

This architectural drawing shows the front elevation of a house. It features a gabled roof with two chimneys, one on each side. The facade includes three windows: a single window on the left, a larger multi-paned window in the center, and another single window on the right. The drawing is a line sketch with some color shading on the roof and walls.

This is a black and white architectural line drawing of a single-story house. The house features a gabled roof with a chimney on the left side. The front facade includes a large garage door on the left, followed by a window with vertical bars or shutters, a larger multi-paned window, and a front door with a small transom window on the right. The drawing is a simple line sketch, likely a preliminary design or a conceptual rendering.

This architectural drawing shows the front elevation of a house. It features a gabled roof with a chimney on the right side. The house has a central entrance with a small porch supported by columns. There are windows on either side of the entrance, including a larger window on the left and a smaller one on the right. The drawing is a line sketch, showing the basic structure and proportions of the building.

A line drawing of a house with a gabled roof. The roof has a chimney on the right side. The front facade features a large window on the left and a smaller window on the right. The drawing is simple, using black lines on a white background.

A hand-drawn architectural sketch of a house elevation. The house features a prominent gabled roof with a chimney on the left side. The front facade includes a large window on the left, a central entrance with a small porch, and a large window on the right. The drawing is done in black ink on a light background.

This architectural drawing shows the front elevation of a building. The structure features a prominent gabled roof with a wide overhang. The main facade is composed of a light-colored material, possibly stucco or concrete. On the left side, there is a small, narrow vertical window. Moving right, there is a larger window unit consisting of three vertical panes. To the right of this is a small, square window. Further right, there is a large, multi-paned window unit with four vertical panes. On the far right, there is a small, rectangular window. The building is set against a plain background, and the drawing is rendered in a clean, minimalist style with black outlines and light gray shading.

94 A

900X1050

4200X2100

2400X2100

3900

3700

1600

6050

6900

4400

KITCHEN

UTILITY

SITTING ROOM

GARAGE

BATH

SHOWER

2000

1800

3585

1650

1200X1500

4300

900

2620

1500X500

BEDROOM

LOUNGE

BEDROOM

DRESSING ROOM

BEDROOM

KITCHEN

REMOVE STACK

Notes:

1. Install a mains wired smoke detection and alarm system with detectors interconnected and sited on the ceiling of the circulation spaces with a heat detector in the kitchen. All new light fittings shall only be of the taking energy efficient light bulbs max 100watts. All electrical work to be carried out in accordance with current addition of the IEE regulations level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. Installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of work. All heating/plumbing work to be carried out by a competent qualified gas safe engineer. The appointed engineer shall check the system suitable for additional work and confirm any design requirements with the client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of the pipes to have thermostatic valves. All joinery and fittings to be agreed with client and builder prior to commencement of work.
2. All materials and drawings are to be checked and approved by the contractor prior to commencing work on the project. All materials and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or installed in accordance with all manufacturers instructions and specifications. All materials shall be suitable for the purpose that they are used for. The contractor shall be responsible for account everything necessary for the proper completion of the works and to the satisfaction of the authorities. Building Inspector, whether or not mentioned on the drawings or in the specification. These drawings and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. - Builder to check and to clarify all levels, dimensions and details.

Alterations Form an opening under structural steelwork supporting existing and proposed family room roofs. Take down the existing lounge chimney in order to remove the brickwork at ground floor garage side that enables a wider corridor make good all roof floors and internal finishes. Do not disturb any masonry lounge side support existing fireplace surround. Support the existing roof to remove and re-site bedroom wall that would be in front of the new bathroom. Insert timber joists in lounge support area. Remove and replace existing fireplace surround and insert stone surround. Support the existing roof to remove and re-site the partition wall between garage and bedroom on 200kg Dpc and as previously described. Builder to investigate span of pinst direction and insert appropriate trimmers when necessary. Kitchen waste to be connected to existing waste in rear bedroom Form high level concrete base for kitchen sink and install stainless steel sink. Replace kitchen window with double glazed unit. New bay window 800mm and 1100mm from the floor means of escape opening light level up with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the ActThe builder must carry suitable insurances for the works , prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete the work. The contractor must ensure that all workers are fully supported both in terms of competent manner at each stage of the project. Walls may require needle propping both sides using props of suitable size and capacity and to be supported from solid ground [not timber joints or other suspended construction]

An architectural elevation drawing of a house. The house features a gabled roof with a chimney on the left side. A small porch with a door and a window is located on the right side of the house. The drawing is a line sketch with some light shading.

