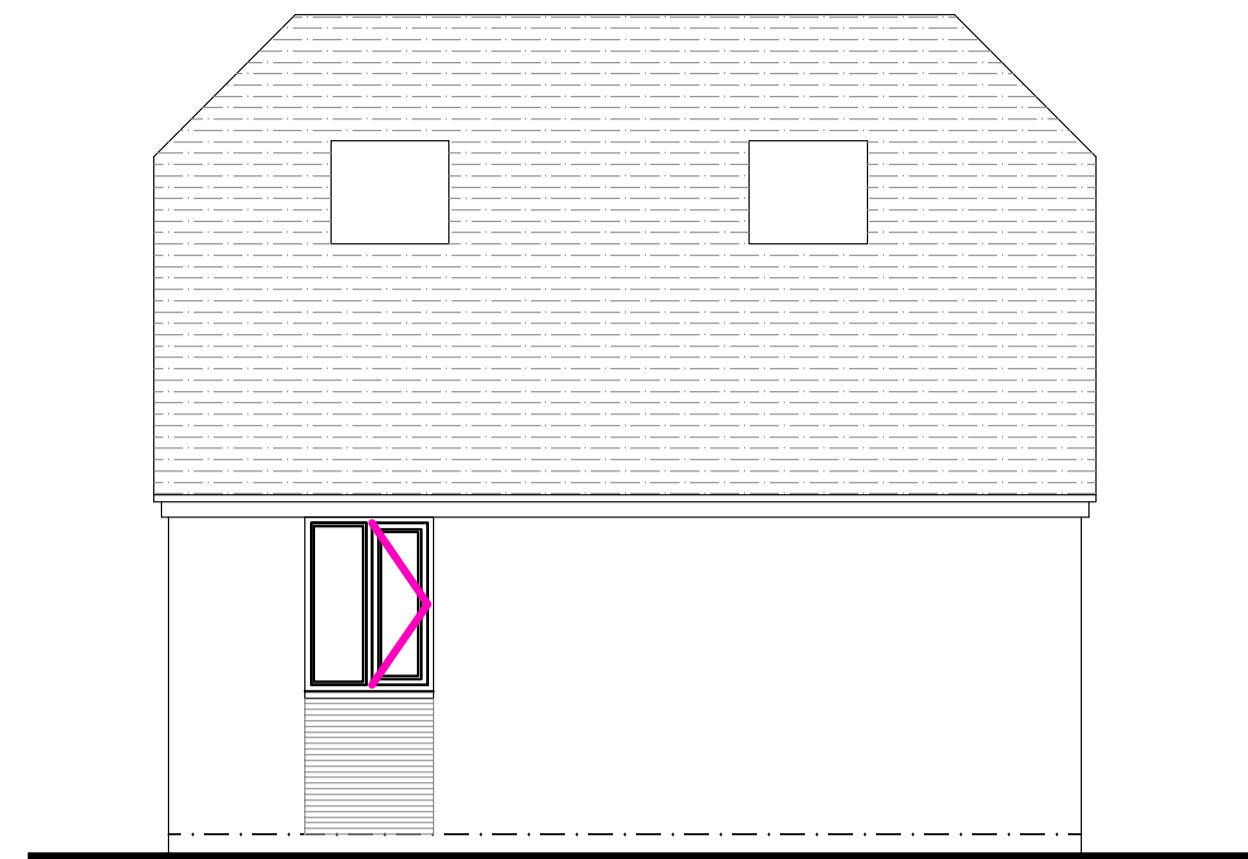
