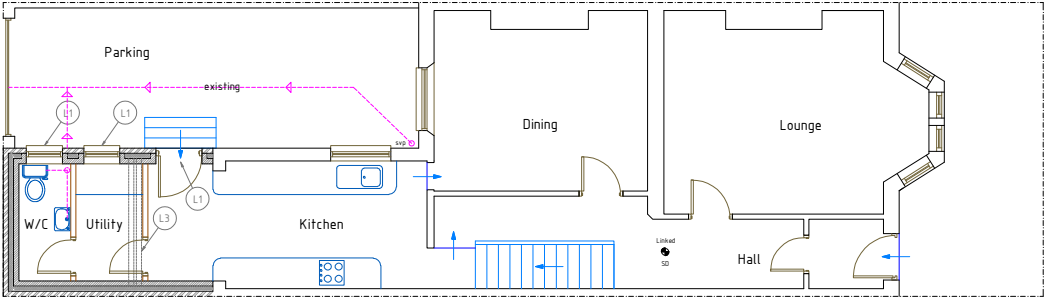
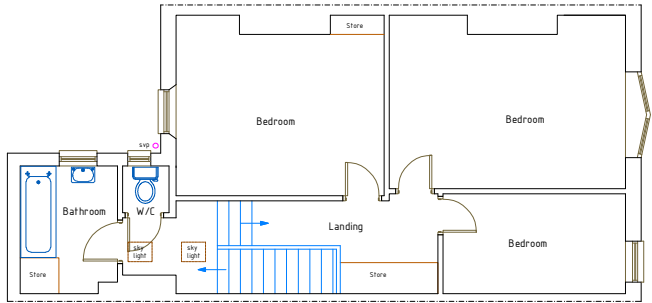


