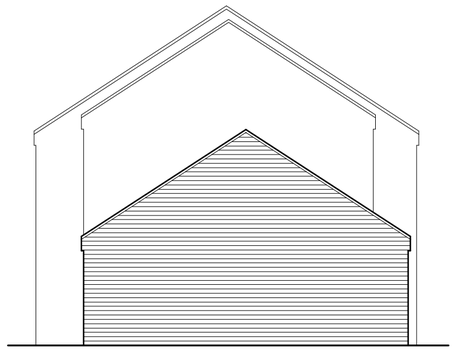


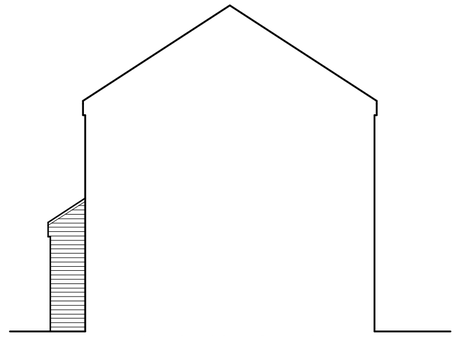
proposed front elevation



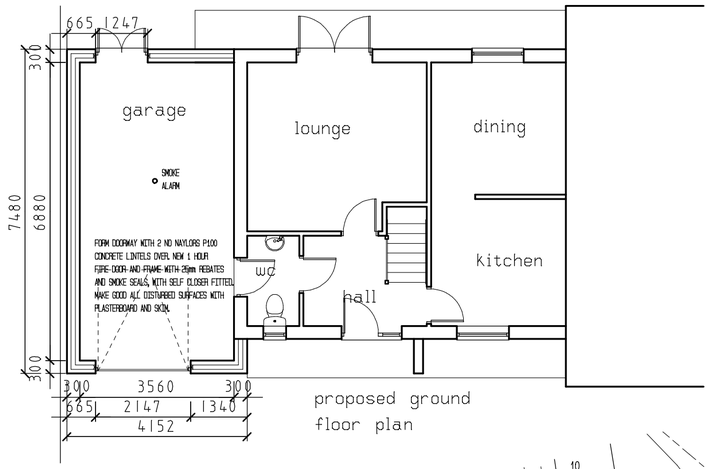
proposed rear elevation



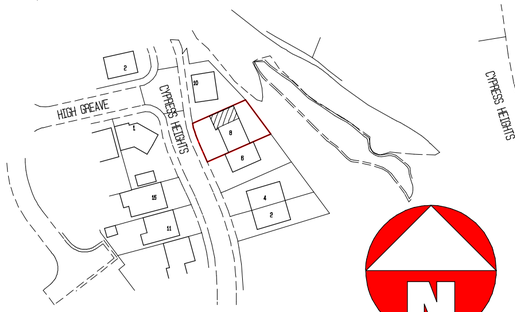
proposed side elevation



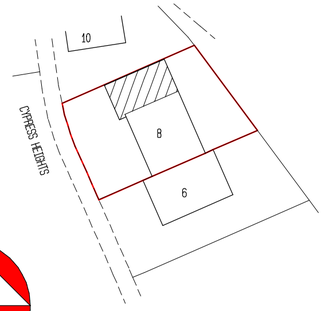
sectional side elevation



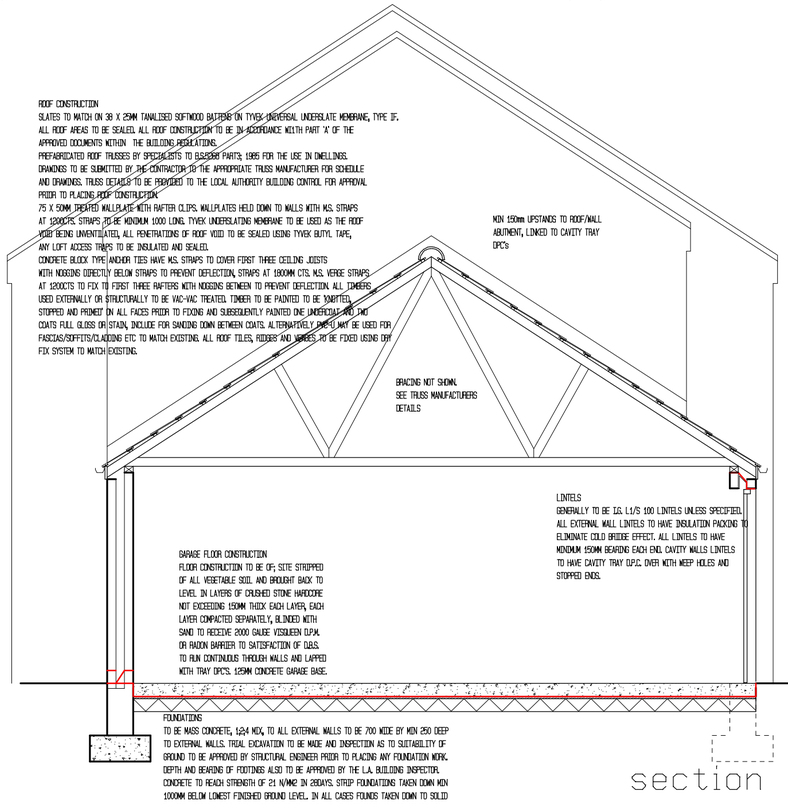
proposed ground floor plan



location plan 1:1250



site plan 1:500



section

ROOF CONSTRUCTION
SLATES TO MATCH ON 38 X 25MM TANALISED SOFTWOOD BATTENS ON TYVEK UNIVERSAL UNDERSLATE MEMBRANE, TYPE 1F. ALL ROOF AREAS TO BE SEALED. ALL ROOF CONSTRUCTION TO BE IN ACCORDANCE WILTH PART 'A' OF THE APPROVED DOCUMENTS WITHIN THE BUILDING REGULATIONS.
PREFABRICATED ROOF TRUSSES BY SPECIALISTS TO B.S5268 PART5: 1995 FOR THE USE IN DWELLINGS. DRAWINGS TO BE SUBMITTED BY THE CONTRACTOR TO THE APPROPRIATE TRUSS MANUFACTURER FOR SCHEDULE AND DRAWINGS. TRUSS DETAILS TO BE PROVIDED TO THE LOCAL AUTHORITY BUILDING CONTROL FOR APPROVAL PRIOR TO PLACING ROOF CONSTRUCTION.
