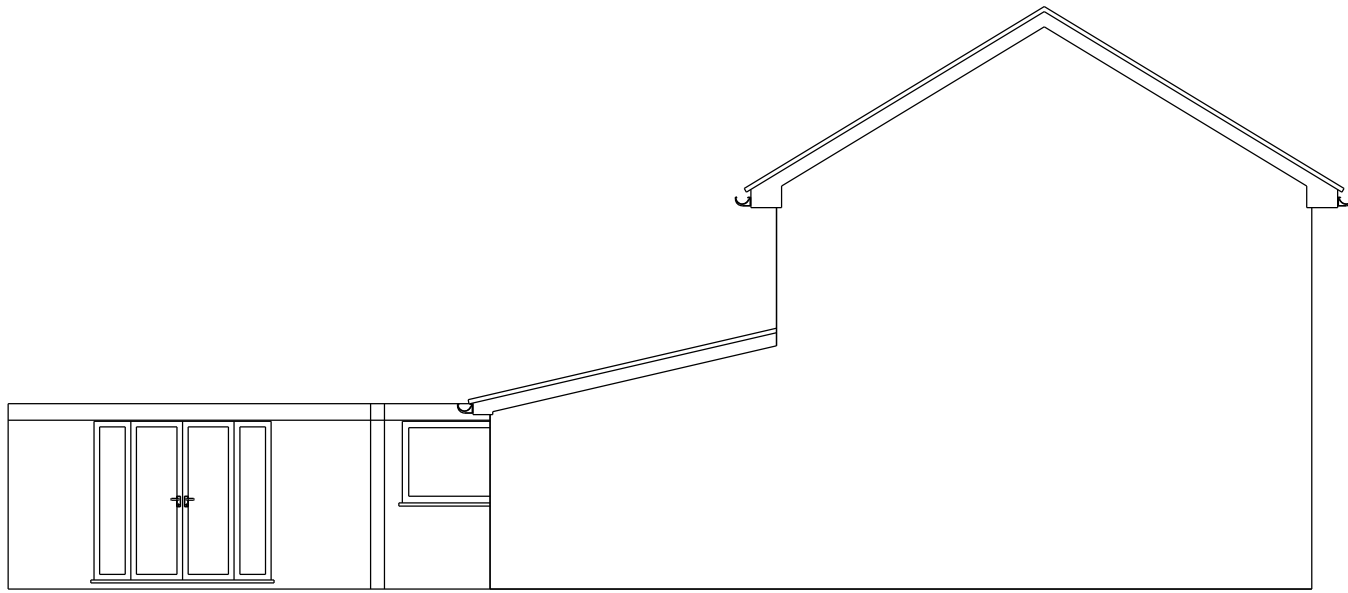
Existing Front Elevation



Existing Side Elevation

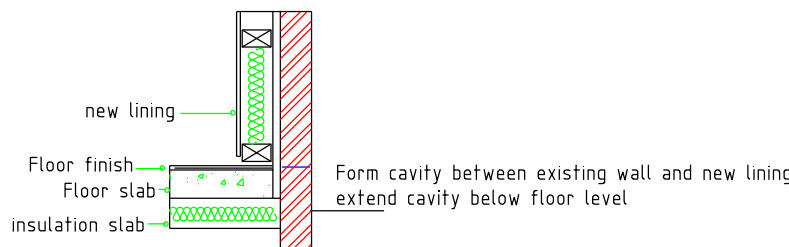


Existing Rear Elevation

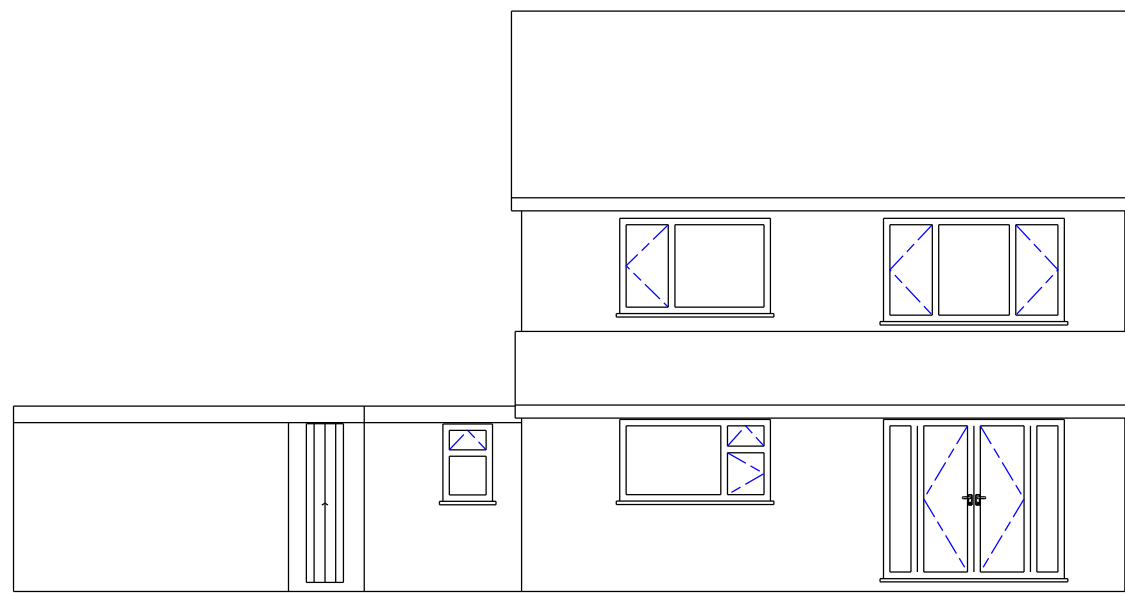


Existing Side Elevation

