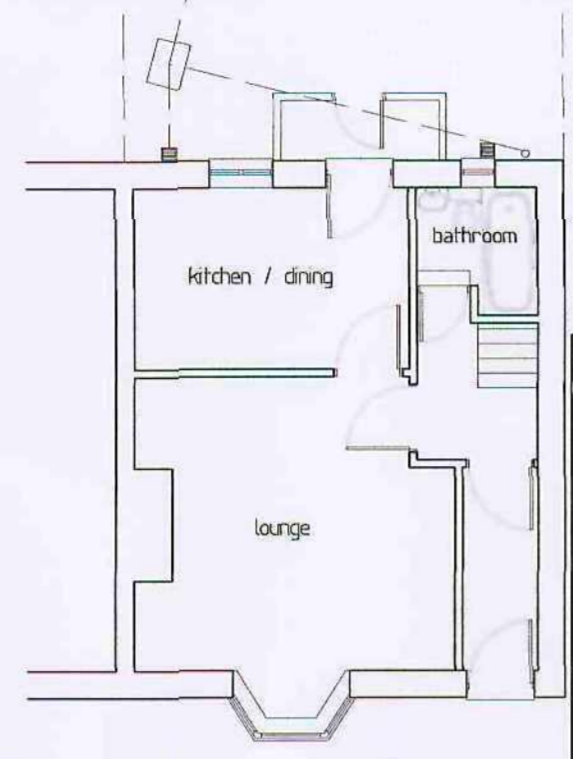


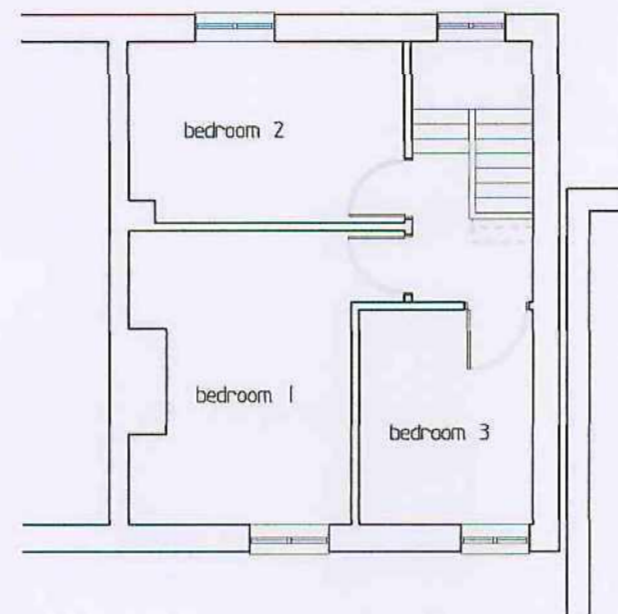


EