



GENERAL SPECIFICATION
(unless noted otherwise on drawings or engineer's design)

UPGRADE GARAGE GROUND FLOOR

Existing slab laid to falls. Top of slab 140 below main house floor level increasing to 180 (approx). Make up levels with sand. 1200 PVC DPM lapped to DPC. 50 Celotex GA4000 insulation slab to rear half of garage. 80 Celotex GA4000 insulation slab to front half of garage. 75 screed. Strip of insulation to perimeter of screed. Final level to match existing house.

UPGRADING OF EXISTING EXTERNAL WALLS

Existing walls have 70 cavity (assumed uninsulated). Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to 47x47 battens on 1200 gauge DPM sheet. Additional 40 Celotex TB4000 between battens. 3 skim.

NEW FRONT EXTERNAL CAVITY WALL WITH FACING BRICK OUTER SKIN

Cavity wall of 100 Celcon Standard lightweight block (K=0.15 W/m2K) inner skin. 102 facing brick outer skin to match existing outer skin. 1:1:6 mortar mix. Class B eng brick with sulphate resisting cement below DPC. 70 cavity with 70 Knauf DriTherm-32 full fill insulation. Dryline internally with 72.5 Celotex PL4000 insulation backed plasterboard dot & dabbed to wall with 3 skim. Fill cavity with weak mix concrete to 225mm below DPC. Stainless wall ties (225 long) 750 horiz, 450 vert & 300 at reveals. DPC to BS743 lapped to existing. Close cavity reveals with Thermabate insulated cavity closers Catnic CG90/100 lintels 150 min bearings.

INTERNAL PARTITIONS

75x50 stud. Lay DPC under sole plates. All partitions to contain 75 acoustic quilt. Clad with 12.5 soundblock + 3 skim each side.

FLAT ROOF (WARM DECK CONSTRUCTION)

Remove covering. Repair decking as required. 1 in 40 firrings. Bond vapour control layer to ply (Alutrix 600 or similar). Fully bond 150mm Celotex GA4000 to VCL. 18 OSB. Loose lay venting layer. 3 layer felt to BS747 hot bonded to OSB decking. Ceiling 9 plasterboard + skim. Roof to achieve U-value of 0.15W/m2K. Roof covering to achieve AA, AB or AC surface spread of flame rating.

VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm² min vent. Install power vent to shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing let into brickwork or blockwork.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. Windows to achieve U value of 1.4 w/m2K. Cill 800 above internal finished floor level.

ABOVE GROUND DRAINAGE AND PLUMBING

Shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

22 SHERIDAN ROAD OXHEY HERTS WD19 4QL

GARAGE CONVERSION

SCALE 1:50 / 1:100 @ A1

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DRG No. 2406.1 REV A

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10.00 METRES @ 1:100

5.00 METRES @ 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS UNLESS OTHERWISE STATED. DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT TO BE TAKEN FROM STRUCTURAL CALCULATIONS. ALL GRASS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES.

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEER'S DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS/SPEC - ENGINEER'S DESIGN PREVAILS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS COMPLY WITH COM REGULATIONS BEFORE WORK COMMENCES. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.