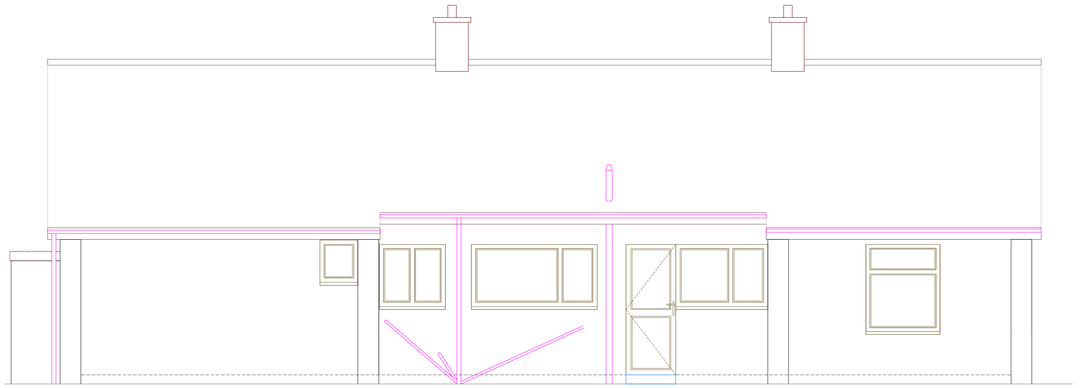
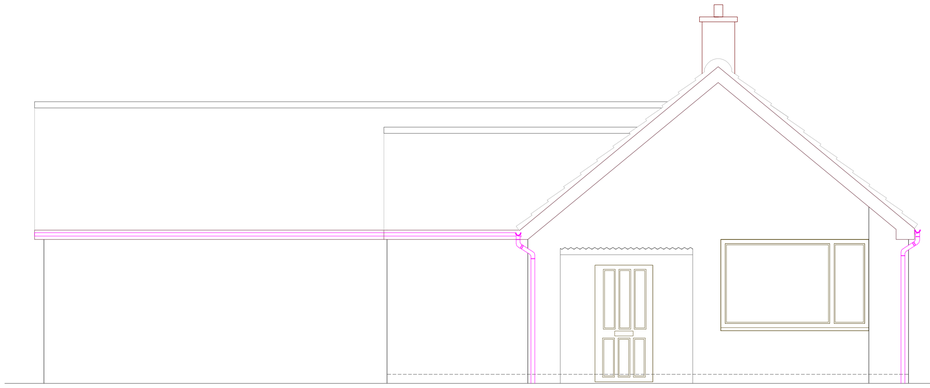
EXISTING FRONT ELEVATION "DD"