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR
SCALE 1:100



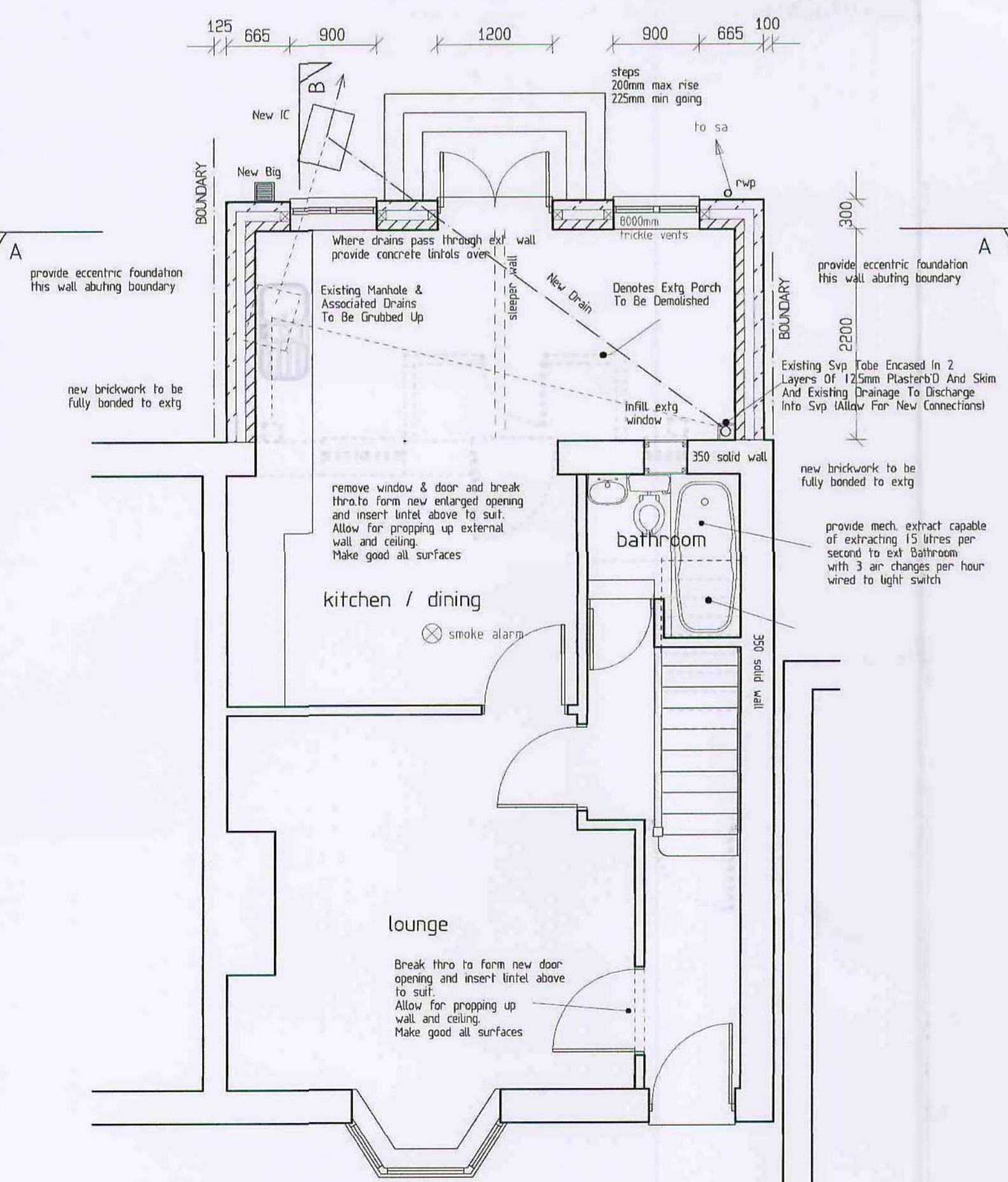
EXISTING FIRST FLOOR
