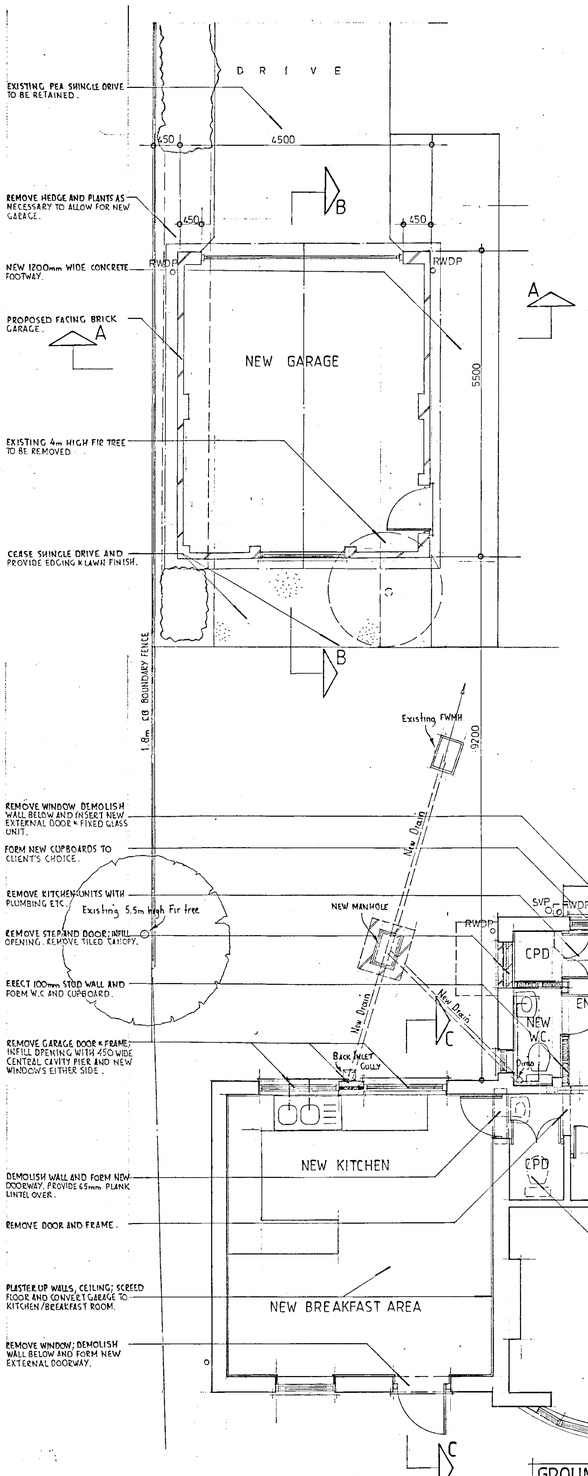
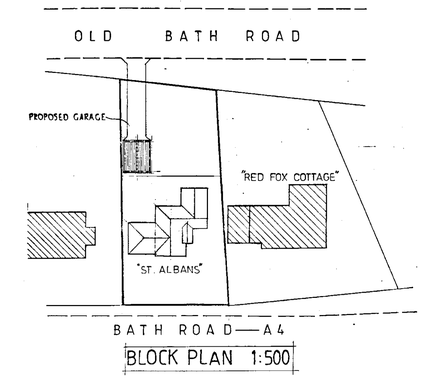
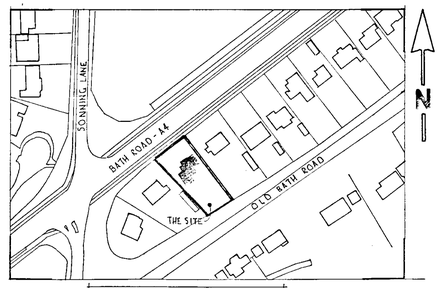


