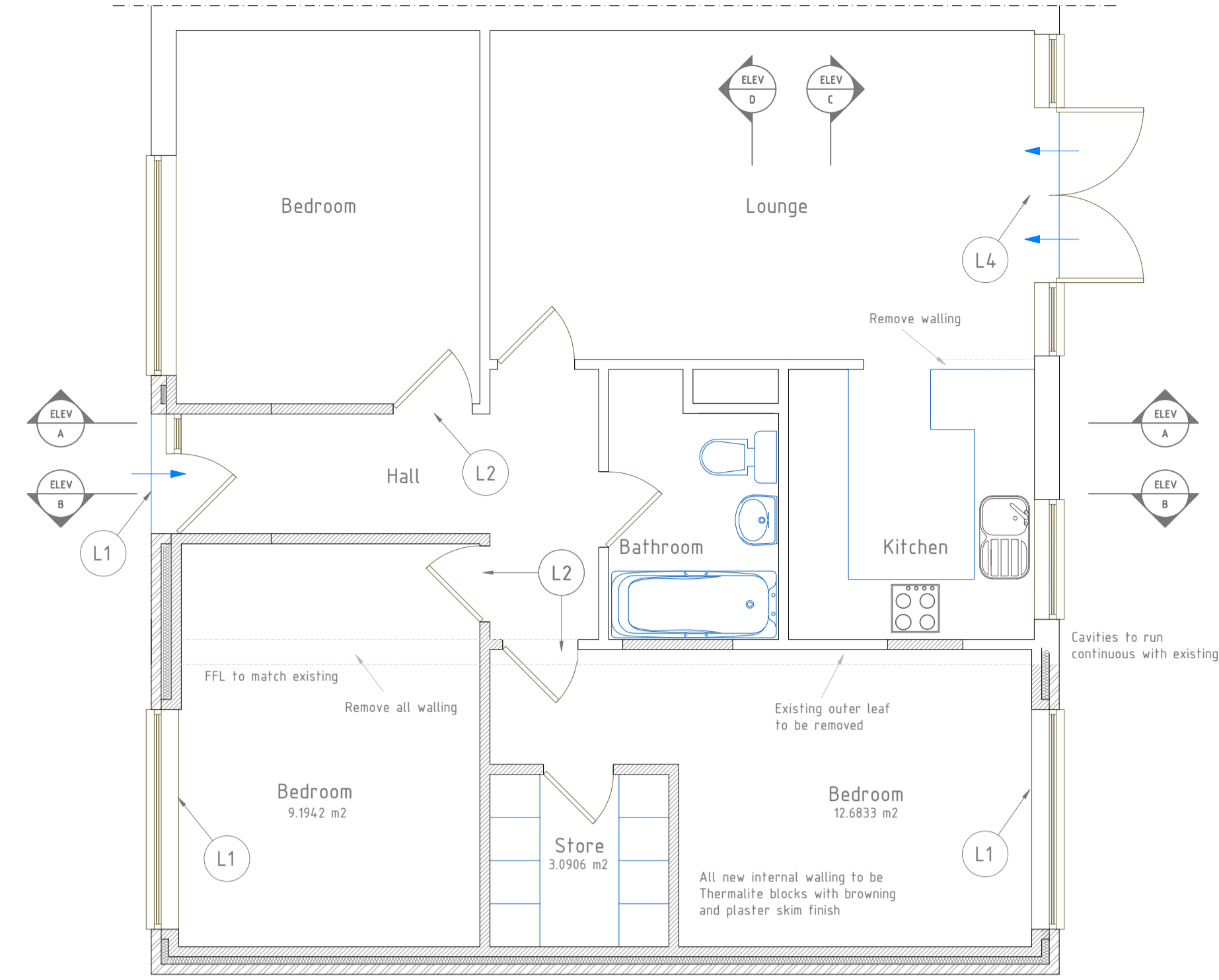
