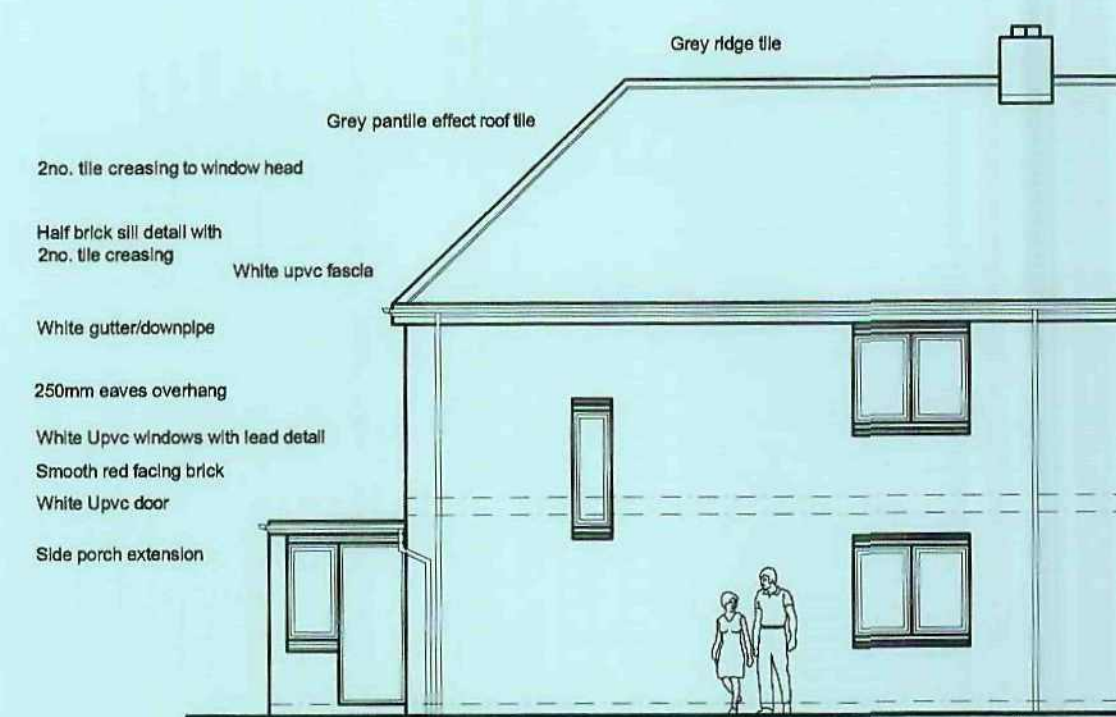
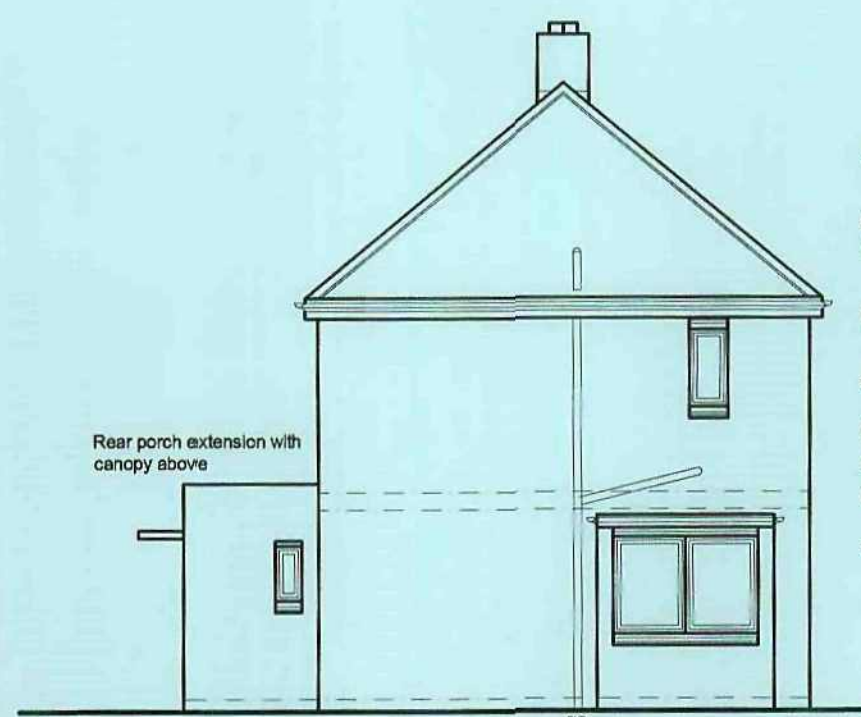