75 X 50MM TREATED WALLPLATE WITH RAFTER CLIPS. WALLPLATES HELD DOWN TO WALLS WITH M.S. STRAPS AT 1200CTS. STRAPS TO BE MINIMUM 1000 LONG. TYVEK UNDERSLATING MEMBRANE TO BE USED AS THE ROOF VOID BEING UNVENTILATED, ALL PENETRATIONS OF ROOF VOID TO BE SEALED USING TYVEK BUTYL TAPE, ANY LOFT ACCESS TRAPS TO BE INSULATED AND SEALED.
CONCRETE BLOCK TYPE ANCHOR TIES HAVE M.S. STRAPS TO COVER FIRST THREE CEILING JOISTS WITH NOGGINS DIRECTLY BELOW STRAPS TO PREVENT DEFLECTION, STRAPS AT 1800MM CTS. M.S. VERGE STRAPS AT 1200CTS TO FIX TO FIRST THREE RAFTERS WITH NOGGINS BETWEEN TO PREVENT DEFLECTION. ALL TIMBERS USED EXTERNALLY OR STRUCTURALLY TO BE VAC-VAC TREATED. TIMBER TO BE PAINTED TO BE SMARTED, STOPPED AND PRIMED IN ALL FACES PRIOR TO FIXING AND SUBSEQUENTLY PAINTED ONE UNDERCOAT AND TWO COATS FULL GLOSS OR STAIN, INCLUDE FOR SANDING DOWN BETWEEN COATS. ALTERNATIVELY PVCu MAY BE USED FOR FASCIAS/SOFFITS/CLADDING ETC TO MATCH EXISTING. ALL ROOF TILES, RIDGES AND VERGES, TO BE FIXED USING DRY FIX SYSTEM TO MATCH EXISTING.

