

GARAGE CONVERSION

PREPARATION AND PROTECTION
 PROVIDE ALL NECESSARY SCAFFOLDING, ACCESS LADDERS AND TEMPORARY PROTECTION AND WORKING PLATFORMS. FOR THE EXTENSION, WHICH ARE TO BE ERECTED MAINTAINED AND DISMANTLED BY QUALIFIED INSURED SPECIALISTS. ANY ASBESTOS IS TO BE INSPECTED BY A SPECIALIST, REMOVED AND DISPOSED OF OFF SITE BY SPECIALIST LICENSED CONTRACTOR IN COMPLIANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006. EXISTING WALLS AND FOUNDATIONS (EXTENSION ONLY) TO BE INSPECTED AND CONFIRMED AS SUITABLE FOR ADDITIONAL LOADING. ALL STEEL WORK TO BE ISSUED WITH A STRUCTURAL REPORT DETAILING STEEL TYPE, SIZE, SPAN AND ALL LOADINGS. ALL TIMBERS TO REMAIN DRY OR MUST NOT EXCEED A MOISTURE CONTENT OF 22%.

WALLS
SITE CLEARANCE AND PREPARATION
 REMOVE ANY DEBRIS FROM SITE AND STRIP VEGETATION MATTER BACK. EXCAVATE EXISTING GROUND TO A SUITABLE DEPTH TO ESTABLISH GROUND CONDITION. THE FOLLOWING FOUNDATIONS ARE A RECOMMENDATION ONLY, AND ARE SUBJECT TO SITE GROUND CONDITIONS.

FOUNDATIONS
 EXISTING TO BE CONFIRMED ON SITE.
OUTER LEAF
 MATCHING ARTIFICIAL STONE AND ARTSTONE STRING COURSE
INNER LEAF
 COMPRISING 25mm CAVITY WITH 100mm 7 k/n m2 THERMALITE BLOCKWORK TO PROVIDE WITH 100mm KINGSPAN BETWEEN C16 TIMBER FRAME AND NOGGINs AND FINISHED WITH INSULATED PLASTERBOARD TO A U VALUE OF 0.18 W/M K WINDOW AND DOOR REVEALS TO BE CLOSED OFF AND INSULATED AND COMPLETE WITH VERTICAL DPC. CAVITY WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TYPE, PROVIDED AT 450 mm VERTICAL AND 750 mm HORIZONTAL CENTRES AND 225 mm VERTICAL SPACINGS TO REVEALS. EXISTING SUPPORT ABOVE TO REMAIN IN SITU (TO BE CONFIRMED ON SITE)

FLOORS
 GROUND FLOOR: EXISTING GARAGE FLOOR TO BE FINISHED WITH THE FOLLOWING 60mm LEVELING SCREED ON 100mm RIGID KINGSPAN ON 1200 GAUGE DPM ON SAND BLINDING. WHERE POSSIBLE FLOORS TO LINE THROUGH WITH EXISTING

PARTITIONS
GROUND FLOOR: PTN
 NEW STUD PTN'S BETWEEN ROOMS CONSTRUCTED OF 100mm x 50mm S.W FRAME COMPLETE WITH NOGGINs. FIXED TO FLOOR AND CEILINGs ALL CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM INSULATE WITH 100mm ROCKWOOL.
EXISTING WALLS
 EXPOSED WALLS TO BE COVERED WITH THE FOLLOWING: BREATHER MEMBRANE ON 100mm C16 FRAME AND NOGGINs COMPLETE WITH VAPOUR CONTROL LAYER AND INSULATED PLASTERBOARD WITH TAPED JOINTS AND FINISH SKIM.

FIXTURES AND FITTINGS
HEATING
 FIT 2 RADIATOR TO THE GARAGE CONVERSION WITH THE SUITABLE BTU OUTPUT AND CONNECTED TO THE EXISTING CENTRAL HEATING SYSTEM OR WHERE THE ABOVE CANT BE ACHIEVED FIT WALL HEATERS TO BE WRED TO EXISTING CIRCUIT VIA FUSED SPUR.
FD30 FIT 5 HOUR FIRE DOOR TO THE NEW GARAGE DOOR TO GIVE FIRE RESISTANCE AND PROTECTION.
LIGHTING & ELECTRICS
 FIT 16 No LED ENERGY EFFICIENT FLUSH SPOTLIGHTS TO THE GARAGE CONVERSION AND 2 No TO THE NEW STORE ROOM (ACCESSED FROM THE KITCHEN)
 FIT 8 DOUBLE SOCKETS TO THE GARAGE CONVERSION ALL QTYS TBC WITH THE CLIENT.

