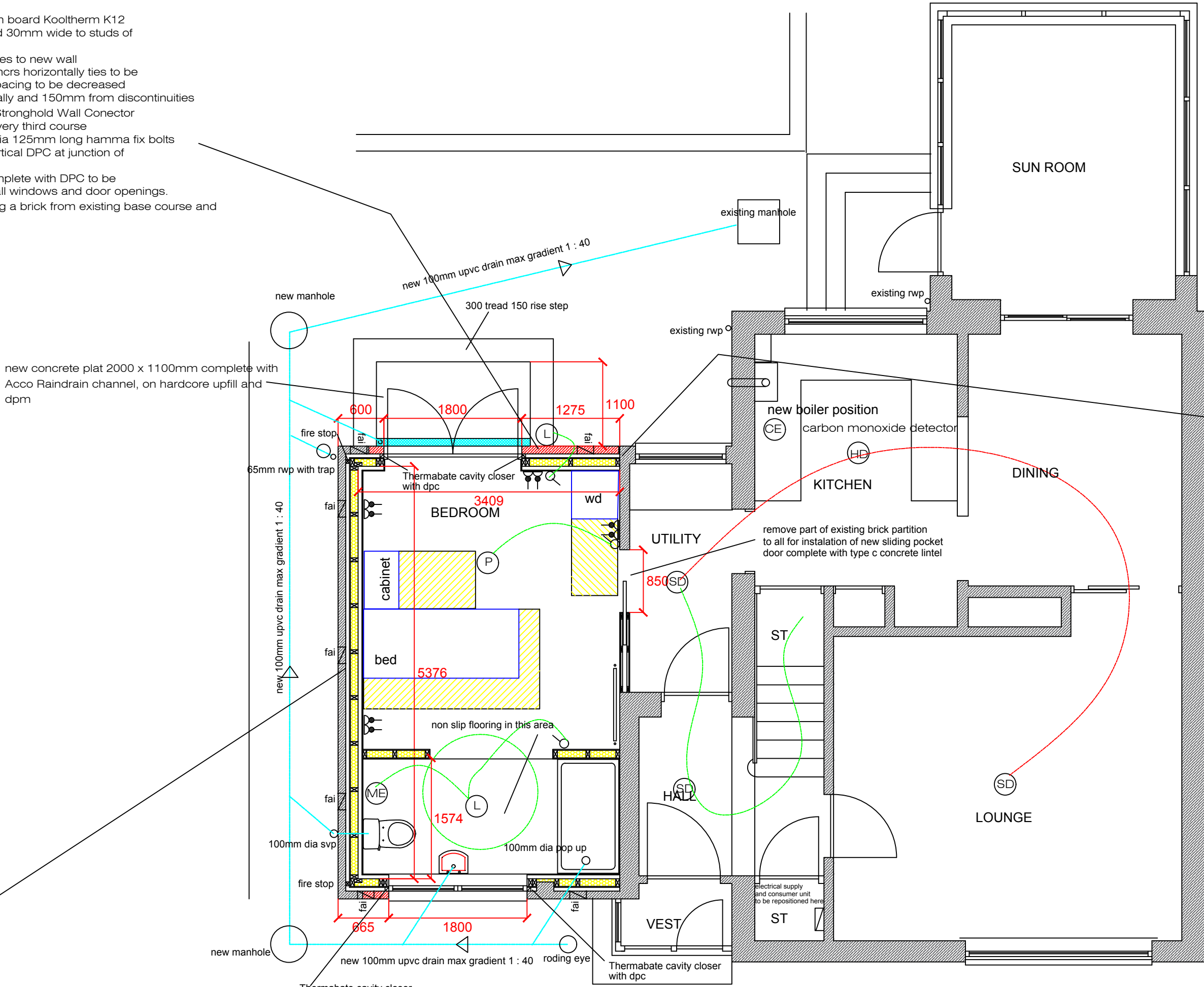




EXTERNAL WALL CONSTRUCTION ( rear wall build up only )