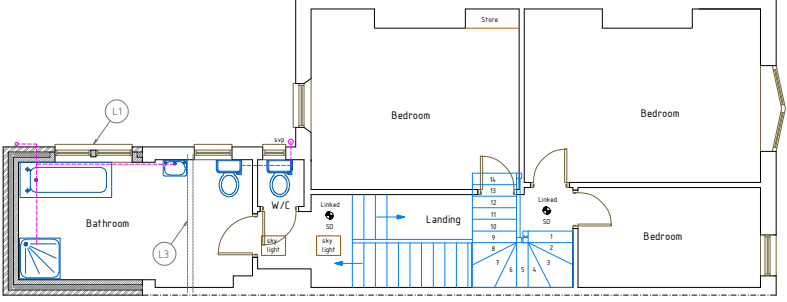
EXISTING G/F PLAN



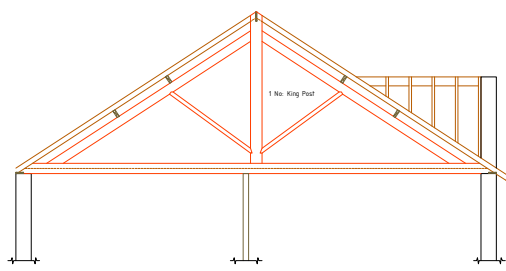
PROPOSED G/F FLOOR PLAN



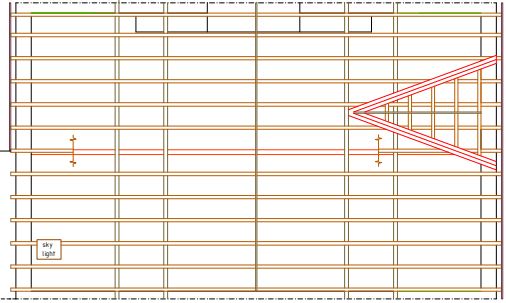
EXISTING FIRST FLOOR PLAN



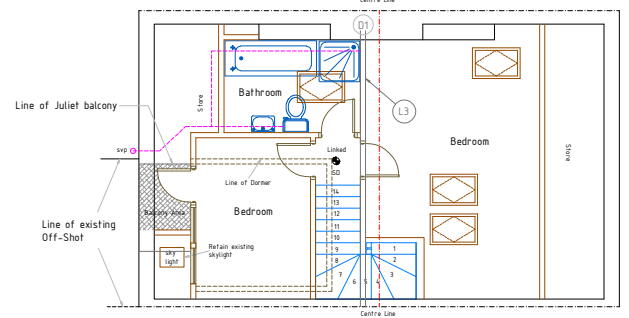
PROPOSED FIRST FLOOR PLAN



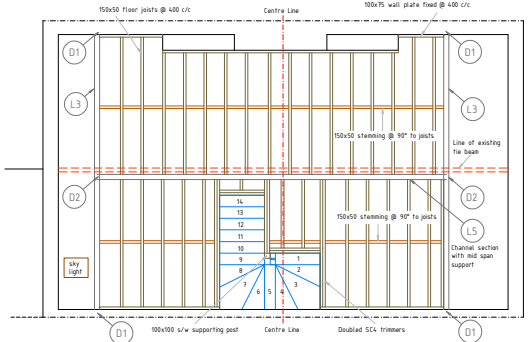
EXISTING LOFT/ROOF SECTION



EXISTING LOFT/ROOF PLAN



PROPOSED SECOND FLOOR (LOFT)



PROPOSED SECOND FLOOR (Floor Plan)

FOUNDATIONS
 To be minimum 600x225mm deep concrete strip foundations, minimum depth 400mm. Actual type and depth of foundation to be determined at the following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
 300mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 100mm cavity, 100mm Thermaflex block work or similar. Cavity insulation to consist of 100mm Kingspan Thermaflex TWD for use where approved to achieve minimum U value of 0.30. Provide galvanneal steel cavity wall tie 1000mm horizontally, 450mm vertically, decreased to 225mm vertically around openings. 100mm Superflex Board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical CPC.

LINTELS
 All lintels to be Galvalume insulated steel lintels or similar over all new openings, 150mm end bearing to all lintels.

GROUND FLOOR
 100mm thick concrete floor slab floor finish (Storage to be 125mm reinforced on 50mm Kingspan Thermaflex TFD insulation (or similar) to achieve minimum U value of 0.25) hatched up at all edges on 100g Kingspan open cell medium 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand bedding. All new dpc's to be minimum 150mm above ground level and to overlap into open girths at joints at minimum 800mm centres ducted through to ventilate existing floor void if any existing air bricks are to be retained. All new dpc's to be minimum 150mm above ground level and to lap into old.

ROOF TRUSSES
 Roof Trusses to be designed & built by specialist manufacturer, all trusses to be installed to manufacturer's specifications, all structural calculations to be submitted to building control for approval prior to installation.

TRADITIONAL ROOF
 Traditional roof design as per drawing all structural calculations to be submitted to building control for approval prior to installation.

MITRED ROOF
 Ties to match existing on 38 x 25mm s/w battens on "true" breathable roofing felt to under air roof trusses, code 4 lead flashing, 100mm glass fibre insulation laid between ceiling joists, 100mm laid over joists opposite way to first layer. Provide proprietary rafters to ensure insulation does not obstruct the air flow.

VENTILATION TO MITRED ROOFS
 If not using ducted roof ventilation Provide continuous 100mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap size vents at ridge level. All open ventilation to receive proprietary anti-vermin mesh.

ANCHOR STRAPS
 80 x 10mm galvanized steel straps to be fixed at 800mm centres along 100mm x 100mm wall plate and tied down with minimum 400mm dia to first floor joist to span 200mm over joists if applicable.

CALUMS
 Consistent to be 12.5mm plasterboard and 3mm skin to underside. Min 50mm fire check to all structural steelwork.

BELOW GROUND DRAINAGE
 All drainage to connect to existing service. Gutters - 100mm PVC self sealed. Rainwater pipes - 65mm diameter PVC. Soil and vent pipes - 100mm PVC.

ABOVE GROUND DRAINAGE
 All drainage to connect to existing service. Gutters - 100mm PVC self sealed. Rainwater pipes - 65mm diameter PVC. Soil and vent pipes - 100mm PVC.

VENTILATION
 Windows and doors to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq m to each habitable room, 4000 sq m to non-habitable rooms, Sanitary and Utility.

Provide mechanical extract ducted to the outside air to the following:
 1) Kitchen/Utility
 2) W/C

GLAZING
 All glazing to be double glazed sealed units into new uPVC frames with Pilkington "TC" glass, to comply with Part L Building Regulations with a minimum U-value of 1.0. Any glazing to window under a height of 800mm and to doors under 1000mm to be safety glass. Any glazing in adjacent panels within 800mm of doors to be safety glass. Double units to be fitted to all new windows to provide 8000 sq m per habitable room. Any glazing in a habitable room must have provision for an emergency fire escape opening to be no more than 1000mm from floor level and no less than 800mm from floor level.