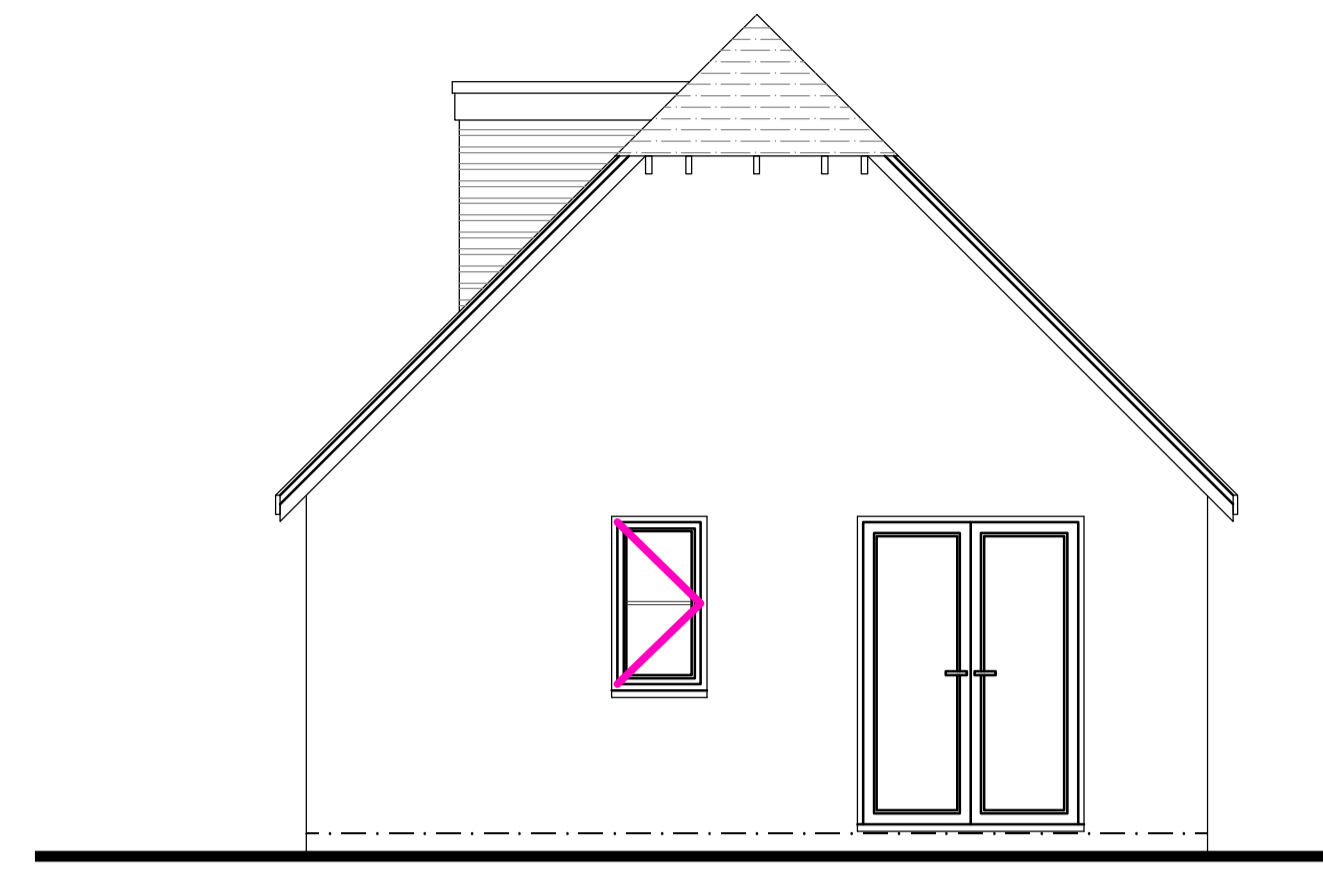


