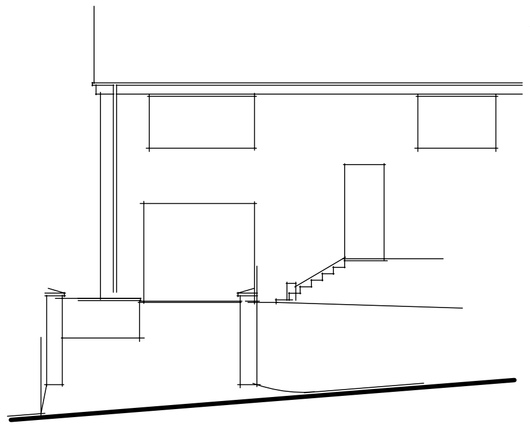
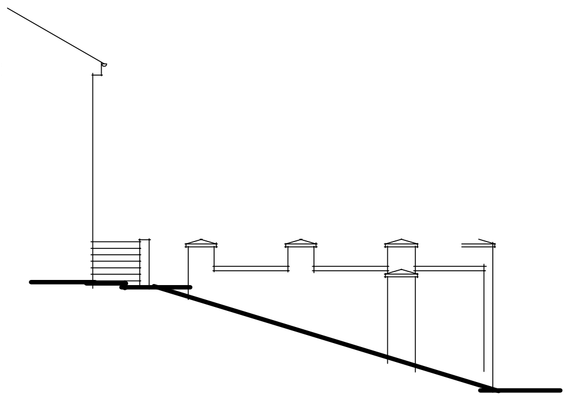
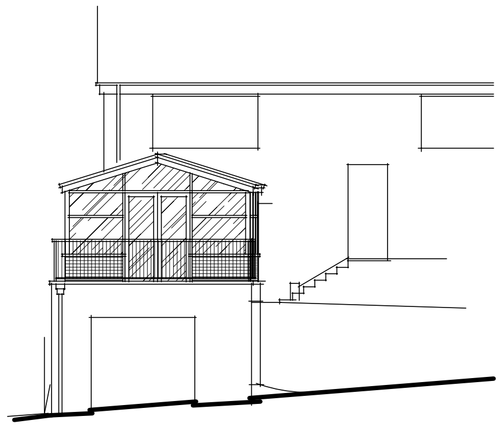


