

General Notes

Rafter, Trusses & Floor Joists Are To Be Strapped Down To The Blockwork With Galvanised Metal Straps At Max. 1200mm Centres. Walls Are To Be Strapped To The Floors & Ceilings With Cathnic 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 BS EN 12150. 285mm Cavity Brickwork Construction: 100mm Thermolite Shield Blockwork Inner Skin, 85mm Cavity Fully Filled With Iso wool 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 Ø14@2-40mm Thick Gypoc 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 Fittings Shall Be LED Type.

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 Measures 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 Regard To Services Affected By The Proposals. Note Gas Services Cannot Remain Under The Footprint Of The Building.

Door & Window Openings Are To Have Cathnic 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 e With Concrete Base & Benching 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 800sq Mm Area Of Trickle Ventilation. Be Fitted By A Member Of FENSA Completion Certificate To Be Provided On Completion Indicating Max "U" Value Achieved 1.8 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. Mastick Pointing Required To All Openings. Maximum Gradient Of Ramps Is To Be 1 In 15

Sound Resistant Stud Partition Construction: 100x50 SW Timber studs 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 Acoustics Resilient Bars Are To Be Screw Fixed To The Timbers Using 36mm Long Drywall Screws. The Resilient Bars Are To Be Fixed Horizontally At 600mm Cts. One Layer Of 12.5 mm Plaster Board To Be Screw Fixed To The Resilient Bars Using 25mm Drywall Screws. The Second Layer Of 12.5mm Plaster Board To Be Screw Fixed Thro The First Layer & Into The Resilient Bars Using 36mm Long Drywall Screws. Boards To Have Staggered Joints & Skim Finish. Partitions To Be Laid On DPC Where Laid On GI Screeds & Concrete Slab Construction. Local Insulation Stockists Trim Acoustics, West Bromwich Tele: 0121 553 4098.

Thermal Bridging : Cathnic Lintels Are To Have Built In D.P.C.'S & Be Fully Insulated. Jams & 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. "C" - First Floor Set Back Reduced To 300mm 09/10/2021.

"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. This drawing and design and all information contained therein is the sole copyright of Stone Architectural Services Ltd. Reproduction is strictly forbidden without written consent.



