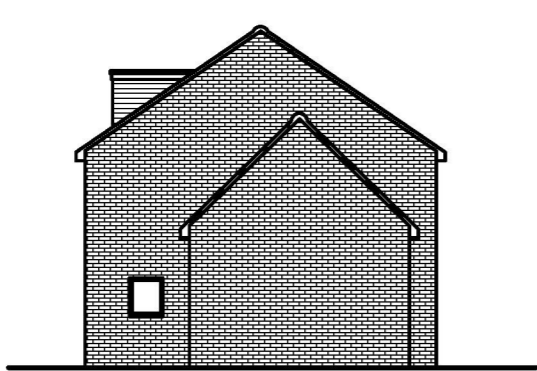




FRONT ELEVATION
AS EXISTING (1:100)



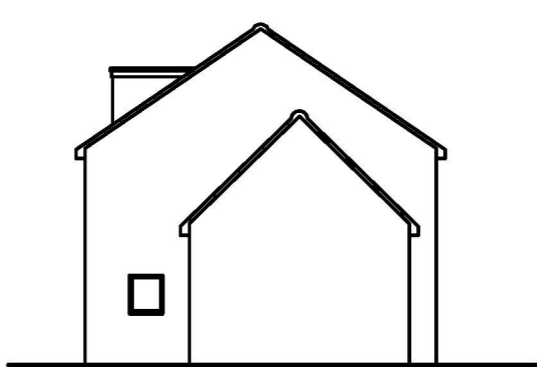
SIDE ELEVATION
AS EXISTING (1:100)



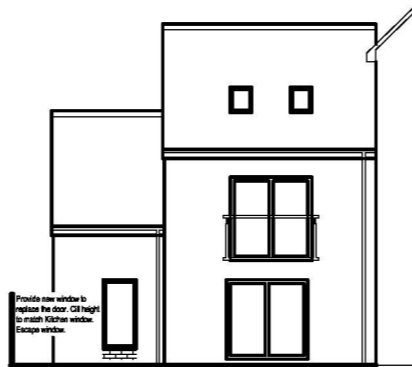
REAR ELEVATION
AS EXISTING (1:100)



FRONT ELEVATION
AS PROPOSED (1:100)

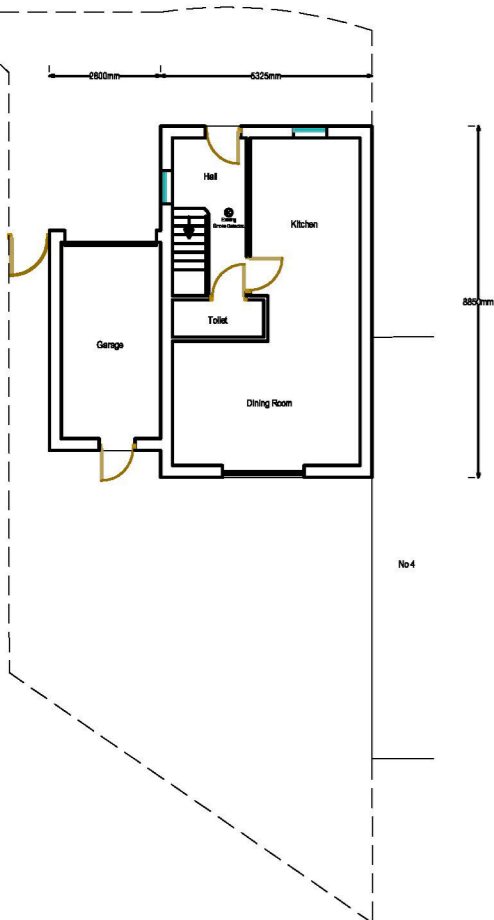


SIDE ELEVATION
AS PROPOSED (1:100)

