

DOWNTAKINGS

All downtakings shown dotted to be carefully removed as per HSWA & BS6127 and all finishes made good.

FOUNDATIONS

New foundations to be 600 x 200mm strip C35 concrete foundations with A252 mesh (bottom) to external walls situated centrally under the walls and laid at a minimum 450mm below solum level.

UNDERBUILDING

2 leaves of 100mm blockwork having 60mm cavity, built off foundations and finishing just below finished ground level. External cavity wall built off this base, with cavity filled with weak mix concrete to ground level. Allow for low level cavity weep vents at cavity fill level.

GROUND FLOOR CONSTRUCTION

22mm T&G V313 moisture resistant chipboard flooring with glued joints on 130 x 50mm battens having 120mm Celotex GA4000 insulation between on 1200 gauge D.P.M. on existing concrete floor slab with DPM. 'U'-value of less than 0.15W/m2K. Contractor to ensure new and existing align.

GARAGE WALL UPGRADE

Existing Double skin blockwork garage wall to have 1 layer 37.5mm Kingspan Kooltherm K118 insulated plasterboard with joints taped and filled on 500 gauge polythene vapour barrier on 100 x 50mm timbers at 400mm centres incorporating 100mm Kingspan Kooltherm K112 (or equal) between providing U'-value of less than 0.17W/m2K

EXTERNAL WALLS (BAY WINDOW)

Internal leaf to comprise 1 layer of 50mm Knauf PIR insulated plasterboard with joints taped and filled on 500 gauge polythene vapour barrier on 140 x 50mm timbers at 400mm centres incorporating 140mm Knauf Frametherm 32 insulation (or equal) with Breather Foil Fr on 9mm O.S.B. Sterling Board to cavity face; 50mm cavity incorporating 50mm TDI firestop insulated cavity closers with D.P.C. installed round all openings, at all corners and horizontally at floor and ceiling; cavity also to incorporate stainless steel wall ties at 600mm horizontal centres and 450mm vertical centres. Internal leaf held down with 1200x30x3mm mild steel anchor straps at 1.2m centres and to each side of openings. External leaf to be 20mm Render on 100mm blockwork to match existing where indicated. 'U'-value of less than 0.17W/m2K. All walls to have a horizontal d.p.c. inserted min. 150mm above ground level. Cavities to be fire stopped at wallhead, floor levels, change in direction and around openings. Perpend ventilation to be provided every 1.2m at ground floor level, at first floor level above and below the cavity barrier.

ROOF

Roof build up to be concrete roof tiles with 100mm head lap on 50x25mm battens on 50x25mm counter battens on 2F Monarflex roofing felt on 9mm O.S.B. Sterling Board on 150x50 C16 Rafters at 600mm centres, provided with bracing in accordance with BS 5268 Part 3. 9mm gap to be maintained between external leaf and roof timbers. Include for P.V.C. fascias, soffits, deep flow gutters and 75mm downpipes as indicated.

NON-LOADBEARING PARTITIONS

75x50mm studs at 600mm centres clad both sides with 12.5mm plasterboard with taped and filled joints. Include for 25mm thick mineral wool with a density of 10kg/m3 indicated in red on the floor plans.

WINDOWS

PVC-u range of double glazed units with 1 No permanent providing average 12,000sq.mm fitted in top rail.

All windows to incorporate factory fitted draft seals around opening lights. U.P.V.C. units to be double glazed with 16mm air gap incorporating Carey Low E Soft Coat Argon filled providing a 'U'-value 1.4W/m2K. All windows to be High Exposure rated. Opening sashes as indicated on elevations with an aggregate openable area of not less than 1/30th of the floor area it serves.

All apartments to have an aggregate glazed area of at least 1/15th of the floor area of the apartment. All glazing must be designed and installed in order to comply with building regulation 4.8.3.