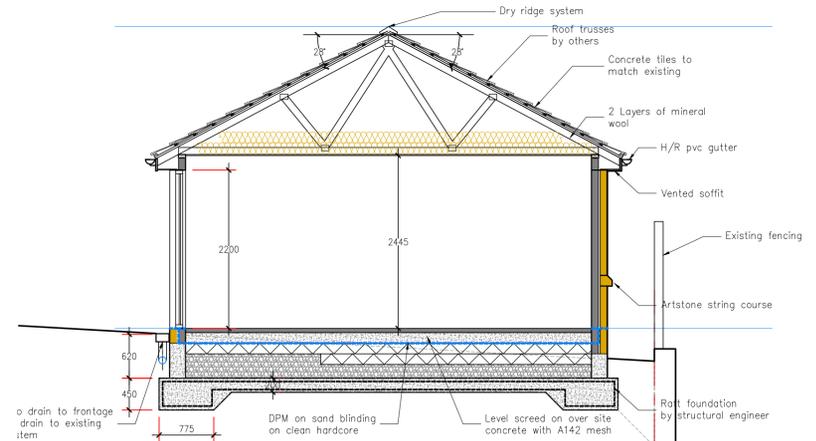
ALL ELECTRICAL WORK AS CONDITION TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.
ACCESSIBLE SOCKET & SWITCHES OUTLETS:
 ALL SOCKET & SWITCH OUTLETS IN HABITABLE ROOMS TO BE AT MIN. 450mm & MAX. 1200mm ABOVE FINISHED FLOOR LEVEL.

DRAINAGE

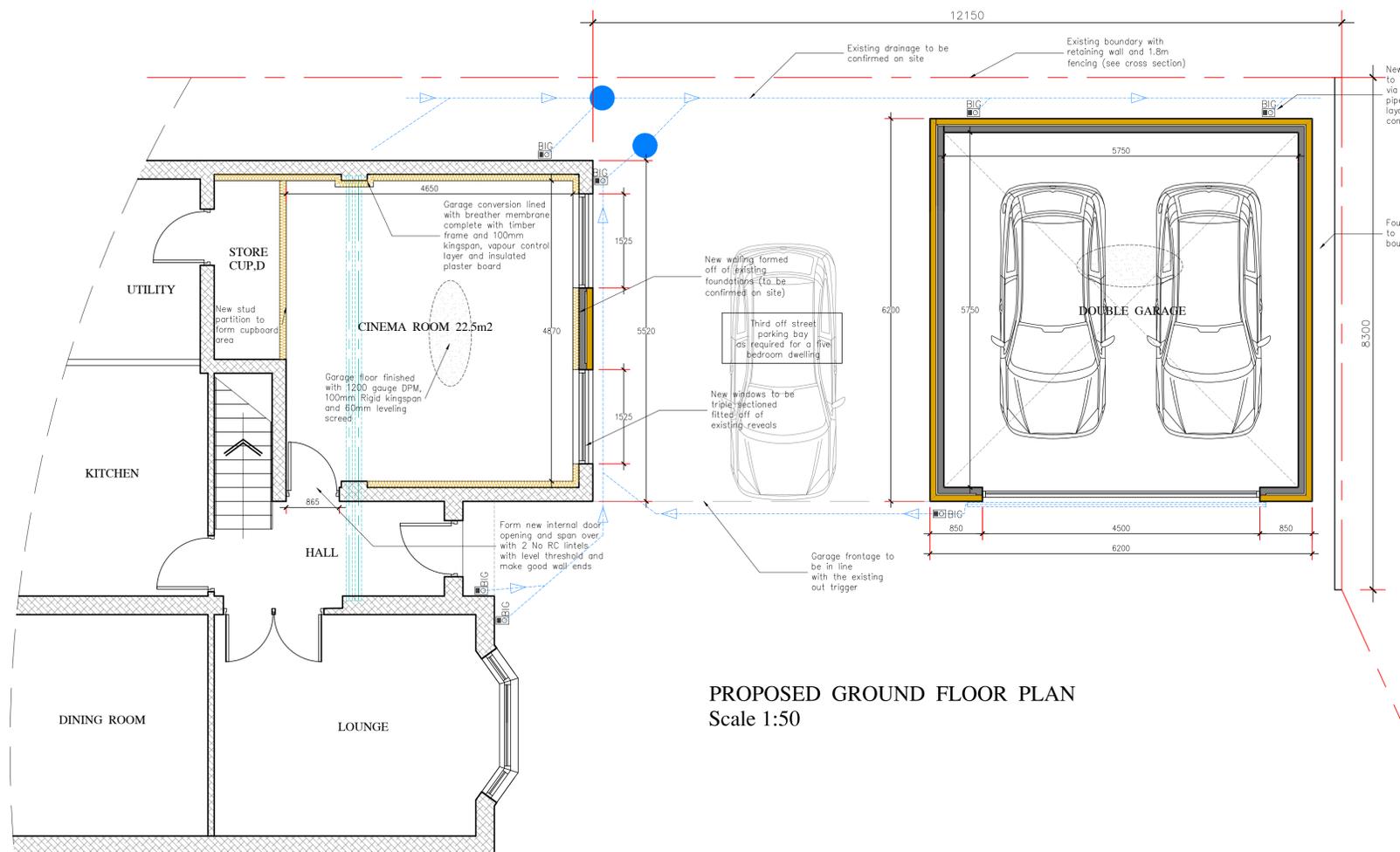
EXISTING COMBINED DRAINAGE SYSTEM TO BE INSPECTED PRIOR TO COMMENCEMENT OF WORKS
 SINGLE STACK EXTERNAL DRAINAGE SYSTEMS ABOVE GROUND TO COMPLY WITH B.S 4514.
 100mm DIAMETER SOIL & VENT PIPES TO TERMINATE 900mm ABOVE OPENING LIGHTS S & V.P.'s TO DISCHARGE DIRECTLY INTO AN INSPECTION CHAMBER VIA A 110mm DIA. REST BEND.
 BATHS, SINKS AND SHOWERS TO HAVE 40mm DIA. WASTE OUTLETS WITH 76mm DEEP SEAL TRAPS. BASINS TO HAVE 32mm OUTLETS WITH DEEP SEAL TRAPS WITH 32mm DIA WASTE PIPES UP TO 1700mm LONG. 40mm DIA. WASTE PIPES UP TO 3000mm LONG. ANTI-SYPHONIC TRAPS OR AIR-ADDMITANCE VALVES TO BE FITTED WHERE 50mm DIA. COMMON WASTES ARE USED FOR MORE THAN ONE APPLIANCE.
 COMPLETE SYSTEM TO BE ACCESSIBLE BY PROVIDING RODDING EYES AT CHANGES OF DIRECTION AND REMOVABLE TRAPS OR RODDING EYES.