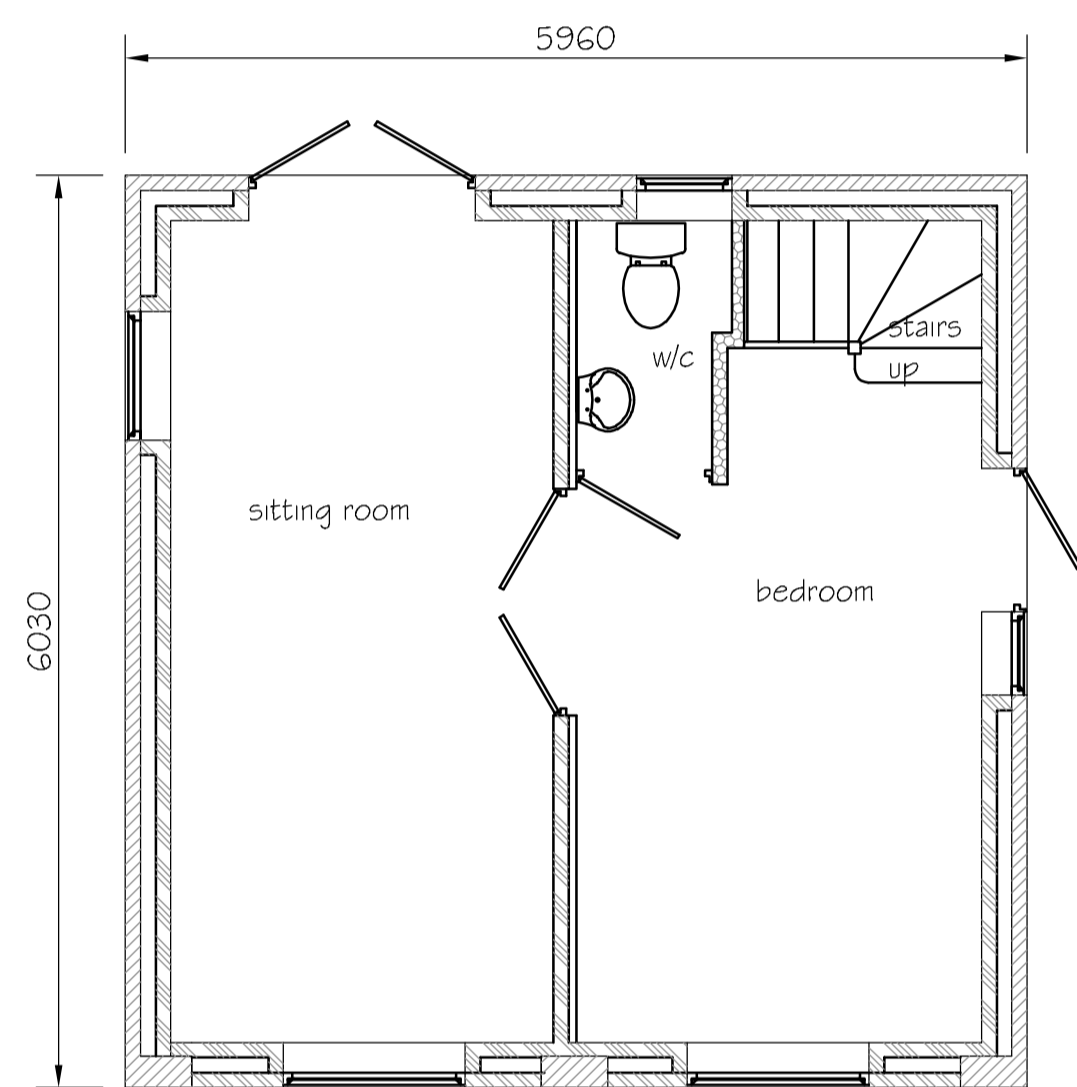
Proposed Front Elevation



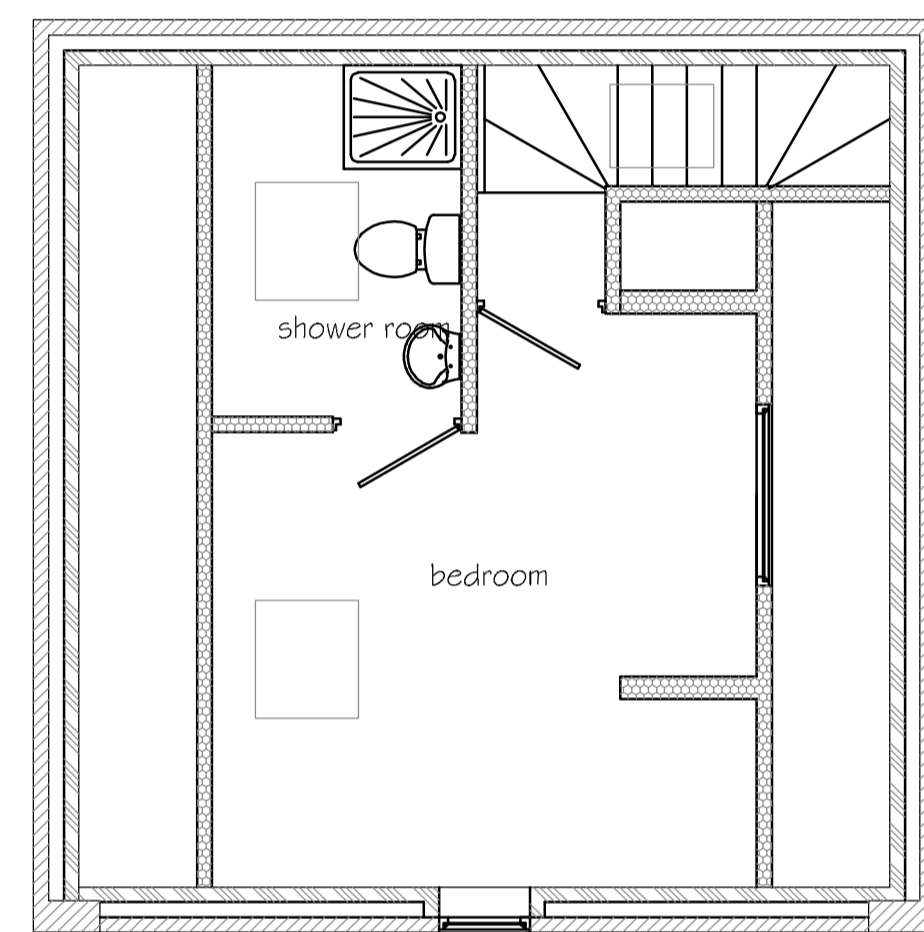
Proposed Side Elevation



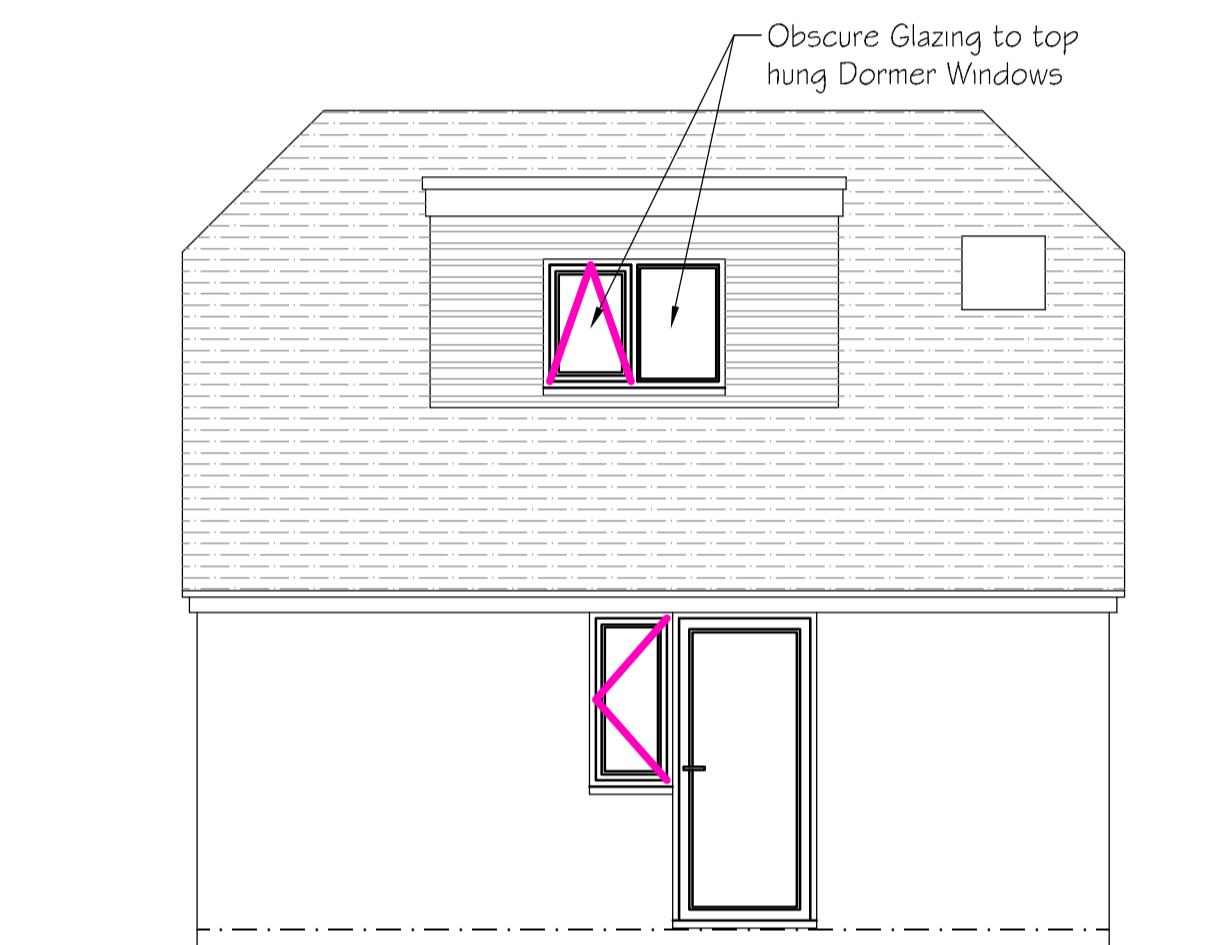
Proposed Rear Elevation



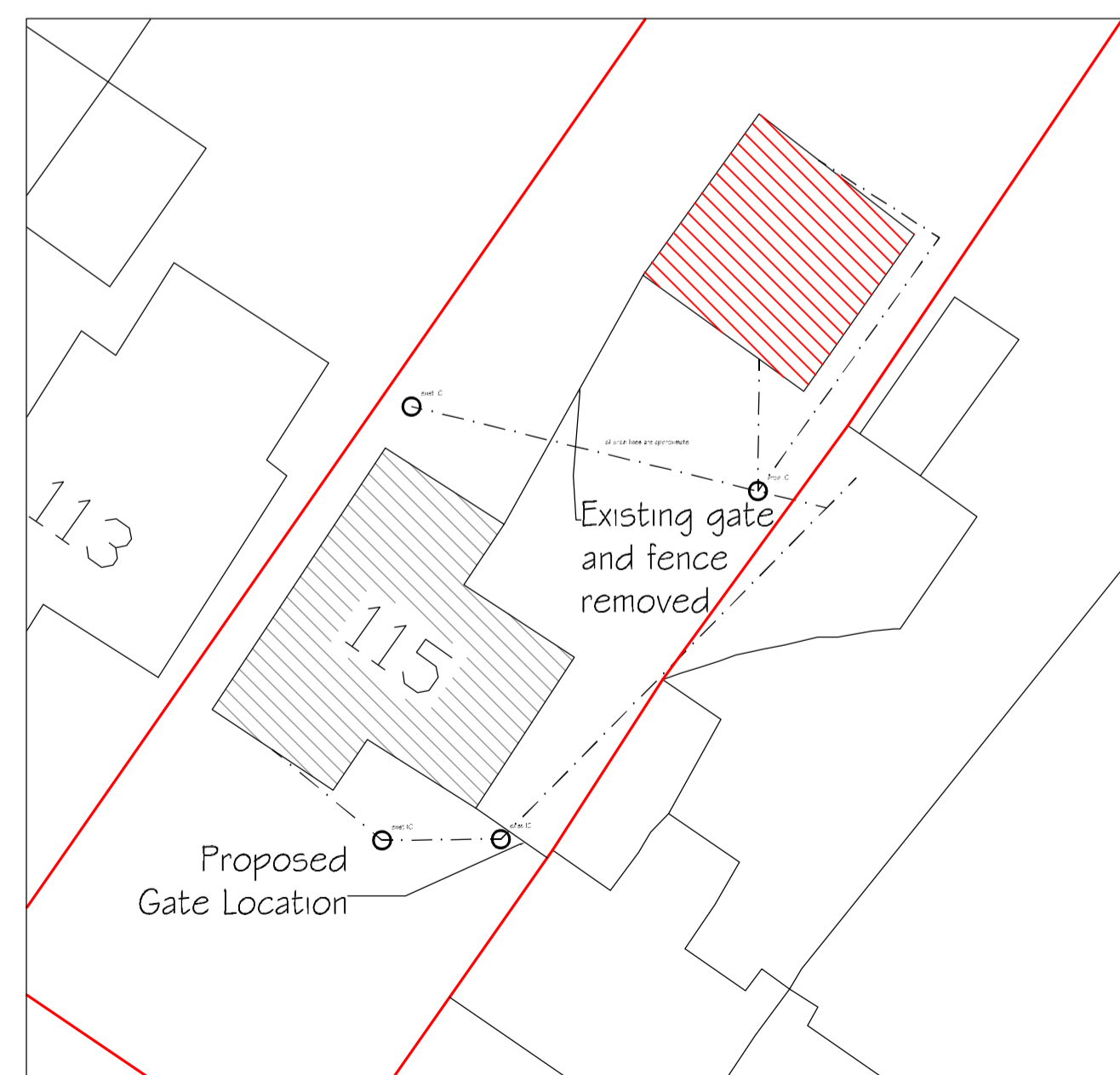
Proposed Ground Floor Layout



Proposed First Floor Layout

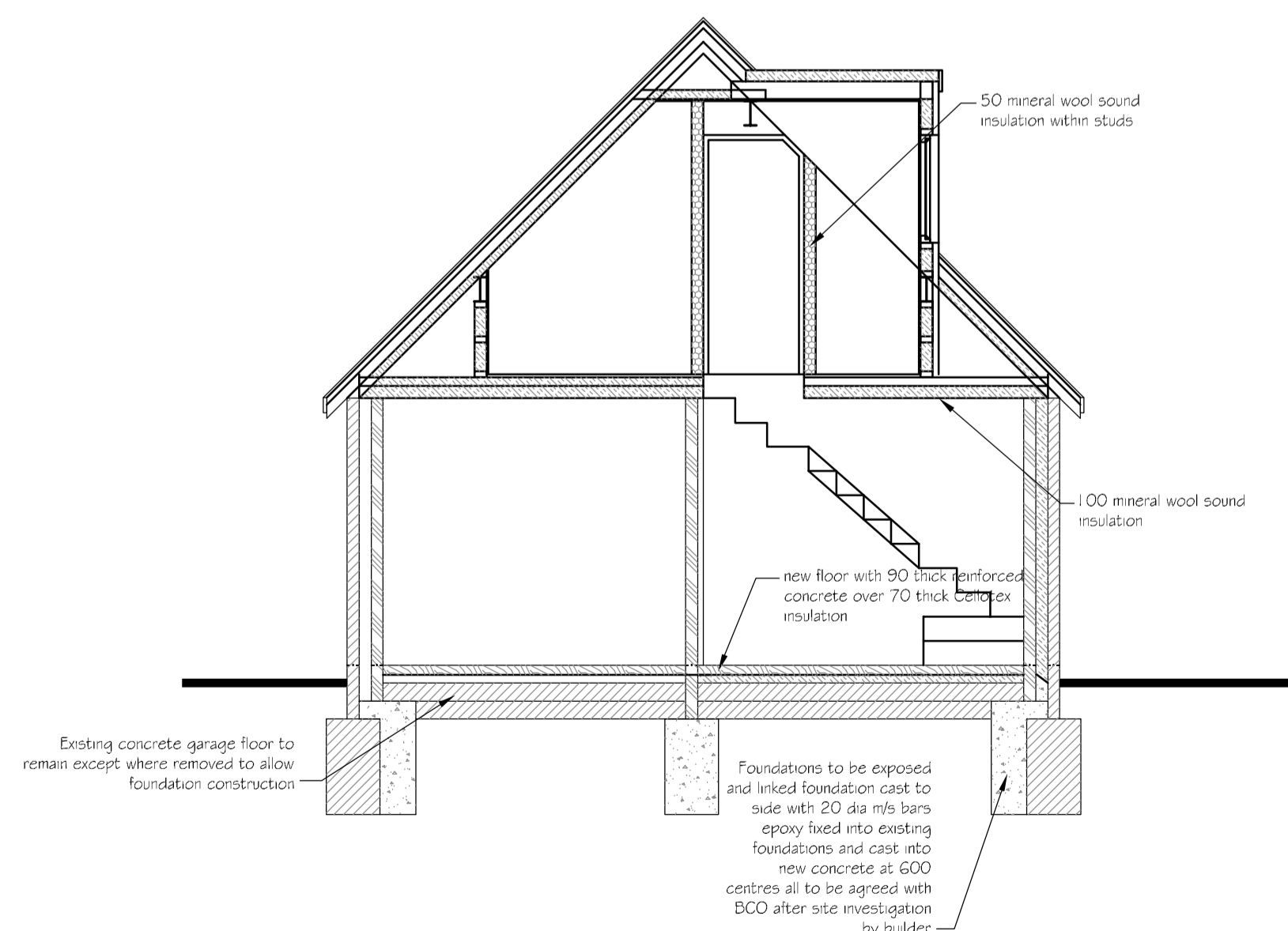


Proposed Side Elevation



Proposed Drainage Plan

Scale 1:200



Proposed Section

DESCRIPTION OF THE WORKS

The works comprised the conversion of the existing detached garage to this existing detached dwelling. The domestic space created by the conversion will form a new kitchen, sitting room and w/c at ground floor level with a new bedroom and shower room at first floor. One half of the existing garage will remain as a garage. The conversion will be used