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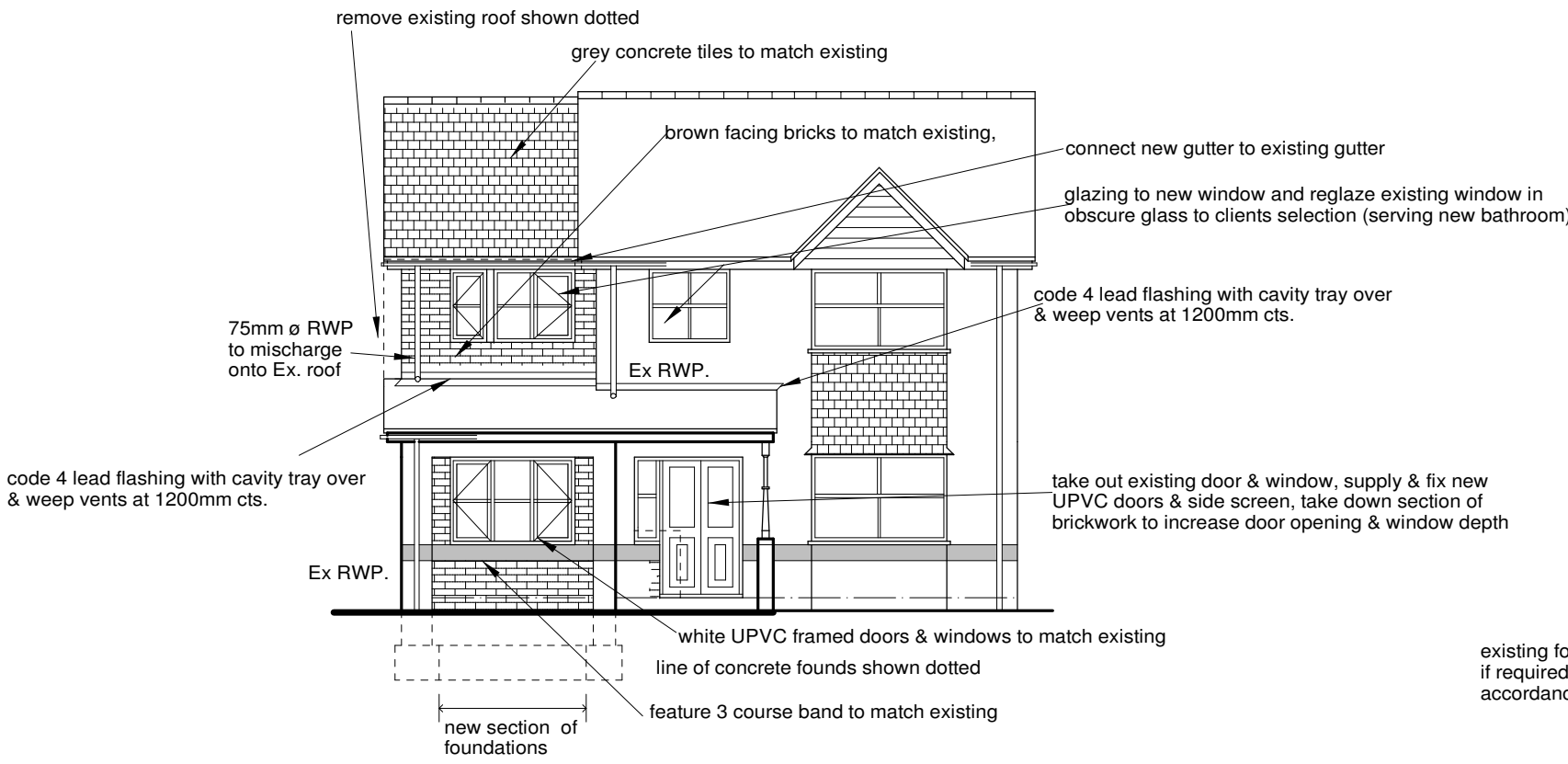
Chartered Architectural Technologist.

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,

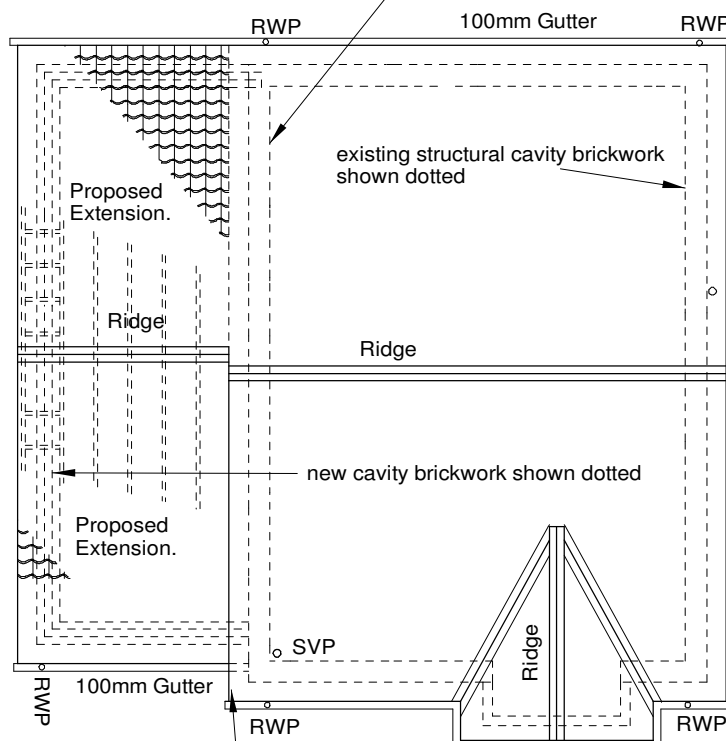
Scale. Date Drg. No.
1:50, & 1:100. Mar. 2020. 09/99/436.
"A"-"B"-"C"

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



PROPOSED FRONT ELEVATION.