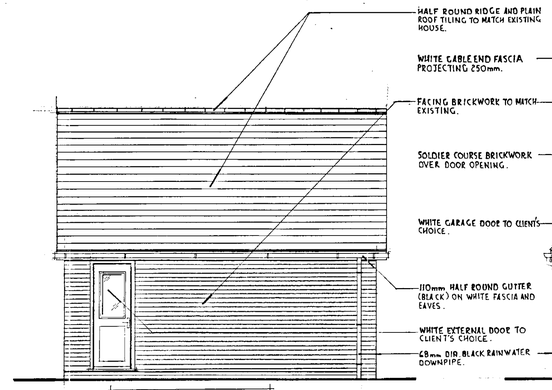


BLOCK PLAN 1:500

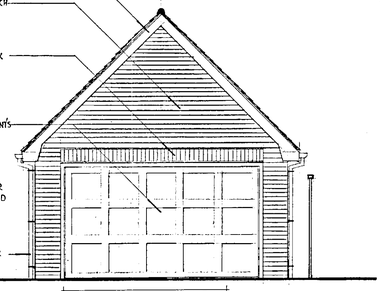


LOCATION PLAN 1:1250

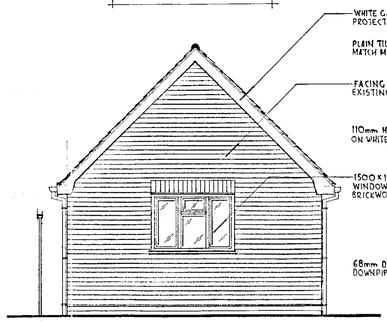
GROUND FLOOR LAYOUT



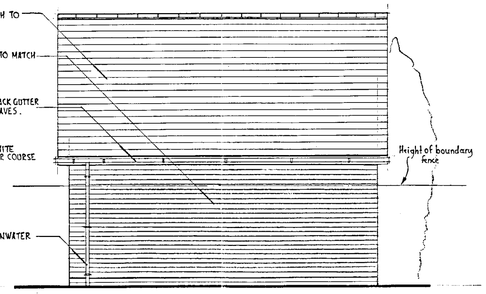
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CENTRAL HEATING & BOILER:
Check existing central heating boiler to ensure sufficient btu's to comply with dwelling capacity requirements prior to relocation; if new required, then the details and specifications to be advised to Local Authority prior to installation.

New boiler must be a balanced flue type with outlet through external wall to be positioned 2.0m above floor level (or if this is not possible use protective cage) and not to be within 300mm of any adjacent window or outer wall opening.

STEEL BEAM & BEARINGS:
Beams to have minimum bearing of 100mm onto 100x440x220mm deep concrete padstones or as specified otherwise on drawings.

Provide ½HR fire resistance by means of 13mm thick gypsum plasterboard with 1.6mm wire binding at 100mm pitch and finished with 5mm thick skim coat of plaster or use 6mm thick 'Masterboard'.

W.C. VENTILATION:
Provide mechanical vent by inserting a wall mounted extractor fan capable of 30 litres per second intermittently with a 15 minute overrun to discharge via vent grills at external wall or through roof void and connected to light switch.

If no window present, ensure a 10mm gap to underside of internal doorway to aid ventilation.

KITCHEN EXTRACT VENTILATION:
Provide a wall mounted electric extractor fan to an external-facing wall. Vent must be capable of a rate of 60 litres/sec intermittently or 30 litres/sec if filtered Kitchen type cooker hood is fitted.



PART SOUTH ELEVATION

NOTES

~~All dimensions must be checked on site and not scaled from this drawing~~

GENERAL NOTES TO BUILDER

1. Dimensions: Before ordering of any materials and commencement of works, all building and site dimension and levels to be checked. Only figured dimensions to be taken from drawings.
2. Any discrepancies between this drawing, Specification and those prepared by others should be reported to Christopher George immediately.
3. The builder must satisfy himself as to the site ground conditions, actual loadbearing walls, direction of ceiling/floor joists where relevant and the feasibility of the design drawings prior to commencement of works.
4. All works to be in compliance with the current Building Regulations (where possible) and where relevant with the NHBC Specifications.
5. Builder to reinstate any areas which become disturbed or damaged during the works.
6. The design are copyright and must not be copied without the written consent of Christopher George.
7. Any works commenced before receiving Building Regs and if relevant Planning consent is entirely to owners risk.
8. New skirting, architrave, doors and internal features and ironmongery to be as agreed by client.

A	Mar '02	Building Regs Added / Garage adjusted.
	Date	Revisions

CHRISTOPHER GEORGE
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Tel & Fax (01494) 522274
Mobile (07956) 323040