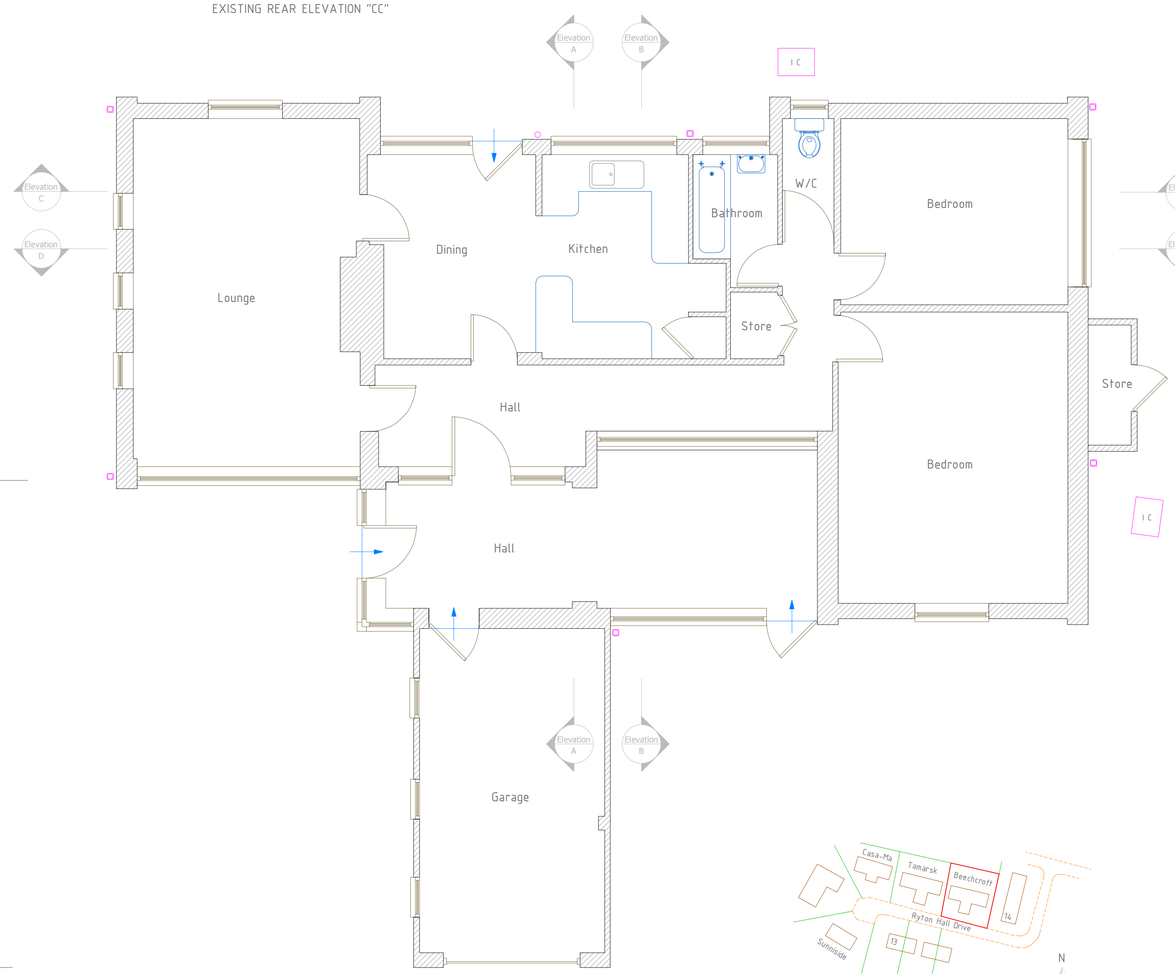


EXISTING REAR ELEVATION "CC"



EXISTING SIDE ELEVATION "BB"

EXISTING SIDE ELEVATION "AA"




EXISTING G/F PLAN




LOCATION PLAN 1:1250

TO BE READ IN CONJUNTION WITH DRAWING 046/KM/07/002

**FOUNDATIONS**
To be a minimum 600x225mm deep concrete strip foundations minimum depth 900mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more 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 Thermalite block work, Cavity insulation to consist of 75mm Kingspan Thermawall TW50 (or similar approved to achieve minimum U value of 0.30) Provide galvanised steel cavity wall ties (750mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm Superlux board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical DPC.

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

**GROUND FLOOR**
100mm thick concrete floor slab float finish (Garages to be 125mm reinforced) on 55mm Kingspan Thermafloor T70 insulation (or similar to achieve minimum U value of $0.22^2$) turned up at all edges on 1200g visqueen dpm on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding.
All new dpc's to be minimum 150mm above ground level and to overlap into dpm. Provide air bricks at minimum 1800mm centres ducted through to ventilate existing floor void if any existing air bricks are blocked by new extension. All new dpc's to be minimum 150mm above ground level and to lap into dpm.

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

**PITCHED ROOF**
Tiles to match existing on 38 x 25mm s/w battens on "tyvec" breathable roofing felt or similar on roof trusses, code 4 lead flashing, 100mm glass fibre insulation laid between ceiling joists, 150mm laid over joists opposite way to first layer. Provide proprietary rafter trays to ensure insulation does not obstruct the air flow.

**VENTILATION TO PITCHED ROOFS**
(if not using breathable roofing felt)
Provide continuous 10mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (tile vents) at ridge level All open ventilation to receive proprietary anti vermin mesh.

**ANCHOR STRAPS**
30mm x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and tied down wall minimum 450mm & span over joists, rafters & trusses 1200mm minimum.

**CEILINGS**
Generally to be 12.5mm plasterboard and 3mm skim to underside. Min 30 min fire check to all structural steelwork.