Controls for windows to be minimum 1.7m above floor level and positioned minimum 350mm from any internal corner, projecting wall or similar obstruction. External door and windows to be tested and certified to BS PAS 24:077 and BS 7950:1997 and meet the recommendation of secure by design.

SMOKE ALARMS

Alarms to be permanently wired to a circuit which is electrically protected at the consumer unit and to which no other equipment is connected other than a regularly used lighting circuit all in accordance with BS5839:Part 6:2004.

Alarm to have secondary battery back up in the event of power failure. Where more than one alarm is required they shall be interconnected to activate all simultaneously upon detection of smoke.

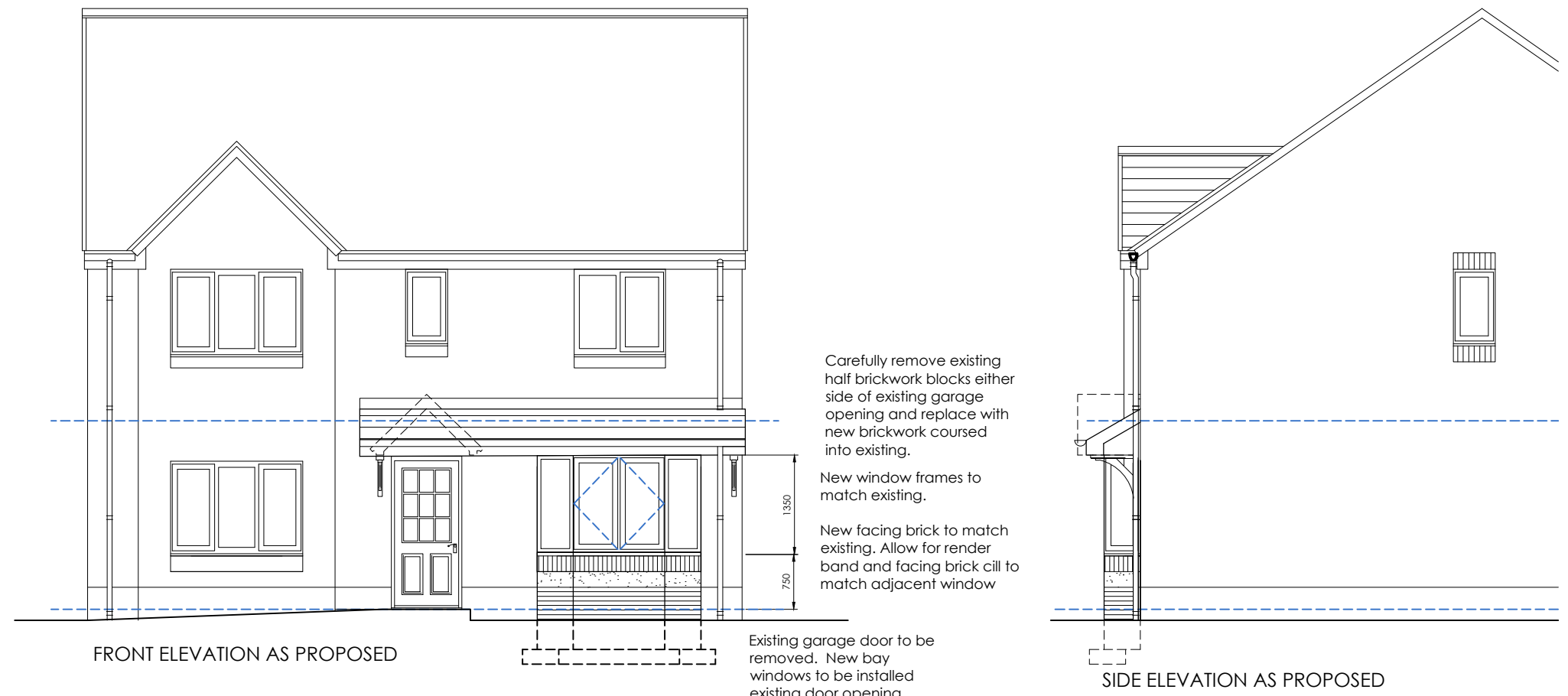
Smoke alarms shall be positioned within 7m of the lounge door, within 3m of bedroom doors, 300mm minimum from walls or light fittings and not directly above heaters. Heat detector to be provided in kitchen.

