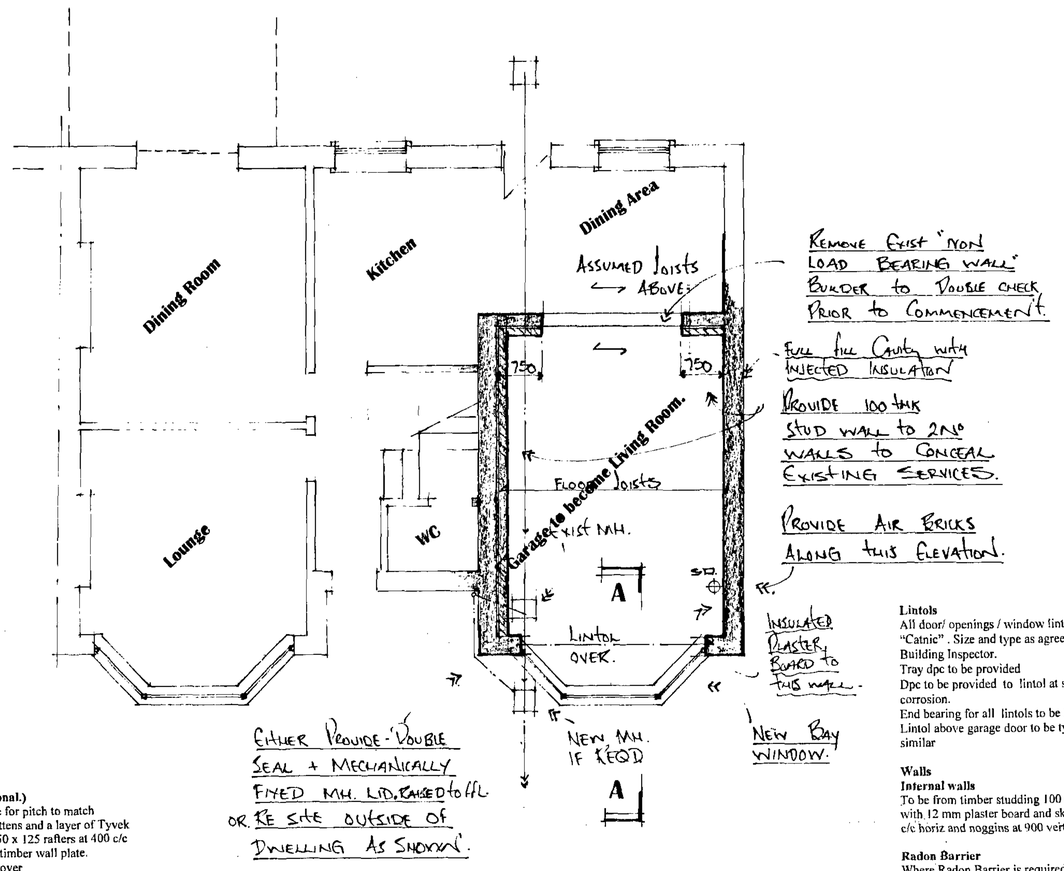


Existing / Proposed Ground Floor Plan

Roof design (Traditional.)
Matching tiles suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt. 50 x 125 rafters at 400 c/c secured 200 x 50 ring timber wall plate.
with birdsmouth joint over
Provide triangulation to spars and wall plate front and back by securing 50 x 50 timbers to each rafter foot and wall.

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
Tray dpc to be provided
Dpc to be provided to lintol at supports to resist corrosion.
End bearing for all lintols to be 150 m m.
Lintol above garage door to be type CN6X or similar

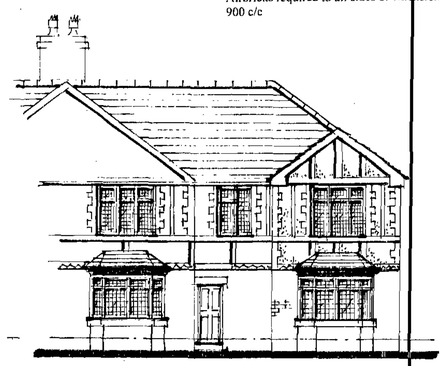
Walls
Internal walls
To be from timber studding 100 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf. Laid on exist concrete slab.