**BELOW GROUND DRAINAGE**
All drainage to connect to existing service, Where drains pass through walls form opening with Spanlite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement fibre collars to both sides of openings.

**ABOVE GROUND DRAINAGE**
All drainage to connect to existing service
Gutters - 100mm PVCu half round
Rainwater pipes - 68mm Φ PVCu
Soil and vent pipes - 100mm Φ PVCu

**VENTILATION**
Windows and are to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to Kitchens, Sanitary and Utilities.

Provide mechanical extract ducted to the outside air to the following:
1) Utility - 150mm 60 L/S extractor fan
2) W/C - 100mm 15 L/S extractor fan (N/A)

**GLAZING**
All glazing to be double glazed sealed units into new uPVC frames with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum 16mm air gap to achieve a minimum U value of 1.8 Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass, trickle vents to be fitted to all new windows to provide 8000 sq mm per habitable room. any glazing to a habitable room must have provision for an emergency fire escape, opening to be no more than 1100mm from floor level and no less than 600mm from floor level.

**ELECTRICAL WORK**
All electric 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 L/A should be satisfied that the part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

New internal electrical lighting to use "Philips 14 watt energy saver lamps" or similar recommended energy efficiency lamps, with a (Band A) approval.

**SMOKE DETECTORS**
Linked smoke alarms to be fitted at bottom and top of staircase so that activation of one will trigger the other, to be wired into mains on a separate fused circuit.

**HEATING**
Any new radiators connected to existing heating system to be fitted with Thermostatic Radiator Valves as standard.

**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 | |
|---|---|
| L1 | Catnic cougar CQ90/100 Steel Lintel |
| L2 | Bournecrete R15A Precast concrete lintel (100 x 225dp) |
| L3 | Steels to be as structural engineers calcs |
| L4 | Use existing lintel in situ |
| Min. bearing for all lintels to be 150mm | |

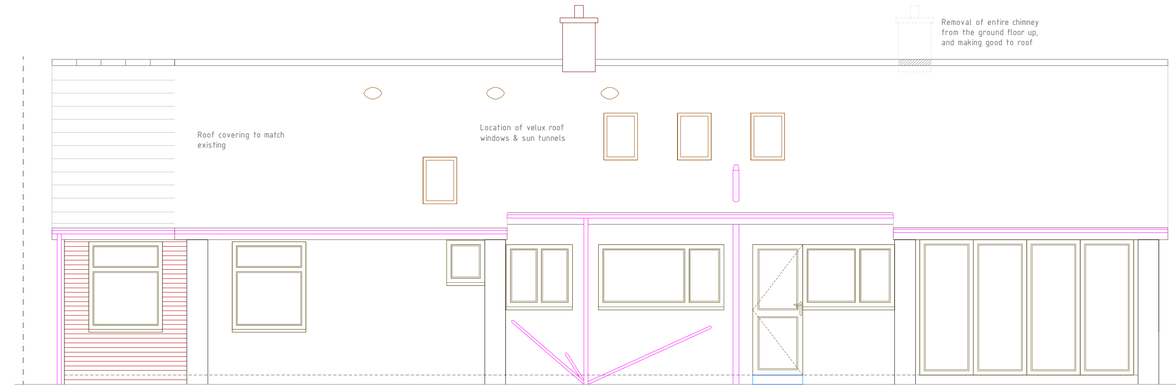
**G.W. Architectural Design**
15 St Ronans View,
Low Fell, Gateshead, NE9 7TF
Tel/Fax/Ans (0191) 420 8844
www.drawingplans.co.uk
Gary Wheatley
GWA ARCHITECTURAL DESIGN & BUILD

Project: Extension to side elevation to provide 1 x bed, En-Suite, 14 x Velux roof windows, extend & convert existing garage to provide new lounge