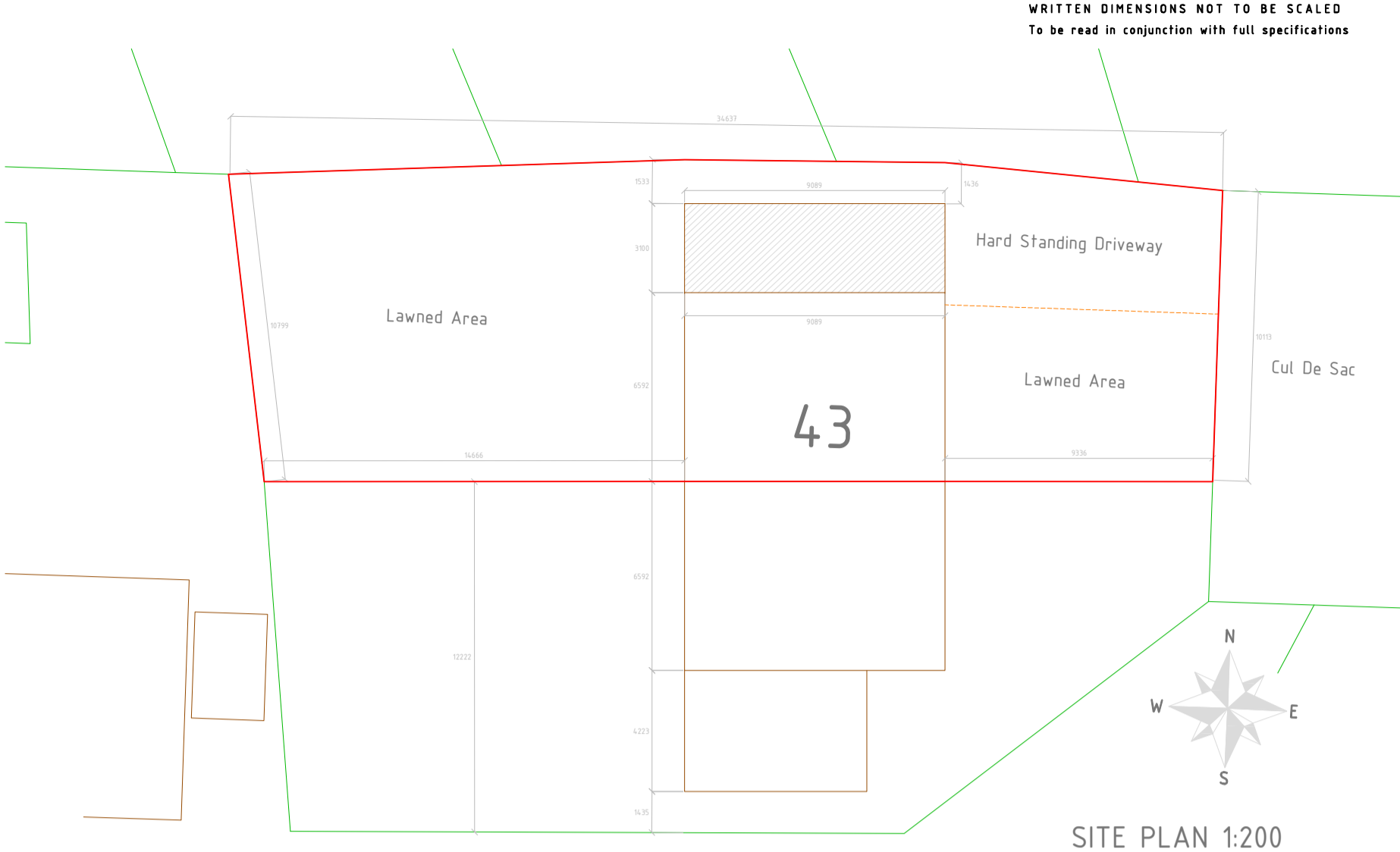