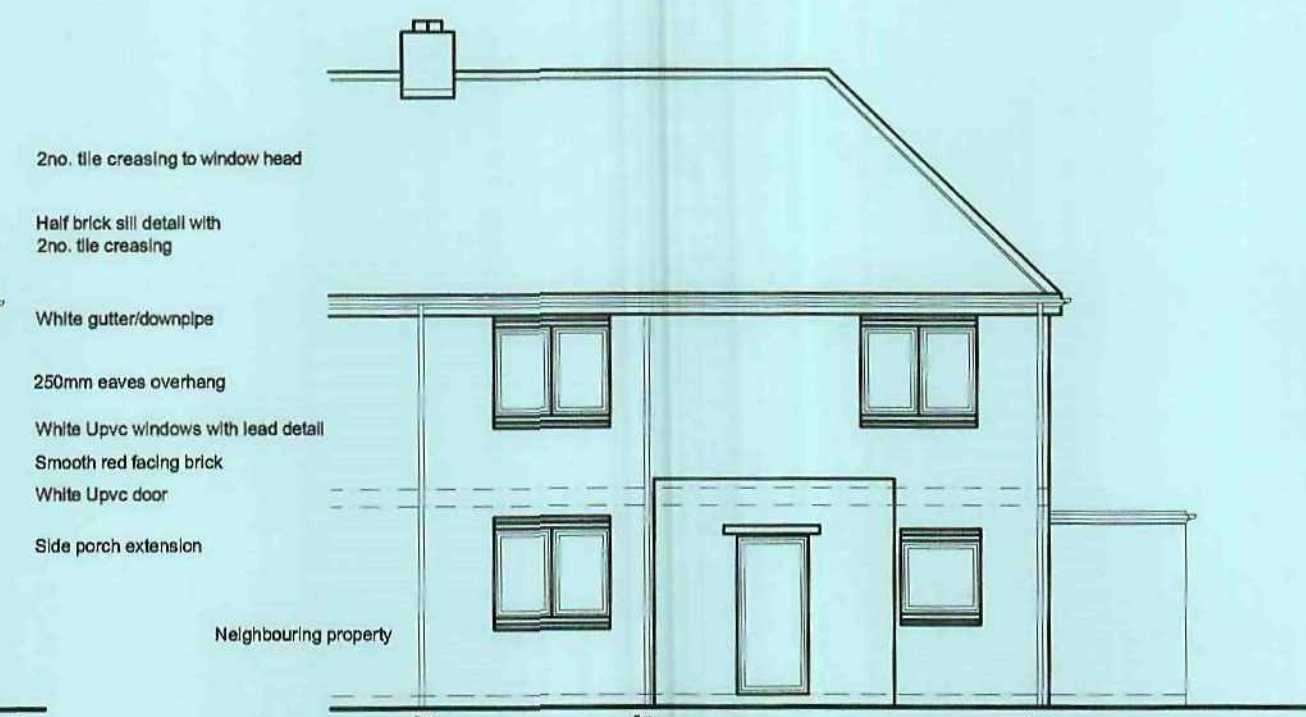




