

Notes:

Wall Removal: Carefully remove wall between lounge and existing garage and make good floor, walls and ceiling. Exposed direction of floor joist to determined if wall is load supporting.

Steel beam: (if required) Shore up walls, floor, roof etc; carefully remove block work between lounge and garage; insert 152x89x16 UKB; bearing on 300 x 100 x 100 mm, C35 grade concrete pad stones; d welded together with a 5mm top flange plate; encase in layer of 12.5 mm Gyproc Fire Line board & 3 mm set coat.

ROOM WALL: 1 to 3 courses of brickwork off existing floor with dpc turned up at walls; 50 mm x 125 mm timber studwork @ 400 mm c/c's, noggings, sole & head plates; internally; 125 Celotex FR5000 PIR insulation between stud work or similar; 10mm OSB Sterling board; 48 mm Gyproc Thermaline PLUS boards on Dabs & 3 mm skim. Store side - 10 mm OSB Sterling board fixed to stud work; 12.5 mm Gyproc Fire Line board or similar to provide half hour fire resistance; wall to achieve U-Value of 0.28 W/m²K. Plaster garage walls, fix skirting boards etc.

ROOM FLOOR: (solid-boarded) On existing solid concrete floor lay 1200 gauge polythene sheet DPM to join to dpc's turn up at all walls; 125 mm Kingspan Kooltherm K3 insulation; vapour control layer; 65 mm sand/cement screed finished to clients choice level with existing floor. Floor to achieve a U Value of 0.22 W/m²K.

PLUMBING: All pipe work (including heating) to be insulated to thickness equal to outside dia of pipes, up to 40 mm; and up to 1 m from point of connection. Extend wet central heating system and fit radiators with TRV's to new rooms & system to be fully controllable.

ELECTRICAL WORKS: Provide Power & Lighting points to clients requirements. Note: 3 in 4 light fittings to be energy efficient type to take fluorescent lamps - luminous efficiency greater than 45 lumens per circuit-watt. Outside lights to automatically extinguish when there is enough day light. Provide self-contained mains operated and interlinked smoke detector in circulation areas to BS5839 pt 6. 2013. All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671 (I.E.E. Wiring Regulations to the latest Edition). The works are to be undertaken by an NICEIC or ECA registered installer under a suitable electrical self-certification scheme or a certificate of compliance produced to Building Control.

Door openings: Remove door, frame etc to door between hall & garage and brick up in 200mm block work, plaster both side, fix skirting to match. Widen door opening between hall and lounge; fit suitable lintel over (2 No 50x150mm bolted together or sim). Fix linings, architraves.

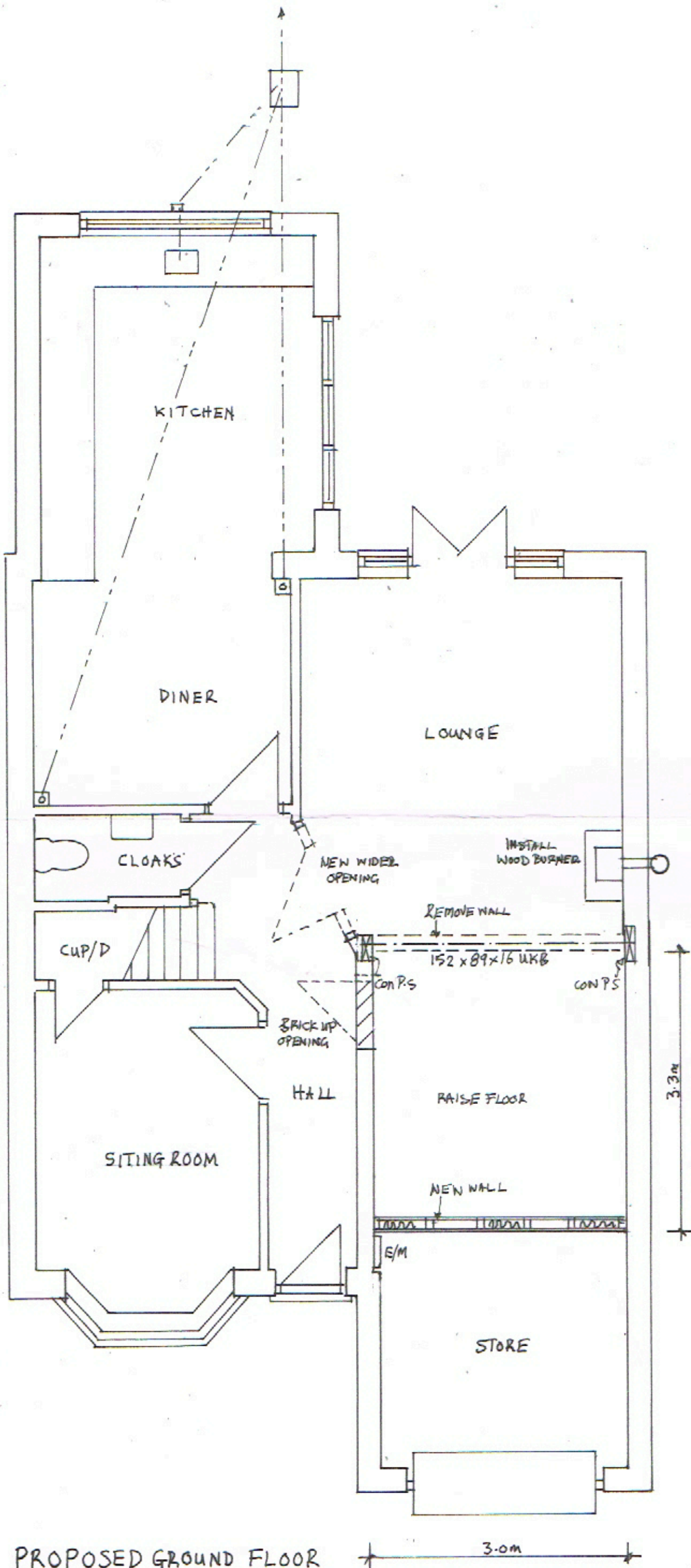
Wood Burner: Provide non-combustible hearth and wood burner with insulated flue pipe. Insure that the wood-burning stove is installed by a member of (HETAS) the Heating Equipment Testing and Approved Scheme.

PROJECT: Garage Conversion

DRAWING: Proposed Ground Floor Plan
Scale 1 : 50

ADDRESS: 27 Megson Drive
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SCALE 1:50@A3