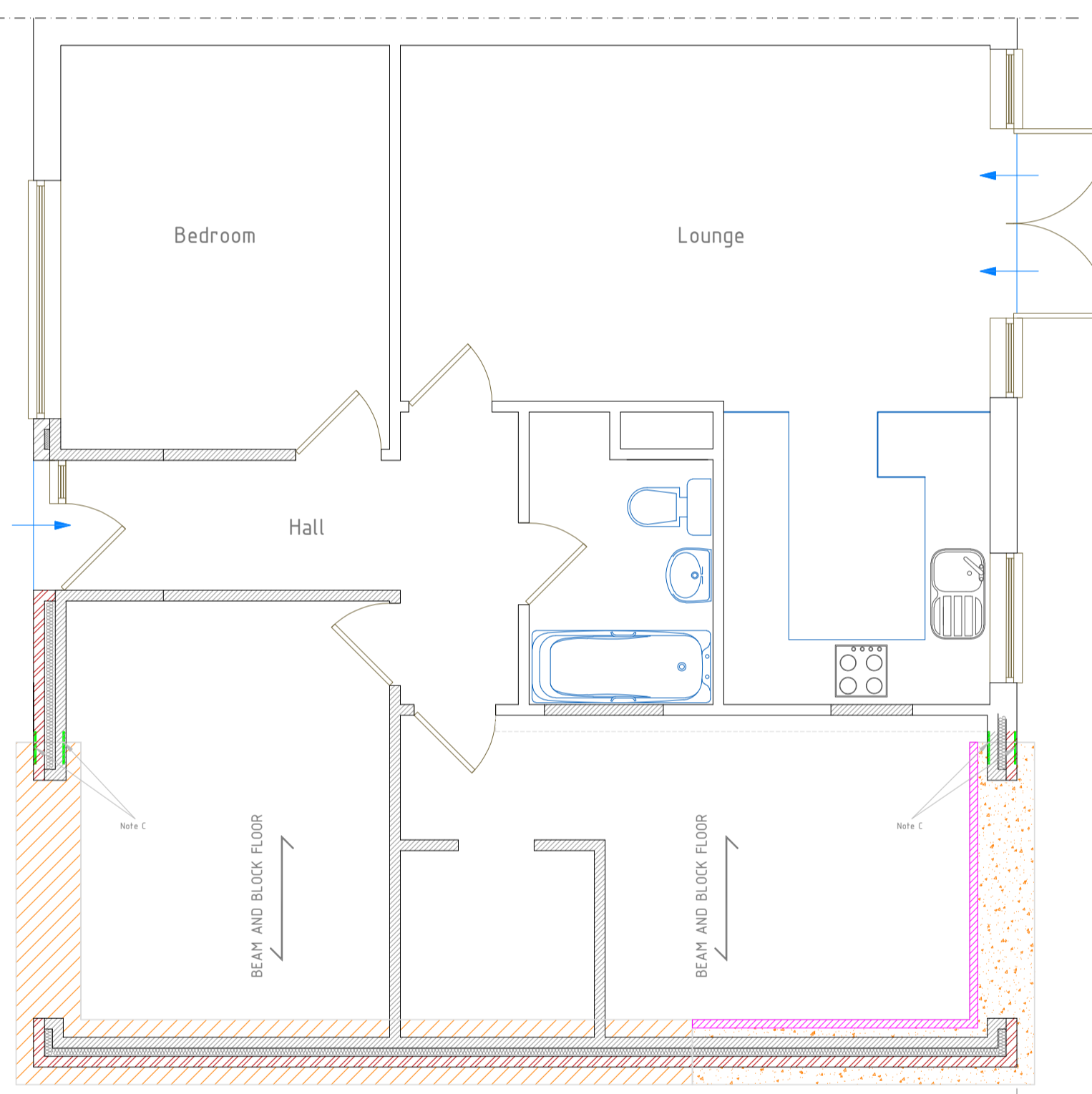
EXISTING G/F PLAN



PROPOSED G/F PLAN 24.969m² New Floor Space



SITE PLAN 1:200
 Additions and alterations shown in hatch

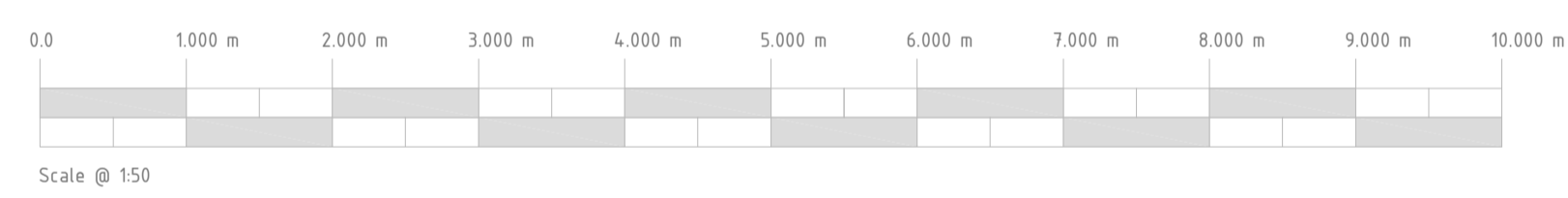


PLAN VIEW:
 FOUNDATION INCORPORATING CLAYMASTER

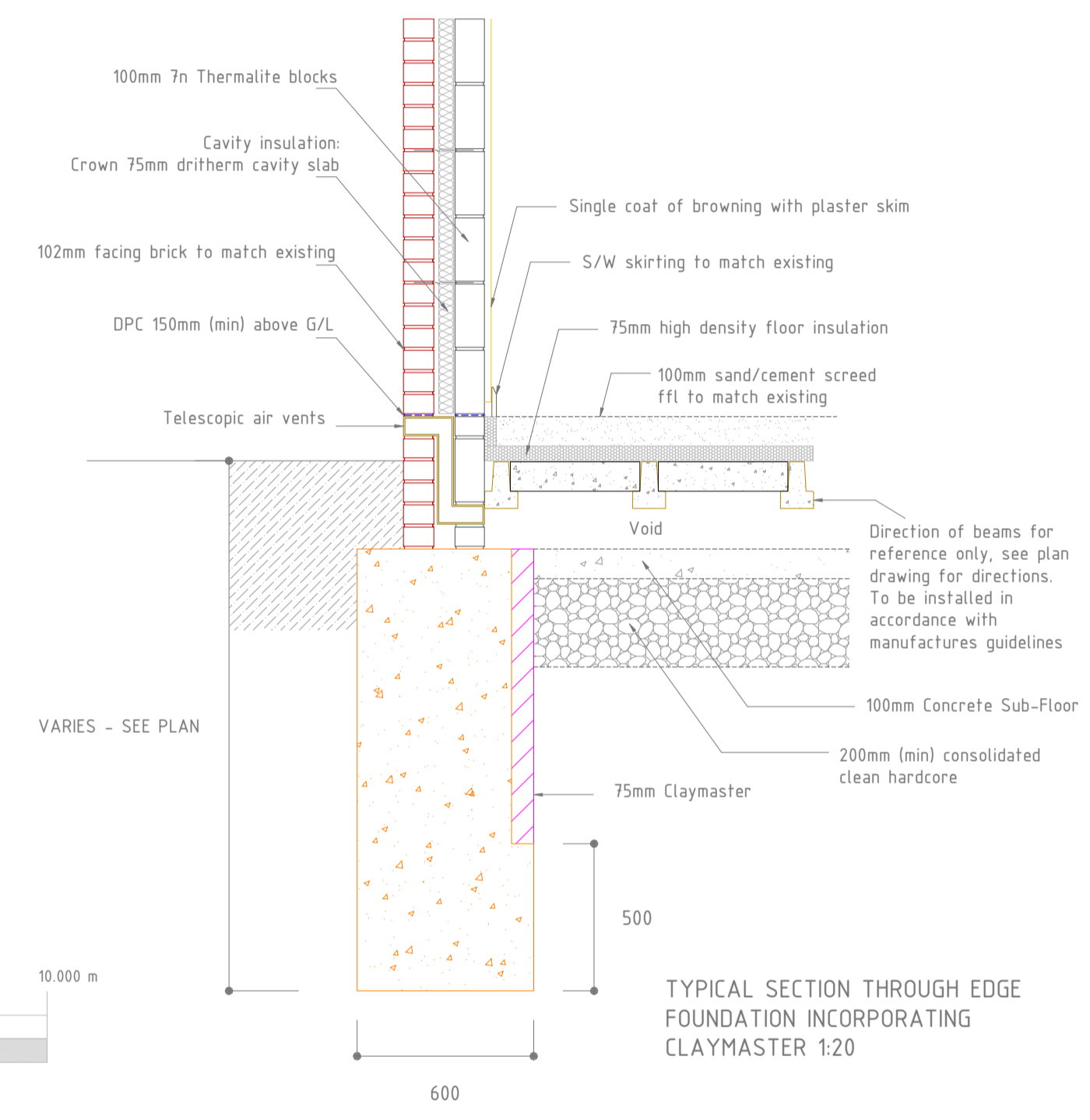
- NOTE A**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.
 - ALL DIMENSIONS TO BE CHECKED ON SITE.
- NOTE B**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS.
 - FOUNDATION CONCRETE TO BE DESIGNATED MIX FND2 IN ACCORDANCE WITH BS 5328.
 - ALL FOUNDATIONS ARE TO BE 600mm WIDE UNLESS NOTED.
 - FOUNDATIONS TO BE TAKEN DOWN TO A SUITABLE BEARING STRATA WITH AN ALLOWABLE BEARING PRESSURE = 100kN/m². FOR ADDITIONAL NOTES ON DEPTH SEE NOTES 5 AND 6 BELOW.
 - FOUNDATION DEPTHS ARE TO BE CHECKED ON SITE ARE TO BE THE GREATEST OF THE FOLLOWING (ie CHOOSE THE CASE WHICH GIVES THE GREATEST DEPTH):
 - A - DEPTH BELOW EXISTING GROUND LEVEL, OR REDUCED FINISHED LEVEL, AS INDICATED ON PLAN.
 - B - 250mm PENETRATION INTO SUITABLE BEARING STRATA.
 - C - 1000mm BELOW FINISHED GROUND LEVEL.
 - D - 1000mm BELOW EXISTING GROUND LEVEL.
 - E - 400mm BELOW LOWEST ROOTS.
 - F - 400mm BELOW 1/3 OF TOPSOIL.
 - CLAYMASTER 75mm THICK IS TO BE INSTALLED WHERE SHOWN ON PLAN.
- Foundation depths shown on plan
- 1500mm
 - 1200mm
- NOTE C**
- 4 No R12 dowel bars 300mm long resin anchored 100mm into existing foundation, 150mm cover to top, bottom and sides