SCALE 1:100



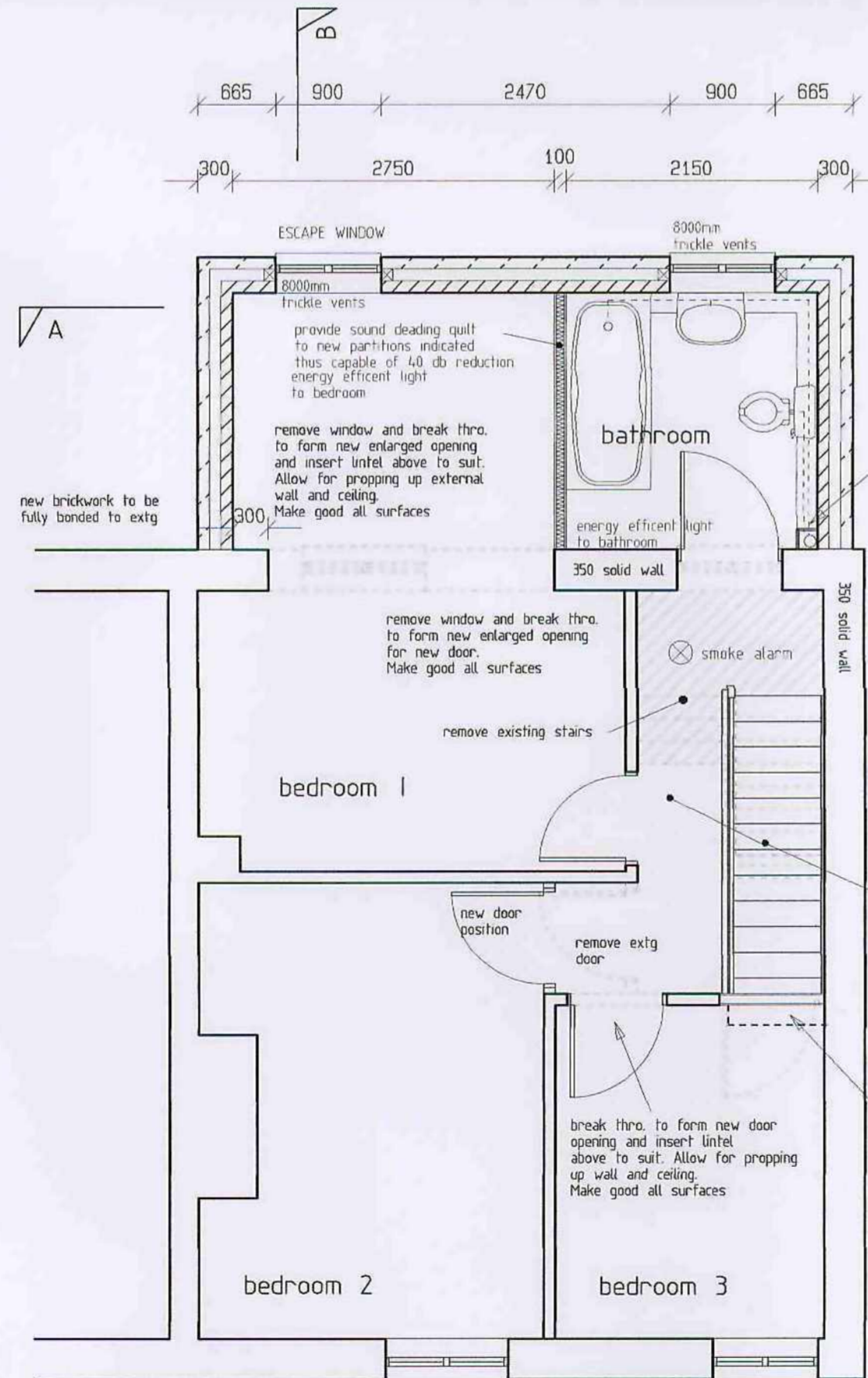
PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

