

SECTION A-A 1:50

BUILT UP EXISTING GARAGE GROUND FLOOR
(Over suspended beam and block to achieve 0.22 U-value)
Over existing garage floor slab / screed, lay 100mm Polyfoam Plus Floorboard Standard (0.027W/mK), or similar equivalent performing floor insulation achieving 0.22W/m²k or better U-value. (P/A=0.85 elemental method). Insulation to be closely butted and taped with a 25mm upstand to perimeters, and laid in accordance with manufacturers details and Robust Details. On top of new insulation pour sharp sand and cement screed - thickness to suit as required to allow new floor to line through with existing house floor. Screed to be to BS 8204, reinforced with D49 fabric mesh and poured on vapour control/slip layer over insulation.

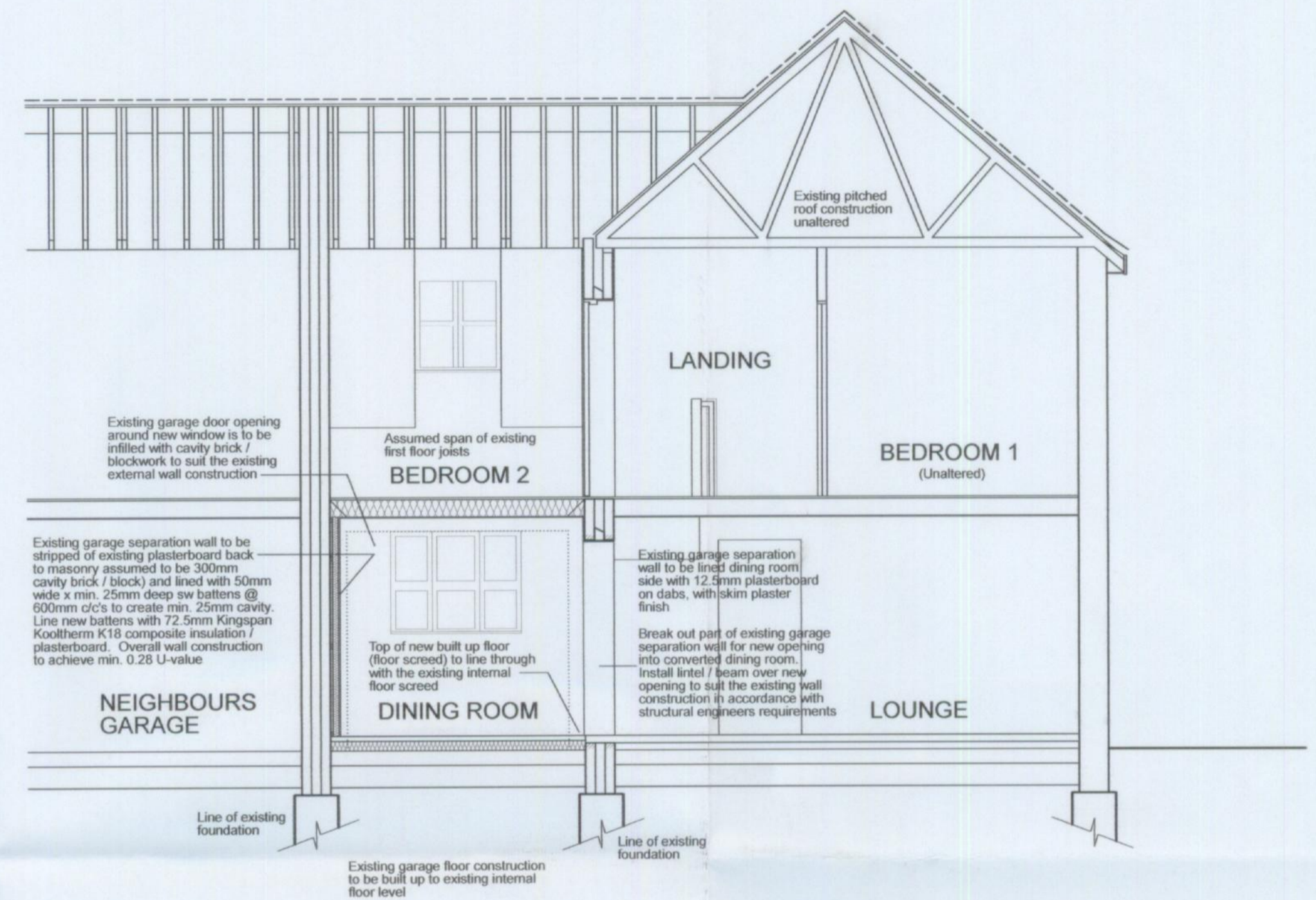
WALLS (LINING TO EXISTING MASONRY)
Existing garage external walls (including neighbours separation wall) to be stripped of existing plasterboard back to masonry. Existing masonry walls (assumed to be 300mm cavity brick / block) to be lined internally with 50mm wide x min. 25mm deep sw battens @ 600mm c/c's to create min. 25mm cavity. Line new battens with 72.5mm Kingspan Kooltherm K18 composite insulation / plasterboard. Overall external wall construction to achieve min. 0.28 U-value.