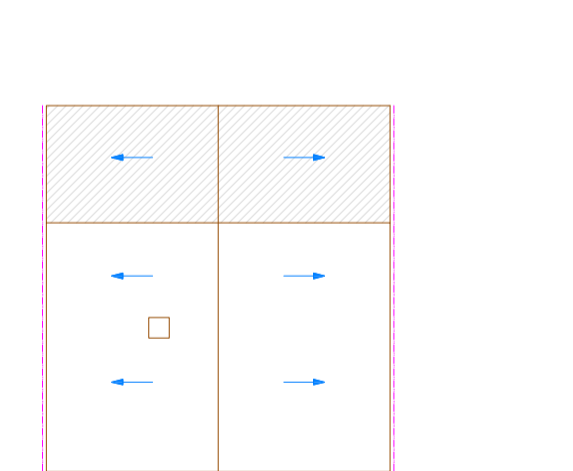
LOCATION PLAN 1:1250



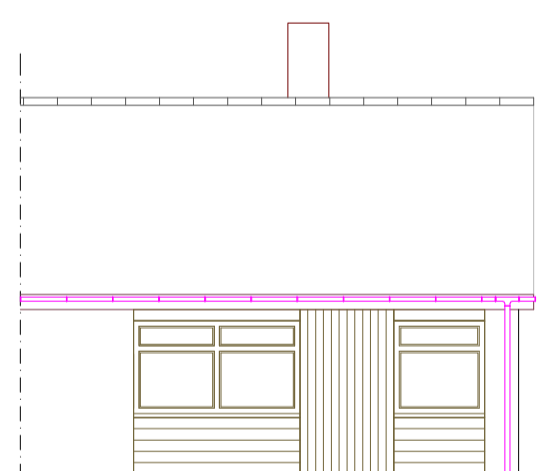
Scale @ 1:50



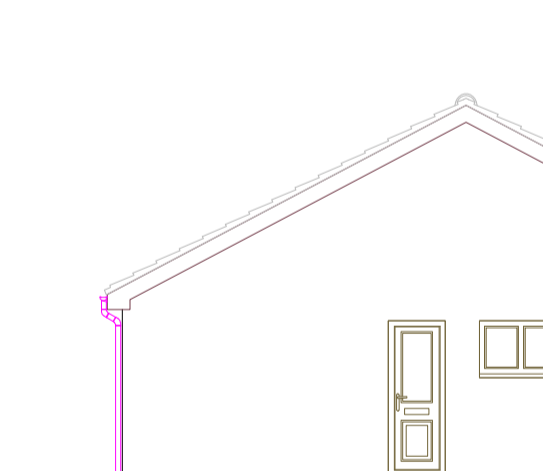
TYPICAL SECTION THROUGH EDGE FOUNDATION INCORPORATING CLAYMASTER 1:20



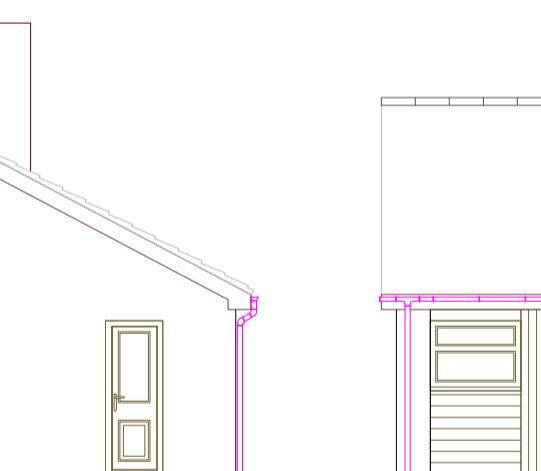
EXISTING AND PROPOSED ROOF PLAN 1:200



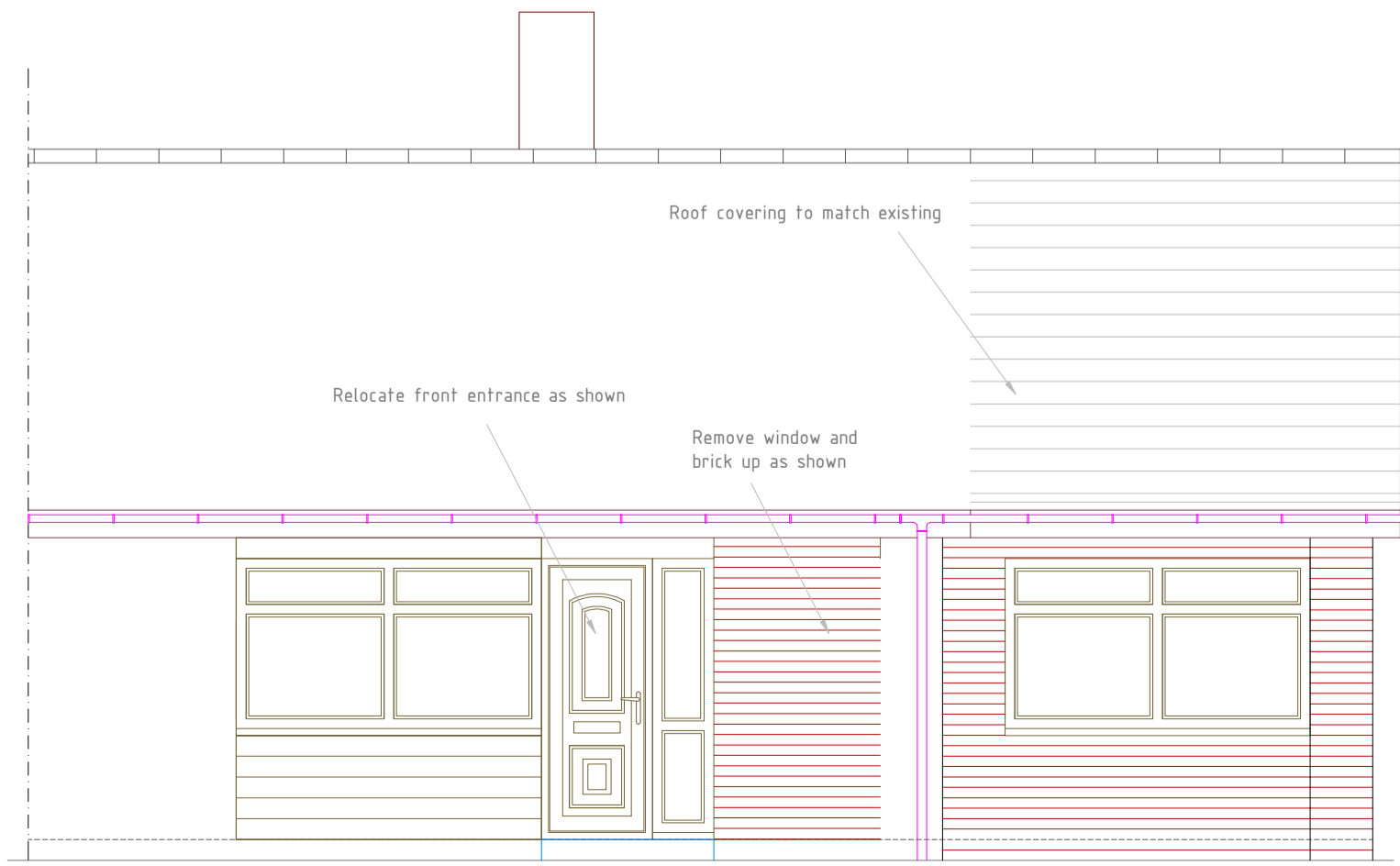
EXISTING FRONT ELEVATION "DD" 1:100



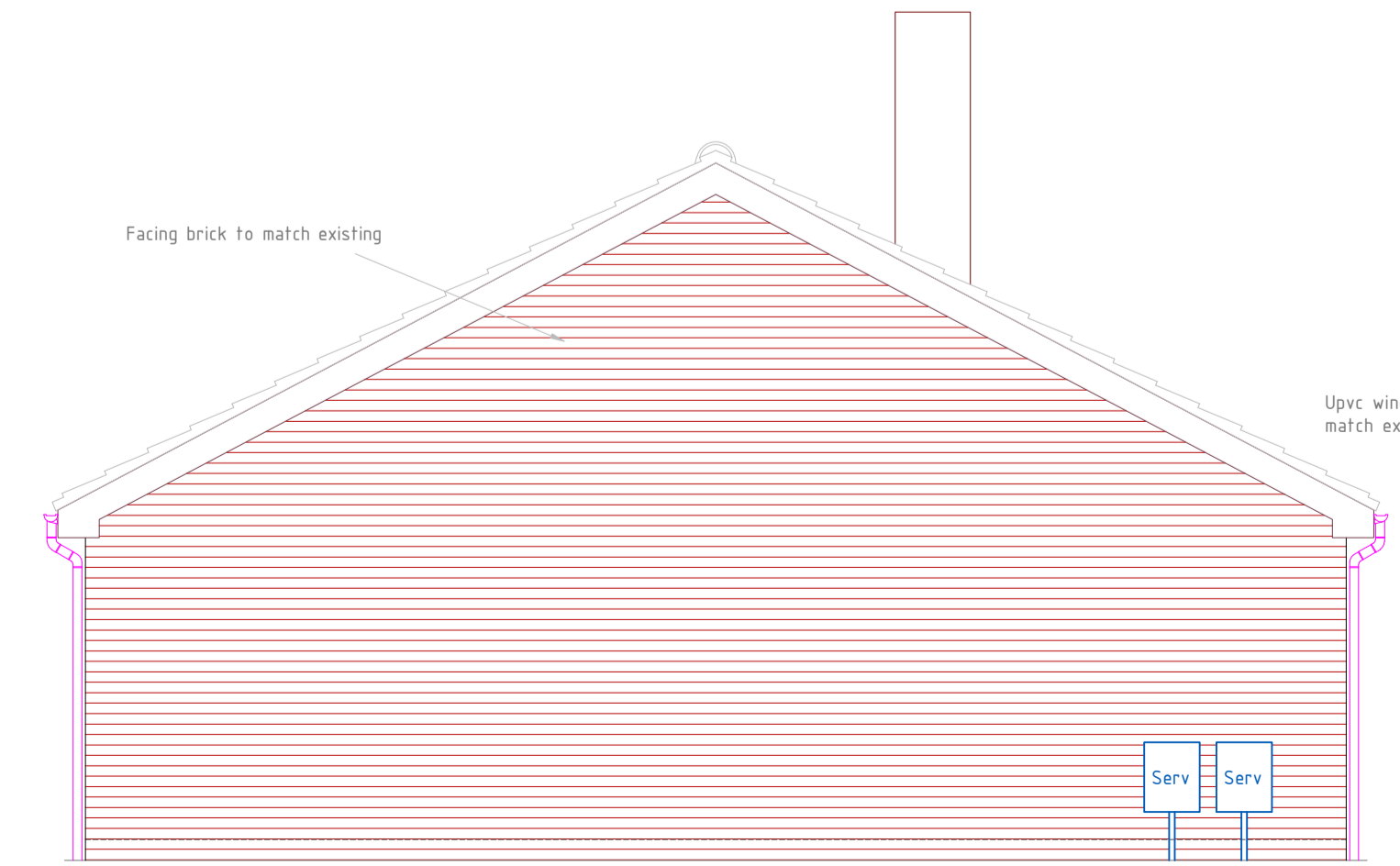
EXISTING SIDE ELEVATION "BB" 1:100



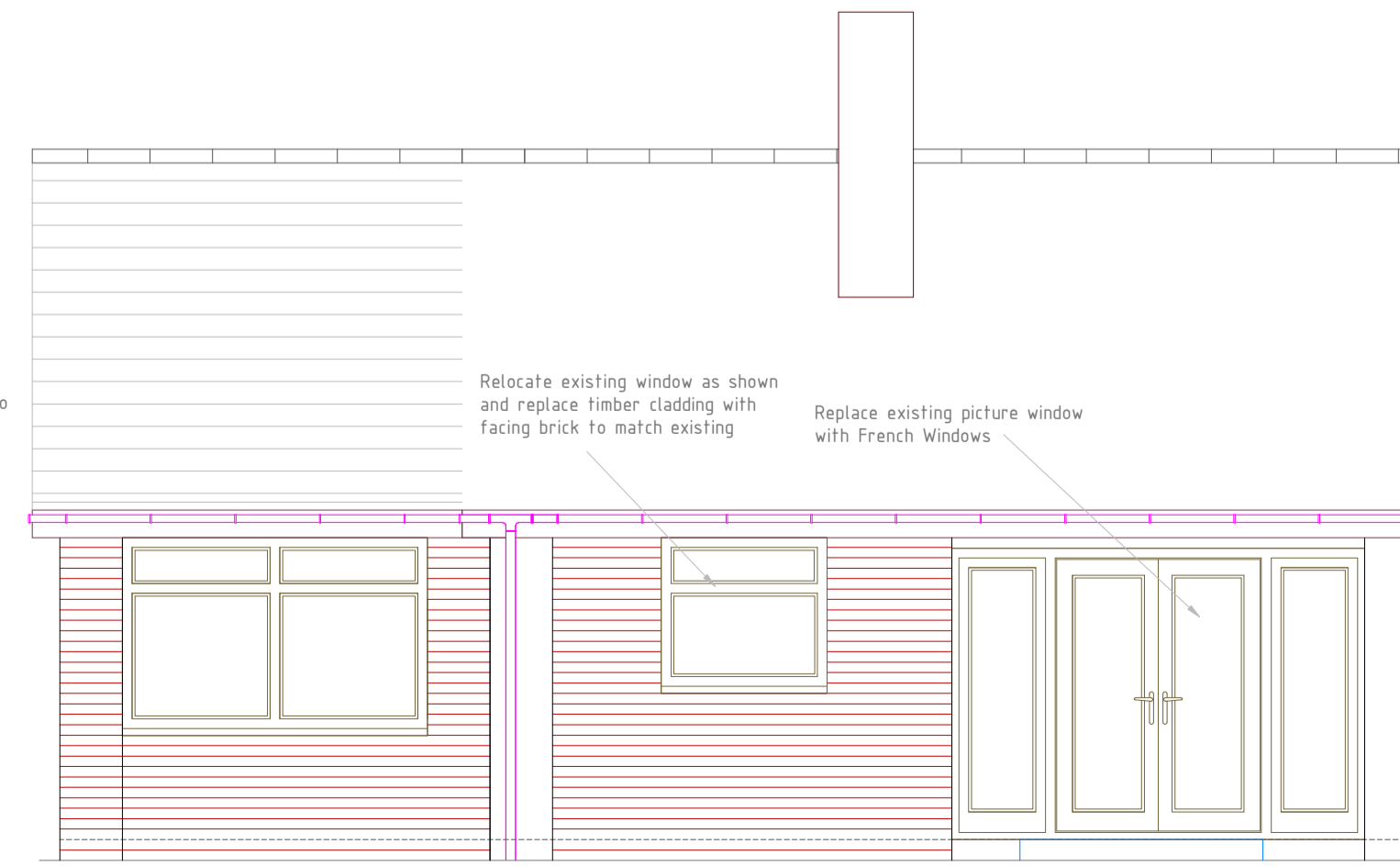
EXISTING REAR ELEVATION "CC" 1:100



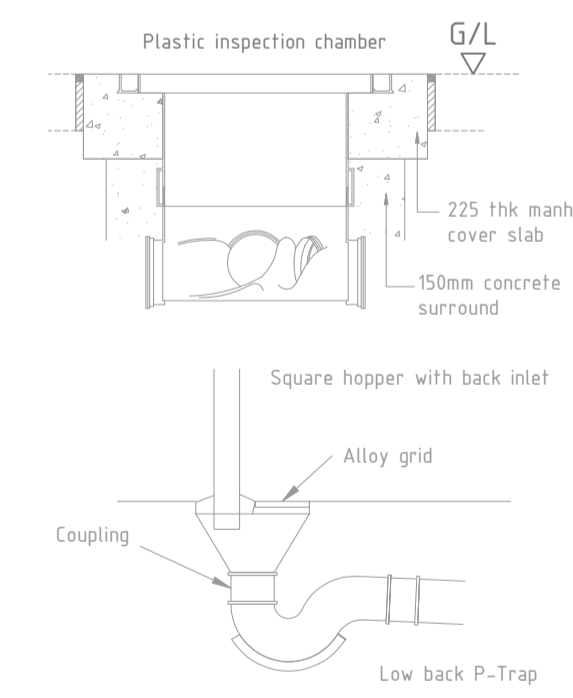
PROPOSED FRONT ELEVATION "DD"



PROPOSED SIDE ELEVATION "BB"



PROPOSED REAR ELEVATION "CC"



TYPICAL DRAINAGE DETAILS 1:20

FOUNDATIONS
 Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. Suggest foundations as per drawing. If deemed ground conditions require more specialist foundations than those specified in the drawing, the Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