ELECTRICAL WORK
 All electrical work to comply with approved document P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the I/A should be satisfied that the work has been completed with this they require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

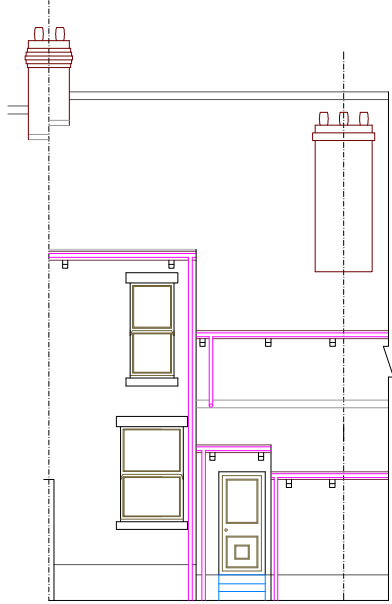
SKIN DETAILINGS
 Linked stone skirting to be fitted at bottom and top of staircase so that activation of one will trigger the other, to be wind into gaps on a separate fixed crutch.

NOTE
 All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice. If the Contractor wishes to use any alternative materials to those specified, they must be submitted to the Building Control Officer for approval.

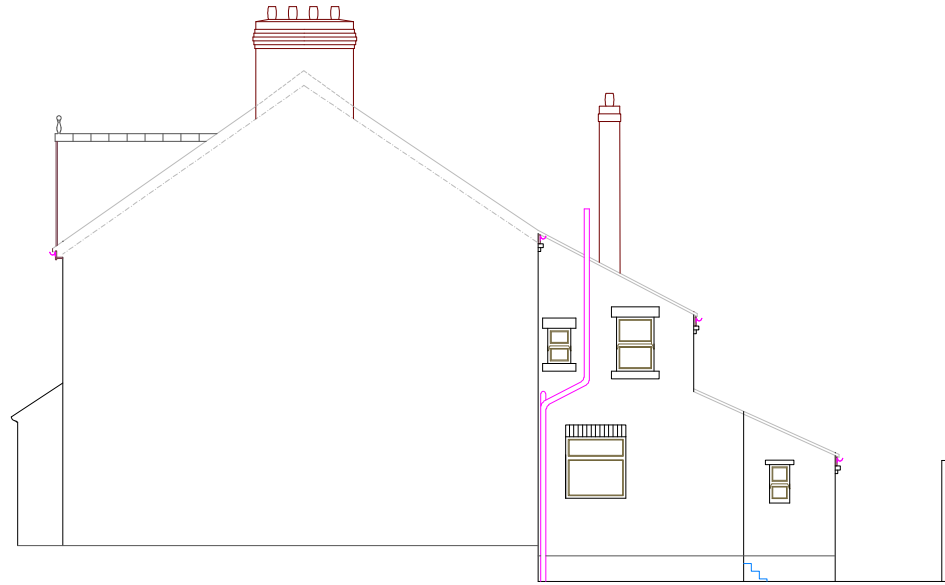
LINTEL SCHEDULE	
L.1	Conc. cover 100/100 Steel Lintel
L.2	Minimum 150g concrete level (100 x 225mm)
L.3	Steel tie by structural engineers only
L.4	Use existing lintel in situ

Min. bearing for all lintels to be 150mm
 G.W. Architectural Design
 15 St. Basils Way
 Low Fell, Garthwaite, NE17 7TF
 Tel: 0191 438 1212
 www.drawingstons.co.uk

