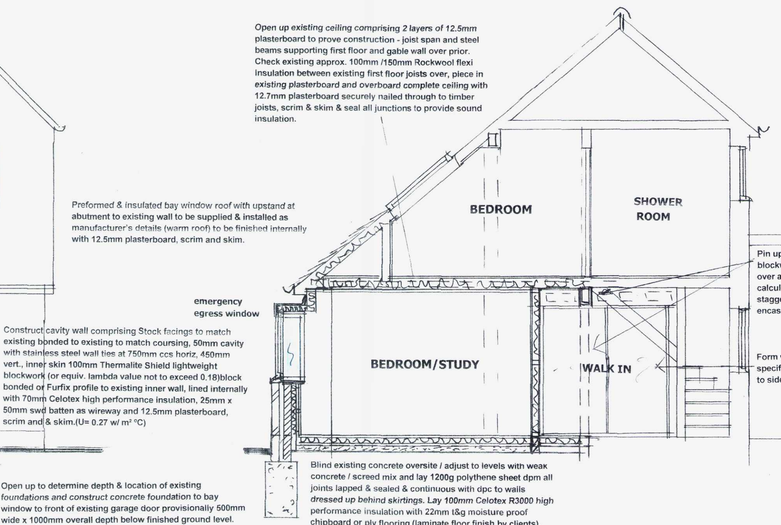
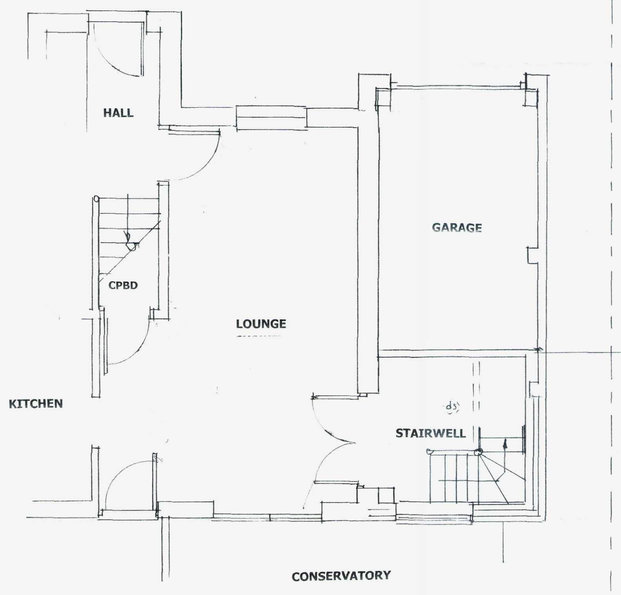
ADUR ... PLANNING ... SERVICES
PLAN NO AWDM/0526/13
DATE VALID 29 APR 2013



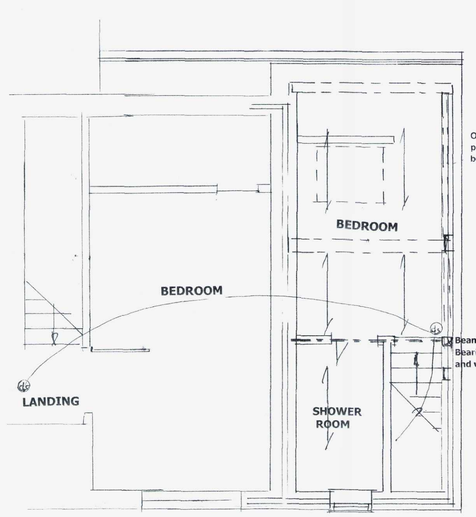
FRONT ELEVATION



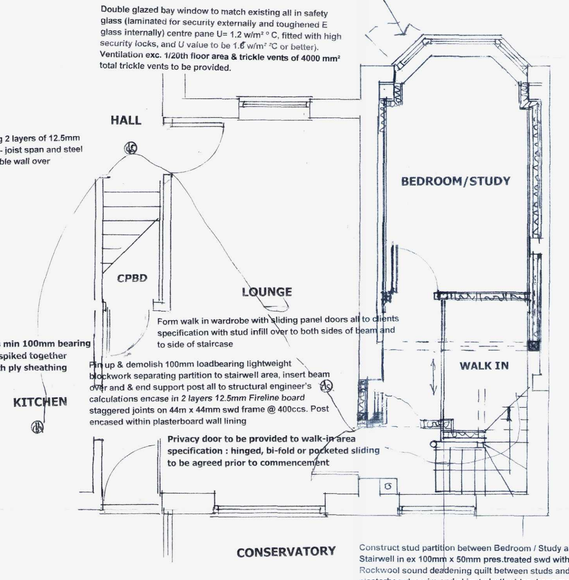
SECTION X - X



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

All works are to be carried out by the builder in strict accordance with the current requirements of the Building Regulations and the Approved Inspector.
All dimensions are to be recorded / measured / checked on site by the builder.
All structural timber is to be preservative treated at works, cut ends to be treated on site with 2 coats of preservative.