PROPOSED SIDE ELEVATION
SCALE 1:100

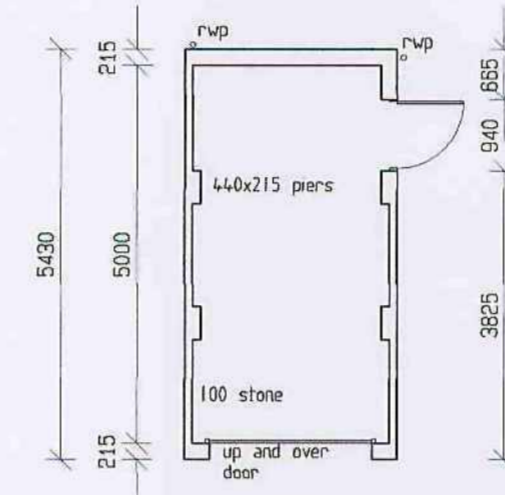


PROPOSED GROUND FLOOR
SCALE 1:50

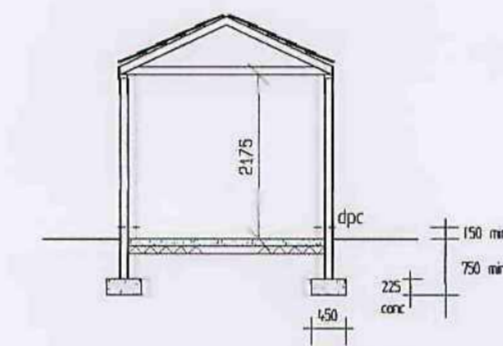


PROPOSED FIRST FLOOR
SCALE 1:50

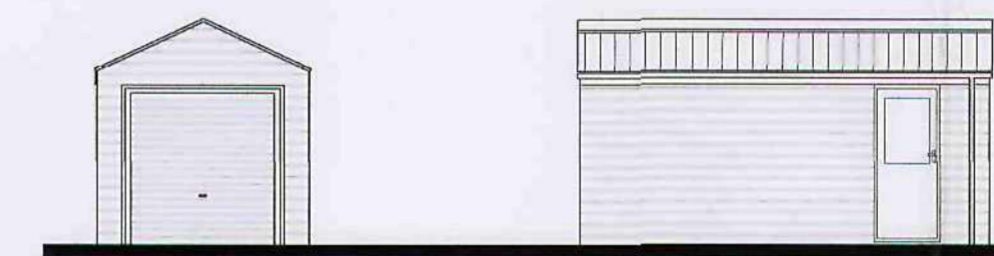
THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS ON SITE PRIOR TO COMMENCING AND ADJUST TO SUIT SITE CONDITIONS TO THE FULL SATISFACTION OF THE BUILDING INSPECTOR