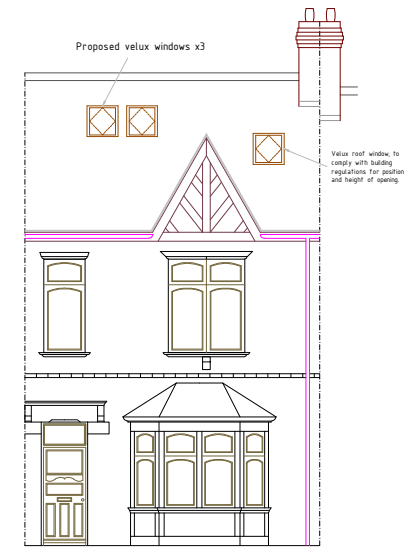
REVISIONS	DATE	BY	REASON
1			



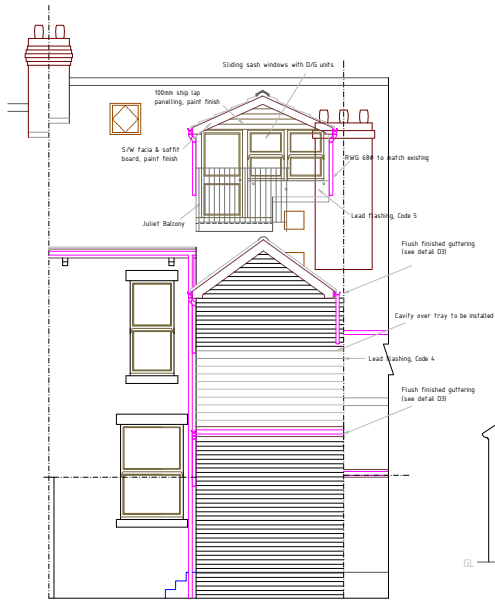
EXISTING REAR ELEVATION "BB"



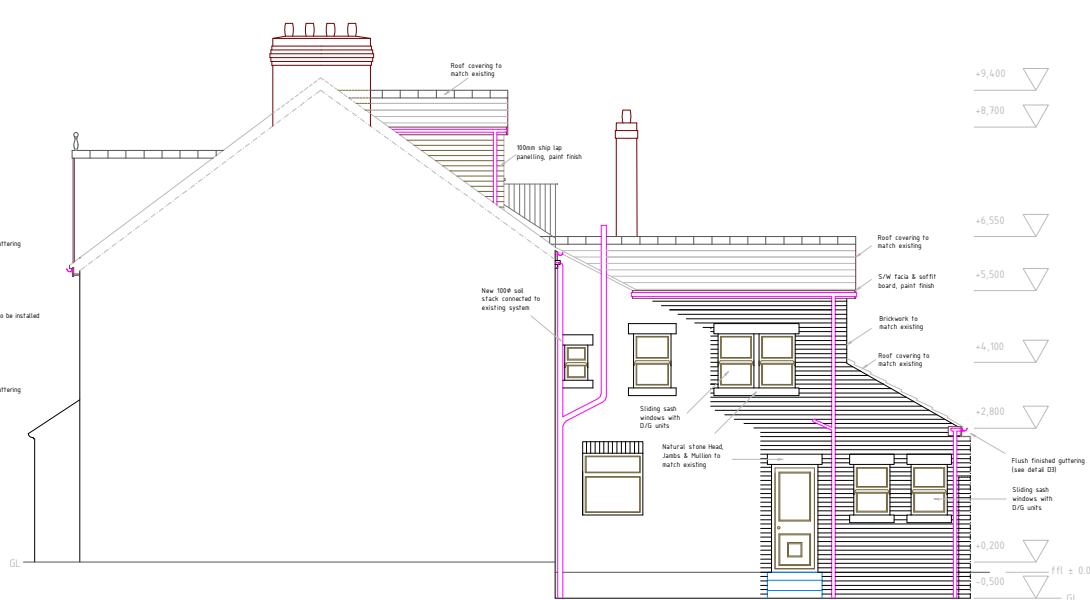
EXISTING SIDE ELEVATION "DD"



EXISTING & PROPOSED FRONT ELEVATION "AA"



PROPOSED REAR ELEVATION "BB"