Client
MR & MRS J. SMITH

Job Title
"ST. ALBANS",
34 OLD BATH ROAD,
SONNING,
BERKS RG4 6TA.
REVISED PLAN

Drawing Title
PROPOSED GARAGE CONVERSION AND ALTERATIONS TO DWELLING AND NEW DETACHED GARAGE

Scale 1:50

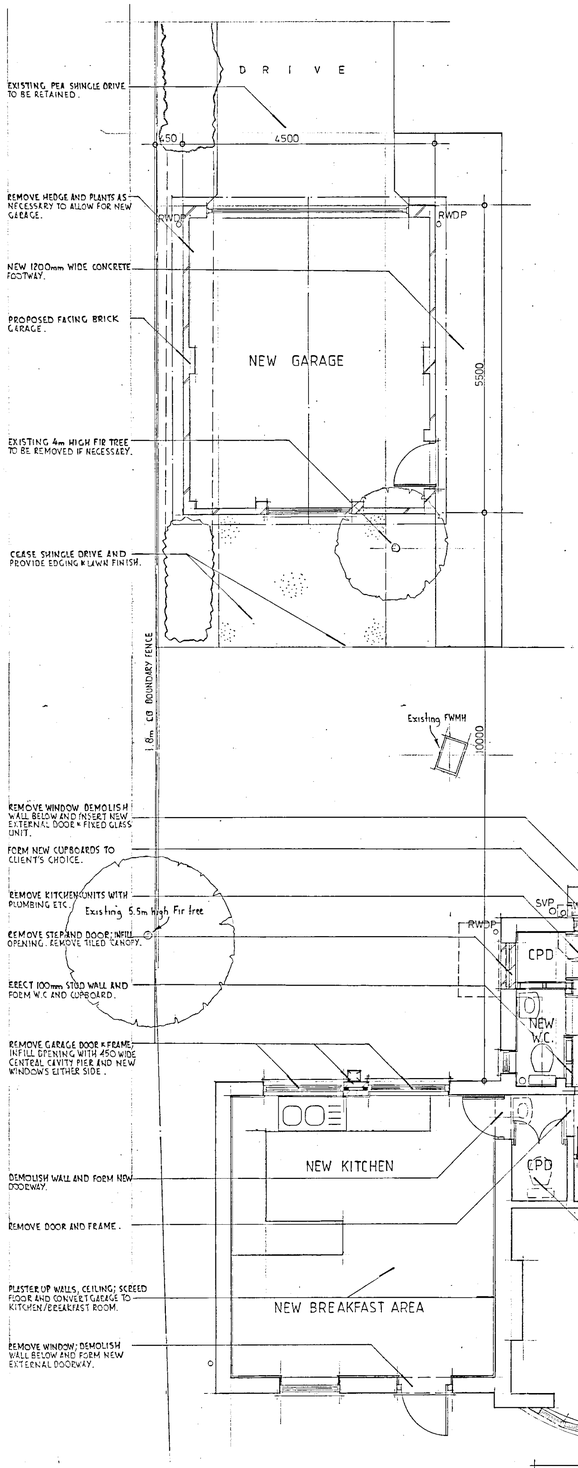
Date DEC '01 | Drawn by DSH

Drg No. 686/01 | Rev. A

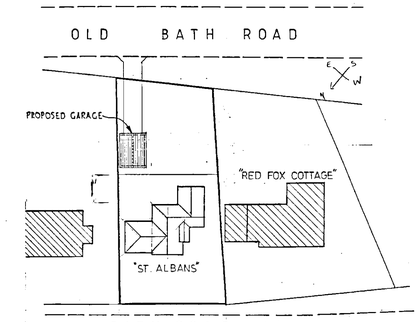
930000 ARCHITECT STANDARD AMERSHAM BUSINESS SERVICES

841 x 594mm A1

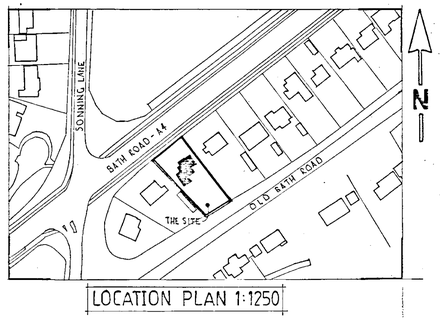
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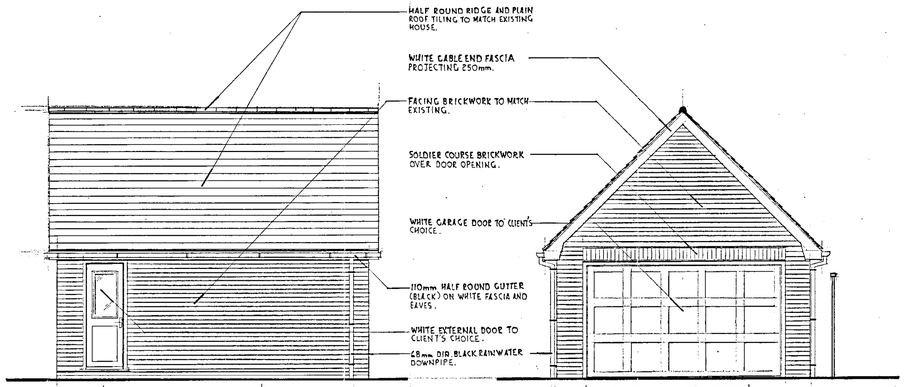
GROUND FLOOR LAYOUT



BLOCK PLAN 1:500

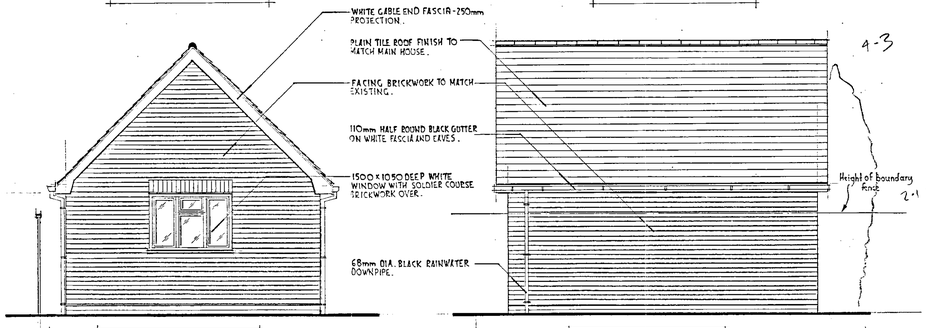


LOCATION PLAN 1:1250



WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION



PART SOUTH ELEVATION

23.FEB.2002 0021

NOTES

~~All dimensions must be checked on site and not scaled from this drawing~~

SUPERSEDED

A		
	Date	Revisions

CHRISTOPHER GEORGE
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Drg No. 686/01 Rev.