as an annex to the main house to accommodate an elderly relative of the owners. Off road parking spaces for approximately 6 vehicles are already available in the rear garden area and drive areas of the property, these are to be retained.

WALLS

Foundations are to be linked mass concrete foundations connected and formed in mass concrete around and in accordance with the existing concrete foundations to the garage. The existing foundations are to be exposed by the builder to enable details of the new foundations to be determined. Two foundations are to be linked using 20 dia mild steel reinforcing bars fixed into existing foundations using proprietary two pack epoxy resin anchors at 600 centres and cast into new concrete. Inner leaf of proposed cavity walls are to be constructed in 103 engineering brickwork up to damp proof course and with 100 cavity with 100 Dri-therm or similar cavity insulation and 100 Celcon Solar or similar insulated blocks to form inner leaf. Dpc to be Hi-load dpc at min 150 above finished external ground level. Two leaves of cavity walls are to be tied together with 5 mm thick stainless steel ties at 900 centres every course of blockwork in staggered pattern. Ties to be securely fixed to inner surface of existing brickwork. Inner surface of walls within proposed habitable rooms are to be finished with 12 thick plaster and skim or plasterboard on dabs. Cavity to be sealed at eaves and eaves levels with 100 thick blockwork no new lintels are required. Vertical d.p.c. and 18 thick Damcor or similar to be provided to all reveals to prevent cold bridging. At window and garage