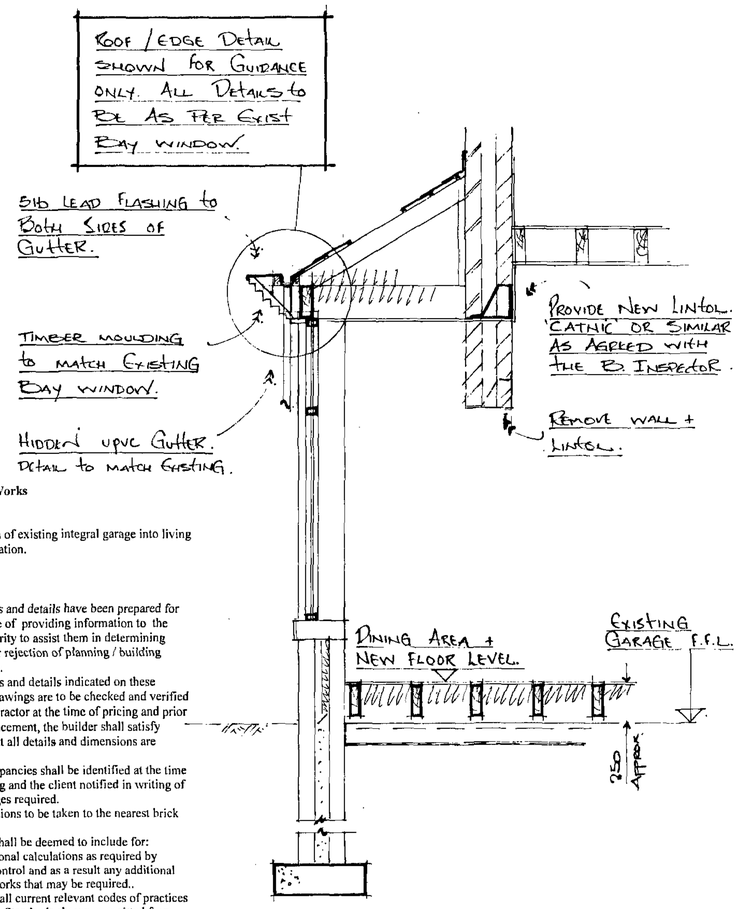
Timber Ground Floor
200 x 50 {sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 200 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Airbricks required to all sides of extension at 900 c/c



Existing Front Elevation



Proposed Front Elevation



Typical Section A - A

Scope of Works

General.
Conversion of existing integral garage into living accommodation.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"

Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All installed by a corgi reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

General
Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.

Surface water to be taken to exist SW drain or Soakaway 5m min from any Building or as directed by the B Inspector.

U Values
The builder shall ensure that the following values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.8w/m2k

All roof and wall insulation to be continuous.

Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:80.
All new drainage and protection details to existing shall be agreed with the Building inspector.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min.

20 OCT 2008

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Walls
Internal skin
100 mm Thermoshield 2000 or similar blockwork

Cavity
For **100** mm air gap filled with 50 gap + 50 *kingspan k8.*
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed with insulated cavity closer.
All cavity wall returns to be 550 mm minimum.

External skin
Brickwork 100 mm to match existing
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing *systems.*
Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.

E		
D		
C		
B		
A		
	Date	Revisions

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68 High Street
Penistone
Sheffield

Client
Mr & Mrs G Howard.

Job Title
Conversion of Garage into Living Accommodation.

Drawing Title
General Arrangement / Elevations

Scale **1 : 20 1 : 100 1 : 50**

Date **9.10.08** | Drawn by

Drg. No. **GH / 01** | Rev.

594 x 841mm A1