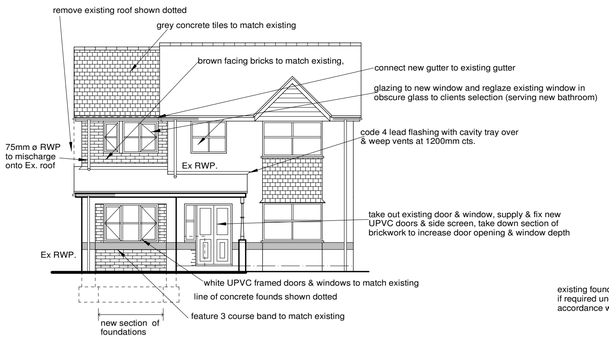
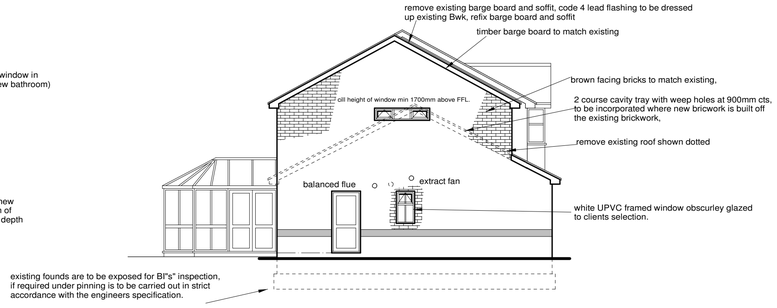
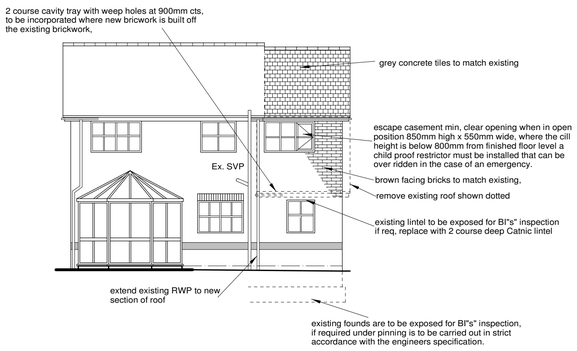


PROPOSED FRONT ELEVATION.

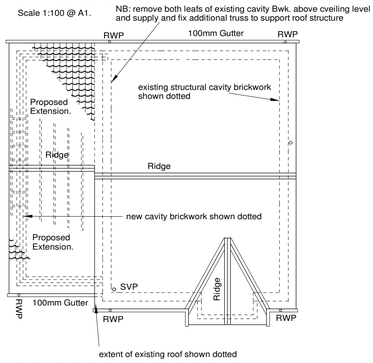
Scale 1:100 @ A1.



PROPOSED SIDE ELEVATION.

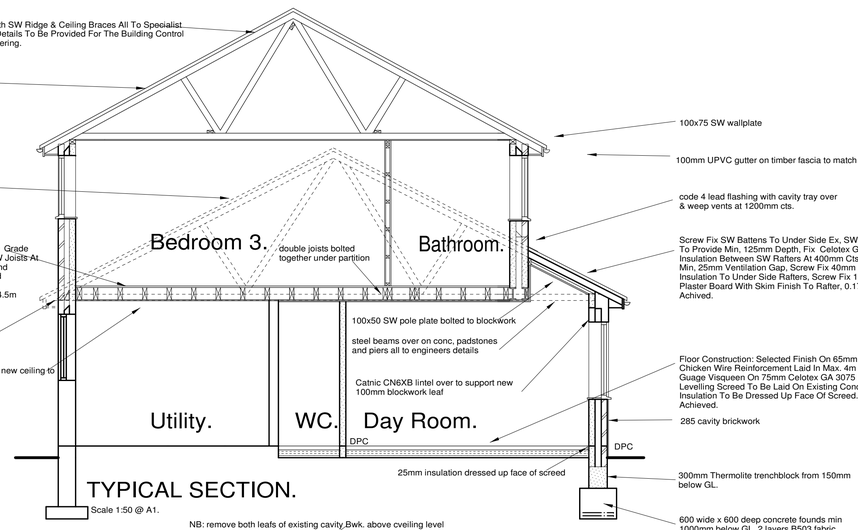


PROPOSED REAR ELEVATION.



PROPOSED ROOF PLAN.