A hand-drawn floor plan of a single-story house. The layout includes a **BEDROOM** on the far left, a **SITTING ROOM** in the center-left, a **UTILITY** room in the center-right, and a **KITCHEN** on the far right. The house features a gabled roof with a chimney on the left side. A front porch area is indicated at the bottom left. The drawing is done in black ink on a light background.

The request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his complete satisfaction or altered to be so. It is proposed to construct a single storey rear extension to form a living kitchen room with utility and sitting room, and conversion of the existing garage to part of the dwelling

All boundaries and final dimensions are to be agreed.

Workmanship and materials to be used shall conform with the current government of work. Builder to allow for removal and replacement of any part of existing structure and material to execute the works and making good.

It is proposed that finished floor level in the extension will at the same level as the existing dwelling to be determined on site through adjoining room walls. The existing garage and rear bedroom floor level shall be adjusted with Kingspan insulation resulting in a straight down from the exterior and reduced ceiling height. All external levels shall be reduced in order to incorporate the details listed below without detriment.

Proposed 100mm thick 12.24 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the completion of the extension.

Surveyor. Fully cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Cavity to continue 150mm post lowest DPC.

Raft foundation engineered raft foundation to finish at a level below, the existing dwelling floor to accommodate floor finish as clients require.

Instruct on 65mm sand and cement screed with 25mm perimeter upstands or 18mm tongue and groove boarding over a floating floor on 1200g DPM lapped well stress laid in accordance with manufacturers instructions. On 100mm Kingspan insulation lay a floating floor on 1200g DPM lapped well stress laid in accordance with manufacturers instructions. On the first bed joint with 2000g dpc tray back to connect with the external leaf DPC. Raft to be sat on 1200g dpm on 50mm sand binding and at least 150mm of compacted stone. Toe of raft to be taken below the invert level of any drains within 1m and to accommodate any sloping levels. Ensure that any enclosed underfloor airgrates are ducted through to external air or compensated for.

Walls U/L to be constructed with 100mm brickwork external leaf to match existing 100mm cavity fully filled with Kingspan insulation batts 100mm Plasterboard 12.5mm plasterboard drylining 5mm skin 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Reveals to have same U value as walls. To tie to above grade certificate for wider cavity. 2000g DPC to each masonry leaf at least 150mm above ground level and under each masonry leaf on the top of the raft and to extend to the full depth of the wall.

Partitions to be constructed with 100mm brickwork internal leaf openings 150mm end bearing. Bond existing to new 75mm x 50mm framework fully insulated between with fiberglass for sound insulation. Internal block walls to support raft joists built on raft or strip as clients instruction ensure a 2000g DPC at floor level lapped to the DPM Wall to new bathroom to be clad wet area in Glasroc tile backed board and waterproofed in accordance with clients instruction eg fibre glass by specialist installer or 3 layers of built up felt utilizing 3C membrane.

Floor base layer partially bonded with vertical upstands and outlets as described on Kingspan Thermo RFR TR31 incorporating a 10mm WBP plywood upper surface and a foil underside 60mm thick insulation with a further 100mm Kingspan insulation on top of the 60mm thickness of the covering all on firings to fall at least 12.5mm plasterboard 5mm skin vertical upstands and outlets as described.

Underneath the 400x1200mm joist space to be covered with 12.5mm plasterboard 5mm skin vertical upstands and outlets as described.

Secure lead flashings tray dpc to all abutments. Turn the left covering 450mm up the existing rafters on a layboard and replace the tiles in place.