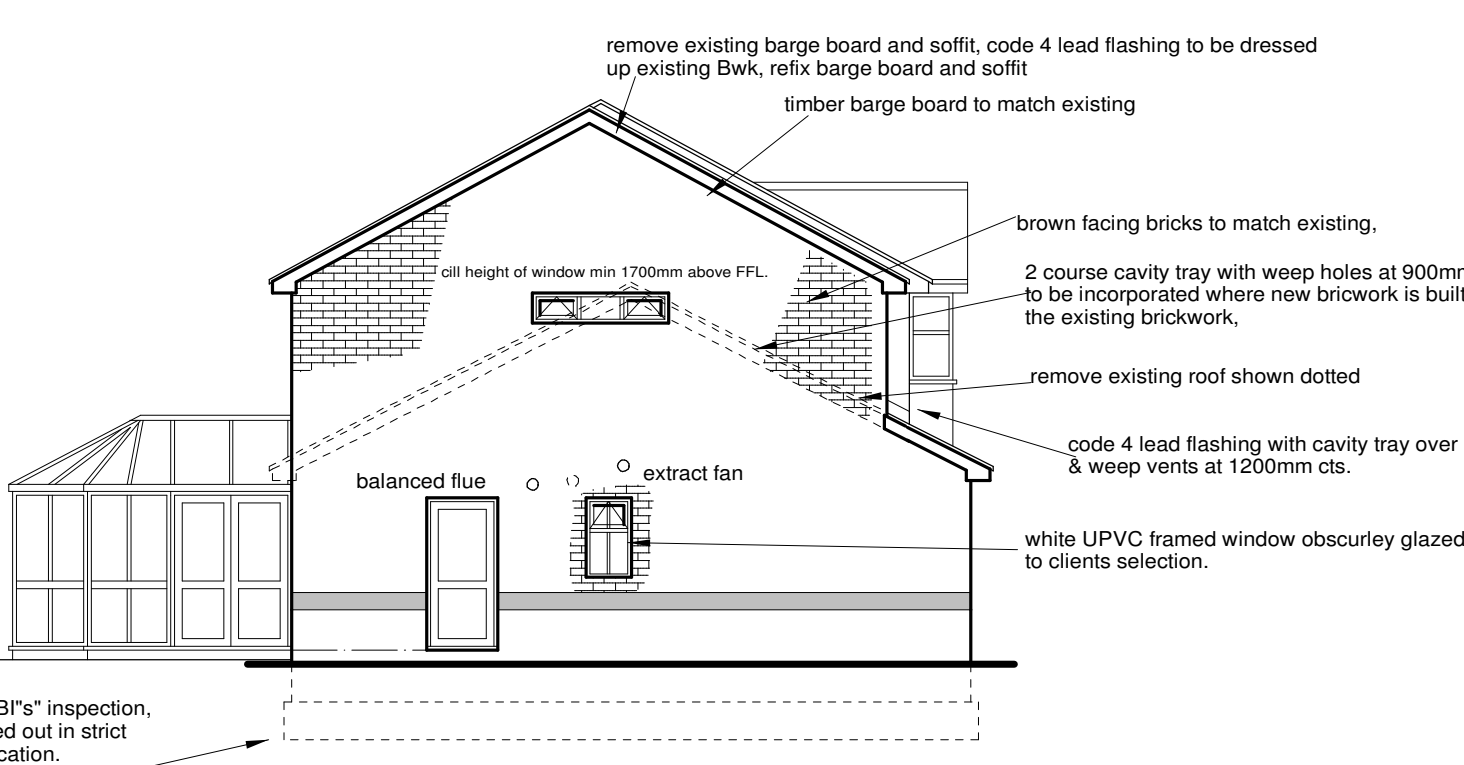
Scale 1:100 @ A1. NB: remove both leafs of existing cavity BwK. above ceiling level and supply and fix additional truss to support roof structure



PROPOSED ROOF PLAN.

Scale 1:100 @ 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 fitted with A Min. Seabuk Efficiency Rating Of 93% Boiler To Have Balanced Flue & Guard, Must Be Installed By A Gas Safe Registered Contractor.