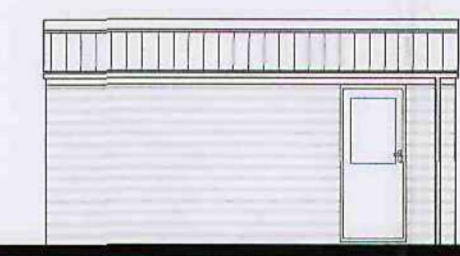
PROPOSED GARAGE PLAN
SCALE 1:100



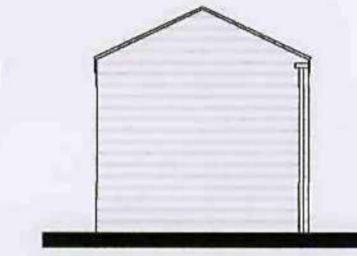
PROPOSED GARAGE SECTION
SCALE 1:100



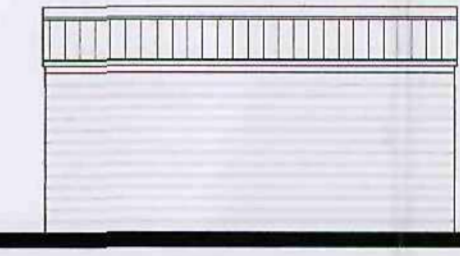
PROPOSED FRONT
SCALE 1:100



PROPOSED SIDE
SCALE 1:100



PROPOSED REAR
SCALE 1:100

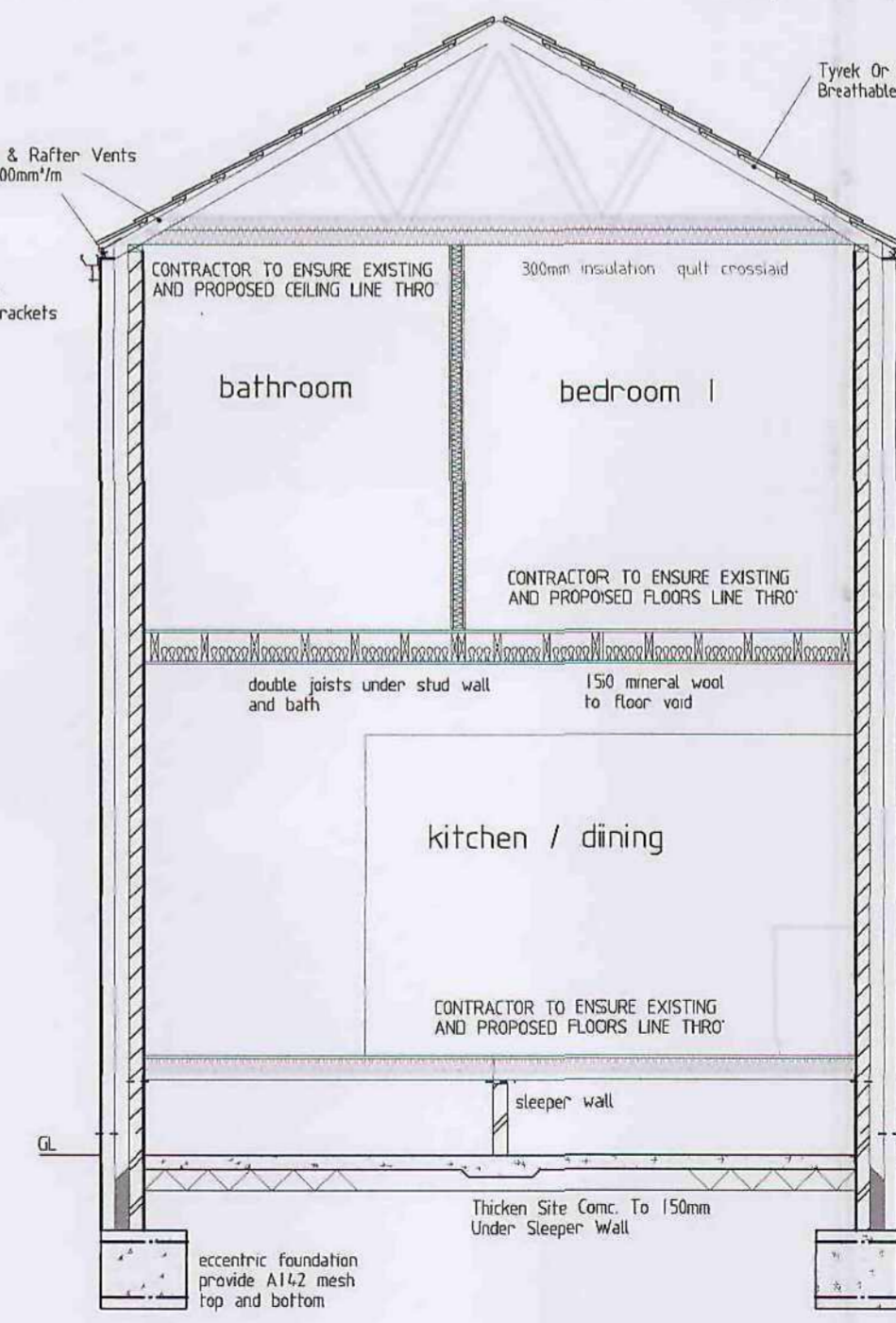


PROPOSED SIDE
SCALE 1:100

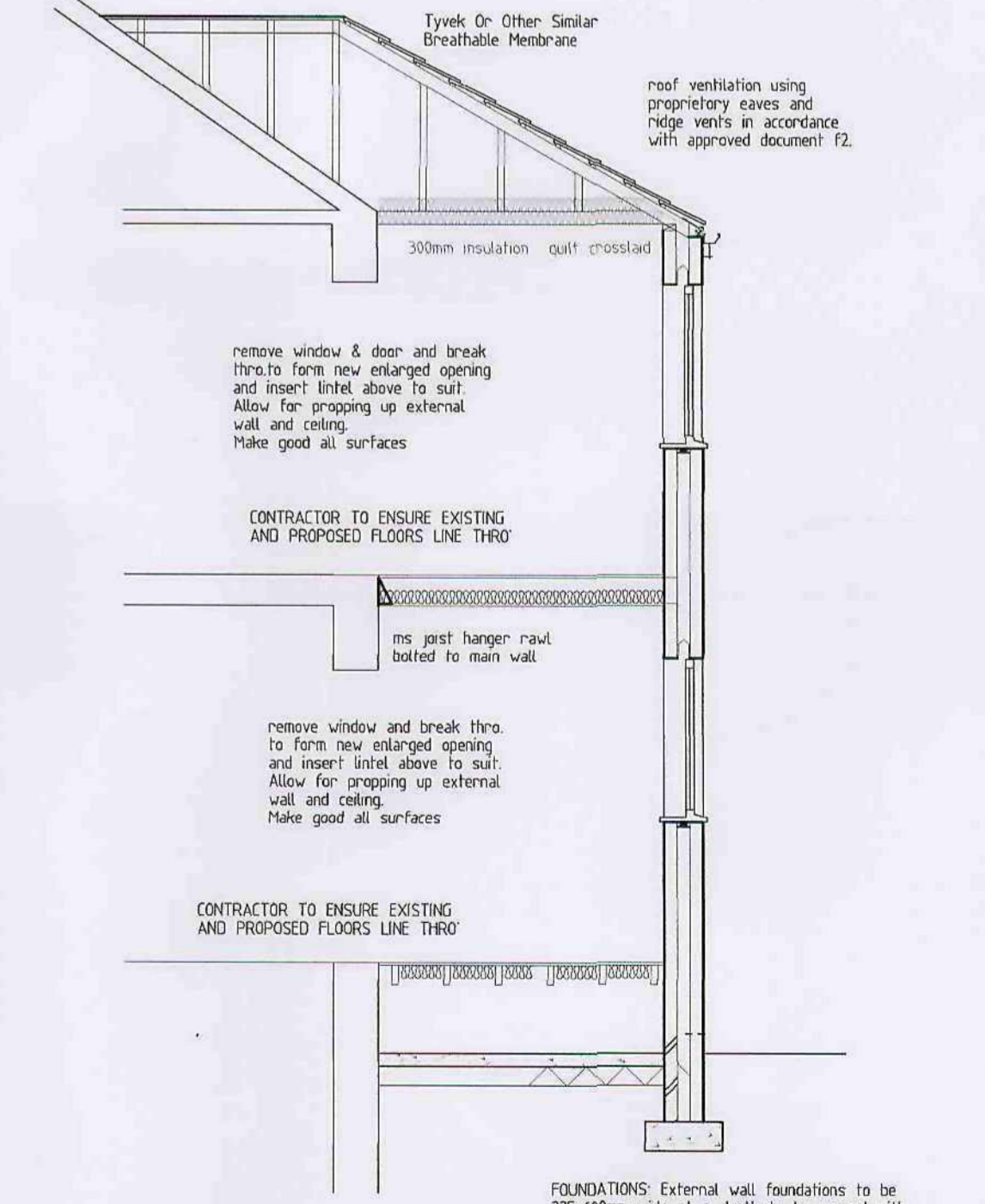
CONSTRUCTION

Roof of matching tiles on 38 x 25 tile battens and untretable roofing felt.
Roof trusses to CP 112 Chp 3 and BS 5268 at 600 max crs and 100 x 25 bracing to full length of roof at all node points.
Girts for trusses to be submitted 28 days prior to start.
100 x 75 wall plates and 30 x 5 galv MS holding straps every 3 No trusses taken down inside blockwork 900mm.
Lateral restraints straps as above spanning 3 No trusses and fir joists on noggins at 2 metres.
12mm plasterboard and skim to ceilings.
150 fibre glass between ceiling joists and 150 quilt on top at right angles to achieve 'U' Value 0.14w/m2k.
100mm gutter of PVC and 75 RWP discharging into lmt hollow soakaway 5 mtrs from building subject to percolation test.
100 matching stone on bed with 100mm cavity and 100mm Dritherm insulation to achieve 'U' value 0.30w/m2k taken down below DPC level and 100 Thermalite 2000 shield blocks to inner leaf with 2 No. coat plaster finish.
5 No. S5 wall ties per m² and every 225mm at reveals.
Internal reveals 385 min closed with Thermabate and skim.
Cavity to be continuous and closed at sill and roof levels.