Secure every third raft joist found down the wall over the lintol end bearing and along the lintol over the rear opening using 30mm x 5mm x 1200mm long galvanized mild steel straps where appropriate.

Lateral Restraint 30mm x 5mm x 1200mm long galvanized lateral restraint strips to be secured over 3 structural timbers at right angles to the wall.

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Windows Upgrade double glazed view down doors and windows with units that have K or Low E glass and a 16mm spacer between panes again install UVC a value of 1.6wm². Opening lights to be 1/20" of the floor area and 800mm+ trickle vents to all rooms. All glazing in critical locations to be safety glass to BS5856:06 and stamped accordingly. Critical locations are doors, windows adjacent doors and windows above doors. All glazing to be laminated glass to BS7913:06. All glazing to be 10mm thick minimum. All glazing to be 10mm thick minimum.

Bathrooms 15/50c/DI 50c respectively to external air. Bathroom fans to be in ceiling ducted to vent tiles or between the joists to the outside wall. All construction shall be robust. All doors to have 10mm undercut. The existing window openings enclosed by the extension are to be made good in cavity construction to match the existing.

Drains Resite the existing inspection chamber outside the line of the extension and discharge new drains and sanitary fittings to it. All drains to be 100mm concrete lintels. 50mm mortar screed space between pipe and masonry flexibly cast with rocker pipes. All wastes to be 38mm diameter with 75mm deep solid anti vacuum trap discharging to trapped gully under existing drain no connection on any soil stack within 200mm below we connect 100mm OSMA plastic pipe bed and surround in peagrit gravel to minimum falls of 1:80 to existing manhole. Any existing redundant drains to be sealed with concrete. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) existing on site system through trapped gullies all as shown on drawings.

Garage conversion It is proposed to lay a warm deck roof over the existing garage and rear bedroom as noted hereunder undrained with 12.5mm plasterboard 5mm skim. Remove the existing main roof gutter and turn the felt covering up the existing roof as described. The existing garage floor is to be levelled and then insulated with 75mm kingspan laid across the existing floor concretecontinuing into the existing bedroom all on a 200kg Dpm that is to lap at least 450mm up the existing brickwork. Insulate the walls with 100mm Kingspan vapour barrier warm side 12.5mm plasterboard 5mm skim internal finish. Remove the existing garage doors and frames and dispose in accordance with clients instruction Construct an insulated cavity wall in masonry to match the existing between the front door opening reveals and insulate the existing reveals and front wall to line through with the existing, Plaster Stranlite blockwork 5 stainless steel wall ties m² and every block to reveal. Lay 200kg dpc 150mm above ground level to each masonry layer and lay 100mm Kingspan insulation over the dpc. Existing house wall to be dry lined with 12.5mm plasterboard 5mm skim on 25mm x 50mm battens extended past dpc and the dpm to floor level

PROPOSE REAR EXTENSION AND ALTERATIONS TO EXISTING GARAGE TO FORM ANNEXE AT 94 QUEENS DRIVE GAWBER

Electrical Install a mains wired smoke detection and alarm system with detectors interconnected and sited on the ceiling of the circulation spaces with a heat detector in the kitchen All new lighting fittings to be replaced with energy saving compact fluorescent light bulbs max 45lumens/watts All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part 6 of the Building Regulations. All installed systems to be designed, installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS6719 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified person of long standing. Radiators to be replaced with a central system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All gas regulation and joinery to be carried out in agreement with the client and builder prior to commencement of work.

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. The contractor shall ensure that the proposed works comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers' instructions. The contractor shall ensure that the materials are suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether written or verbal. The contractor shall ensure that all plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only - Builder to check and to clarify all levels, dimensions and details of the proposed works prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out. The contractor shall ensure that all levels to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the contractor. The contractor shall ensure that appropriate it is the contractors responsibility to serve notice to the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from the following literature box: Box 262, Yorkshires LS23 7NB. Email address twoten.press.net