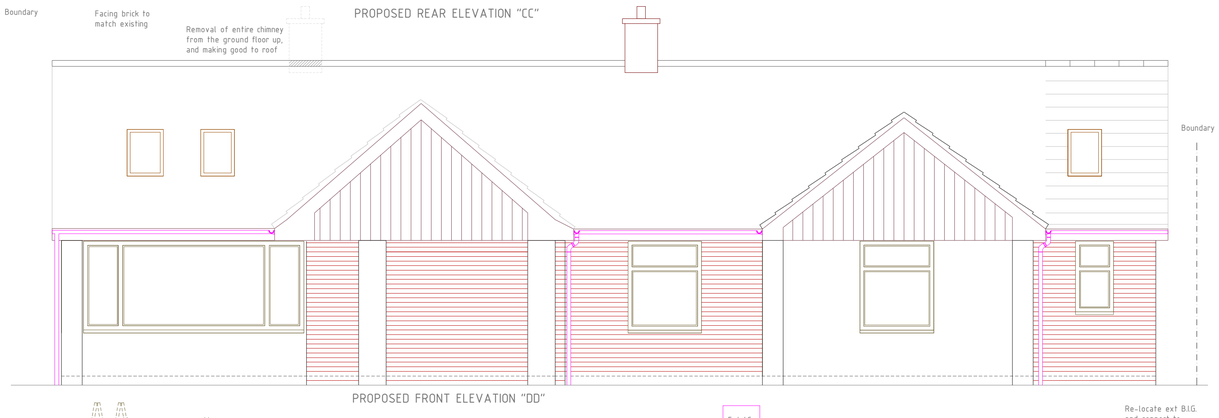
Location:

DRAWING STATUS: [ ] FEASIBILITY [X] PLANNING [ ] BUILDING REGULATIONS

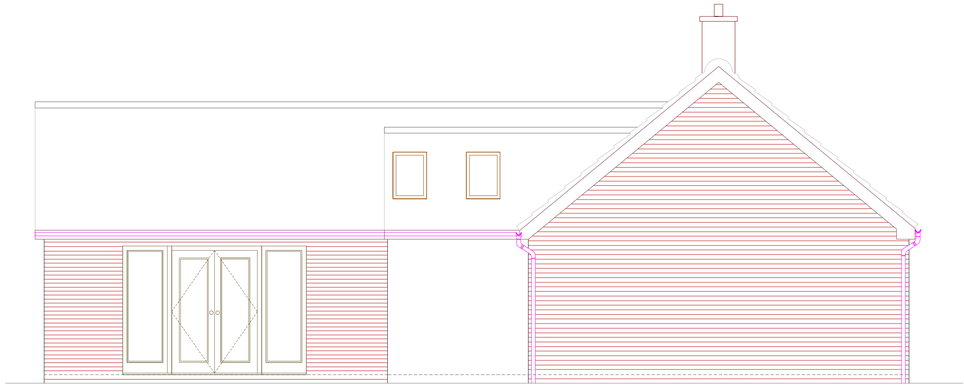
| Drawing No: | 046/KM/07/001 | |
|---|---|---|
| Scale: 1:50 | Drawn by: Gary Wheatley | Date: Apr 07 |




PROPOSED REAR ELEVATION "CC"