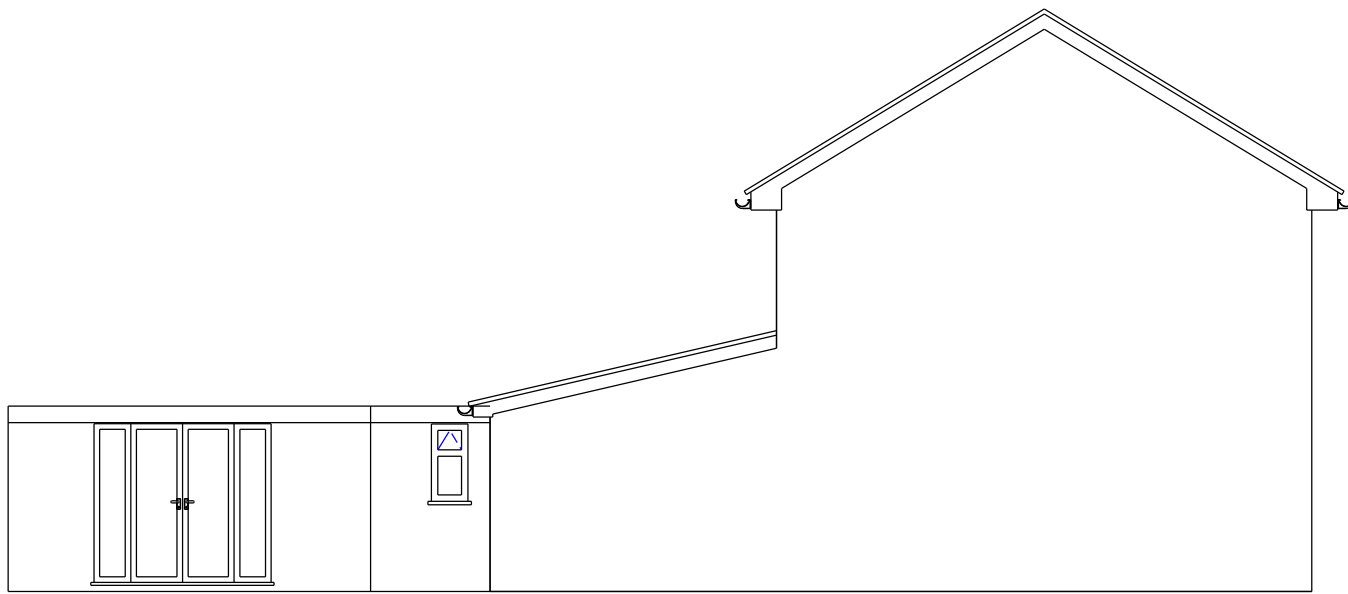
Line walls of garage with 100 x 50 treated softwood frame with studs at 400mm cnts. 85mm Kingspan TW51 between studs and finished internally with 32.5 Kingspan K18 insulated plasterboard and skim.