Existing Front Elevation 1:100

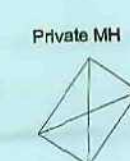


Existing Side Elevation 1:100

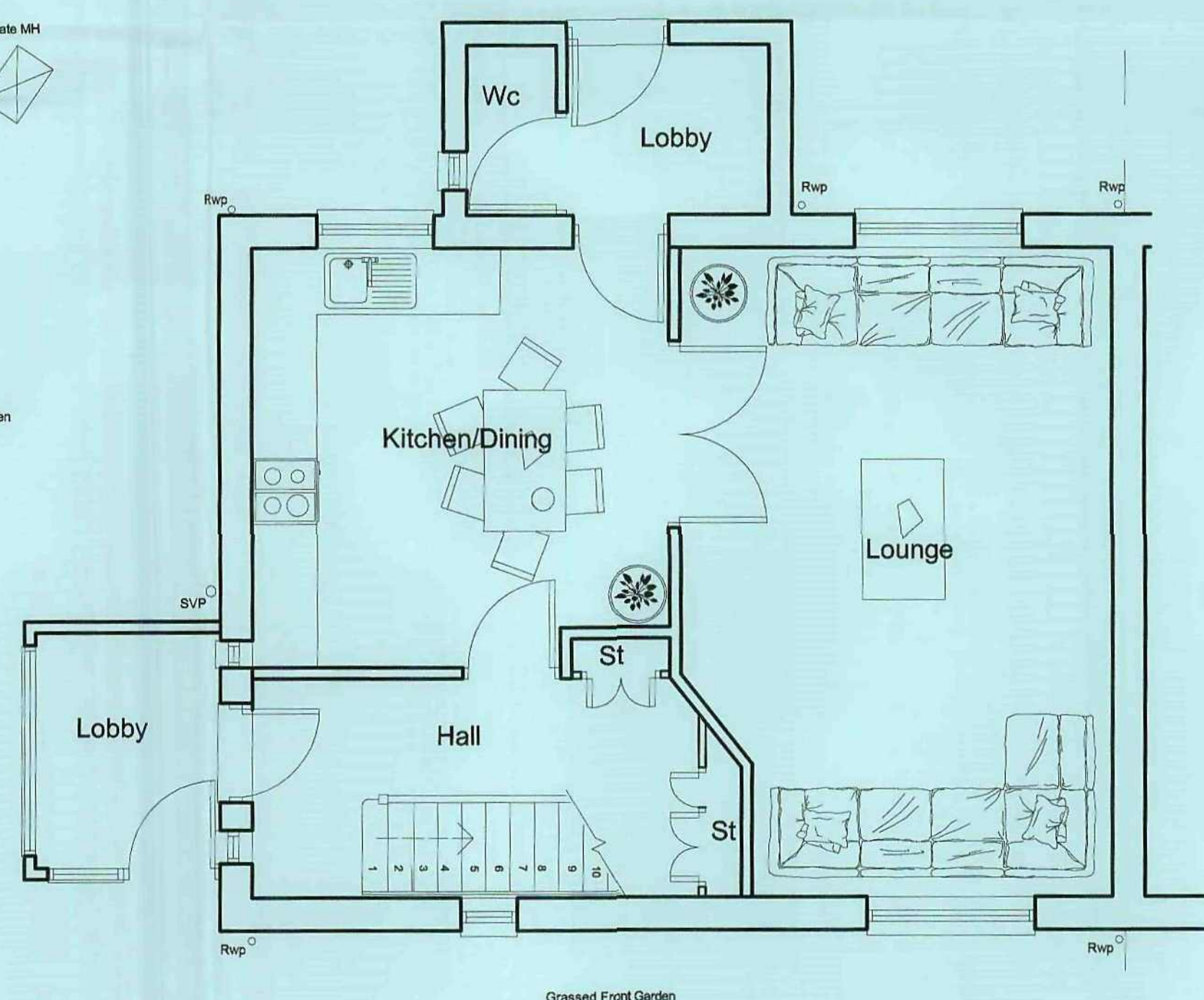


Existing Rear Elevation 1:100

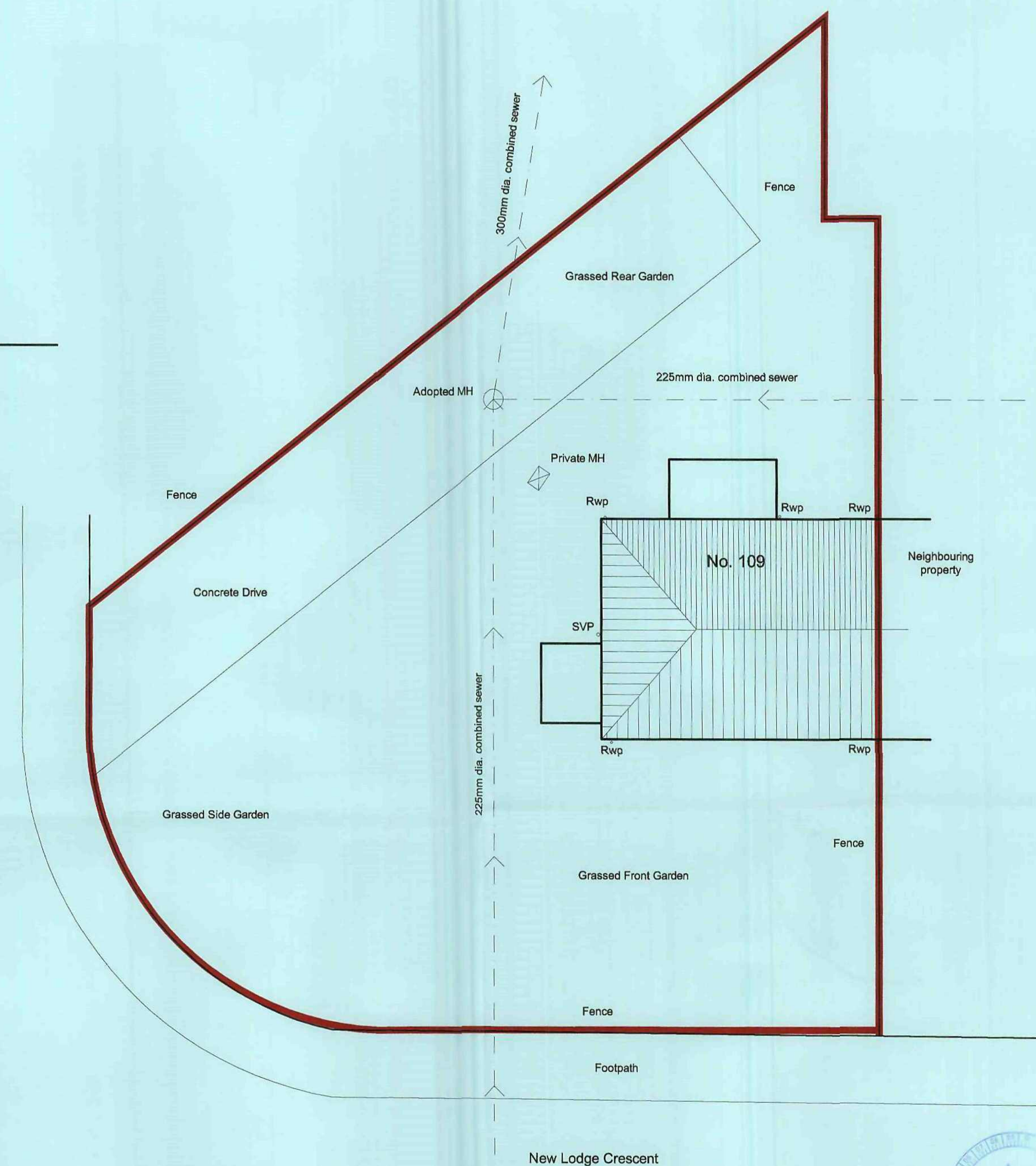
Adopted MH



Grassed Side Garden



Existing Ground Floor Plan 1:50



Existing Site Plan 1:100



**PROPOSED EXTENSION
TO EXISTING DWELLING**

**109 NEW LODGE CRESCENT
NEW LODGE
BARNLEY
S71 1SN**

2011 S-GFE-01

SCALE 1:50 & 1:100

SURVEY



- White Upvc door
+ 1050 Sill



CAVITY STOPS: N/A
Provide insulated cavity stops to party walls at separating floor junctions. Cavity stops to comply with Part E of Approved Building Regulations.

SOIL AND VENT PIPES:
Where provided use 100mm dia stacks open vented at a suitable tile/eaves vent.