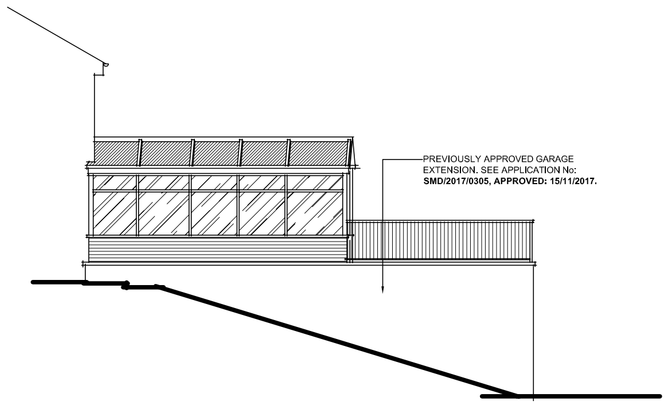
EXISTING REAR ELEVATION



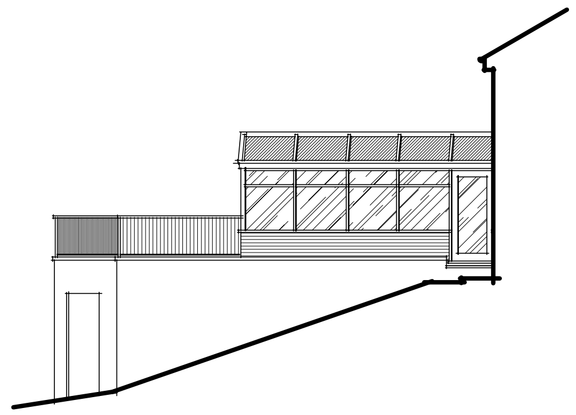
EXISTING SIDE (REAR) ELEVATION



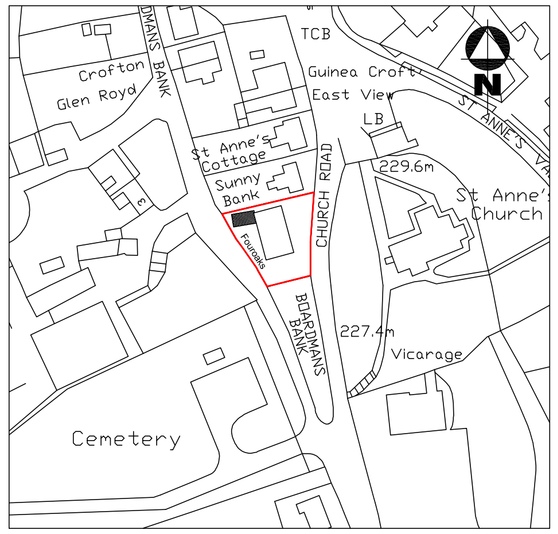
PROPOSED REAR ELEVATION



PROPOSED SIDE (REAR) ELEVATION



PROPOSED SIDE (REAR) ELEVATION



LOCATION PLAN (SCALE 1:1250)