door locations New walls are to be tied into existing walls by toothling into existing brickwork. All walls are to be strapped to proposed pitch roof structure at minimum 1200 centres with 30 x 5 galvanised mild steel straps. Studded walls to separate rooms to be in 75 x 50 C18 grade timber studding at 450 centres in both directions, 12.5 thick plasterboard to both sides min density of plasterboard to be 10 kg/sq.m. Voids with walls to have 50 thick mineral wool sound insulation within voids, min density of sound insulation to be 10 kg per sq.m. Windows are to be white upvc double glazed windows with max U value of windows and frames to be 1.8 W/sq.m. K.

FLOORS

Existing garage floor is to be provided with 1200 gauge dpm linked to new and existing dpc's, 70 thick Celotex and 80 approx thick mass concrete oversite to prevent cracking, or floating floor with 1200 gauge dpm with 75 thick flooring grade Celotex boards with timber interlocking flooring grade boarding above. Proposed first floor to be 22.5 thick flooring grade boarding with min density of 15 kg/sq.m laid across 175 x 50 C24 grade joists at 600 centres fixed to existing ceiling ties to existing rafters. Floor joists and new rafters to be bolted with timber connections at wall plate. Void to floor over living space to be provided with 100 thick mineral wool sound insulation with min density of 10 kg/cu.m. Void over garage to have sound insulation with additional 60 thick celotex insulation as thermal break. Ceiling to domestic area to be 12.5 thick plasterboard min density of 10 kg/sq.m., with two layers fire stopped over garage.