2) The requirements of Part P have been complied with and that an appropriate

+ 0

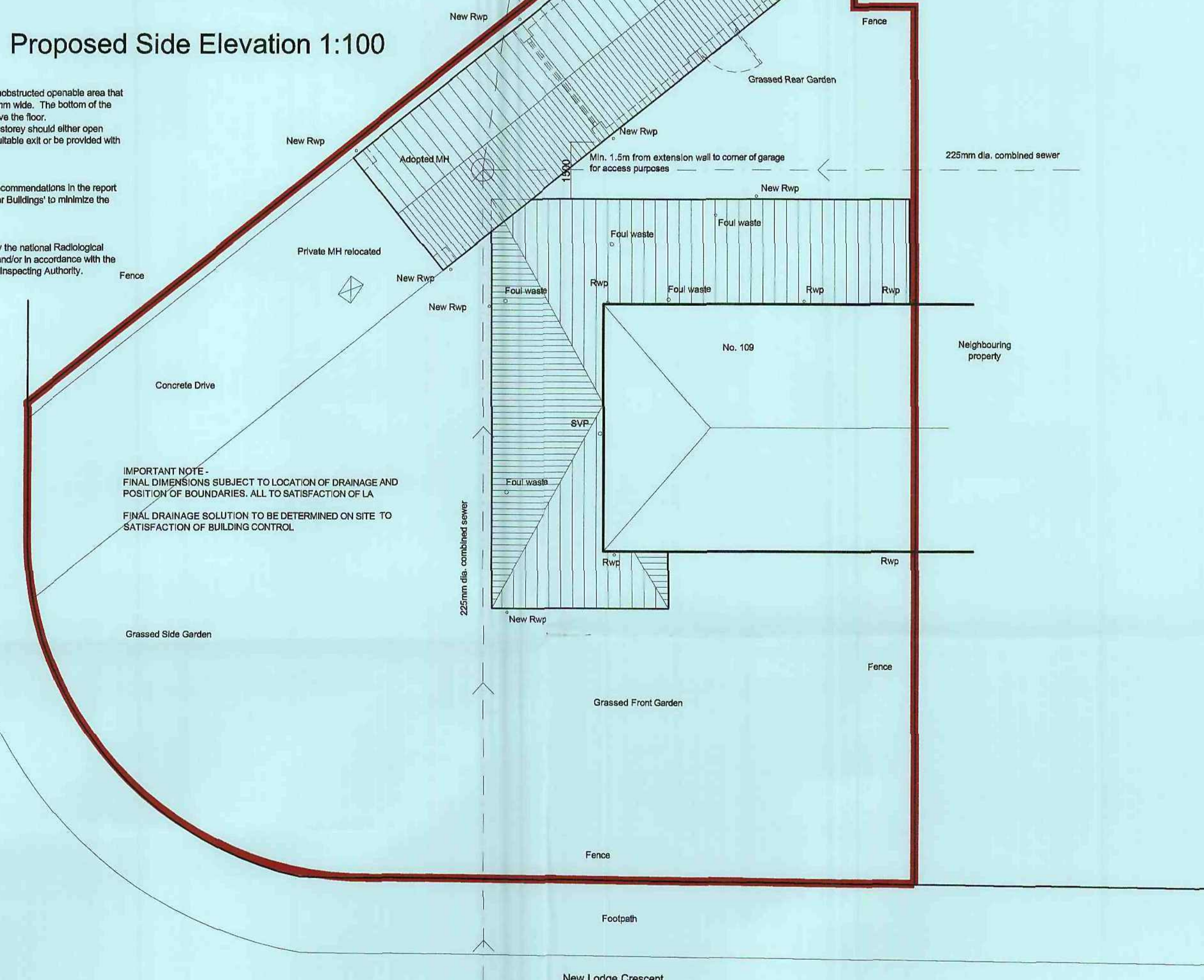


Ensure minimum corridor width of 900mm adjacent W.C. door. Ensure minimum unobstructed area of 650mm is maintained between wash hand basin and wall to allow wheelchair passage.

