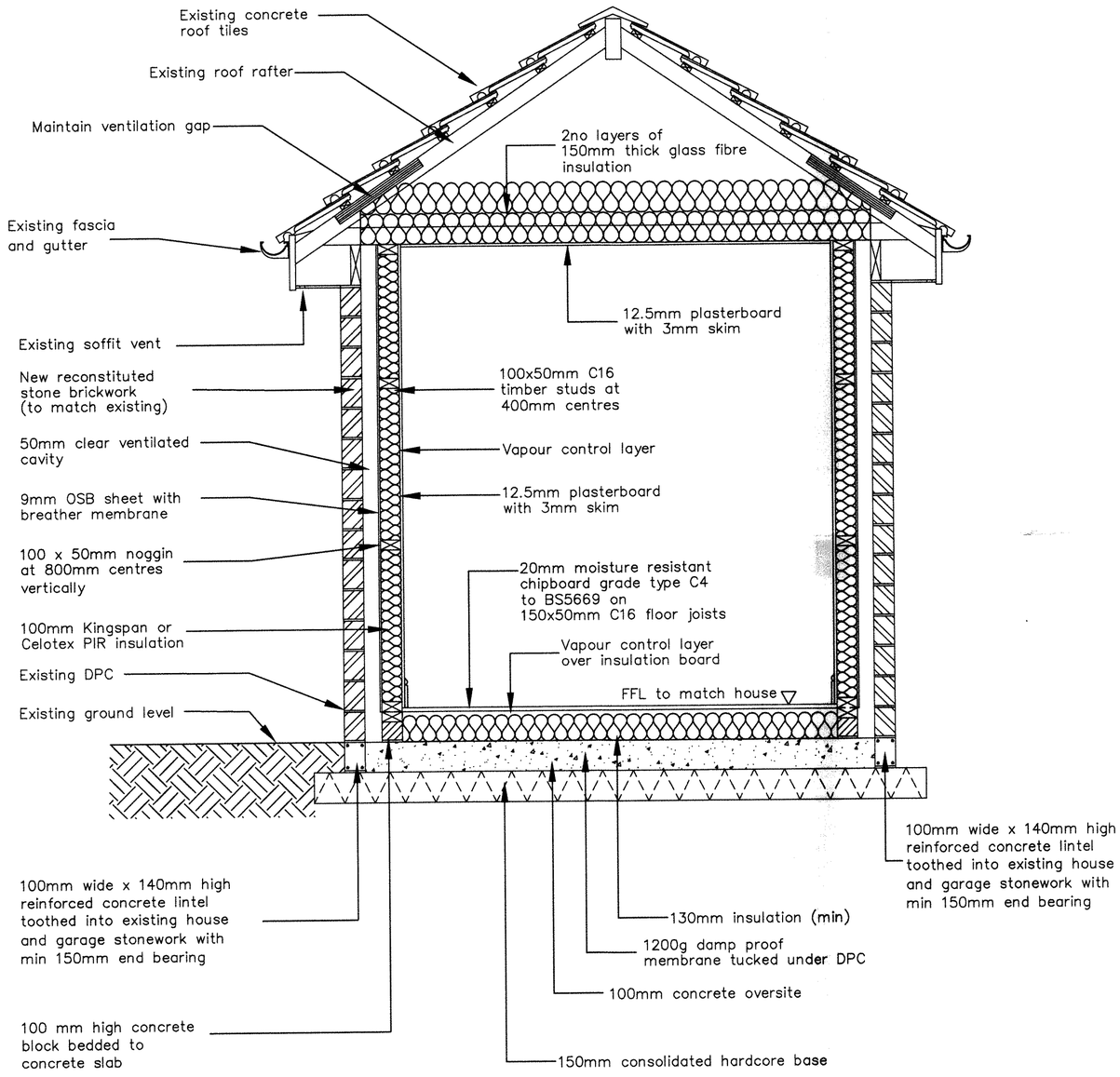

TYPICAL DETAIL
PASSAGEWAY LINK

WINDOWS

1. uPVC windows to be glazed with low emmisivity (low E of 0.15) 24mm (4:16:4) sealed units with a minimum U–value of 1.8 W/msqK.

2. Saftey glazing to be provided in any window within 800mm of the finished floor level.

3. Emergency egress window to have an escape area of at least 0.33sm and a minimum unobstructed dimension of 450x450mm. The bottom of the openable area to be no more than 1100mm above the fininshed floor level.