VENTILATION

New windows are to be upvc with 8000 sq. mm trickle vents provided and double glazing in Pilkington K glass. Safety glass to be provided to all areas lower than 800 from finished floor level. Max U value of windows and frames to be 1.8 W/sq.m. K. Proposed kitchen area to have additional forced ventilation with capacity of 60 litres per second and bathroom to have capacity of 30 litres per second and 10 mm gap under door to ensure effective ventilation provided. Ventilation to bathroom to be light activated with min 15 minute over-run.

HEATING SYSTEM

New heating system is to be provided with gas boiler within kitchen area. Boiler to be condensing type in accordance with Part J of approved documents and zoned timers and interlocks to be provided to heating system. Thermostatic radiator valves to be provided to all new radiators. All installation and commissioning work to be carried out by qualified fitters and companies and certification to be provided to BCO.

ROOFS

Proposed main roof areas to remain with new 150 x 50 C24 rafters at 600 centres fixed to the existing roof rafter ties forming part of the existing trusses. Insulation to be 90 thick Celotex fixed between rafters with 45 thick celotex laid across rafter faces and 12.5 thick foil backed plasterboard and skim ceiling. Collar timber to be 75 x 50 C24 spiked to rafters at high level, same insulation and ceiling boards to be provided to flat ceiling areas. have interlocking concrete tiles to match existing dwelling and to suit pitch supported on 50 x 40 tanalised timber battens at centres to suit the tile configuration, laid across Tyvek or similar sarking felt laid on trussed rafters at 600 mm or less centres. Manufacture, design and installation including cross bracing of trusses to comply with BS 5268 part 3. Truss design is to be provided by manufacturer and approved by BCO before fabrication commences. Roof trusses to be strapped to all walls at max 1200 centres to provide lateral restraint, noggins to be provided to trusses at strap locations. Trusses are to be supported upon 100 x 75 wall plates fixed to the top of external walls. Proposed ceilings to be 12.5 thick foil backed plasterboard and skim with 270 thick fibreglass insulation quilt with 100 laid between ceiling ties and 170 thick laid over ceiling joists for full area. Insulation near eaves to have 50 clearance under tiles and felt with air gap at eaves equivalent to continuous 25 mm screened void to allow cross ventilation of roof space. All roof timbers to be attached to walls with 30 x 5 galvanised mild steel straps at 1200 centres. 1200 gauge vapour barrier to be provided to warm side of all insulation.

DRAINAGE

100 dia upvc connection to be made from existing inspection chambers at side of existing dwelling all laid to falls with 100 thick granular bed and surround. Air admittance valve provided in new bathroom and rear entry trapped gully provided to kitchen. Sinks to have min 38 dia upvc wates with 150 deep sealed trapped wastes. 90 rigid glittering to be provided to front and rear elevations with new soakaway provided in rear garden of dwelling.

STRUCTURAL STEELWORK

Roof supported on \_\_\_ x \_\_\_ x \_\_\_ kg/m purlin on \_\_\_ x \_\_\_ x \_\_\_ r/c padstones. Lintels over inner leaf to garage doors to be Catnic CNSXC box lintels.

ALL DIMENSIONS ARE TO BE REGARDED AS A GUIDE TO THE OVERALL REQUIREMENTS AND ARE TO BE CHECKED AND VERIFIED BY BUILDER PRIOR TO MATERIALS BEING ORDERED

Rev B - Obscure Glazing and Top Hung Window Notes - Jan 2007

Rev A - Elevations corrected to match layouts - Nov 2006

D2B designs

Proposed Garage Conversion  
at 115, The Whetridge East  
Abbeydale, Gloucester GL4 5DW  
For Mr. J. N. Whiddon & Miss J. Cosgrave

Scales 1:50, 1:200, 1:500, 1:1250

Drawing No. 7744/03 Rev C