Scale 1:100 @ A1.



TYPICAL SECTION.

Scale 1:50 @ A1.

Reposition existing boiler shown dotted if it is not capable of heating the increased area a New Gas Fired Wall Mounted Boiler is to be fittedith A Min, Sedbuk Efficiency Rating Of 93% Boiler To Have Balanced Flue & Guard, Must Be Installed By A Gas Safe Registered Contractor.

PROPOSED GROUND FLOOR PLAN.

Scale 1:50 @ A1.

PROPOSED FIRST FLOOR PLAN.

Scale 1:100 @ A1.

Scale 1:50 @ A1.

AS PROPOSED.

General Notes

Rafters, Trusses & Floor Joists Are To Be Strapped Down To The Blockwork With Galvanised Metal Straps At Max. 1200mm Centres.

All New Structural Timber Ii To Be M. S. G.

Walls Are To Be Strapped To The Floors & Ceilings With Catnic Stainless Steel Straps 30x5mm, Straps To Have Min. 150 Turn Down & Be Screwed To A Min, Of 5No Joists Or Raftes, Vertical Restraint To Be Provided At Eaves & Verge Levels Every 1800mm.

Glazing Below 800mm & Within 300mm Of Doors Is To Be Breaksafe Glass To Comply With BSEN 12150

285mm Cavity Brickwork Construction: 100mm Thermolite Shield Blockwork Inner Skin, 85mm Cavity Fully Filled With Isowool Insulation,102mm Facing Brick Outer Skin, 5 Stainless Steel Ties Per Sq. M. Spaced At 750mm Cts. Horizontally And 450mm Cts. Vertically Closing To 225mm At Reveals, Ties To Be To DD140-2. 40mm Thick Gyproc Thermaline board Plaster With Plaster Skim finish Internally Minimum "U" Value Of 0.28 W/m2K Achieved.

Steelwork Is To Be In Accordance With The Engineers Details & Be Encased In 2 Layers 13mm Gypsum Fireline Boards With Skim Finish & Staggered Joints. Steel Beams To Be Carried On Concrete Padstones Min. 100w X 440 Long X 3 Course Deep.

H A A — Indicates Heat Detector Mains Fed To BS 5446 Part 1 Detection Alarms

S A A — Indicates Smoke Alarm Mains Fed To BS 5446 Part 1 Detection Alarms

Fire Alarm To Be Mains Fed & Interlinked With Battery Backup In Accordance With BS 5839 pt. 6.

All Dimensions Are To Be Checked On Site Prior To Ordering Or Manufacturing Items.

All New Light Fittings Shall Be Fitted With Energy Saving PLOr 2D Lamps. Recessed Fitings Shall Be LEDType.

The Owner Of The Dwelling Shall Be Provided With All The Details Relating To The Electrical & Mechanical installations To Enable Servicing & Replacing Of Any Parts Not To Decrease The Energy Efficiency Of The Building, Also It Should Explain How To Make Adjustments To Timing & Temperature Control Settings.

All Electrical Work To Comply With Part "P" Of The Building Regulations, Must Be Designed, Installed, Inspected And Tested By A Competent Person. On Completion Of Works An Appropriate Certificate In Compliance With BS7671 Is To Be Completed & Issued To The Owner & The Local Authority By The Installer Or A Person Competent To Do So.

Electrical Sockets Are To Be No Lower Than 450mm Above FFL.

Electrical Light Switches Are To Be Positioned No Higher Than 1200mm Above FFL.

All Outside Lights Are To Be Activated By Sensor & Be Fitted With Energy Saving PL Or 2d Lamps.

Mechanical Extraction Is To Be Provided By electrically Operated Fans To Provide The Following:
Bathroom & WC 15 Litres Per. Sec Operated By Light Switch With A 15 Min. Over Run.

W. H. B.S & Sink Units Are To Have 38mm Dia U.P.V.C. Wastes With Deep Seal Traps.

Central Heating & Hot Water Installation To Be Carried Out By A Person Registered By GAS SAFE Ltd. This Person Must Issue A Certificate To The Owner & Building Control Confirming The Work Complies With All The Applicable Building Regulation Requirements Within 30 Days Of The Completion Of The Work.