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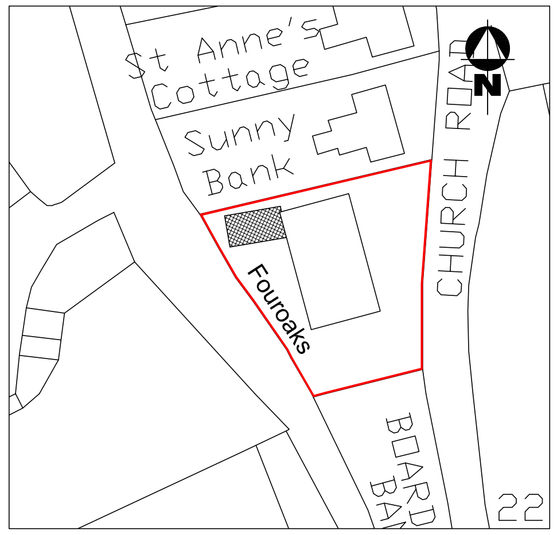
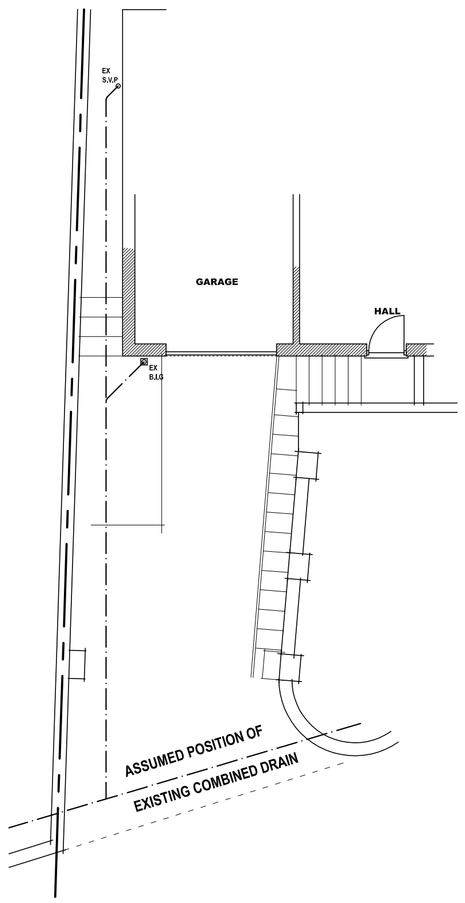
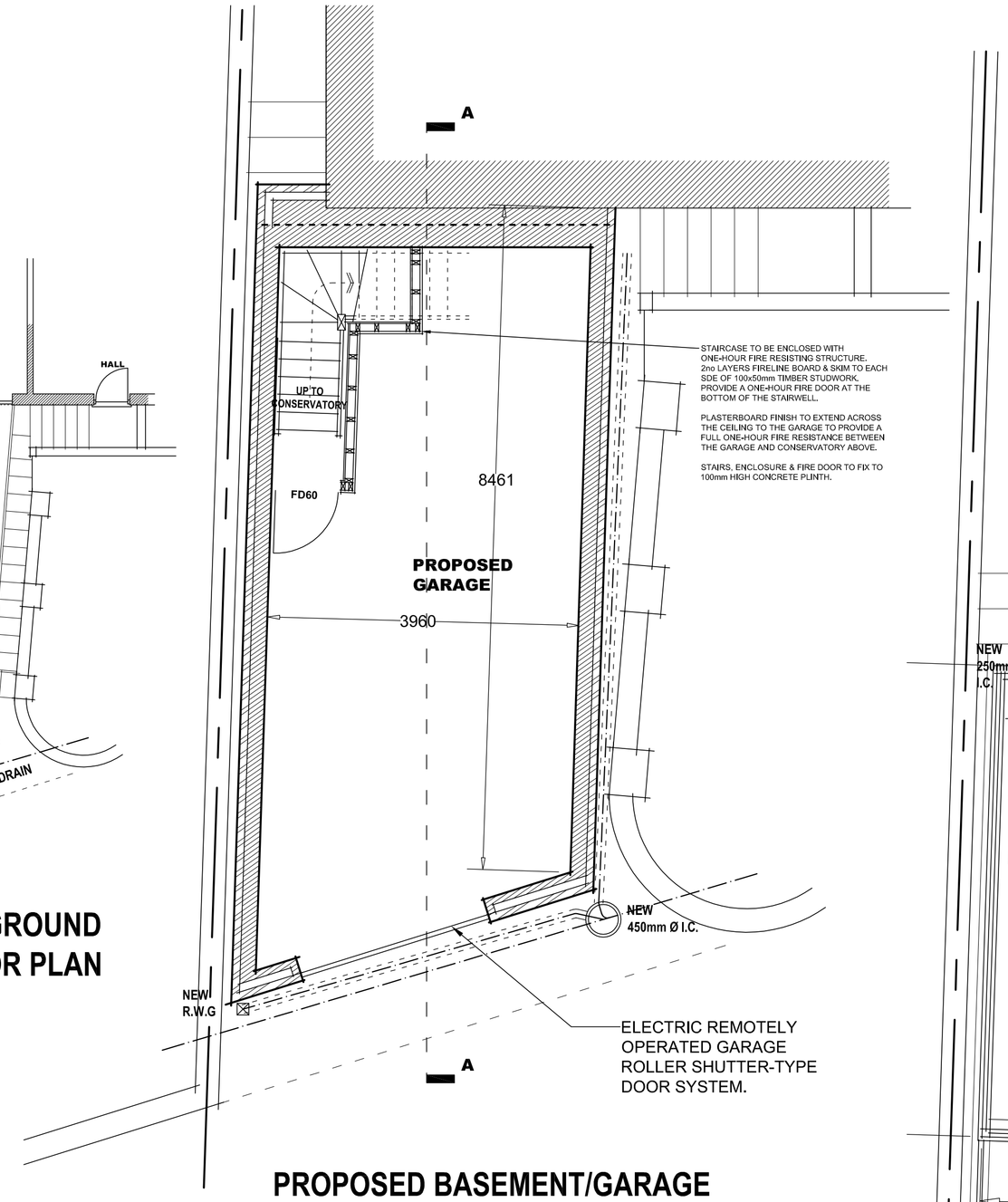


