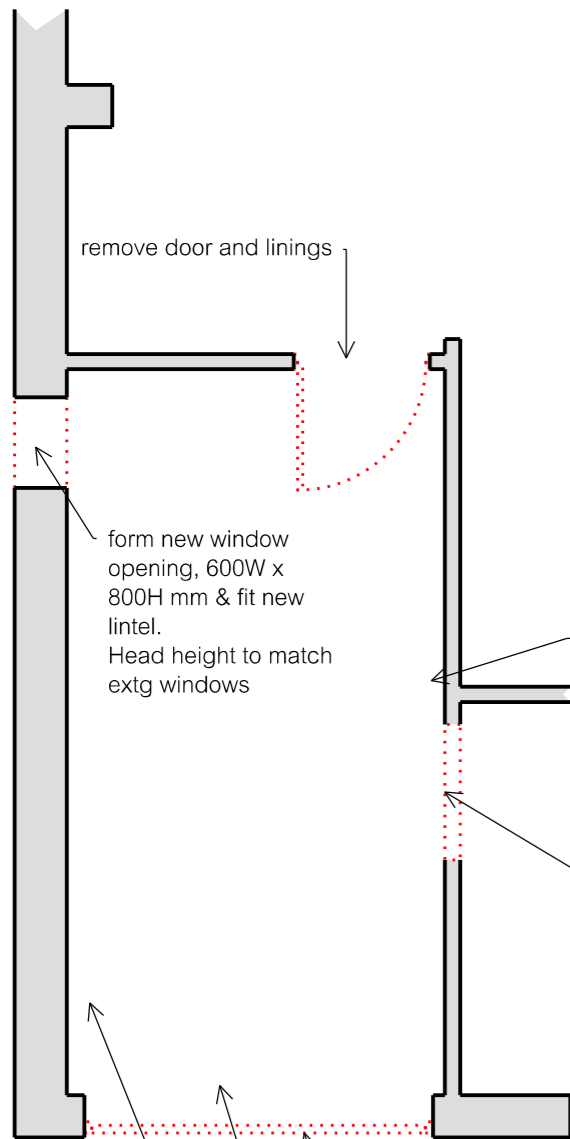


### Strip Out / Demo Plan



remove door and linings

form new window opening, 600W x 800H mm & fit new lintel. Head height to match extg windows

new drainage to connect to stub stack & into extg external run. Allow for new IC for rodding access point

install new d/g side hung casement, frosted glass, frame to match extg

install extract fan linked to lighting as Xpelair LV100 Simply Silent 4" fan

box in electric mains and meters - custom boxing in 15mm MR MDF, chamfered edges, lockable removable hinged cover for access

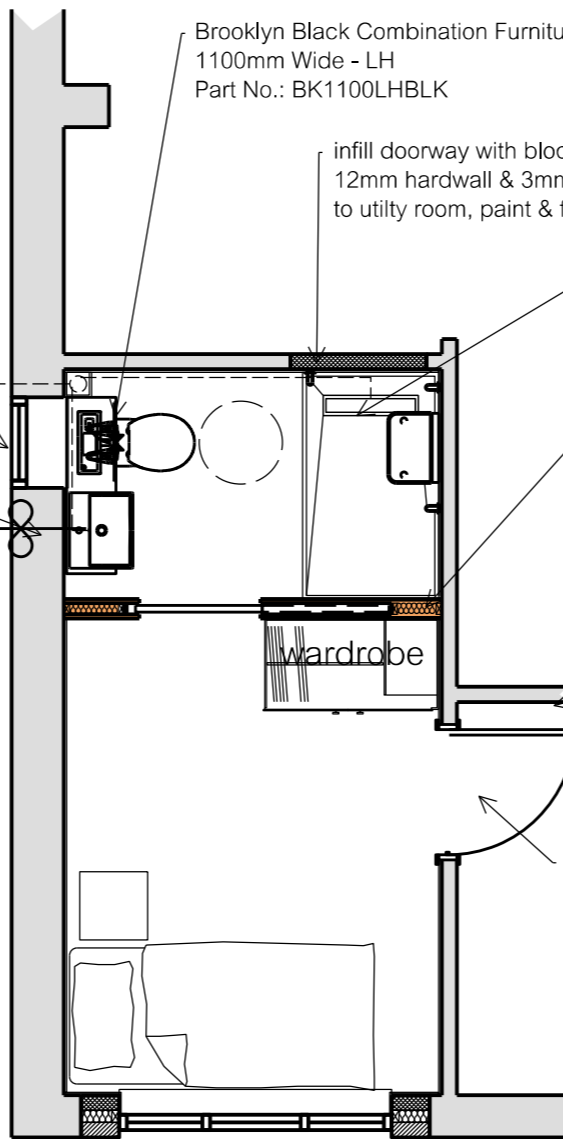
form opening for new 826mm doorway - s/o req'd 895mm

remove garage door and linings, retain lintel

build up extg garage floor 70mm to match levels of extg house.  
- DPM min 1200 gauge  
- 20mm Kingspan Thermafloor TF70 insulation board  
- 50mm concrete screed

line extg garage walls with 12.5mm plasterboard on dabs, skim & dec

### Proposed Plan



Brooklyn Black Combination Furniture Pack  
1100mm Wide - LH  
Part No.: BK1100LHBLK

infill doorway with blockwork.  
12mm hardwall & 3mm multifinish skim to utility room, paint & fit sktg to match extg

install shower tray former as Tough-X Linear 1500x900x22mm wetroom shower tray SKUTXL.1500.900 or equal approved

stud partion wall:  
- 75x38mm studs  
- Isover APR1200 to cavity  
- 12.5mm plasterboard, skimmed & painted  
- sktg to base outside of shower tray, painted  
- pocket door, 838mm leaf, 800mm clear opening