There Must Be A Suitable Installation For The Provision of Heated Wholesome Water To All WHB"S, Bidets, Baths, Showers & Kitchen Sinks. The Hot Water Supply To The Fixed Baths Must Be So Designed And Installed As To Incorporate Measuires To Ensure The Temperature Of The Water Delivered To The Baths Does Not Exceed 48 °C.

It Is The Property Owners Responsibility To Contact The Relevant Utility Companies In Reguard To Services Affected By The Proposals. Note Gas Services Cannot Remain Under The Footprint Of The Building.

Door & Window Openings Are To Have Catnic Lintels Over. Up To 1800mm Openings 2 Course Deep Over 1800mm Openings 3 Course Deep.

Heating Is To Be Controlled By Thermostats, Radiators Are To Be Fitted With Thermostatically Controlled Valves.

Inspection Chambers Are To Be Marley 450mm ø With Concrete Base & Benchings Chamber To Be Encased In 150mm Concrete, Class "B" Frame & Cover To Be Supported On Concrete Surrounding The Chamber.

New Drains Are To Be 110mm Dia Marley U.P.V.C. Pipes Laid On 150mm Gravel Bed With Flexible Joints Min Fall 1 In 60 To Foul Water System And 1 In 100 To Storm Water System. One Course Deep Concrete Bridging Lintels Are To Be Inserted Where Drains Pass Through Cavity & Solid Brickwork. (160mm Dia Drains To Be Laid To A Fall Of 1 In 100).

New Windows Are To Be U.P.V.C. Framed Be Fitted With Double Glazed Units Set In Weather Strips To Prevent Cold Air Infiltration. Frames To Be Fitted With Night Vents To Provide Min 8000sq Mm Area Of Trickle Ventilation, Be Fitted By A Member Of FENSA Completion Certificate To Be Provided On Completion Indicating Max "U" Value Achieved 1.6 W/M2k.
Nb: Windows With A Cill Height Of Less Than 800mm Are To Have A Restrictor Stay Fitted To Prevent Opening Of More Than 100mm Unless In An Emergency.
External Doors To Have A Max. "U" Value Of 1.8 W/M2k.
Mastic Pointing Required To All Openings.

Maximum Gradient Of Ramps Is To Be 1 In 15

Sound Resistant Stud Partition Construction:
100x50 SWTimberstuds At 600mm Cts, Infilled With 100mm Sound Slab Acoustic Insulation, 2 Layers 12.5mm Plaster Board Screwed Directly To The Timbers With 50mm Drywall Screws On One Side At Max, 600mm Cts, On The Other Side Ecomax Acoutics Resillient Bars Are To Be Screw Fixed To The Timbers Using 36mm Long Drywall Screws, The Resillient Bars Are To Be Fixed Horizontally At 600mm Cts, One Layer Of 12.5 mm Plaster Board To Be Screw Fixed To The Resillient Bars Using 25mm Drywall Screws, The Second Layer Of 12.5mm Plaster Board To Be Scew Fixed Thro The First Layer & Into The Resillient Bars Using 36mm Long Drywall Screws, Boards To Have Staggered Joints & Skim Finish, Partitions To Be Laid On DPC Where Laid On Gf Screeds & Concrete Slab Construction,
Local Insulation Stockists Trim Acoutics, West Bromwich Tele: 0121 553 4098.

Thermal Bridging : Catnic Lintels Are To Have Built In D.P.C."S & Be Fully Insulated. Jambs & Cills To All Openings Are To Have Cavities Closed With Blockwork With 25mm Styrofoam I. B. Insulation Board Under & To Window Reveals.

Gas Electric & Water Mains & Meters To Be Repositioned
All Work To Be Carried Out By Specialist Utilities Companies,

"B" - Extension set back at first floor level by 500mm 28/07/2020.
REVISIONS: "A" - Do not scale note removed 05/06/2020.
All dimensions to be checked on site.
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Stone Architectural Services Ltd.
Chartered Architectural Technologist.

Project
Ms LEEANN HANKIN.
44 CAVENDISH ROAD, TEAN,
STAFFS, ST10 4RH.

Drawing Title
PROPOSED GARAGE CONVERSION TO DAYROOM WITH BEDROOM EXTENSION OVER.
PLANS & ELEVATIONS AS PROPOSED,

Scale.	Date	Drg. No.
1:50. & 1:100.	Mar. 2020.	09/99/436-A-B

72 Bank Side, Stone,
Staffordshire, ST15 0HP..
Tele: 01785 501015,.