OPENINGS/GLAZING (Controlled Fittings - Extensions)
Window/door area of 25% or less of the floor area (plus any openings enclosed by extensions). All new timber, aluminium or PVC-U windows and rooflights to be double glazed to achieve 1.6 W/m²k U-value, Window Energy Rating (WER) Band C. Glazed doors (glazed more than 50%) to achieve 1.8 W/m²k U-value. Other external doors to achieve 1.8 W/m²k U-value.
Opening elements of windows, doors and rooflights to be provided with draught strips and be fitted in strict accordance with Robust Details (typically details 3.10 and 3.12). Frames to be provided with trickle vents to achieve a total of 8000mm² area of ventilation in habitable rooms and 4000mm² elsewhere.
Windows and external doors, to habitable rooms, to provide a minimum total opening area equivalent to 1/20th of the room floor area for rapid ventilation. All glazing within critical locations to be provided with safety glazing to BS 6206:1981.
Critical locations are defined as the following:
* All glazing within 800mm of internal or external finished floor levels.
* All glazing in doors, and glazing within 300mm of doors, that is within 1500mm of internal or external finished floor levels.

ELECTRICAL WORKS
All new and extended electrical work (including lighting) is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 16th Edition) and Approved Document P and M. The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitable qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.
Lighting (internal and external) is to include a minimum proportion of energy efficient fittings in accordance with Approved Document L1B.
A commissioning certificate, showing compliance, should be issued to Building Control on completion of works.
Operating and maintenance instructions, demonstrating controls/adjustments and service/maintenance schedules, to be provided to the building occupier as part of the installation.

HEATING
Existing gas boiler serving wet system to be checked for suitability of capacity for new radiators.

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DO NOT SCALE FROM THIS DRAWING. Dimensions are stated for guidance only. The contractor is to verify all dimensions & boundary positions on site before commencement and prior to making workshop drawings or purchasing materials. The Contractor should in accordance with the Building Regulations meet the Building Inspector on site before commencement of any works. Please advise the Author of any trees found within 40 metres of the proposed works that are not noted on the plans prior to commencement of works.



SECTION B-B 1:50

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| 03/08/2011 | | Client Issue | Date | Rev | Description | © copyright | Note | All Scales relate to A2 paper size |
| Drawing title | | SECTIONS & SPECIFICATIONS | | Proposed Garage Conversion | | Drawn By A. Middleton | | |
| Project | | 29 VICTORY LANE | | ROCHFORD, ESSEX | | Client MR & MRS MAKIN | | |
| Address | | SS4 3AN | | Drawing No. | | Revision | | |
| | | | | A460/03 | | | | |