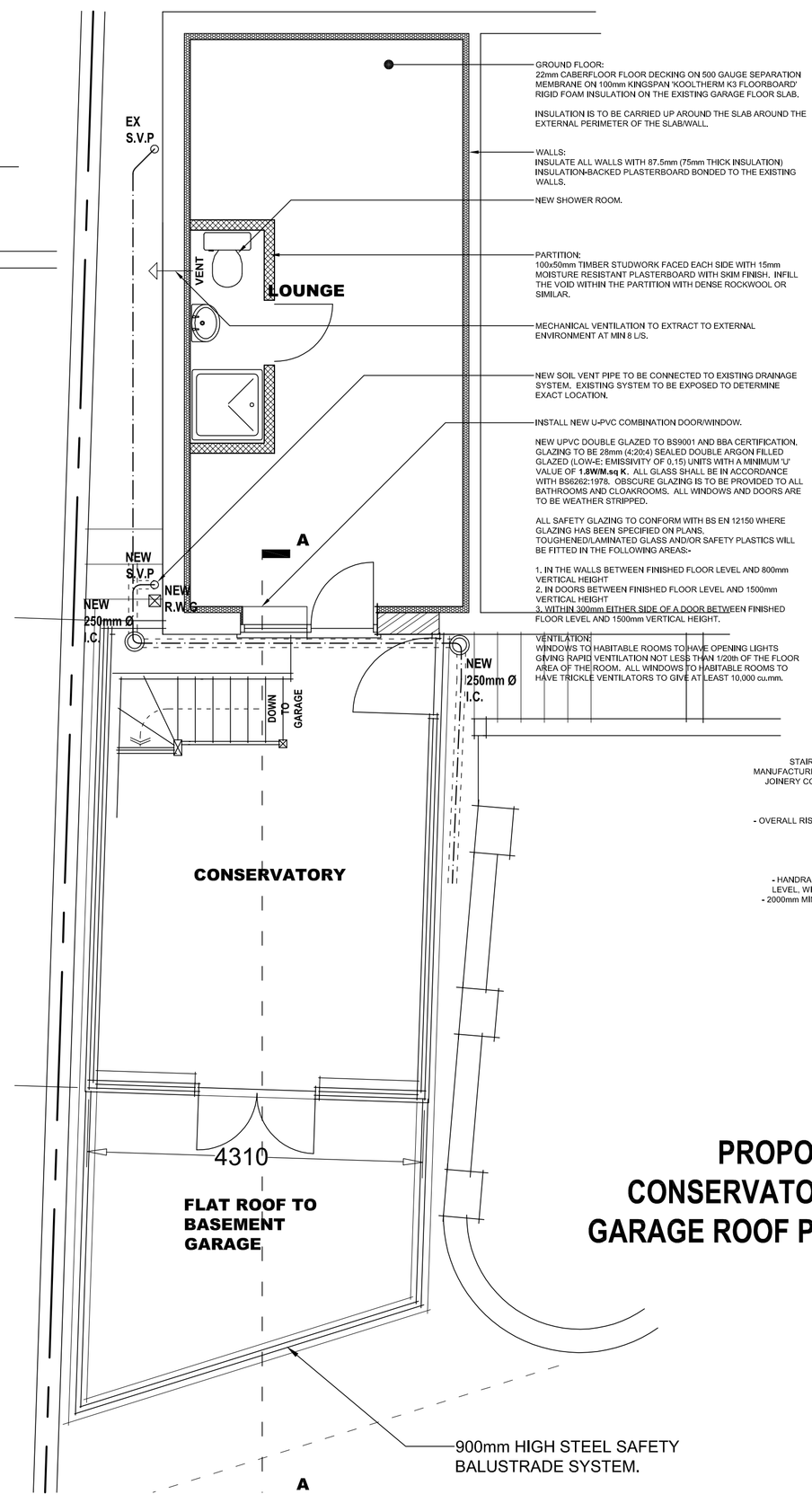
SITE PLAN (SCALE 1:500)



EXISTING GROUND FLOOR PLAN



PROPOSED BASEMENT/GARAGE LEVEL PLAN



PROPOSED CONSERVATORY / GARAGE ROOF PLAN

GROUND FLOOR:
22mm CABERFLOOR FLOOR DECKING ON 500 GAUGE SEPARATION MEMBRANE ON 100mm KINGSPAN 'KOOLTHERM K3 FLOORBOARD' RIGID FOAM INSULATION ON THE EXISTING GARAGE FLOOR SLAB.