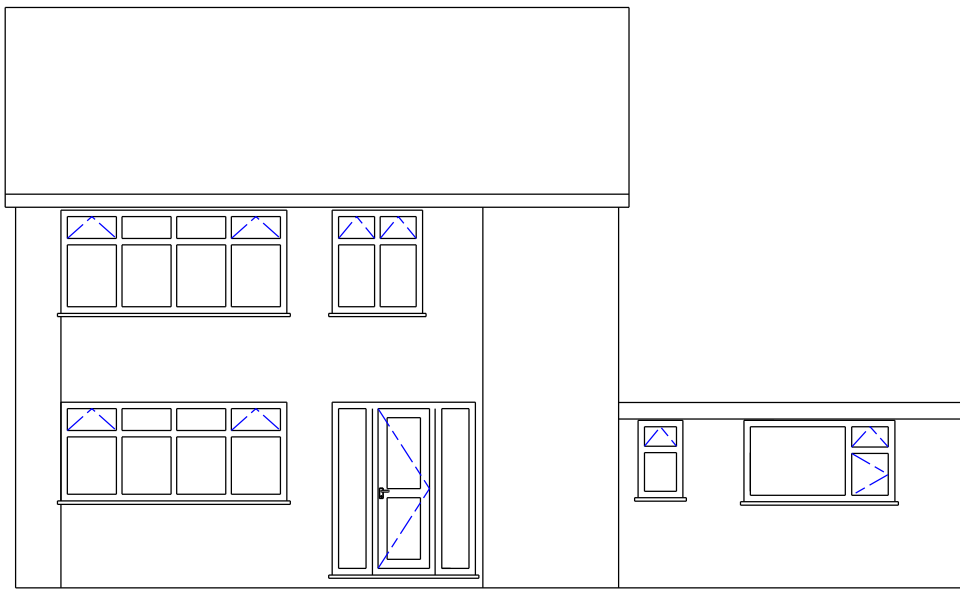
SECTION THROUGH NEW LINING TO A 100 WALL
TYPICAL CONVERSION TO A ROOM FOR HABITABLE PURPOSES