Remove existing garage door and frame load and cart away.

Foundations
Open up to determine depth & location of existing foundations and construct concrete foundation to bay window to front of existing garage door provisionally 500mm wide x 1000mm overall depth below finished ground level. 100mm Concrete Grade A Dense concrete or equivalent blockwork to both skins finished externally in stock facings to match existing 225mm below ground level up to dpc, 50mm cavity with stainless steel wall ties @ 750mm horiz. x 450mm vert., bed hyload dpc minimum150mm above ground level continuous with existing dpc & dpm in new floor construction.
Construct dwarf wall (maintain 50mm cavity void to existing single skin brick wall) to north side wall up to level of existing external dpc, bed dpc continuous with dpm under new floor & form hyload tray.

Floor
Break our existing drive, excavate and Infill area of existing bay with 150mm bed of clean broken hardcore, 25mm sand blinding, 1200g polythene sheet dpm all joints lapped & sealed & continuous with dpc to walls and dpm to make up, minimum 100mm concrete oversite.
Blind existing concrete oversite / adjust to levels with weak concrete / screed mix and lay 1200g polythene sheet dpm all joints lapped & sealed & continuous with dpc to walls dressed up behind skirtings.
Lay 100mm Celotex R3000 high performance insulation with 22mm t&g moisture proof chipboard or ply flooring (laminate floor finish by clients). (U= 0.17 w/ m² °C)

Wall to Bay Window
Construct cavity wall comprising Stock facings to match existing bonded to existing to match coursing, 50mm cavity with stainless steel wall ties at 750mm ccs horiz, 450mm vert., inner skin 100mm Thermalite Shield lightweight blockwork (or equiv. lambda value not to exceed 0.18)block bonded or Furfix profile to existing inner wall, lined internally with 70mm Celotex high performance insulation, 25mm x 50mm swd batten as wireway and 12.5mm plasterboard, scrim and & skim.(U= 0.27 w/ m² °C)
Close cavity at all openings with Thermabate insulated closer & d.p.c. to jambs to detail with wall ties @ 225mm ccs to jambs.

Window
Double glazed bay window to match existing all in safety glass (laminated for security externally and toughened E glass internally) centre pane U= 1.2 w/m² °C, fitted with high security locks, and U value to be 1.6 w/m² °C or better). Ventilation exc. 1/20th floor area & trickle vents of 4000 mm² total trickle vents to be provided.
Preformed & insulated bay window roof with upstand at abutment to existing wall to be supplied & installed as manufacturer's details (warm roof) to be finished internally with 12.5mm plasterboard, scrim and skim.

EMERGENCY EGRESS WINDOW:
- Unobstructed openable area at least 0.33m² **min 450mm high x 450mm wide (clear)**
- ***Bottom of openable*** area not more than 1100mm **above floor level**
- Locks & stays may be fitted to egress windows
- **ubject to release catch**
- Proposed side hung casement

Break our existing drive, excavate and Infill area of existing bay with 150mm bed of clean broken hardcore, 25mm sand blinding, 1200g polythene sheet dpm all joints lapped & sealed & continuous with dpc to walls and dpm to make up, minimum 100mm concrete oversite.

Double glazed bay window to match existing all in safety glass (laminated for security externally and toughened E glass internally) centre pane U= 1.2 w/m² °C, fitted with high security locks, and U value to be 1.6 w/m² °C or better). Ventilation exc. 1/20th floor area & trickle vents of 4000 mm² total trickle vents to be provided.

Close cavity at **all openings with Thermabate** insulated closer & d.p.c. to jambs to detail with wall ties @ 225mm ccs to jambs.

Construct dwarf wall (maintain 50mm cavity void to existing single skin brick wall) to north side wall up to level of existing external dpc, bed dpc continuous with dpm under new floor & form hyload tray.

