

PROPOSED SECTION B-B THROUGH
NEW FRONT WALL TO GARAGE CONVERSION
SCALE 1:20

Standard items

Any key elements of the existing structure such as foundations &/orlintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary.

All measurements are to be checked on site prior to ordering any materials.

The party wall act 1996 must be adhered to wherever relevant. Anderson North do not advise on Party Wall matters and do not claim to know in which circumstances the Party Wall award should be applied for. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.

Written agreement must be provided in writing when necessary, prior to commencement of works.

Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.

All structural timber members are to be grade c24 treated softwood marked KD (kiln dried or Dry to ensure the timbers have been properly stored).

No works should commence on site until planning and building regulation permissions have been approved.

Anderson North Ltd accept no responsibility for drawings until fully approved by planning or building regulations. Any works carried out by the client prior to approvals is fully at the clients risk.

Foundations

To be taken to a minimum depth of 1000mm or to invert level of drains within 1000mm or to the depth as agreed with the building control officer. The proximity of certain trees will also have an effect on the depth of foundations as directed on site by BCO.

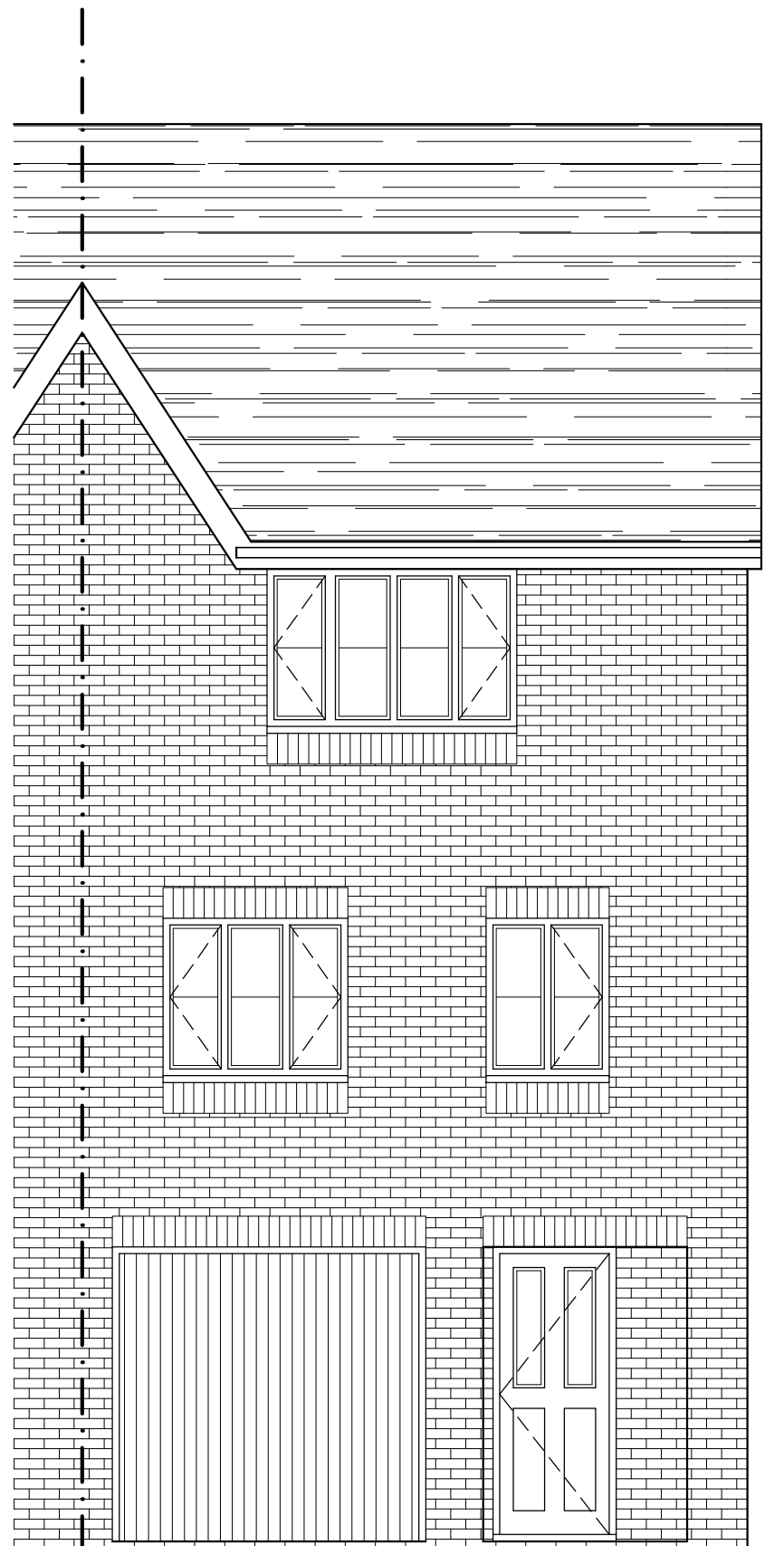
Width of trench to be 500mm to a mix of 1:2:4 mass filled to within 150mm of ground level.

