



GENERAL NOTES

PURPOSE OF THIS DRAWING:

This drawing is for Building Regulation approval only. All construction details and final selection of materials are to be agreed between the contractor and client and approved by the Building Inspector where necessary.

ANY VARIATIONS TO THE SPECIFICATIONS SHOWN ON THIS DRAWING
MUST BE AGREED WITH THE BUILDING INSPECTOR.

All materials and finishes are to match existing as closely as possible

DIMENSIONS AND SETTING OUT

All setting out dimensions and levels are to be checked and verified on site by the contractor and/or suppliers. Any discrepancies are to be notified to the client immediately and prior to putting work in hand. If in doubt, ASK!

NEW BEDROOM FLOOR CONSTRUCTION

22mm T&G moisture resistant particle board flooring, on 1200g polythene vapour barrier, with 150mm lapped, taped and sealed joints, turned up 100mm at perimeter behind skirting, on 50mm wide vacuum treated joists at 400mm crs, on polythene dpm with 150mm lapped, taped and sealed joints and lapped and sealed with dpc's; on existing concrete slab.

Insulation: Full-fill Celotex insulation boards cut tight to fit between joists.
NOTE: depth of floor joists to be assessed on site to ensure new finished floor lines with existing in Dining Room.
NOTE: Contractor to check existing garage floor to determine if it is laid to fall. If it is, the new joists are to be cut as firrings to achieve a level floor.

P/A ratio of floor: 1.32. U value: 0.22

LINING TO EXTERNAL WALLS

60mm cavity between existing half-brick wall and new lining wall.
Tyvek Supro breather membrane on 100x50mm vacuum treated studs at 400mm crs.
Celotex GA4060 insulation boards cut tight to fit between studs, 20mm Celotex TB4020 insulation boards to inside face of studs, with all joints taped to maintain vapour control layer.
Internal finish: 12.5mm plasterboard with taped joints and skim coat finish.
U value of upgraded wall: 0.25.

BEDROOM / GARDEN STORE PARTITION
From Garden Store side: 13mm WBP plywood on 12.5mm plasterboard, joints taped,
on Tyvek Supro breather membrane on 100x50mm vacuum treated studs at 400mm c/s
on Celotex GA4060 insulation boards cut tight to fit between studs, 20mm Celotex TB4020
insulation boards to inside face of studs, with all joints taped to maintain vapour control
layer.
Internal finish: 12.5mm plasterboard with taped joints and skim coat finish.
Partition is 30 minutes fire resisting.
U value of partition: 0.27.

CEILING

12mm plasterboard with taped joints and skim finish, on Celotex TB4020 insulation boards with all joints taped to maintain vapour control layer, on 150x50 C16 vacuum treated joists at 400mm crs. Celotex XR4140 insulation boards cut tight to fit between joists.
U value of ceiling (flat roof): 0.18.

NEW WINDOW

Any glazing less than 800mm above floor level to be safety glass to BS6206. 24mm sealed double glazing units, 16mm gap, low E glass, argon gas filled cavity with warm edge spacers.

Opening lights to windows to provide min. 5% of room area in ventilation. Trickle vent to give min. 8000 sq mm ventilation area.

U value of window : 1.6
NOTE: One opening sash to facilitate emergency egress, as shown. No clear opening
dimension to be less than 450mm and 0.33m² in area.

ELECTRICAL WORK

All electrical work is to be carried out by a person registered with the NICEIC, in accordance with BS 7671 and Part P of the Building Regulations and a certificate issued to the Local Authority upon completion to confirm such.

Position, number and type of power outlets and lighting points to be agreed with the client and approved by the Building Inspector.

LOW ENERGY LIGHTING

All new light fittings are to be low energy compact fluorescent or LED

SMOKE ALARMS

If no smoke alarms currently installed, then mains operated alarms to BS5446, with battery back-up, must be installed in the ground floor hallway and first floor landing. The alarms must be interlinked.



Revisions

PROJECT

Proposed Extension + Garage Conversion
at
29 Downview Avenue
Ferring

Details of Garage Conversion

SCALE	DATE	DRG No
1:50@A2	Apr 2014	1402/F03B

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