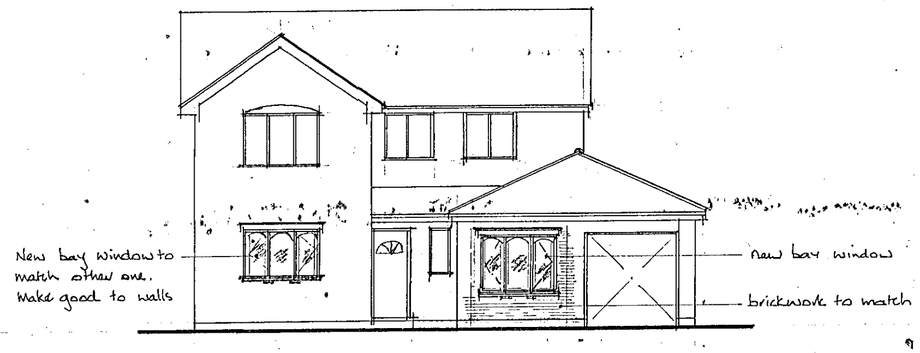
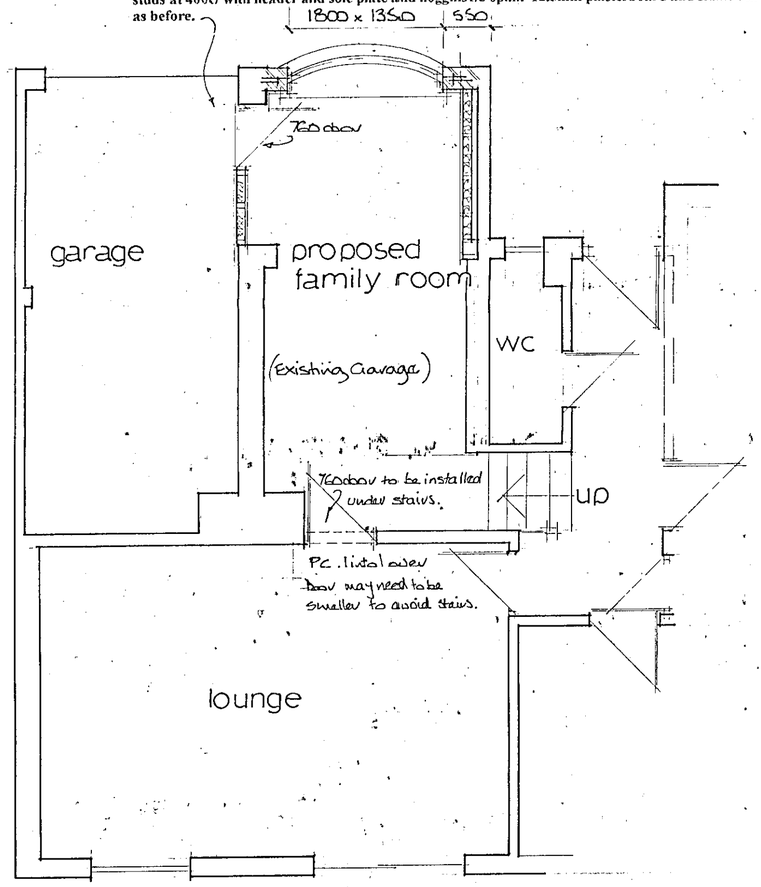


Proposed front elevation

½ hour fire resisting self closing door with 38 x 25 stops. 100mm step into garage. Door min 760mm. Wall to be taken up to full height and be fully firestopped. Internal walls to garage to be 100 x 50 studs at 400c/ with header and sole plate and noggins t/3 span. 12.5mm plasterboard and skim. All as before.



Heating:
The existing heating system is to be extended into the new work. The capacity of the existing boiler is to be checked and upgraded if found to be of insufficient size.

Automatic smoke detection:
Provide battery operated smoke detection system, fitted in accordance with manufacturers recommendations. Position shown on drawing.