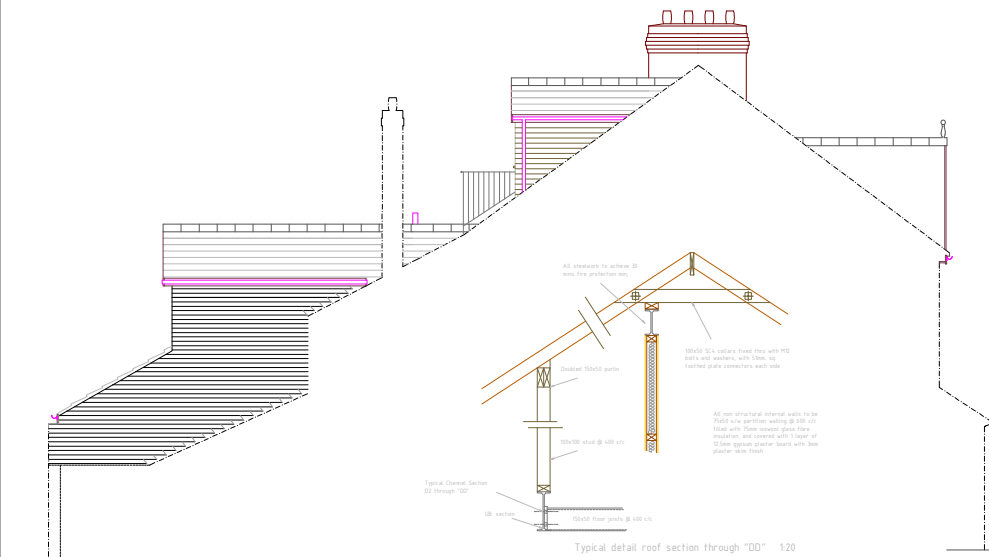


PROPOSED SIDE ELEVATION "DD"

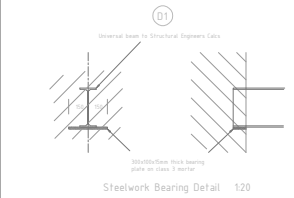
- +9,400
- +8,700
- +6,550
- +5,500
- +4,100
- +2,800
- +0,200
- +0,500
- GL

LINTEL SCHEDULE	
L1	Contic cover C080/100 Steel Linel
L2	Reinforced FRC concrete concrete liner (100 x 225mm)
L3	Steel fix to structure engineers detail
L4	Use existing steel in situ
Min. bearing for all lintels to be 150mm	
G.W. Architectural Design	
15 St Romans Way, Low Fell, Garforth, NEY 7TF Tel/Fax/Ans 01915 125 884 www.drawingplans.co.uk	
Two story extension to rear elevation to provide kitchen extension/utility and WC & bath conversion to provide 2 bedrooms and bathroom	
DATE	LOCATION
DRAWING STATUS <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> PLANNED <input type="checkbox"/> UNDER CONSTRUCTION	DRAWN BY GARY WHEATLEY
Drawing No:	JF/06/002
Scale:	1:50
Drawn by:	Gary Wheatley
Date:	Mar '06

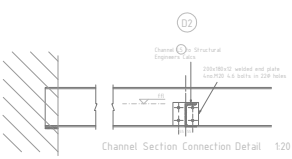
To be read in conjunction with drawings:
 JF/06/001 JF/06/003



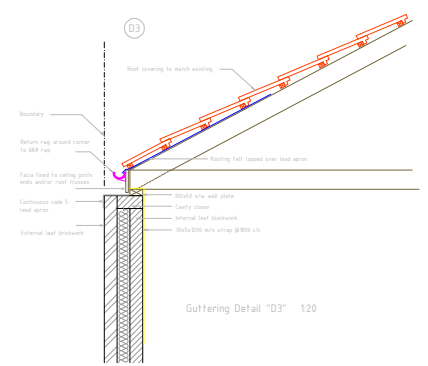
PROPOSED & EXISTING SIDE ELEVATION "DD"