4. Windows to provide minimum opening lights equivalent to 1/20th (5%) of the floor area of the room served and to open to at least 30 degrees. Windows to have a minimum background ventilation via controlled trickle vents to achieve 5000sqmm.

WALL CONSTRUCTION – GENERAL

1. Vertical and horizontal damp proof courses to be provided at all cavity closures.

2. New stonework to match and key into existing.

3. All cavities to be continuous.

4. Thermobate (or similar) cavity closures to be installed around window and jamb openings and to overlap by 30mm.

ROOFSPACE

1. Provide 2no layers of 12.5mm plasterboard with 3mm skim finish continuous across full width of garage to achieve 30mins fire protection.

2. Provide a total of 300mm quilt insulation in roof space comprising 150mm thick roll between ceiling joists and second 150mm layer laid at right angles.

GARAGE CONSTRUCTION–
DIVIDING WALL

1. Provide 2no stud walls with 9mm OSB sheet between.

2. Each stud wall to be formed with 100x50mm treated timber studs at 400mm centre. Studs to be staggered.

3. Provide 100mm Kingspan or Celotex PIR insulation between studs installed with good friction fit.

4. Provide 1000 gauge vapour check to room side of stud wall and 2no 12.5mm plasterboards.

5. 3mm plasterboard skim finish.

ELECTRICAL

1. All electrical work to comply with Part P and BS7671 and the current Edition of the wiring regulations.

2. Electrical work to be undertaken by either an electrician qualified under 'The Competent Persons Scheme' or by a competent electrician.

3. One quarter of the primary light fittings to be of a type that will only take efficiency lighting.

4. All light switches to be set at 1200mm above finished floor level and all switched socket outlets to be set at 450mm above finished floor level.

5. Position of light fittings, switches and power sockets to be determined on site.

6. Services and fittings within the roof space are to be protected from overheating. lighting circuit cables to be 1.5sqmm (min) where within insulation. All other cables runs to be supported by and clipped to roof timbers and to be kept clear of insulation.

GARAGE CONVERSION–
EXTERNAL WALLS

1. 102.5mm stonework to match and key into existing built off existing foundation/slab.

2. Alternatively, if existing slab not deemed sufficient to take new masonary wall install 100 x 140mm reinforced conrete lintel toothed into existing stonework with min 150mm end bearing.

3. Provide ventilated 50mm clear cavity.

4. New internal skin formed in 150x50mm treated timber studs at 400mm centres with 9mm OSB and breather membrane on cavity side.

5. 120mm KIngspan or Celotex PIR insulation between timber studs. Insulation to achieve a good friction fit. 30mm void to room side for services.

6. Provide 1000 gauge vapour check between timber studs and 12.5mm plasterboard with 3mm plaster skim finish to room side.

GARAGE CONVERSION–
FLOOR CONSTRUCTION

1. Provide 1200 gauge DPM (or liquid DPM) over existing garage floor slab and lapped under DPC.

2. 130mm Kingspan or Celotex PIR insulation installed with good friction fit between 100x50mm floor joists at 400mm centres.

3. Provide 1000 gauge vapour check over insulation boards.

4. 20mm tongue and groove moisture resistant floor grade chipboad laid at right angles to the floor joists.

HPK/2012 223

13 APR 2012

TITTLE

TYPICAL CONSTRUCTION DETAILS

PROJECT NAME AND ADDRESS

GARAGE CONVERSION

9 WOODLEA ROAD

DERBYSHIRE

SCALE 1:20 @ A2	DWG. No. 006
DATE APRIL 2012	
CHK. BY	DWG. BY SJH
REF. No	PROJECT

GENERAL

1. Do not scale from this drawing.

2. Dimensions to be checked on site.

3. All works to comply with current Building Regulations.

4. All works may be subject to revision on site.

5. This drawing may not be copied without prior permission.

HEATING

1. Existing central heating system to be extended into new room.

2. New radiators to be fitted with thermostatic valves.

FIRE PROTECTION

1. Fire door between new habitable room and retained garage to achieve minimum FD30 rating.

2. Minimum 12.5 x 25mm continuous door stop or rebate on frame.

3. Fire door hung using 3no 100mm steel hinges (complying with BS EN1935: 2002).

4. Door hung with regular 3mm gap between it and the frame on the top and side edges. The gap at the foot of the door should be no more than 10mm from the floor level.

5. Intumescent seals to be provided within the sides and top of the fire door frame. Smoke seal (brushes) to be fitted to the bottom edge of the fire door.

6. Auto closer to be fitted to the fire door.

7. Install mains wired automatic smoke detector in new room (inter linked and with battery back–up). Exact position to be determined on site.