All new bwk bonded to exg l in 2 courses.
Stud walls of 75 x 50 framework with fibreglass in voids to achieve 'U' value 0.10w/m2k with plasterboard and skim finish.
16 L1/S100 type lintels over openings with 150 end bearing and 18mm plasterbd and skim finish unless stated otherwise to achieve 30mm fire resistance.
UPVC window frames double glazed with low E Argon filled 20mm air gap to achieve 'U' value 1.8w/m2k and 1/20th floor area opening vents.
1750 x 450 mm openings through 90degrees with cill ht between 800 and 1100mm for escape purposes and 8,000 mm² trickle vent to head of frames.
Safety glass to be used in windows if cill height is less than 800mm AFL and glass doors to comply with BS 6206.
F/Flr of 18mm V313 chipboard on 170x50 mm joists to match extg at 400 crs supported on joist hangers with 150mm fibreglass between.
G/Flr of V313 chipboard on 150 x 50 fir joists at 400crs supported on external walls and honey comb sleeper walls mid span.
250mm Fibreglass insulation between joists on nothing to achieve 'U' value of 0.22 w/m²k.
100 site concrete and 100mm compacted hardcore to finish min 150mm below underside of floor joists but not lower than ground level.
225x150 air bricks and liners with dpc tray at 1m cts and 450mm from returns.
All bwk below DPC of class 'B' Eng bwk and concrete cavity fill up to 225mm of DPC levels.
Foundations taken down to min invert level of any drain within 1 metre and 1 metre min depth in clay strata but final depth to suit BCO.