 275mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 75mm cavity, 100mm Thermalite block work, cavity insulation to be crown drithem cavity slab 75mm (or similar approved) all to achieve a max u value of 0.30W/m²K. Provide galvanised steel cavity wall ties 750mm horizontally, 450mm vertically decreased to 225mm vertically around openings. 9mm Superior board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical DPC.

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 sand cement screed on 70mm Celotex floor insulation to achieve a max u value of 0.22W/m²K turned up at all edges on concrete beam & block joists. 100mm concrete sub floor on 200mm thick well compacted clean stone hardcore. All new dpc's to be minimum 150mm above ground level and to overlap into dpm. Provide air bricks at minimum 1800mm centers ducted through to ventilate existing and new floor void.

ROOF TRUSSES
 Roof trusses to be designed & built by specialist manufacturer, all trusses to be installed to manufacturers 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 "tyres" breathable roofing felt or similar on roof trusses, code 4 lead flashing, 100mm glass fiber 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 100mm 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 steel straps to be fixed at 1800mm centers along 100mm x 50mm wall plate and tied down wall minimum 450mm, also to span 1200mm over roof trusses.

CEILING
 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 fiber collars to both sides of openings.

ABOVE GROUND DRAINAGE
 All drainage to connect to existing service
 Gutters - 100mm PVCu half round
 Rainwater pipes - 65mm diameter PVCu
 Soil and vent pipes - 100mm 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 where applicable:
 1) Kitchen/Utility - 60 ltr/sec
 2) W/C - N/A
 3) Bathroom - 15 ltr/sec

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 minimum U value to meet current building regulations. 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 100mm from floor level and no less than 600mm 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 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.

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 CD90/100 Steel Lintel
L2	Bournecrete R15A Precast concrete lintel (100 x 225)
L3	Steels to be as structural engineers advice
L4	Use existing lintel in situ

Min. bearing for all lintels to be 150mm

G.W. Architectural Design
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 Low Fell, Gateshead, NE5 7TF
 Tel (0844) 884 25 95
 www.drawingplans.co.uk

PROJECT: Side extension to bungalow to provide bedroom extension and a third bedroom
 LOCATION: [Redacted]

DRAWING STATUS: FEASIBILITY PLANNING BUILDING REGULATIONS

Drawing No: 098/SA/09/001 Rev: A
 Scale: [Redacted] Drawn by: [Redacted] Date: [Redacted]
 150 @ A1 Gary Wheatley Aug 09