Excavation:
Excavation for foundations to be taken down to a suitable load bearing strata and at least 1m into clay. Mass fill conc in foundations at least 450mm wide and taken up to 150mm from GL. Any drains found to be suitably lintolled over. All excavations to be taken down below any root level.
Concrete mix to foundations to be grade 20, 20N/sq.mm at 28 days, 20mm max aggregate, 220kg/cu.m min cement content.
If necessary, existing foundations exposed and checked for suitability of sustaining new loads imposed. If unsuitable, underpinning to take place.

Ground Floor:
Sand and cement screed with BT85 anti-crack mesh onto 3 coat bituthene laid onto existing concrete slab.

Walls
Face brickwork to match with 50 cavity filled with rockwool wall batt or similar 100 mm thermalite inner skin with 13 mm plaster finish.
Blockwork to be 3.5 N/sq.mm unless indicated otherwise set in 1:1:6 mortar.
Walls below ground to be semi engineering brick work or dense blockwork set in 1:3 mortar.
Wall ties to be 450c/cvertically and 900c/c horizontally, doubled at reveals, all to BS 1243. Pvc dpc min 150mm above GL. Dpc and dpm to form continuous membrane. Insulated cavity closures. New walls to be toothed into existing.

Lintels:
Existing lintols to remain.

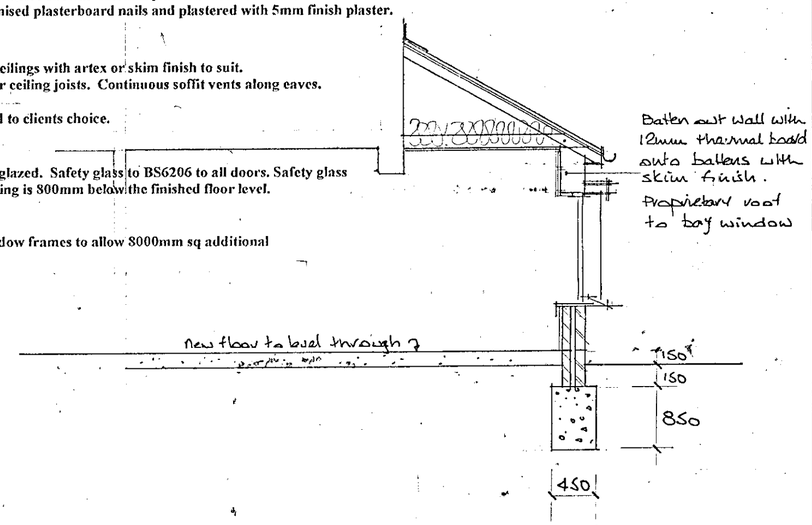
Stud wall Partitions:
100 x 50 softwood vertical studs at 450 c/c between 100 x 50 header and sole plates, noggins at 900c/c. with 1200 gauge polythene vapour barrier to outside. Install 50mm Rockwool or similar mineral wool RW3 semi rigid slabs where shown. 12.5mm plasterboard both sides nailed at 150mm c/c in both directions with galvanised plasterboard nails and plastered with 5mm finish plaster.

Trussed Roof:
12.5 mm plasterboard to ceilings with artex or skim finish to suit.
200 glass fibre draped over ceiling joists. Continuous soffit vents along eaves.

Meters to be boxed around to clients choice.

Glazing :
All new units to be double glazed. Safety glass to BS6206 to all doors. Safety glass To all windows where glazing is 800mm below the finished floor level.

Ventilation:
Trickle vents to top of window frames to allow 8000mm sq additional ventilation.



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

16.FEB.2001 * 3394

A		
	Date	Revisions

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Building contractor must visit the site and discuss in detail the following points:

1. Heating – new and existing
2. Radiator positions
3. Electrics – new and existing
4. Internal and external decoration
5. Wall, floor and ceiling finishes
6. Window and door types
7. Fitting of any sanitary ware
8. Tiling to the above
9. Moving of any meters
10. Clearance of all materials from site

Client
Mr and Mrs PETLEY

Job Title
64 Manor Road
Wokingham

Drawing Title
conversion of garage

APPROVED

Scale 1/50 1/100

Date feb 01 | Drawn by hen

Drg. No. P/885 | Rev.

(ARCH.)

420 x 594mm A2

CD 24/4/01