100



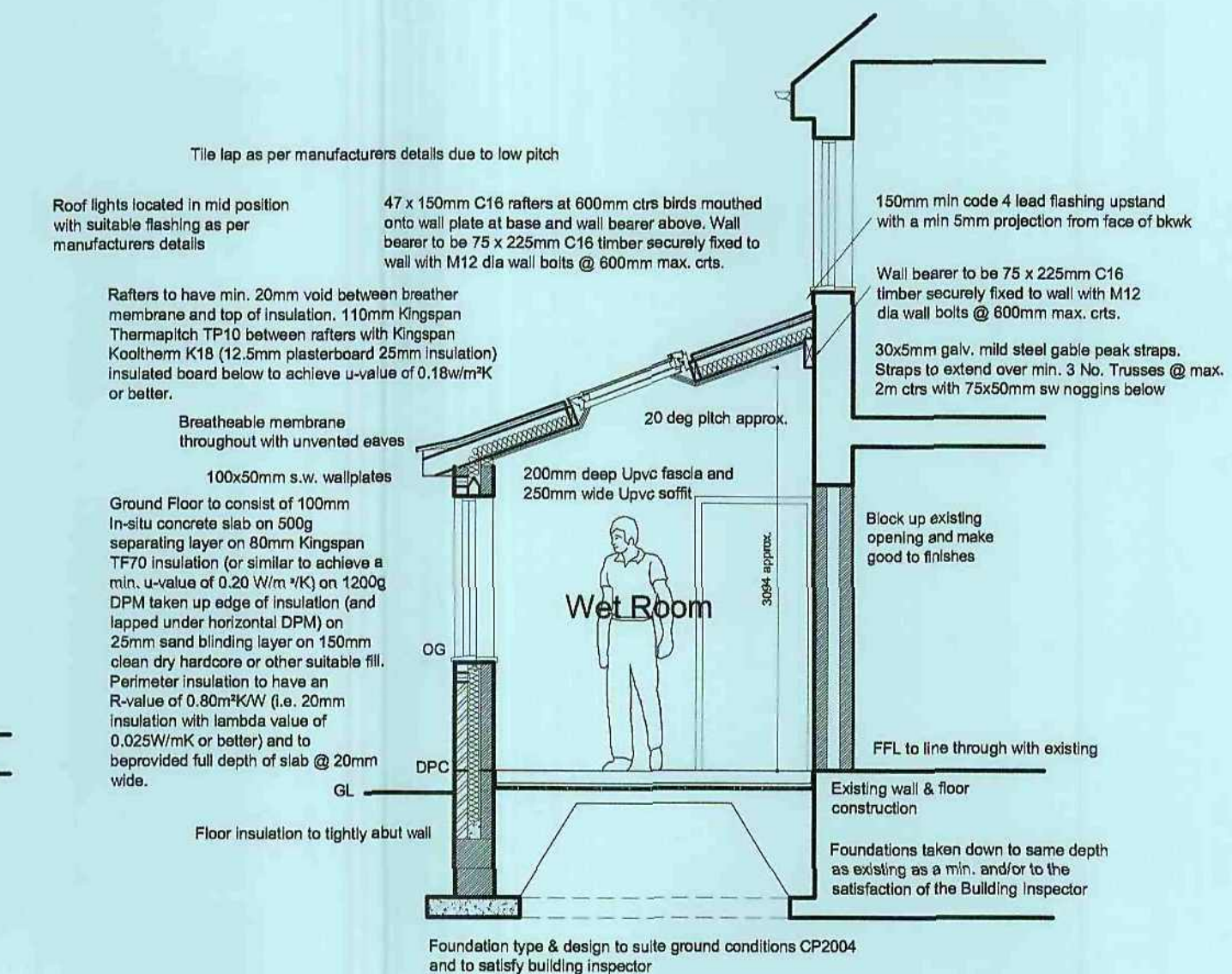
Final drainage solution to be determined by contractor once existing system has been exposed and agreed with LA building inspector.