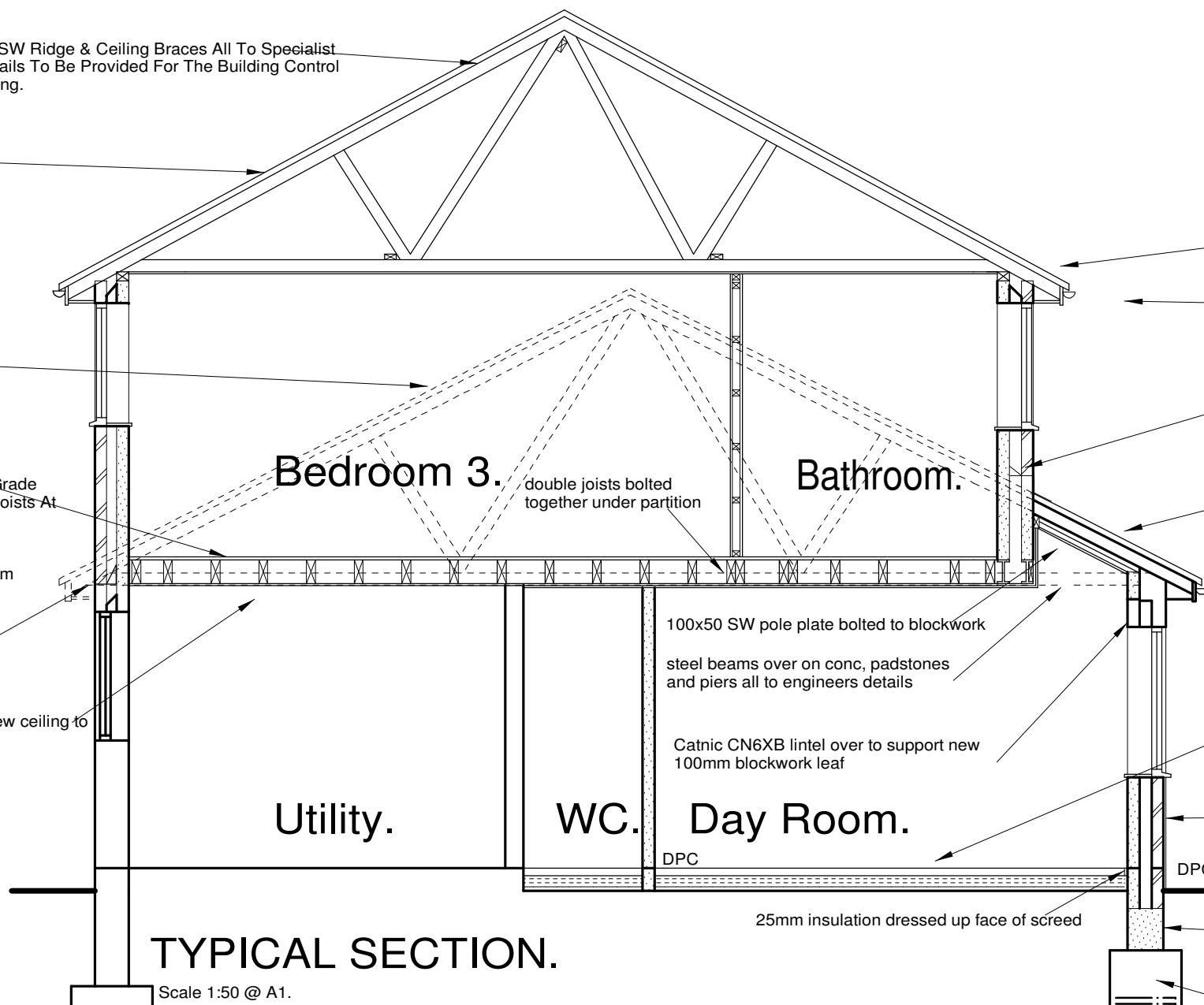


PROPOSED SIDE ELEVATION.

Trussed Rafter With SW Ridge & Ceiling Braces All To Specialist Suppliers Design. Details To Be Provided For The Building Control Officer Prior To Ordering.