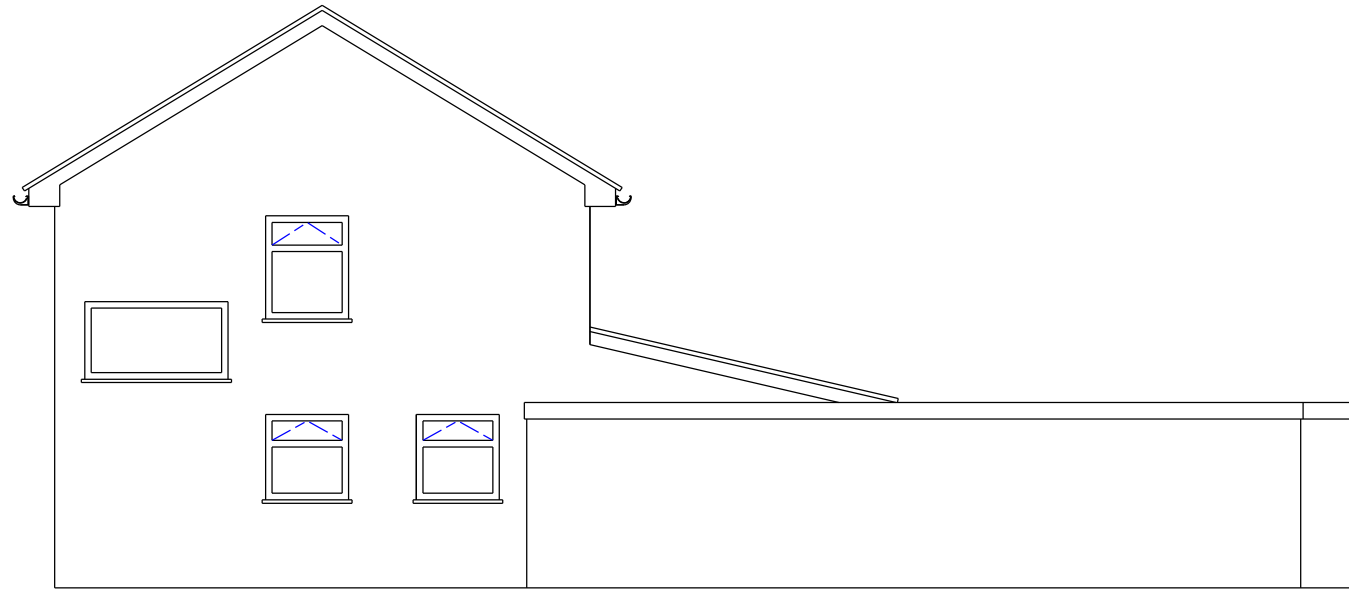
Proposed Front Elevation



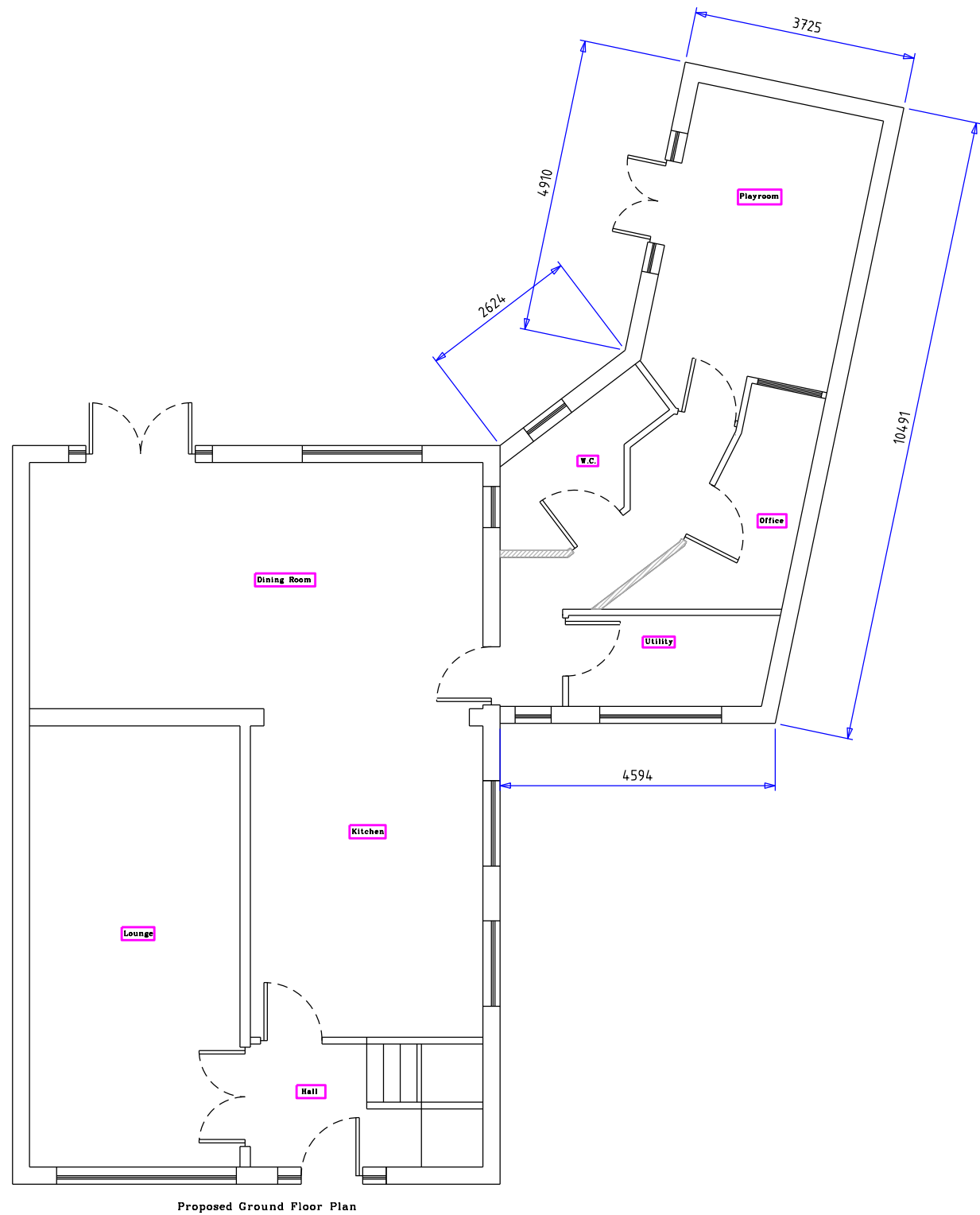
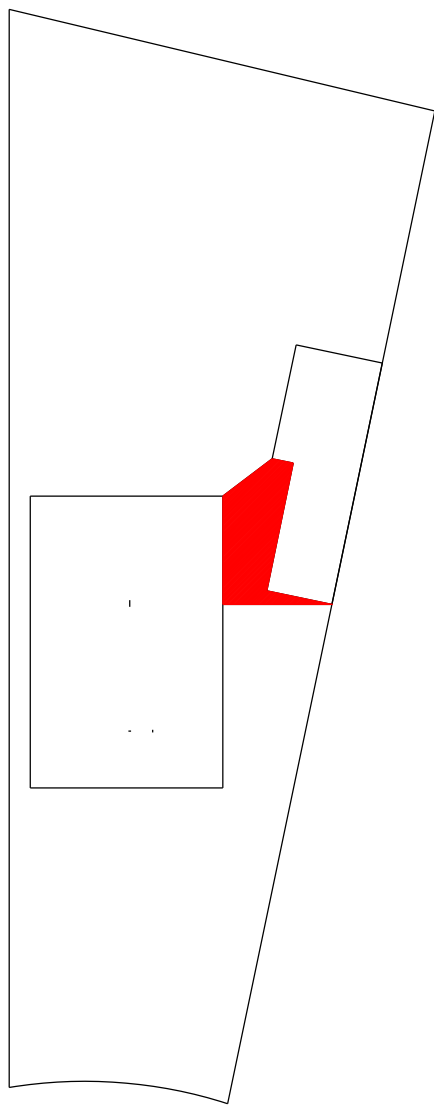