Electrics

All new light fittings are to have a low energy rating of 40 watts per circuit lumen. Any wiring run through fibreglass must be fully ducted. All new, extended or modified electrical installations are to be designed, installed, inspected and tested in accordance with BS 7671 2001. Installation in special locations such as bathrooms, shall before being taken into service, be inspected and tested by a person competent to do so. A person competent to do so is a company or individual registered with a self-certification scheme, which has been approved by the office of the Deputy Prime Minister. A copy of the certificate issued showing full compliance shall be submitted to this office.

Drainage

W.C. waste 100mm, Shower waste 50mm, on a 150mm access plinth. Basin waste 32mm. All wastes to have 75mm deep seal traps.



EXISTING FRONT ELEVATION
SCALE 1:50

ORANGE SHADING DENOTES
52.5mm KINGSPAN
KOOLTHERM K118
INSULATED PLASTERBOARD
FOLLOWED BY 15mm
SOUNDBLOC BOARDING

LEGEND

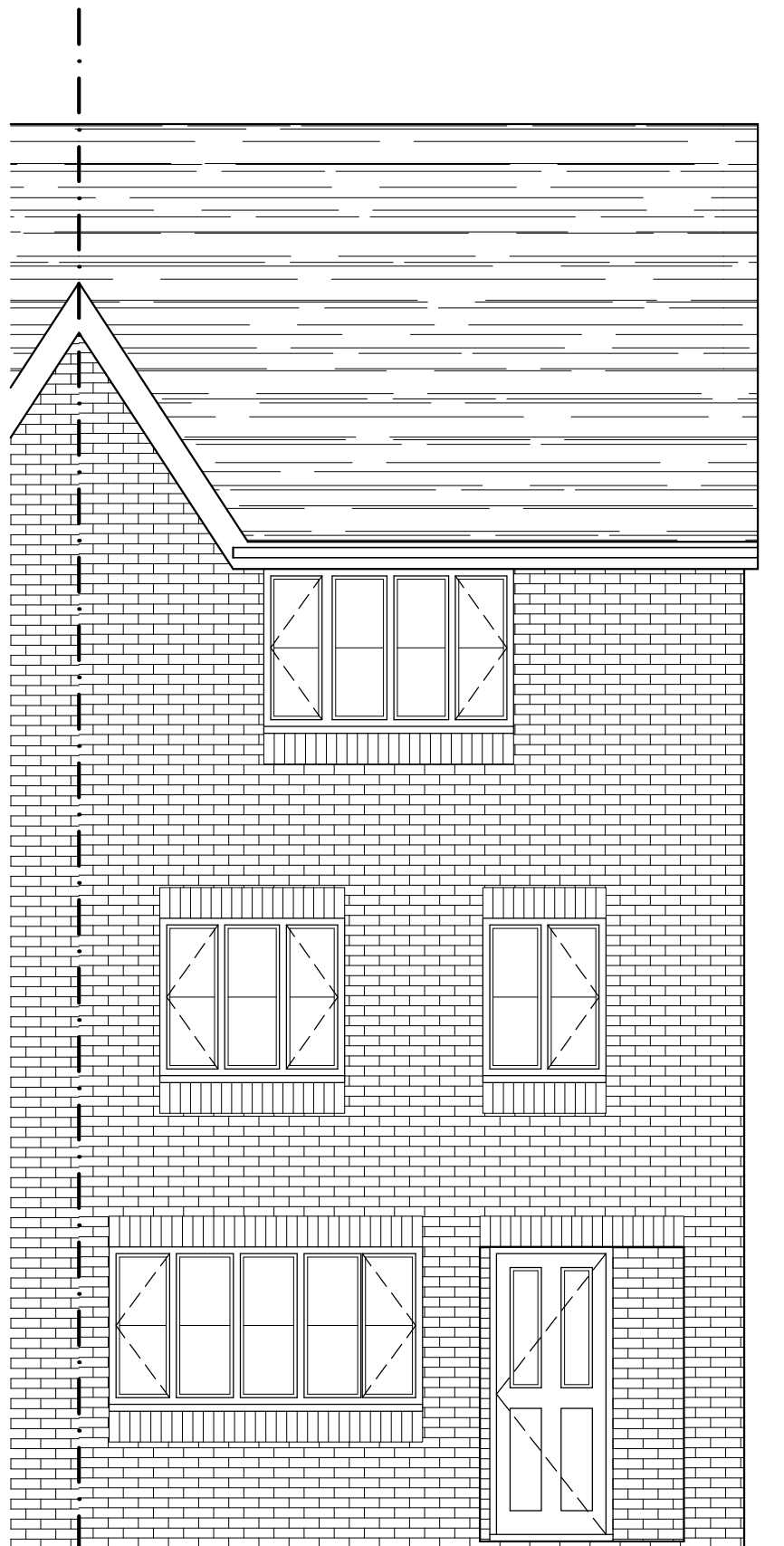
- DENOTES MAINS WIRE LINKED SMOKE ALARMS WITH BATTERY BACK UP AND A SEPARATE FUSE ON THE DISTRIBUTION BOARD
- DENOTES MAINS WIRE LINKED HEAT DETECTOR WITH BATTERY BACK UP AND A SEPARATE FUSE ON THE DISTRIBUTION BOARD