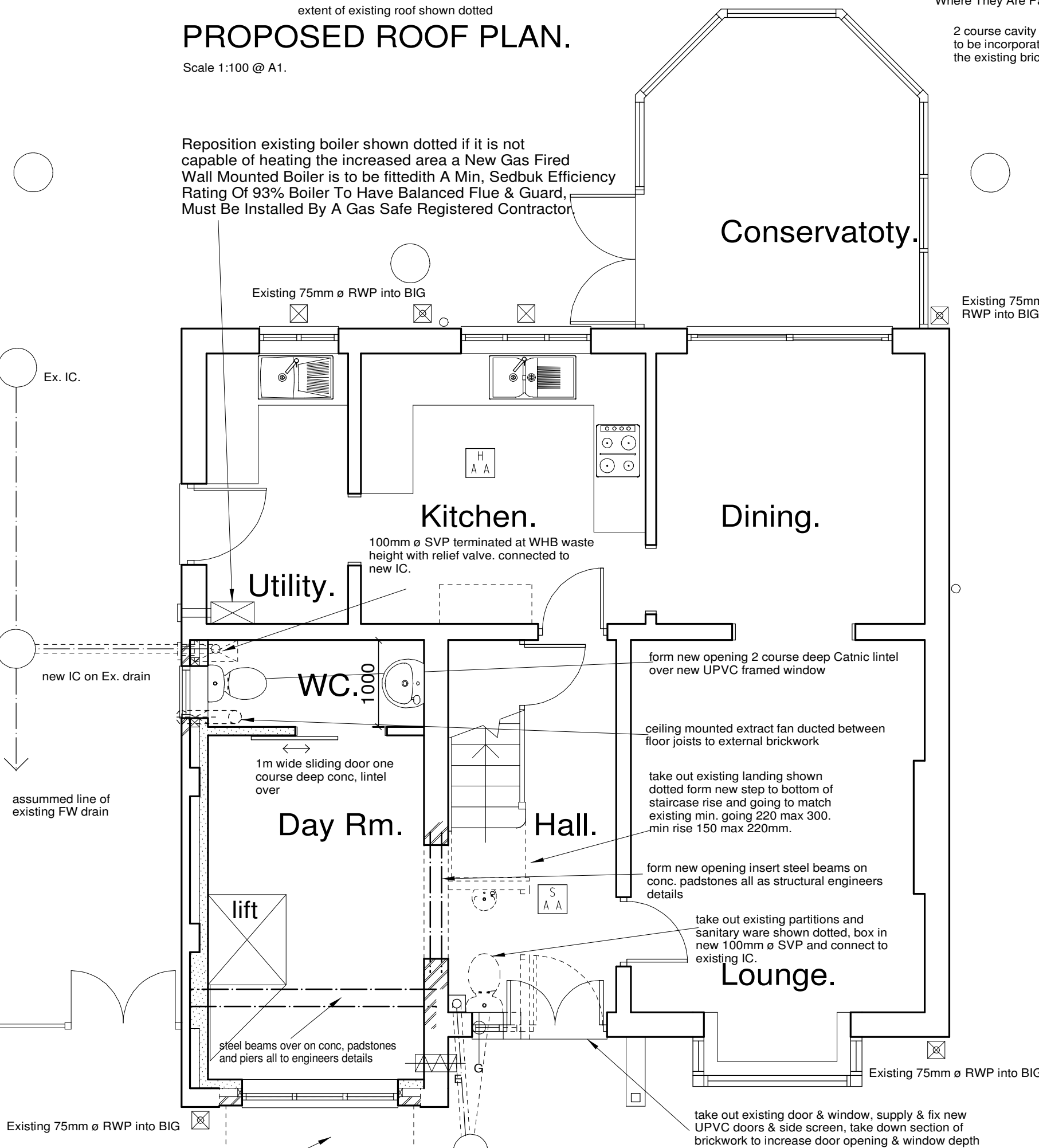
Roof Construction: Concrete Tiles On 38x25 SW Battens On Tyvek Supro Plus Breather Under Lay On Trussed Rafter To G2.112 & BS 5268. Trusses To Be At 450mm Cts. Be Clad Under Side With 18mm plywood which is to be clad in 12.5mm Plaster Board With Skim Finish, 100mm Crown Loft Roll Insulation Between Trusses & 200mm Crown Loft Roll Laid Across Top Of Trusses.