FINISHINGS

White gloss painted finish to MDF skirtings with facings to match, internal cills and MDF aprons all chosen by client.

DECORATION

All walls to be finished with Magnolia emulsion. All ceilings to be finished with White emulsion.



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ELECTRICAL

All electrical work as shown on plans to be carried out in strict accordance with the 17th Edition of the I.E.E. Regulations (latest edition) and B.S.7671.

All fittings to be white PVC.

Outlets and controls to be positioned minimum 350mm from any internal corner, projecting wall or similar obstruction.

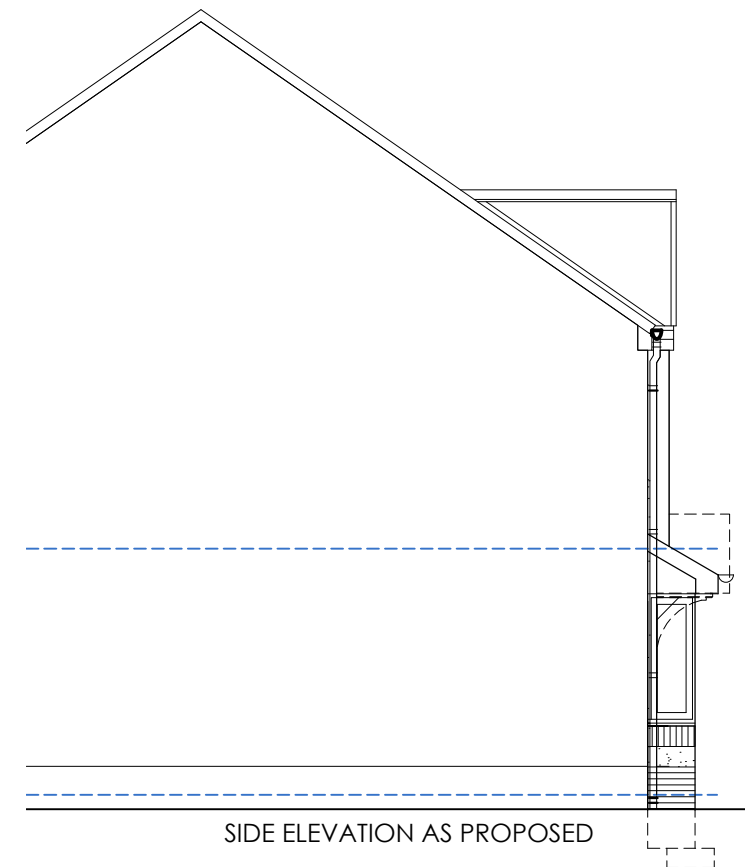
All sockets on boundary wall to be provided with intumescent back boxed to provide half hour fire resistance.

Light switches 1.1m above floor level.

Sockets, telephone and television outlets 400mm above floor level and 150mm above any worktop.

HEATING

Heating and hot water system will be inspected, extended, commissioned and tested in accordance with the manufacturer's instructions and by a registered heating engineer. All radiators to be controlled by thermostatic radiator valves.



REVISION/NOTES	DATE		
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CLIENT			
Mr Iain Martin			
PROJECT			
PROPOSED GARAGE CONVERSION 17 LADYACRE GROVE, IRVINE			
MJB ARCHITECTURAL SERVICES 22 Annickbank Avenue Irvine, KA11 4FH TEL: 07703 138471 E: markboyd997@gmail.com			
DRAWING TITLE			
Elevations and Specification			
DRAWING NO.	A307-05	SCALE	1:75 @ A3
DATE	FEB. 2024	REVISION	-