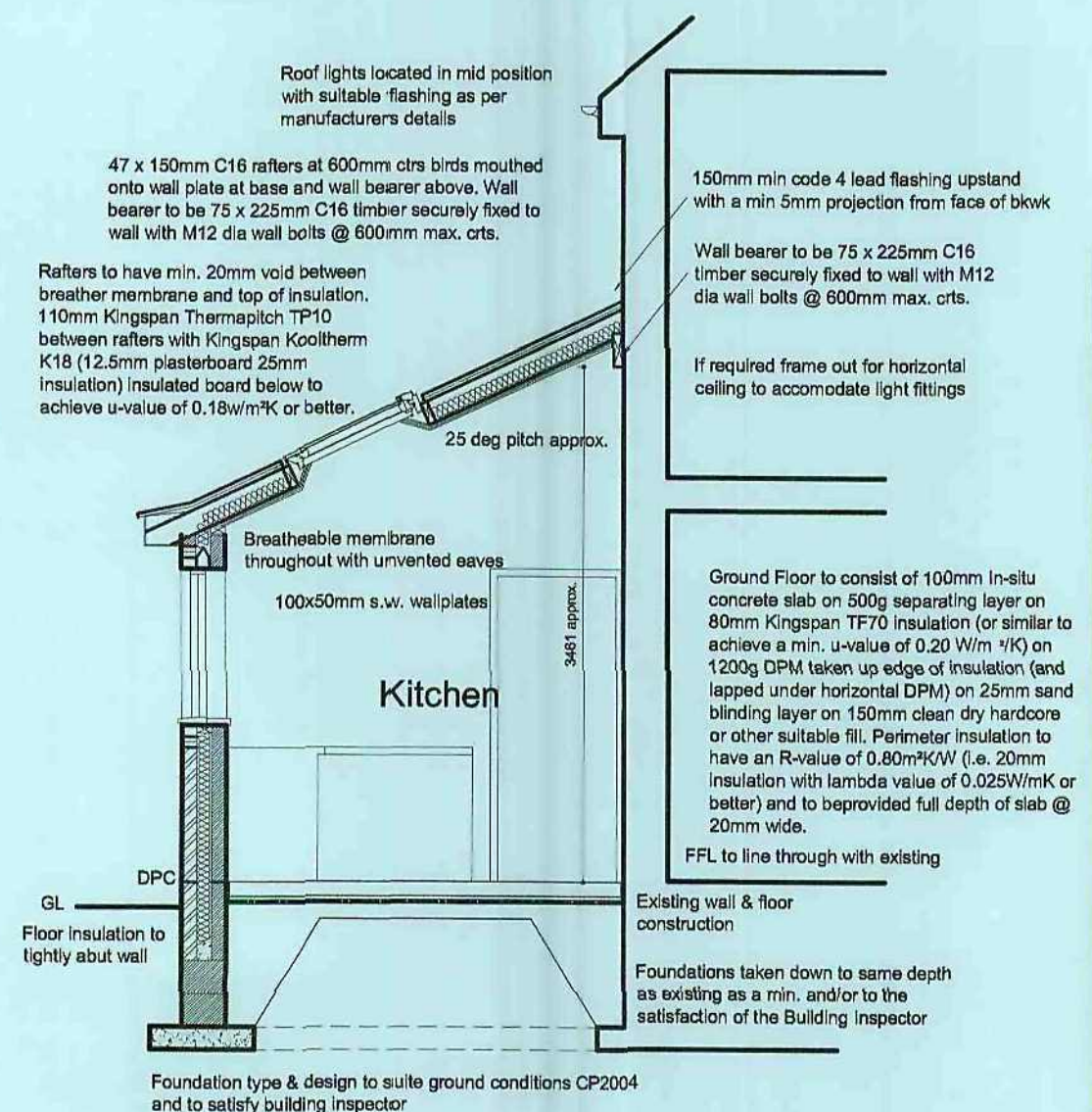
Proposed Site Plan 1:100

-
- This architectural floor plan shows a house with several rooms and a porch. The plan includes numerous renovation notes and specifications. Key features and notes include:
- Utility:** Relocate manhole, floor gully for waste.
 - Wet Room:** Create falls to floor finish terminating at floor gully, provide floor socket below pan for waste, clip existing gully, provide floor socket below wash basin for waste.
 - Bedroom/Sun Room:** Remove window and reduce sill height to create door opening.
 - Dining:** 7mm back opening and utilise existing inset above.
 - Kitchen:** SVP to be concealed in 2no. layers of 12.5mm plasterboard and 25mm mineral wool, block up existing opening and make good to finishes.
 - Lounge:** Glazed double doors to provide natural light to lounge.
 - Hall:** Replace door with half glazing and remove threshold, block up existing opening and make good to finishes.
 - Porch:** Remove existing porch extension, cap existing gully.
 - Grassed Front Garden:** All new walls to be tied to existing using crossslat tiles. Provide vertical DPC to cavity side of outer leaf where wall abuts existing.
- The plan also shows various structural elements like walls, doors, windows, and furniture like a dining table, chairs, and a sofa. Dimensions and room numbers are also indicated.