Proposed Side Elevation



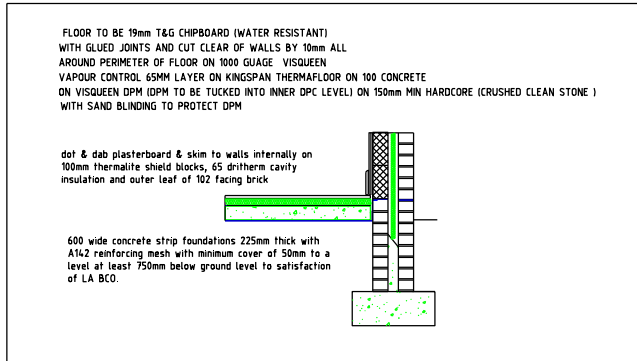
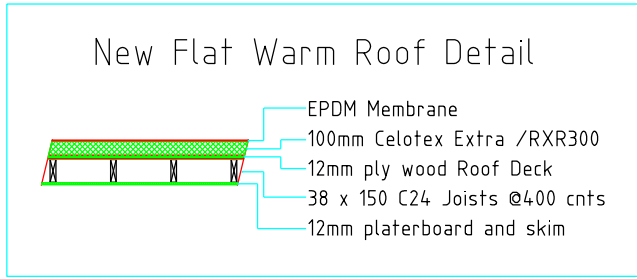
Proposed Rear Elevation



