

Additional Information

- 1. House requires a re-wire and new consumer unit. Client to agree on site positions of new plug sockets, light switches and router position.
- 2. This house runs off a water meter.
- 3. All new ceilings and walls to have 3mm skim coat of plaster applied. All walls and doors that have been adapted or damaged, to have a new skim coat of plaster applied, to clients requirements.
- 4. All new doors and skirtings to match existing. Existing skirtings to be renewed as part of the works. Client to advise builder of which style doors and skirtings.
- 5. Kitchen appliances and units to be designed by specialist. New kitchen to have 2no. new radiators. Position to be agreed between client and builder.
- 6. Client to advise builder of new positions of radiators throughout the house.
- 7. Shower room to have the following: low level shower tray, shower seat, shower inset shelf, and raised toilet. New radiator required, position and type to be advise by client.
- 8. New flooring required throughout house. type of flooring to be agreed between client and builder.

Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued. This drawing should not be scaled. Work to figured dimensions only.
All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.
Any discrepancies should be reported to Conway Architectural Design.
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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

New rear patio doors to be Crittall doors.

New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run(to be agreed on site between builder and building inspector). Existing drainage run to be confirmed and exposed during excavations for extension.

Opening formed in existing brickwork. Insert Catnic single skin lintel over opening.
Catnic CG 130/100 insulated steel lintel inserted over new door and window openings.

Build up existing window opening using brickwork reclaimed from side wall of garage being removed. Tooth in new brickwork with existing.

Dining

Kitchen

Bedroom 1

Bedroom 2

Utility

Hall

Porch

Lounge

Storage

Shower Room

Store

Structural engineer to design and calculate support steelwork to support corner of house and roof structure above. Engineer to design method of bearing ends of steel on original corner of garage. Cavity wall shown built into corner of garage for bearing. Engineer to advise.

Window opening in Utility reduced in width, to suit layout of utility. To be agreed on site with client.

Existing door and screen to be removed and new door and screen inserted. Client to advise of design.

Door opening widened and door removed. Use PCC Naylor lintel over opening if walls is loadbearing. Builder to inspect and confirm if wall is loadbearing on site before opening is widened.

Line existing external walls with 100x50mm timber studs at max 600mm centres with DPC strips between timber and wall. 75mm Kingspan Kooltherm K12 insulation between studs and lined with 52.5mm Kingspan Kooltherm K118 insulated plasterboard, with 3mm skim coat.
To achieve a U-Value of 0.18W/m2K

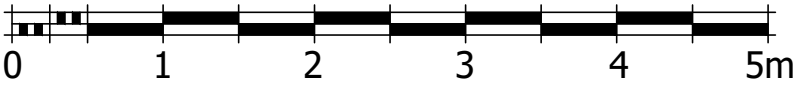
Build up existing garage door opening in brickwork to match existing to outer leaf, then timber frame as described above for internal leaf.
Catnic single skin lintel over new window opening.

New Upvc gutter to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into new drainage run(to be agreed on site between builder and building inspector). Existing drainage run to be confirmed and exposed during excavations for extension.

Build up existing door opening in cavity construction. Brickwork outer leaf to match existing, 100mm blockwork inner leaf with full fill insulation.

New shower roof formed. use 74x50mm timber studs with 12.5mm plasterboard to each side. Aquaboard used in location of shower.

Opening widened to give a more open corridor through house. If wall is loadbearing then structural engineer to design/calculate support steelwork.



SCALE 1 : 50

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JOB TITLE : Garage Conversion And Extension
ADDRESS : 8 Hardfield Road, Alkington
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 19.07.23

JOB NO./
DWG NO.

759-06A