EXTERNAL WALLS
WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF PART A OF THE BUILDING REGULATIONS 1991; AND SHALL COMPLY WITH CP. 121; 1973. ALL STRUCTURAL ELEMENTS ARE TO HAVE A MINIMUM FIRE RATING OF ONE HOUR ABOVE GROUND FLOOR LEVEL.
EXTERNAL WALL CONSTRUCTION SHALL ACHIEVE A U VALUE OF 0.27W/M² OR BETTER.
WALL TO COMPRISE OF EXTERNAL SKIN OF 102mm BRICKWORK, 50MM NOMINAL CLEAR CAVITY WITH 50MM KINGSPAN K8 CAVITY BOARD FIXED TO OUTER FACE OF INNER LEAF USING PROPRIETARY WALL TIE FIXINGS. ALTERNATIVELY USE A FULL FILL RECKWOOL CAVITY BATT SYSTEM OR FULL FILL BLOWN INSULATION SYSTEM WITH AGREMENT CERTIFICATION.
INNER LEAF TO COMPRISE OF 100MM THICK 3.5N LIGHTWEIGHT AERATED BLOCKWORK, FINISHED INTERNALLY WITH DRY LINED PLASTERBOARD AND SKIM ON GYPROC DRYWALL ADHESIVE DABS. WALL TIES TO BE STAINLESS STEEL SET AT MAX 750MM HORIZONTAL CTS AND 450MM VERTICAL CTS, EVERY BLOCK COURSE TO REVEALS. THERMABATE INSULATED CAVITY CLOSERS, OR SIMILAR APPROVED TYPE, BUILT IN BETWEEN LEAVES AT ALL REVEALS OR K8 INSULATION BOARD CLOSING CAVITIES WITH EPC TO REVEALS. ALL CAVITIES CLOSED AT EAVES WITH K8 INSULATION BOARD ACROSS CAVITY. TARMAC TOPBLOCK HIGH STRENGTH FOUNDATION BLOCKS TO BE USED BELOW GROUND LEVEL, IE WHERE NOT VISIBLE.

AIR TIGHTNESS
WHERE SERVICES OR FLOORS ETC PASS THROUGH WALLS AND AROUND WINDOWS/DOORS TO BE FULLY SEALED WITH EXPANDING FOAM AND SILICONE POINTING, TO PREVENT PASSAGE OF AIR.
WHERE SERVICES PASS THROUGH INTO ROOFSPACE TO BE SIMILARLY SEALED. INSULATION TO BE PACKED TIGHT INTO ALL EAVES TO PREVENT AIR MOVEMENT. ALL CAVITIES IN WALL ARE TO BE SEALED AROUND OPENINGS WITH THERMABATE CAVITY CLOSERS PLUS SILICONE POINTING TO CLOSE CAVITY GAPS.

ENERGY EFFICIENCY
ENERGY EFFICIENT LIGHTING SHALL BE PROVIDED IN COMPLIANCE WITH THE APPROVED DOCUMENT L1 METERING STRATEGY. ALL FIXED LIGHTING, INTERNAL AND EXTERNAL SHALL BE FITTED WITH ENERGY EFFICIENT BULBS. CARBON PERFORMANCE RATING FOR MECHANICAL VENTILATION, AND HEATING PLANT AND CARBON INTENSITY SHALL COMPLY TO THE RELEVANT TABLES OF PART L BUILDING REGULATIONS.

WINDOWS AND DOORS
TOUGHENED SAFETY GLASS TO ANY DOORS, GLAZING WITHIN 300MM OF A DOOR OR ANY GLAZING WITHIN 800MM FROM A FLOOR.
WINDOWS TO BE IN PVCu FRAMES WITH THERMAL BREAKS INCORPORATED, 16MM GAP BETWEEN DOUBLE GLAZED PANES, INNER PANE TO BE IN PILKINGTONS "K" GLASS. SOFT COAT LOW 'E' GLASS USED.
WINDOW CILL BOARDS TO EXTEND 50 MM PAST OPENINGS.
WINDOW TO HABITABLE ROOMS AT FIRST FLOOR TO COMPLY TO ESCAPE WINDOW REQUIREMENTS. OPENING OF WINDOW TO BE LESS THAN 1100MM FROM FLOOR, MIN 450MM CLEAR OPENING WIDTH, MIN 750MM CLEAR HEIGHT, MIN 0.33M2.

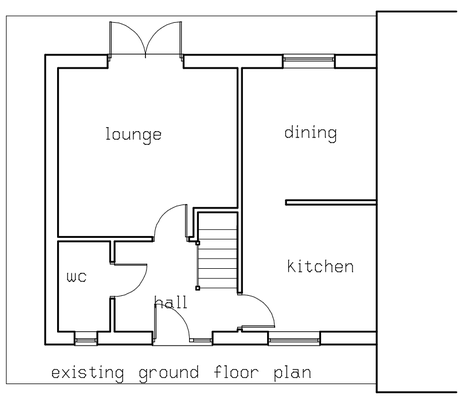
FIRE ALARM SYSTEM
PROVIDE A FULLY MAINTAINED FIRE/SMOKE ALARM SYSTEM THAT IS MAINS POWERED WITH BATTERY BACK-UP AND SEPARATELY FUSED WITHIN THE CONSUMER UNIT. CEILING MOUNTED HEAT/SMOKE DETECTORS LINKED TO FIRE ALARM SYSTEM WHICH IS TO BE AUDIBLE THROUGHOUT THE BUILDING. DETECTORS TO BE SET MIN 300MM AWAY FROM LIGHT FITTING, RADIATOR OR WALL FACES. SMOKE/FIRE DETECTOR SYSTEM TO BE TESTED TO THE SATISFACTION OF LOCAL AUTHORITY BUILDING INSPECTOR PRIOR TO ANY OCCUPATION OF THE BUILDING.