INSULATION IS TO BE CARRIED UP AROUND THE SLAB AROUND THE EXTERNAL PERIMETER OF THE SLAB/WALL.

WALLS:
INSULATE ALL WALLS WITH 87.5mm (75mm THICK INSULATION) INSULATION-BACKED PLASTERBOARD BONDED TO THE EXISTING WALLS.

NEW SHOWER ROOM.

PARTITION:
100x50mm TIMBER STUDWORK FACED EACH SIDE WITH 15mm MOISTURE RESISTANT PLASTERBOARD WITH SKIM FINISH. INFILL THE VOID WITHIN THE PARTITION WITH DENSE ROCKWOOL OR SIMILAR.

MECHANICAL VENTILATION TO EXTRACT TO EXTERNAL ENVIRONMENT AT MIN 8 L/S.

NEW SOIL VENT PIPE TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM. EXISTING SYSTEM TO BE EXPOSED TO DETERMINE EXACT LOCATION.

INSTALL NEW U-PVC COMBINATION DOOR/WINDOW.

NEW UPVC DOUBLE GLAZED TO BS9001 AND BBA CERTIFICATION. GLAZING TO BE 28mm (4/20/4) SEALED DOUBLE ARGON FILLED GLAZED (LOW-E: EMISSIVITY OF 0.15) UNITS WITH A MINIMUM 'U' VALUE OF **1.8W/M.sq.K**. ALL GLASS SHALL BE IN ACCORDANCE WITH BS6262:1978. OBSCURE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS. ALL WINDOWS AND DOORS ARE TO BE WEATHER STRIPPED.

ALL SAFETY GLAZING TO CONFORM WITH BS EN 12150 WHERE GLAZING HAS BEEN SPECIFIED ON PLANS. TOUGHENED/LAMINATED GLASS AND/OR SAFETY PLASTICS WILL BE FITTED IN THE FOLLOWING AREAS:-

1. IN THE WALLS BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT
2. IN DOORS BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT
3. WITHIN 300mm EITHER SIDE OF A DOOR BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

VENTILATION:
WINDOWS TO HABITABLE ROOMS TO HAVE OPENING LIGHTS GIVING RAPID VENTILATION NOT LESS THAN 1/20th OF THE FLOOR AREA OF THE ROOM. ALL WINDOWS TO HABITABLE ROOMS TO HAVE TRICKLE VENTILATORS TO GIVE AT LEAST 10,000 cu.mm.

CEILING TO RECEIVE A REPLACEMENT PLASTERBOARD & SKIM FINISH. GENERALLY: 15mm FIRELINE BOARD FIXED TO 38x50mm BATTENS SUSPENDED FROM THE EXISTING BEAM & BLOCK FLOOR STRUCTURE. INSERT LAYER OF 50mm SOUND DEADENING MATERIAL BEFORE FIXING BOARDS.

RETAINING STRUCTURE AND TANKING DETAILS - SEE ENGINEERS' DETAILS.

TIMBER STAIRCASE:
STAIRCASE AND BALUSTRADING TO BE MANUFACTURED BY STAIRCASE OR SPECIALIST JOINERY COMPANY TO BS5395 PTS 1 & 2 AND BS6180. GENERALLY:

- OVERALL RISE OF 3216mm TO BE CHECKED BY CONTRACTOR.
- 201mm RISE,
- 225mm GOING,
- 42 DEGREES MAXIMUM PITCH,
- 750mm CLEAR WIDTH,
- HANDRAIL MINIMUM 900mm ABOVE FLOOR LEVEL, WITH UPRIGHTS AT MAX 100mm C/C.
- 2000mm MINIMUM CLEAR HEADROOM ABOVE PITCH LINE OF NOSINGS.