Ex 100mm x 50mm pres.tr. timber studwork at 400ccs with 70mm Celotex FR5000 between timber studs and 24.5mm Celotex PL4000 inside timber studs **12mm sheathing ply beneath plasterboard to provide screw fixing & to brace partitions and 12.7mm plasterboard, scrim & skim to both sides. Timber stud construction constrained by timber joists / steel beam at head with sole plate to have hyload dpc wrap & secured to solid concrete floor @ 400ccs by strapping or equivalent patent fixing.**
Dryline internal walls with 12.5mm plasterboard on dabs or battens, scrim & skim

Construct stud partition between Bedroom / Study and Stairwell in ex 100mm x 50mm pres.treated swd with 50mm Rockwool sound deadening quilt between studs and 12.5mm plasterboard, scrim and skim to both sides, hang matching door in softwood lining.

Ceiling and Floor Construction over
Open up existing ceiling comprising 2 layers of 12.5mm plasterboard to prove construction - joist span and steel beams supporting first floor and gable wall over prior.

Check existing approx. 100mm /150mm Rockwool flexi insulation between existing first floor joists over, piece in existing plasterboard and overboard complete ceiling with 12.7mm plasterboard securely nailed through to timber joists, scrim & skim & seal all junctions to provide sound insulation.

Walls and partitions
Prior to demolition of 100mm lightweight blockwork *separating partition to stairwell area: open up to prove non* loadbearing – for Building Control Officer's inspection
Note! If loadbearing structural engineer's calculations for beam & end support required prior to demolition of this wall!
Construct stud partition between Bedroom / Study and *Stairwell in ex* 100mm x 50mm pres.treated swd with 50mm Rockwool sound deadening quilt between studs and 12.5mm plasterboard, scrim and skim to both sides, hang matching door in softwood lining.
Ex 100mm x 50mm pres.tr. timber studwork at 400ccs with 70mm Celotex FR5000 between timber studs and 24.5mm Celotex PL4000 inside timber studs **12mm sheathing ply beneath plasterboard to provide screw fixing & to brace partitions and 12.7mm plasterboard, scrim & skim to both sides. Timber stud construction constrained by timber joists / steel beam at head with sole plate to have hyload dpc wrap & secured to solid concrete floor @ 400ccs by strapping or equivalent patent fixing.**
Dryline internal walls with 12.5mm plasterboard on dabs or battens, scrim & skim

Heating
Extend existing central heating system Gas fired condensing c.h. boiler min. Sedbuck 91% insulated pipes in voids & beneath floors to zoned radiators in proposed converted garage, heating pipework fitted with thermostatically controlled valves.

Electrical
All electrical work is to meet the requirements of part P (Electrical Safety) to be designed, installed, inspected & tested by a person competent to do so.
Prior to completion the Council is to be satisfied that part P has been complied with, BS 7671 electrical installation certificate to be issued for the work by competent person.
Generally high efficiency light fittings to be capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit-watt.
Power sockets, wall switches etc to be located minimum 450mm, maximum 1200mm above floor level to habitable areas.

SMOKE DETECTION & ALARM SYSTEM:
- **Existing battery system to be upgraded**
- **Single dedicated cicuit from mains supply**
- **Mains operated interconnected with battery back-up BS 5446-1**
- **Smoke detector alarms in circulation spaces on ground & first floor as indicated**
- **Heat detector in kitchen**
- **Ceiling mounted minimum 300mm from walls & light fittings**
- **Wall mounted design above door openings**
- **All to be installed strictly in accordance with manufacturer's instructions &**
- **Location to be easily accessible for maintenance**

Client .
MR. & MRS. S.P.RAY
2, MANOR HOUSE PLACE,
NORTH LANCING

Project .
CONVERSION OF EXISTING GARAGE TO BEDROOM / STUDY

COLOURED – UP

Drawing No.
2303/1 PROPOSED

Scale.
1 : 50

Dated :
MARCH 2013

25th April 2013

REV A Client & B.Reg amendments, Fire Detection & Window escape Structural Engineer's design added APR 2013

Norman Ray Associates
Architectural & Interior Designers
Chartered Building Surveyors
28 The Meadway,
Shoreham-by-Sea.
West Sussex
BN43 5RP
Tel & fax : 01273 455875
E-mail :contact@normanray.co.uk