Drains under ext to be surrounded with 1 concrete and brickwork unfeled where passing through. New drain of 100mm underground pvc l in 40 min fall to new IC.
New IC of 225mm eng. bwk on 150mm concrete base.
40 mm PVC bathroom wastes with 75mm deep seal anti-vec traps discharging into exg SYP with 200 mm outlet centres.
40mm PVC kitchen wastes with 75mm dep seal anti vec traps discharging into new big fit 15m ltr/sec extraction fan in bathroom and 60 ltr/sec to kitchen both ducted to external air.
Fit mains operated smoke alarms with battery back-up and interlinked to base and head of stairs 300mm min from walls and light fittings as indicated on plans.
Exg heating to be extended and radiators to have thermostatic valves. all work to be undertaken by CORGI registered person.
Fit energy efficient lighting in Bedrooms & bathrooms.
All electrical work must meet the requirements of Part P (Electrical and Safety), and must be designed, installed, inspected and tested by a qualified person. On completion certificate to be issued under BS7671 copy provided by BCO.
No part of proposed extension to encroach over neighbouring boundary.

Roof Trusses / Battens / Ceiling Joists / Bracing / Pitch Etc To Be Designed And Fabricated By Specialist In Accordance With BS5268Pt3:1999 and to be submitted for approval 28 days before commencement pitch to be decided on site



SECTION A - A
(SCALE 1:50)



SECTION B - B
(SCALE 1:50)

FOUNDATIONS External wall foundations to be 225x600mm wide at a depth to be agreed with the L.A. but min 600mm deep.