CONSERVATORY AND METHOD OF FIXING AND WATERPROOFING TO THE BASEMENT GARAGE STRUCTURE TO BE AGREED.

DOUBLE GLAZED U-PVC COMBINATION DOOR/WINDOW FRAME.

SCREED ON 1200 GAUGE VISQUEEN DPM ON MIN 125mm KINGSPAN OR SIMILAR RIGID FOAM INSULATION.

MIN 150mm BLOCKWORK UPSTAND, FINISH THE WATERPROOF COVERING OVER THE NEW THRESHOLD TO CONSERVATORY DOOR AND MAKE CONTINUOUS WITH THE FLAT ROOF COVERING GENERALLY.

METHOD OF WATERPROOF THE FLAT ROOF STRUCTURE IS TO BE DECIDED.

HEIGHT OF PARAPET WALL TO BE DECIDED. INCORPORATE A CAVITY TRAY WITHIN THE STRUCTURE AND ENSURE THAT IT IS MADE CONTINUOUS WITH THE WATERPROOF COVERING.

GARAGE CONVERSION

BEAM & BLOCK FLOOR / ROOF STRUCTURE WITH CONCRETE/SCREED FINISH.

'ACO' DRAIN.

3000

2846

SECTION ON A-A

ELECTRICAL INSTALLATIONS:
THE DESIGN, INSTALLATION, INSPECTION AND TESTING OF THE ELECTRICAL INSTALLATIONS IS TO BE IN FULL ACCORDANCE WITH BS7671:2001, THE LATEST EDITION OF THE IEE WIRING REGULATIONS AND APPROVED DOCUMENT P OF THE BUILDING REGULATIONS.

THE INSTALLATION GENERALLY SHOULD BE CARRIED OUT IN ACCORDANCE WITH ACCEPTED INSTALLATION TECHNIQUES APPLICABLE TO THE MATERIAL AND EQUIPMENT BEING USED.

ALL WORK IS TO CARRIED OUT BY AN NICEIC OR SIMILAR SELF-CERTIFIED CONTRACTOR, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON , WITH A CERTIFICATE.

DETAILS OF THE POSITION OF ALL ELECTRICAL FITTINGS IS TO BE SPECIFIED BY THE CLIENT, THESE DETAILS ARE TO BE APPROVED BY CERTIFIED CONTRACTOR PRIOR TO ANY ELECTRICAL INSTALLATIONS BEING CARRIED OUT.

NOTE: ALL CABLES WHICH ARE COVERED OR SURROUNDED WITH THERMAL INSULATION TO BE DE-RATED IN ACCORDANCE WITH APPENDIX A OF BRE 'THERMAL INSULATION: AVOIDING RISKS' 2002 EDITION. ALL DOWNLIGHTERS IN CEILING/FLOOR VOIDS ARE TO BE EITHER BOXED-IN WITH 12.5mm PLASTERBOARD OR FITTED WITH AN INTUMESCENT COVER TO MAINTAIN HALF-HOUR FIRE RESISTANCE.

SERVICES AND FITTINGS WITHIN THE ROOF SPACE ARE TO BE PROTECTED FROM OVERHEATING. LIGHTING CIRCUIT CABLES TO BE MINIMUM 1.5sq.mm WITHIN INSULATION. ALL OTHER CABLE RUNS TO BE SUPPORTED BY AND CLIPPED TO ROOF TIMBERS AND BE KEPT CLEAR OF INSULATION.

ALL LIGHT SWITCHES AND SOCKET OUTLETS ARE TO BE SITED BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.

ABOVE GROUND DRAINAGE & PLUMBING:
COMPLETE INSTALLATION TO BE SUBJECT TO AND CAPABLE OF WITHSTANDING TESTING IN ACCORDANCE WITH BS5572:1978. ABOVE GROUND FOUL DRAINAGE PIPE WORK SHALL BE PVC-U TO BS4514. PIPEWORK GENERALLY TO HAVE MIN FALL OF 2 DEGREES.