DRAINAGE

EXTERNAL DRAINAGE
 ALL NEW DRAINS TO BE 110 MM dia PVC -U PIPES WITH FLEXIBLE PUSH-FIT POLYPROPYLENE COUPLINGS LAID TO A TRUE GRADIENT (MINIMUM FALL OF 1:40) AND STRAIGHT LINE ON A SOLID AND EVEN BED. TO BE ENCASED IN 150mm OF CONCRETE WHERE PASSING UNDER BUILDING AND WITHIN 300mm OF UNDERSIDE OF CONCRETE SLAB. ALL BRANCHES CONNECTED INTO NEW 450mm MANHOLES WHERE INDICATED.
 DRAINAGE SYSTEM TO BE TESTED TO APPROVAL OF L. A BUILDING CONTROL OFFICER PRIOR TO BACK-FILLING OF TRENCHES. FILL TO BE WELL COMPACTED IN 300mm LAYERS. WHERE TRENCH IS LESS THAN 1000mm FROM FOUNDATIONS, PIPEWORK TO HAVE 150mm CONCRETE SURROUND AND AT A LEVEL NOT LOWER THAN BOTTOM OF FOUNDATION. USE R. CONCRETE LINTEL TO SUPPORT EACH LEAF OVER DRAINS PASSING THROUGH WALLS. OPENING TO BE MASKED WITH RIGID SHEET MATERIAL TO PREVENT INGRESS OF FILL OR VERMIN. INSPECTION CHAMBER TO BE POLYPROPYLENE WITH PRE-FORMED CONNECTIONS AND BEDDED IN WET (150mm) CONCRETE BASE. EXCAVATIONS BACK-FILLED WITH 'AS-DUG' MATERIAL. I.C. FITTED WITH LIGHT-DUTY CAST-IRON COVERS IN GARDEN AREAS AND MEDIUM DUTY CAST IRON IN DRIVEWAYS.
 INSPECTION CHAMBERS TO BS 8301 WITH A15 CLASS TO FOOTPATHS AND GARDENS AND C250 CLASS TO DRIVEWAY AND PRIVATE DRIVEWAYS
 ALL RAINWATER PIPES AND WASTE PIPES TO DISCHARGE INTO BACK-INLET GULLIES. CONNECT TO EXISTING COMBINED MAIN HOLE (LOCATION TO BE CONFIRMED ON SITE)



PROPOSED SIDE SECTION
 Scale 1: 50
 SEE GARAGE PLANS FOR MAIN SPEC



PROPOSED GROUND FLOOR PLAN
 Scale 1:50

NOTES:
 1. CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE.
 2. CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENTS. WORK TO BE CARRIED OUT AS SHOWN ON THIS DRAWING.
 3. WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING-IF ANY DOUBTS EXIST-ASK FOR CLARIFICATION.
 THE DRAWING AND THE COPYRIGHTS AND PATENT RIGHTS ARE THE PROPERTY OF P.D ARCHITECTURAL SERVICES AND MAY BE REPRODUCED ONLY UNDER CONTRACT.

P.D ARCHITECTURAL SERVICES
 Plans drawn for local authority approval
 • Domestic Extensions
 • Loft Conversions
 • New garages / Conservatories
 • New Homes

Tel: 07867784564 Free Consultation / Survey

Project: PROPOSED HOUSE PLANS AND SECTION

Title: PROPOSED GARAGE CONVERSION AND CONSTRUCTION OF NEW DETACHED GARAGE AT 37 OAKLANDS CRES HUDDERSFIELD HD2 2FX

Client: Mr K MORAN

Scale: 1:100 & 1:50	Drawn: P.M.	Rev
Date: APRIL 2024	PDA 24-044-002.	C