6 mm wet dash render to match existing on 100 mm concrete blockwork 7N/mm2 joints raked to take render scratch coat as work proceeds  
wall to be constructed to provide 62mm cavity ( 50 mm from sheathing ply to outer leaf)  
Inner leaf to be constructed of 1 layer YBS Breather Foil FR with 75mm open lap joints to allow escape of moisture stapled to 12mm exterior grade sheathing plywood  
on 100 x 50mm treated c16 softwood framing at 600mm CRS,frame to have double top and bottom rails and 2No dwangs spaced vertically within height and finished internally with 62 mm Kooltherm K18 tapered edge insulated plasterboard screwed to framing at 150mm CRS with 1200 gauge visqueen vapour barrier behind same  
all joints to be taped and filled, boards to be finished with 2 coats gyproc board primer  
Frame to be insulated with 100mm rigid insulation board Kooltherm K12  
Fix stainless steel anchor straps 900mm long and 30mm wide to studs of timber kit at 1200mm crs  
Provide and fix Catnic BT2-4 stainless steel wall ties to new wall construction at 225 mm crs vertically and 600mmcrs horizontally ties to be fixed direct to studs thro sheathing ply. Wall tie spacing to be decreased around openings to provide ties at 225mm vertically and 150mm from discontinuities  
New blockwork to be tied to existing with Catnic Stronghold Wall Conector or equal stainless steel fixings with ties bedded every third course  
New frame to be bolted to existing wall with M8 dia 125mm long hamma fix bolts anchor bolts at 400mm crs ,provide full height vertical DPC at junction of new and existing walls  
50 x 50mm treated softwood cavity fire stops complete with DPC to be fitted to frame at ceiling level,comers and aroud all windows and door openings.  
Cavity to external wall to be ventilated by removing a brick from existing base course and installing a 215 x 65mm fai at 1800 mm crs



New blockwork to be tied to existing with Catnic Stronghold Wall Conector or equal stainless steel fixings with ties bedded every third course  
New frame to be bolted to existing wall with M8 dia 125mm long hamma fix bolts anchor bolts at 400mm crs ,provide full height vertical DAMCOR insulated DPC at junction of new and existing walls

EXTERNAL WALL CONSTRUCTION ( garage door build up only )

6 mm wet dash render to match existing on 100 mm concrete blockwork 7N/mm2 joints raked to take render scratch coat as work proceeds  
wall to be constructed to provide 62mm cavity ( 50 mm from sheathing ply to outer leaf)  
Inner leaf to be constructed of 1 layer YBS Breather Foil FR with 75mm open lap joints to allow escape of moisture stapled to 12mm exterior grade sheathing plywood  
on 100 x 50mm treated c16 softwood framing at 600mm CRS,frame to have double top and bottom rails and 2No dwangs spaced vertically within height and finished internally with 62 mm Kooltherm K18 tapered edge insulated plasterboard screwed to framing at 150mm CRS with 1200 gauge visqueen vapour barrier behind same  
all joints to be taped and filled, boards to be finished with 2 coats gyproc board primer  
Frame to be insulated with 100mm rigid insulation board Kooltherm K12  
Fix stainless steel anchor straps 900mm long and 30mm wide to studs of timber kit at 1200mm crs  
Provide and fix Catnic BT2-4 stainless steel wall ties to new wall construction at 225 mm crs vertically and 600mmcrs horizontally ties to be fixed direct to studs thro sheathing ply. Wall tie spacing to be decreased around openings to provide ties at 225mm vertically and 150mm from discontinuities  
New blockwork to be tied to existing with Catnic Stronghold Wall Conector or equal stainless steel fixings with ties bedded every third course  
New frame to be bolted to existing wall with M8 dia 125mm long hamma fix bolts anchor bolts at 400mm crs ,provide full height vertical DPC at junction of new and existing walls  
50 x 50mm treated softwood cavity fire stops complete with DPC to be fitted to frame at ceiling level,comers and aroud all windows and door openings.  
Cavity to external wall to be ventilated using Perpend Vents at 1200mm CRS at floor and ceiling levels

ELECTRICS  
Electrical works to be contractors design  
electrical legend

twin 13 amp power points

switch

pendant light

hard wired smoke detector

hard wired heat detector

low voltage fire rated LED  
downlighter with fire hood

luminaire fitting ip55

mechanical extract fan 30 lt/sec

carbon monoxide detector

NEW EXTERNAL WALL LININGS

form new internal framing to existing brickwork walls with 100 x 50 mm treated softwood framing at 600mm crs complete with top and bottom rails and intermediate dwangs, and 12mm OSB ply with 1 layer YBS breather foil on sheathing(frame to be constructed in sections and tied to existing walls with stainless steel frame ties at each panel joint.  
frame to be insulated with 100 mm kingspan K12 ridgid insulation board and over clad with 62mm kingspan K118 insulated plasterboard on 1 layer visqueen 1200 gauge vapour barrier  
plasterboard joints to be taped and filled and boards to be finished with 2 coats gyproc primer for paint finish  
perpend joints to be cut out in existing facing brick base course at 1200mm crs to take new perp weep vents

notes

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project  
PROPOSED CONVERSION OF GARAGE  
TO FORM ACCESSIBLE BEDROOM  
WITH ENSUITE

scale  
1 : 50 @A1

date  
SEPT 2021

drawn

checked

drawing

drwg no

JW/02

PLAN AS PROPOSED