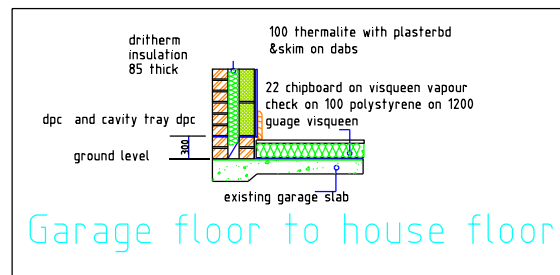
Proposed Side Elevation



Proposed Ground Floor Plan



NEW FOUNDATION & FLOOR



Garage floor to house floor

SPECIFICATION
All works shall fully comply with current building regulations and to be to the satisfaction of the local building inspector. The contractor shall take into account everything that is necessary for the proper execution of the works to the satisfaction of the local building inspector whether or not it is indicated on the drawings.
Before starting work the contractor shall examine all available drawings and carry out a thorough examination of the building and structure which will be affected by the work. All adequate temporary support and protection shall be provided by the contractors at each stage of the works.
All materials shall be suitable for their purpose and fixed, applied or mixed in accordance with the manufacturers instructions, specification and recommendation, size and strength of all materials to comply fully with current regulations.

FOUNDATIONS (assuming normal ground conditions)
cavity walls 600 x 150 Half brick and internal walls 400 x 150mm. Concrete strips 113.0 minimum below ground level to suitable sub-strata and below adjacent drain inverts.
Foundations to be widened at piers pillars to maintain minimum 150mm spread. Where special foundations are required to see structural engineers details and calculations.

GROUND FLOOR:
65mm screed on vapour membrane, on 100mm concrete slab on 120kg visqueen d.p.m. on 100mm Kingspan TFF0 on sand on 150mm hard core. (0 p.m. taken up edge of slab under d.p.c.)

CAVITY WALLS (external)
102 brickwork, min 100mm full fill cavity insulation, 100mm Thermalite "Shield" block work.
(Up to d.p.c. level) maximum 1m below ground level - Two leaves of brick or approved block work with 100mm wide cavity filled with fine concrete to within 225mm of the lowest horizontal d.p.c. (see engineers details if foundation brickwork exceed 1m below ground).
Above d.p.c. level - See section plans for full construction details.

WALL TIES & CLOSURES
Load bearing - minimum 100mm block brick on foundations a.s.d. non load bearing - minimum 100mm block brick on 400mm wide x 200mm thickened slab.
Finishes for external walls - to be plasterboard on dabs with skim coat.

INTERNAL WALLS
Load bearing - minimum 100mm block brick on foundations a.s.d. non load bearing - minimum 100mm block brick on 400mm wide x 200mm thickened slab.
Finishes for external walls - to be plasterboard on dabs with skim coat.
Finishes for partitions - minimum 12.5 plasterboard each side of 75mm x 50mm timber or similar approved studding at 400mm c/c with min 50mm mineral wool insulation in fill. Triple joints below partitions running parallel with joint span where sited on timber floors.

DAMP PROOF COURSE
Horizontal d.p.c. to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls, partitions to BS 1076. Thermabate or similar veritex d.p.c. to be incorporated at jobs of all openings in external walls. Cavity tray d.p.c. to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise).

LINTELS
See schedule for manufacturer, reference numbers and span and location.
Generally - External lintels insulated as necessary to achieve a "U" value not exceeding 1.2 W.
Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load bearing walls. All to have minimum end bearing as specified by manufacturer of 150mm min. All lintels to be encased to give 30 minutes fire resistance.

VENTILATION
Generally- opening lights to equal minimum 1/20th room floor area. Habitable rooms to have trickle vents as per building regs. Utility rooms and kitchens to have "trickle vents" for background these shall be secure, adjustable and located so as not to cause undue draughts.
Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows -
a/ Kitchen - 60 litres/ second or 30 litres if incorporated in a cooker hood.
b/ Bathroom - Suites- 15 litres/second
c/ Sanitary accommodation with or without natural ventilation equal to 6 litres/second.