GENERAL
ALL WORKS CARRIED OUT TO FULL SATISFACTION OF O.B.S. AND IN ACCORDANCE WITH GOOD CURRENT APPROVED PRACTICE. ANY DISCREPANCIES TO BE CLEARED WITH ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.
KITCHEN LAYOUT TO BE REGARDED AS DIAGRAMMATIC ONLY, AS FINAL LAYOUT AND CHOICE OF APPLIANCES AND CUPBOARDS RESTS WITH THE CLIENT.
ALL SANITARY FITTINGS/TILING/LAYOUT TO BE TO CHOICE OF CLIENT.
STYLE/DESIGN OF ELECTRICAL FITTINGS, LIGHTING AND POSITION TO REST WITH CLIENT, BUT TO COMPLY WITH BUILDING AND IEE REGULATIONS.

FOUNDATIONS
TO BE MASS CONCRETE, 1:2:4 MIX, TO ALL EXTERNAL WALLS TO BE 700 WIDE BY MIN 250 DEEP TO EXTERNAL WALLS. TRIAL EXCAVATION TO BE MADE AND INSPECTION AS TO SUITABILITY OF GROUND TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO PLACING ANY FOUNDATION WORK. DEPTH AND BEARING OF FOOTINGS ALSO TO BE APPROVED BY THE L.A. BUILDING INSPECTOR. CONCRETE TO REACH STRENGTH OF 21 N/MM2 IN 28DAYS. STRIP FOUNDATIONS TAKEN DOWN MIN 1000MM BELOW LOWEST FINISHED GROUND LEVEL. IN ALL CASES FOUNDS TAKEN DOWN TO SOLID NATURAL GROUND LEVEL AND TO BELOW INVERT LEVEL OF ANY ADJACENT SEWERS OR DRAINS. ALL FOUNDATIONS TO COMPLY WITH SECTION A1/2 OF THE BUILDING REGULATIONS1991.

DRAINAGE
NEW SURFACE WATER FALLPIPES TO TRAPPED GULLIES, WITH FALLPIPE DISCHARGING BELOW GRATE LEVEL, BUT ABOVE WATER LEVEL. CONNECT TO EXISTING SEPARATE SURFACE WATER DRAIN, TO SATISFACTION OF BUILDING INSPECTOR.

ELECTRICAL
ALL ELECTRICAL WORKS CARRIED OUT BY A QUALIFIED AND COMPETENT ELECTRICIAN, CAPABLE OF DESIGNING, INSTALLING, TESTING AND CERTIFYING THE WHOLE INSTALLATION.
ALL ELECTRICAL WORKS TO COMPLY WITH LATEST EDITION OF CURRENT I.E.E. REGULATIONS. ALL SWITCHES AND SOCKETS SITED ABOVE 450MM AND BELOW 1200MM FROM FINISHED FLOOR LEVEL.
WHERE PENDANT FITTINGS TO BE HUNG FROM CEILING TO HAVE NOGGINS BETWEEN FLOOR BEAMS OR ROOF TIMBERS FOR SECURE FIXING. SAME TO APPLY TO SWITCHES SITED ON ANY STUD WALLS TO BE BACKED UP WITH NOGGINS.



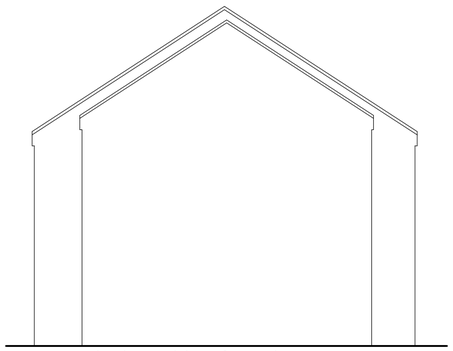
existing ground floor plan



existing front elevation



existing rear elevation



existing side elevation

REV C - RED LINE BOOUNDARY ADDED - 07/3/22
REV B - CONSTRUCTION DETSILS ADDED - 22/2/22
REV A - LAYOUT AMENDED - 17/2/22

CLIENT **MRG GAILIUS**

TITLE **PROPOSED GARAGE EXTENSION**

8 CYPRESS HEIGHTS

SMITHIES

S71 1WA

ANDY CUDWORTH ARCHITECTURE
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SCALE	DATE	DRAWN
1:100	FEB 22	AMC

DRWG No		REV
GGS-222-1	A2	C

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