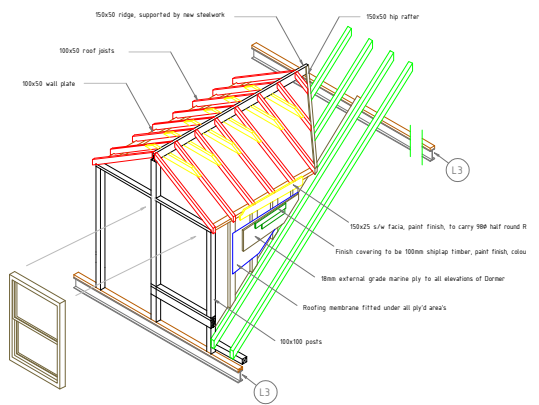
Steelwork Bearing Detail 1:20



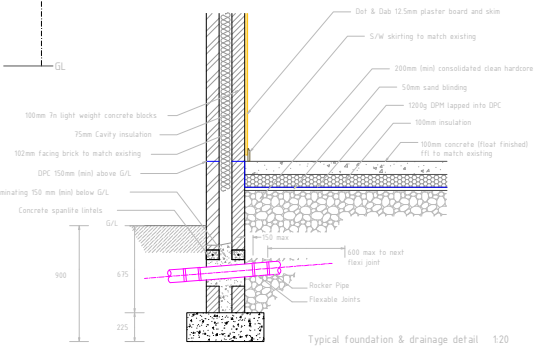
Channel Section Connection Detail 1:20



Guttering Detail "D3" 1:20

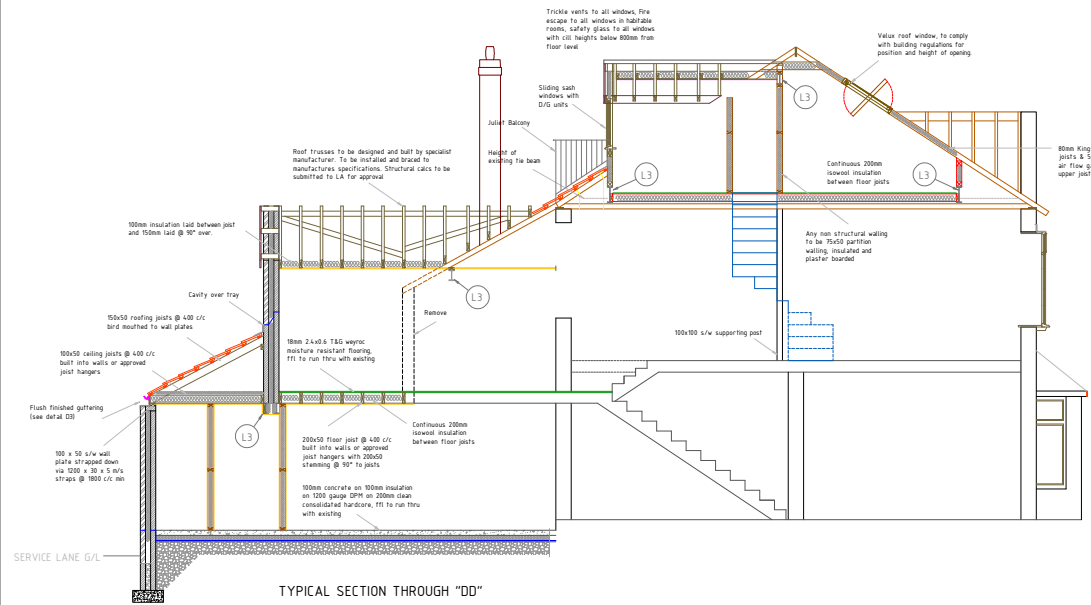


TYPICAL DORMER CONSTRUCTION (not to scale)



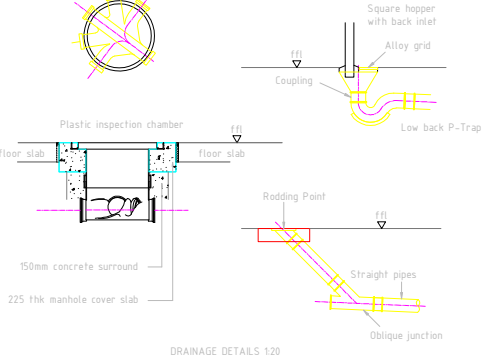
Typical foundation & drainage detail 1:20

LOCATION PLAN 1:1250



TYPICAL SECTION THROUGH "DD"

INSPECTION CHAMBER PLAN



DRAINAGE DETAILS 1:20

LINTEL SCHEDULE	
L1	Cable cover 0200/100 Steel Linel
L2	Reinforcing 8150 Precast concrete Linel (100 x 225mm)
L3	Steel to be as structural engineers calc
L4	Use existing linel to wh
Min. bearing for all lintels to be 150mm	
G.W. Architectural Design	
15 St Roberts View, Low Fell, Garthwaite, NE3 7TF Tel/Fax/Ans: 0191 220 8844 www.drawingplans.co.uk	
Two story extension to front elevation to provide kitchen extension/utility and WC. & lift conversion to provide 2 bedrooms and bathroom	
Location	
DATE	
DRAMA STATUS	
PRELIMINARY	<input checked="" type="checkbox"/> PLANNING
CONTRACT	<input type="checkbox"/> COMMENCEMENT
DRAWING NO:	JF/06/001
SCALE	1:50
DRAWN BY	Gary Wheatley
DATE	Mar 06

To be read in conjunction with drawings:
 JF/06/001 JF/06/002