WINDOWS AND DOOR FRAMES
Upvc frames window openings lights to all rooms 5% min room floor area. Window escape opening sashes to be min 450mm wide and 760mm deep.
Size relates to min clear opening for escape purposes.
Height of opening not to be above 100mm above floor level.
Double glazing units 4-16-4 in Pilkingtons "Diphther System" Argon filled units. This system gives U value of 1.6W/m2 /deg.
Safety Glazing - Glazing that is in doors or side panels shall be toughened.

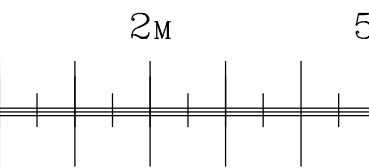
RADIATORS
To have thermostatic valves fitted.
CARBON MONOXIDE ALARM
Where regulated multi fuel type appliance is installed there must be a carbon monoxide alarm provided in the room containing the appliance.

DRAINAGE (Below ground)
100mm (unless otherwise stated) clayware or PVC at min 1m in 40 fall, laid pointed and back filled in accordance with manufacturers recommendations.
Drains under building encased in 150mm concrete and RC lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress.
Manhole specifications and positions including depth invert etc to be detailed on drainage layout plans. Adequate step runs to any manholes exceeding 9m in depth.
Above Ground Drainage- Any soil and vent pipe to extend minimum 900mm above opening lights excluding cage termination.
Waste pipes in P.V.C. discharging to soil and vent pipe pr 81g of the following minimum sizes -
a/ Baths, Showers and Sinks 40mm
b/ Wash hand basins and Bidets 25mm
c/ Combined 50mm
Anti syphon traps to all fittings connected to soil and vent pipes or 75 deep soil traps if wastes do not exceed the following lengths -
22mm 1M
40mm 3M
50mm 4M
Fall on all waste pipes to be minimum 1 in 55 maximum 1 in 11 support brackets at maximum 600mm c/c to manufactures recommendations. Rodding access at all bends, changes in direction and higher ends of long runs.
Rainwater Goods - 80mm half round or deep flow gutter 68mm dia rainwater pipes discharging into gully position dependent on site layout.

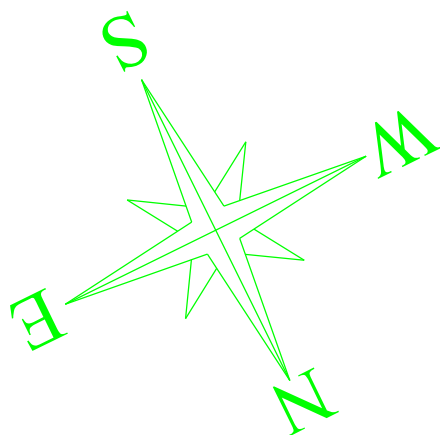
GAS INSTALLATIONS
All gas appliances to be installed by a "Gas Safe" heating engineer.
ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E. regulations. Allow for 75% high efficiency lighting units e.g. Compact Fluorescent strip lights. All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the I.E.E. 16th edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the secretary of state.

FIRE DETECTION & ALARM
Interlinked mains powered smoke detectors with battery back up to be provided in the hallway and on the first floor landing.
GENERAL
All RSJs or UBs to be encased in one layer of 12.5mm plasterboard and 7mm plaster and skim or other suitable encasement to provide minimum 30 minutes fire resistance unless supporting roof structure only and seated on suitable concrete padstones.

THIS DOCUMENT & ASSOCIATED DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK



SCALE 1:100



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Rev	Amendment	Date
CLIENT Jemma Geeleher 40 Middlehay Avenue Knowsley Village L34 0HZ PROJECT Garage conversion to habital room and linked to main house.		
DATE	SCALE	DWG No
06-07-22	1:100	A1007
DRAWN	CHECKED	REV