

General Notes.

The contractor to inspect all existing structures prior to works, during and on completion to ensure the safety of all parts and associated parts of the works. All materials shall be suitable for their purpose. All materials fixed/installed to the manufacturers instructions.

All dimensions and setting out to be checked/ confirmed on site prior to any works commencing or ordering of materials.The contractor to check and confirm load bearing structure (intrusive survey) prior to main works commencing.

All works to be to the satisfaction of the Building Inspector.

The contractor is to ensure the appropriate L.A. notices are dispatched to the Building Inspector when necessary.

The contractor is to provide samples of proposed brick, roof tile and other materials etc., for client (and L.A.) approval, if requested, prior to ordering.The contractor is to make good any disturbed surfaces etc. whether included in the works or not.

The main house is to remain secure and weathertight during works and out of hours.

All external timber to be preservative treated and primed prior to fixing. All fixings to be non-corrosive.All decoration, kitchen fixtures, skirting type, fittings, numbers and position of electrical points, network, USB points, gas outlets, radiator positions etc. to Clients requirements.

The contractor is to confirm load bearing structure prior to works commencing. Agree intrusive inspection with client if required.

Foundation.

(Subject to site investigation) 200 min. thickness C20 mix to BS 5328 concrete strip foundation. One layer A393 mesh (btm face). To project 150mm min. each side of supported wall. Provide 750m min. cover to foundations. Foundations taken below invert of any adjacent drain.

Depth of foundations to be to the satisfaction of the Building Inspector. Foundations to existing to be retained and checked on site. Foundations tied to existing with reinforcement bars.

Ground Floor Slab- garage infill .

Prepare existing slab top to suit levels.Lay concrete slab/ sand cement screed on separation layer on 90mm Kingspan Thermaflor K103 floorboard on Visqueen 1200 super dpm on sand blind.25mm rigid board insulation to perimeter of slab and screed. Dpm's lapped/sealed with existing. Floor level to match main house.All to achieve 0.16 U value.

External Wall-Front wall.

Build up from foundations to dpc level with 2 No skins, 100mm class B engineering or trench blockwork. With 90 mm cavity up to dpc. Lean mix cavity fill up to 225mm below dpc, Weep hole every 4 bricks. Horizontal dpc to BS743 to all walls positioned 150mm min. above finished ground level.Cavity wall construction; 102 mm facing brickwork ,90 mm cavity with 90 mm thick full fill Celotex Thermaclass cavity wall 21 insulation board, 100mm 7 N/mm2 block (lambda=0.18) inner leaf and all load bearing walls. 12.5mm plasterboard and skim on dabs. To give minimum 0.18 w/m2k U value. Stainless steel cavity ties as recommended for insulation batt every 900 mm min horizontally and every 450mm min vertically to give 5 No ties/M2 min. Additional ties at 225 mm ctrs vertically adjacent to openings.Cavity closer to be Dacatie supafix or Thermabate 150mm wide insulated vertical dpc,s to BS743 at cavity closings.Lintels- IG L 1/S 100 (insulated).To have min end bearings as specified by manufacturer or 150mm min. Weep hole every 4th brick above lintel/flushing.To existing walls ,now internal, 12.5 mm plasterboard and skim on dabs.

Roof Structure

Pitched roof -Rafters. Span is 3200mm. Pitch25 deg. 47x195mm @ 600 ctrs timber joists. Ceiling joists . Span is 2400mm. 47x145mm at 600mm ctrs. All C16 timber .All as Trada span tables. Upper bearing on existing wallplate. Check on site for condition. Lower bearing on new wall plate as below. Gable ladder as required.

Roof Construction

Roof tiles to match existing to suit pitch on 38 X 25mm SW treated battens on Tyvek breathable sarking membrane on rafters. 2 or 3 layers mineral wool over ceiling joists to give U value of 0.16 w/m2k.

100 X 75 mm wallplate strapped to wall at 2000 ctrs. max using 30 X 5 MS straps. At gable provide 30 X 5 MS straps built into wall and fixed to 3 no rafters at ridge and eaves level with SW noggins between and under straps.10mm continuous ventilation gap (with insect screen) maintained at eaves. Eaves board either 19mm treated SW,plywood or UPVC (to client's choice) on battens fixed to rafters. To align with existing.

19mm treated SW,plywood or UPVC at gable, (barge boards fixed to gable ladder). Dry verge.

12.5mm Gyproc duplex plasterboard (with vapour barrier) fixed under ceiling joists.

Rainwater goods.

Re-use existing rainwater goods. discharging into trapped gully. Gutters to have grill over RWP outlets.

Flashings.

Lead or Nicholsons Masterform alternative to lead installed to manufacturers recommendations. At roof /wall abutments (stepped where required) provide code 4 lead flashings,treated with patination oil.150 mm min cover .150mm min laps. 25mm into existing brickwork joint with lead joint wedges and clips (bottom edge) at 500mm max ctrs and pointed with caulking compound. Max sheet lengths 1500mm,minimum laps of 150mm. Copper clout nails.Cavity trays built into existing wall and to new parapet wall with weep holes. All in accordance with the Lead Sheet Association.

Plumbing.

Soil pipes and accessories to BS4514 and BS5255. Soil pipes and accessories to BS4514 and BS5255.Stub stack/soil pipe /direct connected to drain run/inspection chamber via rest bend.

WC -100mm dia waste connected to SVP. Basin 76mm deep seal trap ,32 mm dia pipe. Shower 76mm deep seal trap with 38mm dia waste pipe. SP to have R.E. 900mm above floor level if applicable. No connection to SVP within 200mm below Wc connection.

Internal Partitions

75 X 50 sw studs at 600 ctrs. faced with 12.5mm Gyproc moisture resistant wallboard and skim. Provide noggins between ceiling joists for head support. Provide fixing battens for sockets, radiators, fixtures, etc. Provide insulation quilt, minimum 25mm, between studs .

Internal walls / openings.

Existing wall removed between rooms if loadbearing provide lintel if required to be IG HD box or IG L 1/S 100 lintel or Naylor concrete lintels as required. All lintels to be double boarded to give 30 minutes fire resistance.

Windows

Window to be double glazed, to have opening light of 1/20th room area and a frame installed trickle ventilator to give 8000mm2 ventilaton .Glazing to windows less than 800mm above floor level to be toughened or laminated glass to BS6206. To achieve a whole unit U value of 1.6w/m2K OR a WER band C.

Windows to comply with PAS 24:2012 or similar standard. In accordance with ADQ-bld regs.

Obscure glass to en-suite window.

Electrical Installation

All installation to comply with the current IEE regulations. Part P qualified contractor. Broadband network extended.

Mechanical Ventilation

En-suite-provide 15litres / sec extractor.

Heating

Extend gas fired central heating system utilizing radiators and hot water storage if existing. Gas registered approved. To be confirmed/checked with heating contractor.

Drainage.

Expose, check and agree with Building Inspector, existing drainage system for connecting new rwp and svp Any redundant drains to be removed or sealed in concrete to Building Inspectors recommendations. Comprising 100 mm dia supersleve drain pipes with flexible connectors,inspection chambers etc. Laid to 1 in 40 fall (Min).All gullies to be trapped. Any new or existing drains under slabs/floors etc to be encased in 150 mm thick concrete. Provide concrete lintel where pipe passes through wall if required and flexible joints to pipe both sides of wall.

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NOTES / KEY:

A	Roof amd to pitch.Amd spec	DD	050224



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GARAGE CONVERSION.

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drawing

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L.A.

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