2 course cavity tray with weep holes at 900mm cts. to be incorporated where new brickwork is built off the existing brickwork, contractor is to allow for new ceiling to utility also



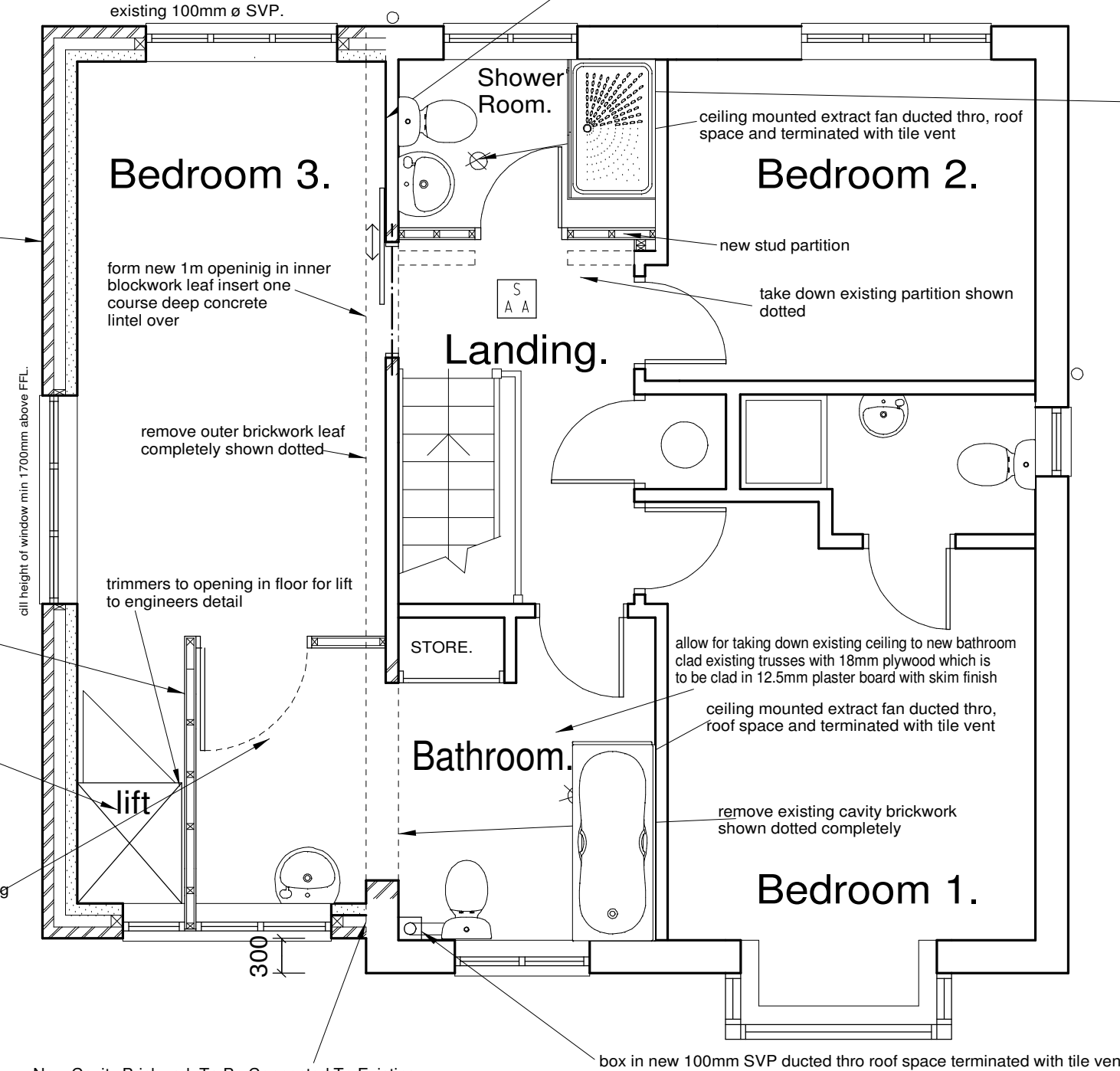
TYPICAL SECTION.