A HEAT DETECTOR IS TO BE PROVIDED TO THE KITCHEN IN ACCORDANCE WITH B.S. 5839 PART 1 & 6

SMOKE DETECTORS ARE TO BE INSTALLED AT GROUND AND FIRST FLOOR LEVEL IN THE VICINITY OF THE STAIRCASE CONNECTED TO THE MAINS ELECTRICAL SUPPLY WITH BATTERY BACK UP INTERCONNECTED WITH THE HEAT DETECTOR.

AN INSTALLATION AND COMMISSIONING CERTIFICATE IS
REQUIRED IN RESPECT OF THE FIRE ALARM

THE OCCUPIERS SHOULD BE PROVIDED WITH DOCUMENTATION
ALLOWING THEM TO USE AND MAINTAIN THE FIRE ALARM



PROPOSED FRONT ELEVATION
SCALE 1:50

Lintels

To be Catnic insulated lintels with a minimum end bearing of 150mm to be installed in accordance with manufacturers literature. Cavity trays to be provided over all new openings with stop ends, lap joints and weep holes.

Ventilation

All rooms to be provided with $1/20^{\text{th}}$ of the floor area for rapid ventilation with some part of the ventilation at least 1.75m high. All rooms to be provided with 8000 square millimetres of controllable trickle ventilation positioned 1700mm above finished floor level. Ensuite to be provided with an extract fan capable of 15/s with a 20mins overrun ducted to external air. Provide a 10mm clearance beneath door.

Glazing

All units to be double glazed in white PVCU to match existing. Configuration of units to be 4:16:4. Glass to have an en value of 0.05 to achieve a u-value of 1.6w/m²k. Glazing in critical locations (within 800mm of floor level for windows and 1500mm for doors including windows within 300mm of doors) to be safety glass in accordance with n1 of the regulations and bs6206.

Heating

Existing boiler system to be extended once capability confirmed, with new radiators to be supplied with TRV's. Entire plumbing system to be designed and installed by a GAS SAFE registered engineer. Existing boiler to have a minimum SEDBUK rating of 86%.

[illegible]