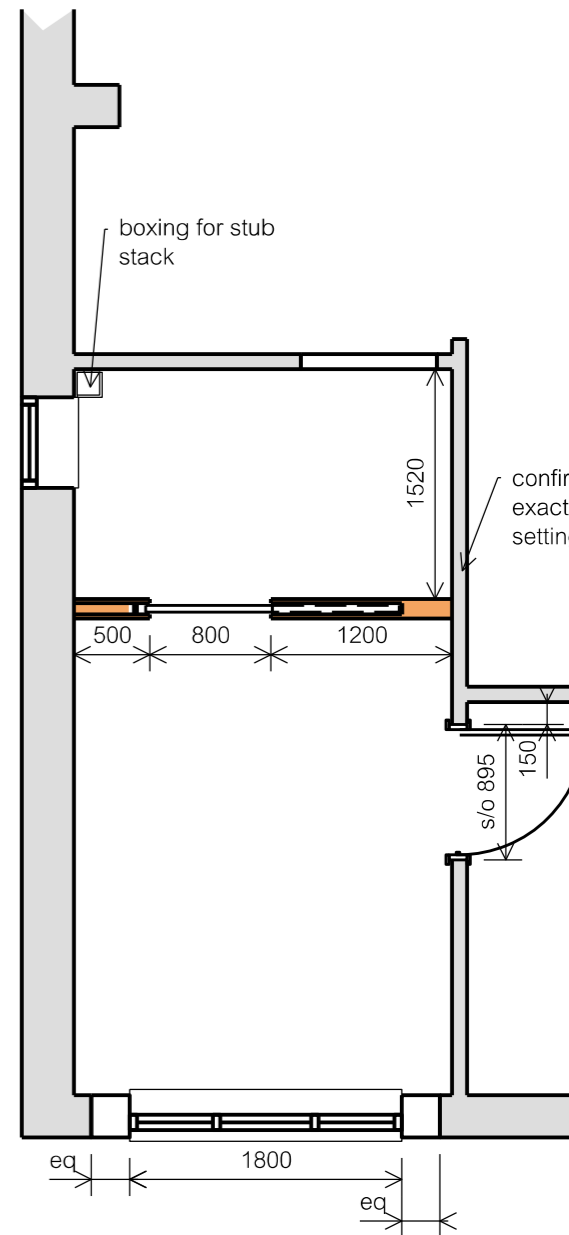
fit sktg mounted chrome doorstop

supply & fit new 826mm doorset to match extg. Allow to paint frame & architraves & to modify sktg as necessary. /mongery to match extg

new window to match extg to adj living room / office - cill and head height to match. Size: 1800 x 1260mm - check dims prior to ordering. Allow for new cill to match

cavity wall infill to match extg - blockwork inner leaf, stone outer. Full fill cavity insulation as 75mm Celotex CWS32 or similar. Allow for cavity closers to opening

### Setting Out Plan



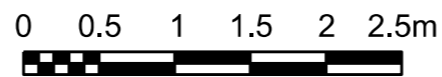
boxing for stub stack

confirm electrics exact position before setting out wall

500 800 1200 1520  
150  
s/o 895  
1800  
eq

### General Notes

- All finishes tba with client
- grabrails and a shower seat are shown indicative only in the shower - confirm need with client
- all electrics to be modified by Part P qualified electrician and certified on completion
- IP65 rated downlights to be fitted in bathroom, switched from within bedroom
- bedroom to receive 1no pendant fitting, 2-way switching by door & bedhead
- allow for 3no DSSO (located to client preference). 1no DSSO to be mounted opposite foot of bed at approx 1800mm AFFL to enable wall mounted TV installation. DSSO nearest bed to be c/w USB
- allow for new ceiling at apx 2400mm AFFL to match extg in adjacent living room / office. Ceiling to be 12.5mm plasterboard, skimmed & painted
- allow for tiled floor to bathroom, carpet to bedroom. Bedroom to be c/w sktg to all walls
- floor finishes to run thro' level with adjacent living room / office
- all disturbed surfaces to be made good on completion



side window added	MN	12.01.22	A
revision	by	date	index

Whitts End, Sibford Gower  
Oxfordshire OX15 5RT  
Garage Conversion

### Strip Out, Proposed & Setting Out

scale: 1:50 @ A3  
date: 22 Nov 2021  
drawn: MN