Scale 1:50 @ A1.

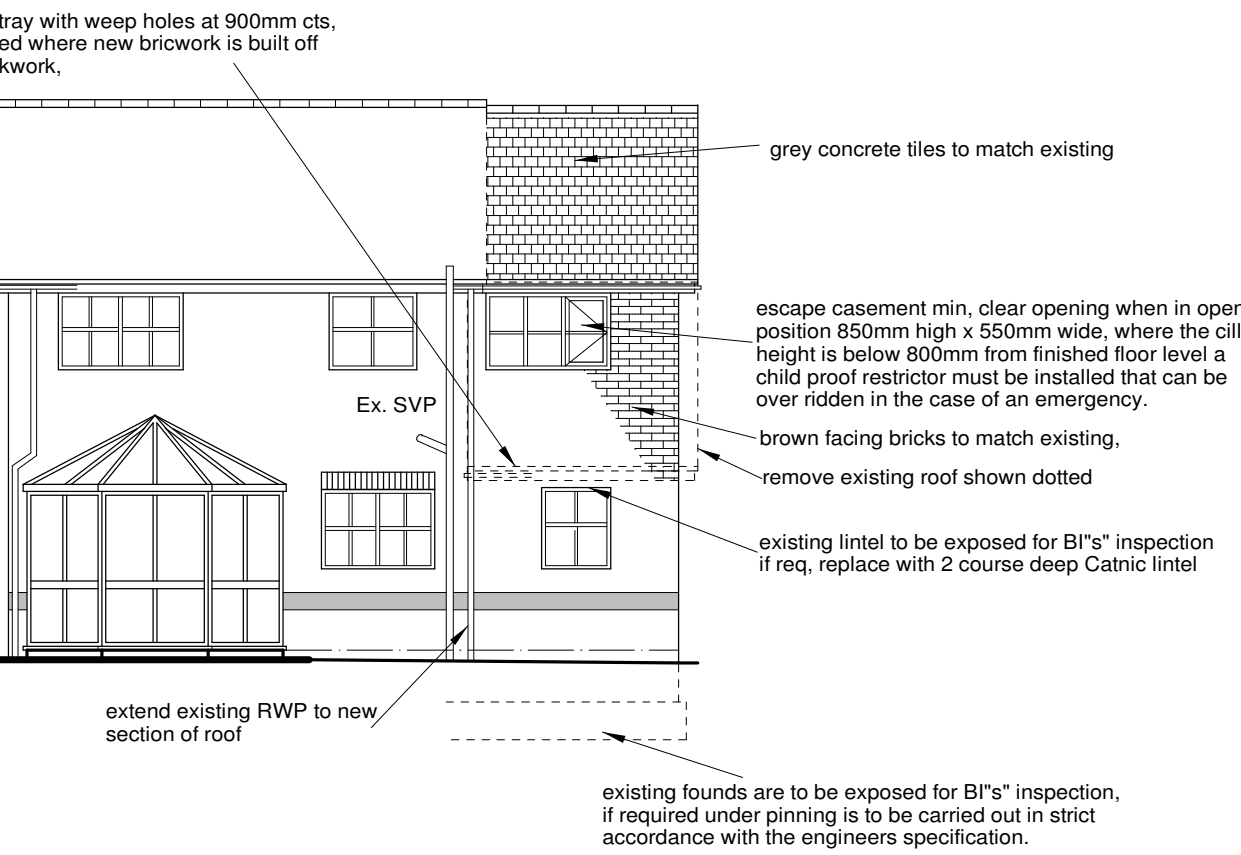


PROPOSED GROUND FLOOR PLAN.

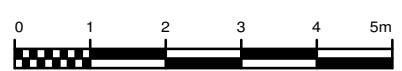
Scale 1:50 @ A1.



PROPOSED FIRST FLOOR PLAN.



PROPOSED REAR ELEVATION.



Scale 1:100 @ A1.



Scale 1:50 @ A1.

AS PROPOSED.