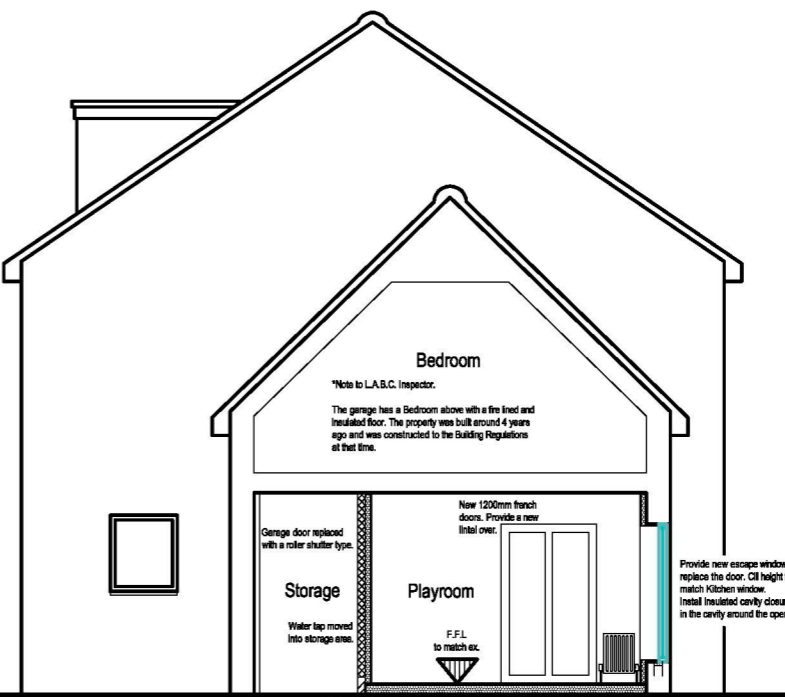
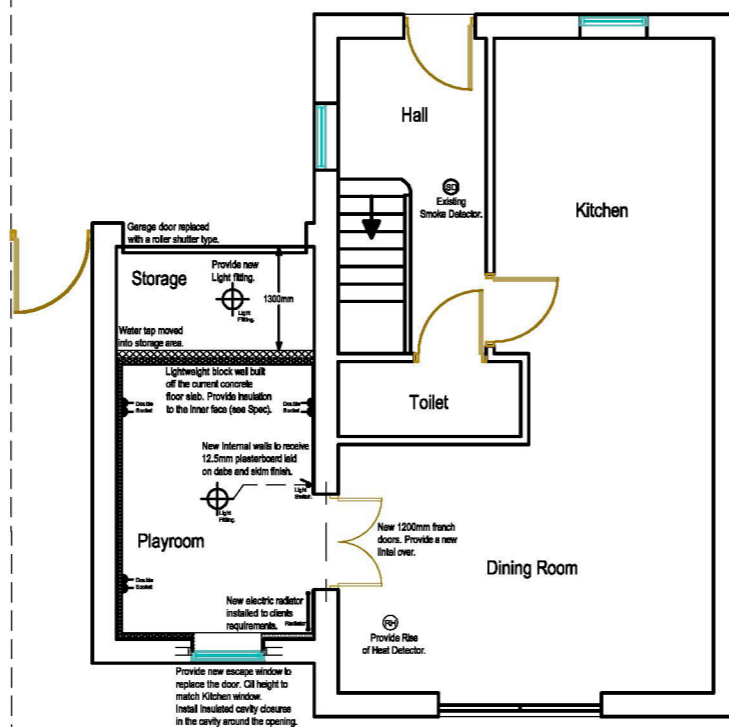


REAR ELEVATION
AS PROPOSED (1:100)

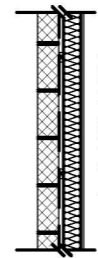
GROUND FLOOR PLAN
AS EXISTING (1:100)



GROUND FLOOR PLAN
AS PROPOSED (1:50)



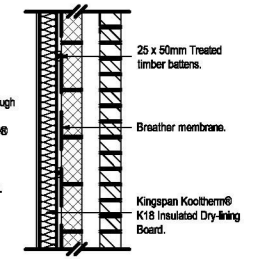
SECTION (1:50)



INTERNAL BLOCK WALL LINING ("U" value: 0.28W/m²K)
25 x 50mm timber battens mechanically fixed through to the wall at maximum 600mm centres.
The wall dry-lining insulation shall be Kingspan Kooltherm® K18 Insulated Dry-lining Board comprising a 12.5mm integrated plasterboard facing bonded to 72.5mm total thickness CFC/HFC-free rigid phenolic insulation approved to BS EN ISO 9001:2000 / I.S. ISO 9001:2000.
All fitted to Kingspan K18 board written instructions.

INTERNAL BLOCK WALL LINING DETAIL (NTS)

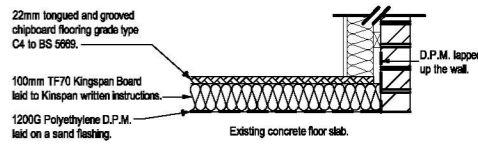
EXTERNAL WALLS ("U" value: 0.28W/m²K)



EXTERNAL WALLS
External walls as indicated on the plans to be lined with:
A breather membrane (Duroplast Tyvek) or similar.
25 x 50mm treated timber battens mechanically fixed through to the wall at maximum 600mm centres.
The wall dry-lining insulation shall be Kingspan Kooltherm® K18 Insulated Dry-lining Board comprising a 12.5mm integrated plasterboard facing bonded to 72.5mm total thickness CFC/HFC-free rigid phenolic insulation approved to BS EN ISO 9001:2000 / I.S. ISO 9001:2000.
All fitted to Kingspan K18 board written instructions.

INSULATION UPGRADE TO WALLS DETAIL (NTS)

FLOATING FLOOR ("U" value: 0.22W/m²K)



FLOATING FLOOR DETAIL (NTS)

SMOKE ALARM
Smoke alarms are to be designed and installed to the "Grade D, Category LDP" standard of BS 5839 Part 6:2004.
Alarms are to be installed in circulation areas on each storey of the dwelling, as positioned as drawing. (Single detection areas may be required two units). Smoke alarm unit to BS 5846: Pt 1: 1996 & to be fitted into 300mm from light fittings and walls. Alarm must be connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted within a dwelling they must be interconnected. The installation must comply with the current ISE regulations.