PIPEWORK MUST BE DESIGNED IN ACCORDANCE WITH BS5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICIENTLY WITHOUT CAUSING CROSSFLOW, BACKFALL, LEAKAGE OR BLOCKAGE. NO AIR FROM THE DRAINAGE SYSTEM SHALL ENTER THE BUILDING. PROVIDE ADEQUATE SUPPORT TO LENGTHS OF PIPEWORK AND AT JUNCTIONS AND CHANGES IN DIRECTION. NO BRANCH CONNECTION TO BE WITHIN 450mm ABOVE FOOT OF SOIL PIPE. ALL PVC-U PIPEWORK TO BE TO BS4514.

MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:

WC'S, SOIL PIPES	100mm DIA NOM. SIZE
COMMON PIPE WASTES	50mm DIA NOM. SIZE
BATH, SINK	50mm DIA NOM. SIZE
HANDBASIN	32mm DIA NOM. SIZE GENE
SHOWER	32mm DIA NOM. SIZE
OVERFLOW	19mm DIA NOM. SIZE

ALL WASTES TO HAVE 75mm DEEP SEAL TRAPS. PROVIDE WASTE FOR WASHING MACHINE AND DISHWASHERS WHERE APPLICABLE. ALL WASTE PIPES SHALL BE LAID TO FALLS (25mm PER METER RUN). ALL PLUMBING SHALL INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

THE MAXIMUM LENGTH OF WASTE PIPES SHALL BE AS FOLLOWS:

32mm PIPE	1,7m MAX LENGTH
40mm PIPE	3,0m MAX LENGTH
50mm PIPE	4,0m MAX LENGTH
100mm PIPE	6,0m MAX LENGTH

SOIL AND VENTILATING STACKS AT 'HEAD' OF DRAIN RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DUCTING WITHIN ROOF SPACE TO TERMINATE VIA TILE OR RIDGE TILE VENTILATOR (MINIMUM 900mm ABOVE ANY WINDOW HEAD WITHIN 3.0m HORIZONTALLY). TOP OF S.V.P TO BE FITTED WITH A DURABLE WIRE CAGE.

SOIL PIPES PASSING THROUGH HABITABLE ROOMS (INCLUDING KITCHENS) TO BE LAGGED WITH MINIMUM 50mm SOUND DEADENING QUILT AND WITH 2no LAYERS OF 12.5mm PLASTERBOARD ON 38x38mm SOFTWOOD FRAMING. ACCESS AND RODDING EYE FITTINGS TO BE PROVIDED TO ENSURE ALL PIPEWORK IS ACCESSIBLE AS REQUIRED. PIPEWORK LAID BETWEEN JOISTS TO BE ADEQUATELY SUPPORTED. UNDERGROUND PIPES WITH LESS THAN 750mm GROUND COVER SHALL BE INSULATED. ALL RISING MAINS TO BE INSULATED.

G (16.07.18): Drainage & stircase amendment.
F (13.06.18): Garage made wider. Cons' longer.
E (28.05.18): Conservatory and stairs added.
D (21.04.18): Additional notes added.
C (16.04.18): Garage conversion notes added.
B (10.10.17): Roller shutter door note added.
A (3.05.17): Design changes.

Rev:

Project:
Rear/Front attached garage, at:
Four Oaks, Church Road, Brown Edge, Stoke on Trent, Staffs, ST6 8TE.

Title:
General Arrangement:
Existing and Proposed Floor Plans & Elevations.

Client:
Mr R. Daniels,
Four Oaks, Church Road, Brown Edge, Stoke on Trent, Staffs, ST6 8TE.

Date:	Scale:	Drawing No.	Rev
Feb 2017	**1:50, 1:100, 1:500 & 1:1250 @ A1**	**1037 /A1/01**	**G**