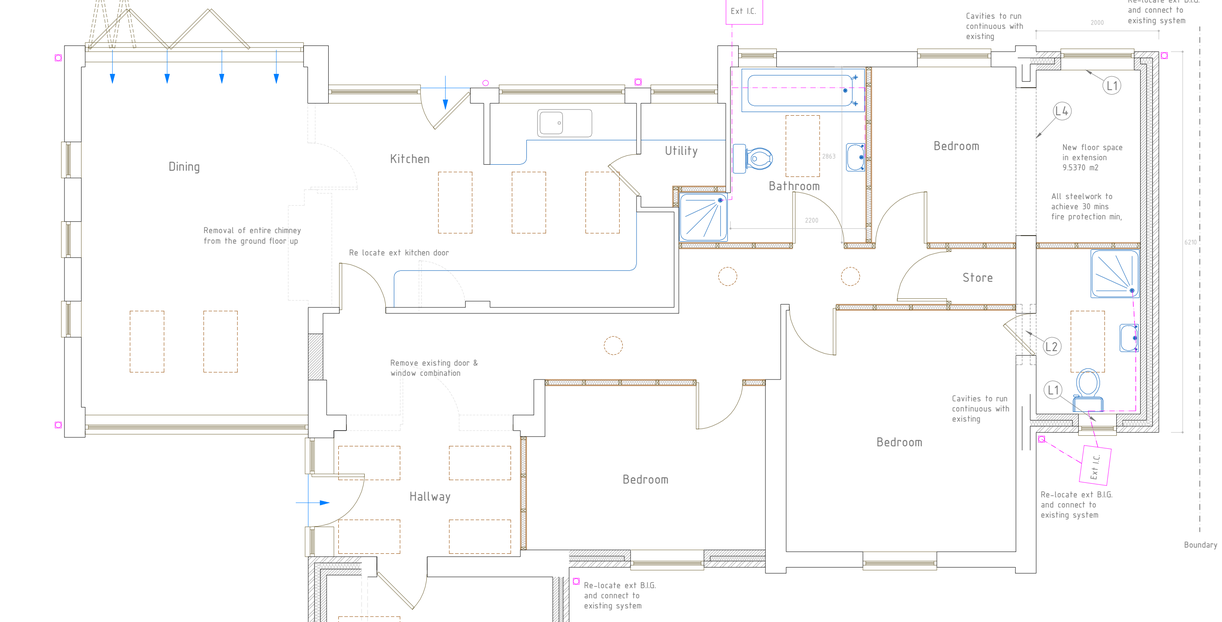



PROPOSED FRONT ELEVATION "DD"

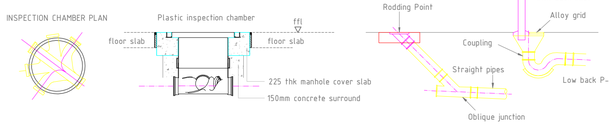


PROPOSED SIDE ELEVATION "BB"

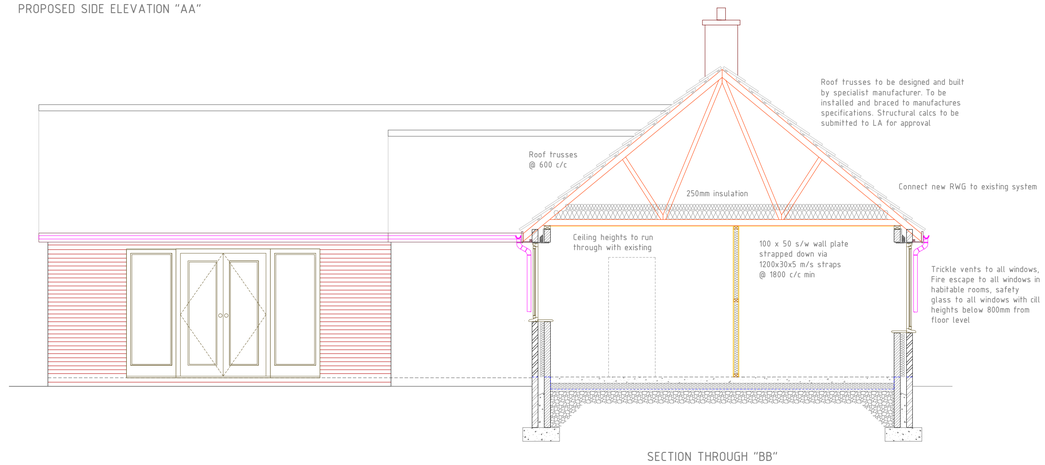
PROPOSED SIDE ELEVATION "AA"



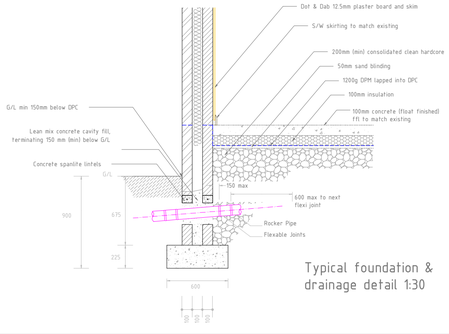

PROPOSED G/F PLAN




TYPICAL DRAINAGE DETAILS 1:30




SECTION THROUGH "BB"




Typical foundation & drainage detail 1:30

TO BE READ IN CONJUNTION WITH DRAWING 046/KM/07/001

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| Scale | Drawn by | Date |
|---|---|---|
| 1:50 | Gary Wheatley | Apr 07 |