VENTILATION
All habitable rooms to have rapid ventilation via windows / doors of an openable area of at least 1/20th (5%) of the floor area, part of the ventilation opening must be 17m above the floor level. If a Hinged or Pivoted Window opens less than 30° the opening height must be at least 1/10 (10%) of the floor area of the room.

All new mechanical extractors are to be controlled and tested with notification provided to Building Control prior to completion of the works in accordance with ADF-1 2010 Edition.

Windows:
Windows are to provide 6000 sq. mm. minimum of background ventilation via controlled trickle ventilators in kitchen, bedroom, bathroom and utility room window or door and 8000 sq. mm. to all habitable rooms. Alternatively, the sum of all trickle vent areas in the house must equal or exceed 6000mm² x those rooms specified in Table 1 of Approved Document F1.

EXISTING STRUCTURE
Existing Foundations are to be exposed together with any existing bricks, as directed by the L.A.S.C. Inspector in situ to ensure the suitability for rain loading. This may include the dig of test holes to the satisfaction of the L.A.S.C. Inspector. Extra works such as strengthening, underpinning and alterations may need to be carried out in compliance with the L.A.S.C. Inspectors recommendations. Ensure that the existing structure is responsibly supported during construction.

HORIZONTAL / VERTICAL - DAMP PROOF COURSE
The horizontal damp proof course shall consist of a layer of 2000 gauge polythene damp course to BS 7436:1975 adequately lapped at corners and joints, on a mortar bed maintaining a minimum 150mm above adjacent ground level. All joints to be lapped a minimum 150mm. Ensure that damp proof courses do not project into the cavity.

Where external wall cavity is bridged i.e. all external wall openings and render exposed etc. provide polythene cavity trays complete with stop ends over in the external wall with open proprietary supports. Cavity trays are to project 150mm beyond either side of lintel / opening.

WINDOWS AND EXTERNAL DOORS (U-Value of 1.8 W/m²K)
Windows are to provide opening height equal to 1/20 (5%) of the floor area of the room served and provide, minimum background ventilation via controlled trickle ventilators to achieve 6000sq. mm in the kitchen, bathroom, bedroom and utility room window and 8000sq. mm to all other habitable rooms.

If a Hinged or Pivoted Window opens less than 30° the opening height must be at least 1/10 (10%) of the floor area of the room.

The windows are to be glazed with minimum 24mm (4/16.4) sealed double glazed, argon filled units with a declared U value of 1.8 W/m²K or a Window Energy Rating (WER) of at least band C. All to satisfy 2 in Approved Document L1b of the Building Regulations 2010.

All glass shall be in accordance with BS 6858:1978. Checkers glazing is to be provided to all bedrooms and bathrooms. All windows and doors are to be weather stripped.

Safety glazing in accordance with BS 6206:1981 shall be fitted in the following critical locations:

- (1) All glass doors
- (2) All full height windows
- (3) Any window within 300mm from a door opening up to a height of 1800mm
- (4) Any window between finished floor level and 600mm above that level.

Note: All windows provided for emergency egress (except) unobstructed openable area that is at least 0.35m square and at least 400mm high and 400mm wide. The bottom of the openable area should not be more than 1100mm above finished floor level and not have a lock and key system - button lock type only.

RELIQUARIES FOR PREPARATION, PROTECTION, ACCESS AND DEMOLITION
Demolition, existing structures to be supported & protected where necessary & new coverage formed to structural engineers design & structural calculations where necessary, any existing and structures (e.g. foundations and steel-etc.) shall be removed off site to a licensed tipping site. Where the demolition of a structure or part of a structure exceeds 100m³, a notice of the proposed demolition should be sent to the local authority building control department before works commence. Provide all necessary health and safety requirements including: site security, scaffolding, access ladders, material hoists, temporary protection and working platforms etc which are to be erected, maintained, certified, dismantled and removed by suitably qualified specialists.

All plumbing, drainage, heating, electrical services etc including re-tiling or tiling replacement shall be altered/modifications as necessary by suitably qualified & experienced specialists or registered competent persons, tested & appropriate certification issued where required by the specifications.

Ground to be prepared for new works as described including location and alteration/modifications to all existing services as necessary, including setting up, setting off, disconnecting, removing redundant services as necessary. Prior to and during works, the person carrying out the works is to take with and meet the requirements of the relevant Service Authorities, including the location and protection of all services as necessary.

External paths, drives, patios, walls, fences & gardens etc. to be taken up and replaced/extended as necessary to accommodate the new works as described and making good all disturbed structures and finishes to match existing.



PLAN VIEW (1:500)

Garage Conversion Plans Architectural Services

E: build-plan@hotmail.co.uk
www.garageconversionplans.co.uk

CLIENT: Sample PROJECT: Garage conversion.

DWG NUMBER: 504 - 1 REVISION: A

PURPOSE: Building Regulations

DATE: Oct 2012

A3 Plot 1/100 Scale 0 1000mm