Proposed Ground Floor Plan 1:50



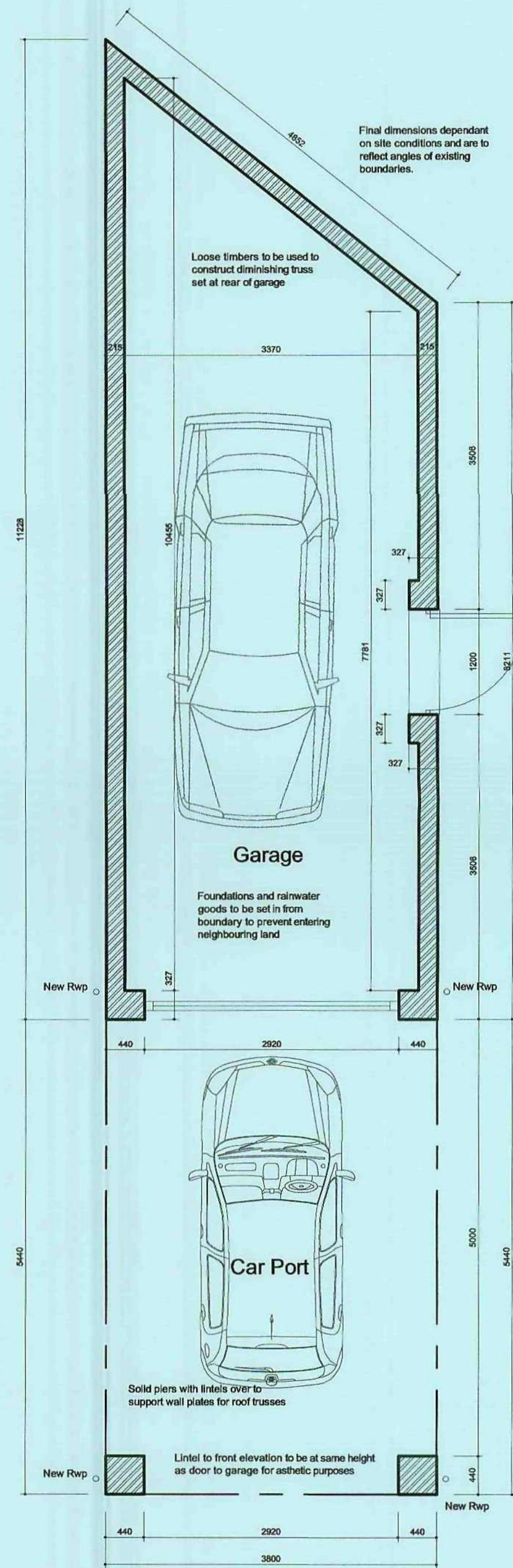
Section A 1:50



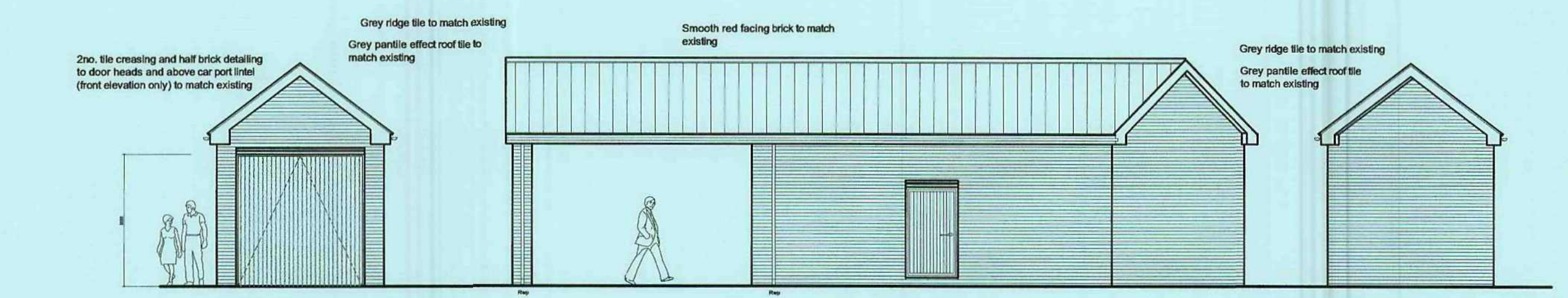
Section B 1:50

SURVEY





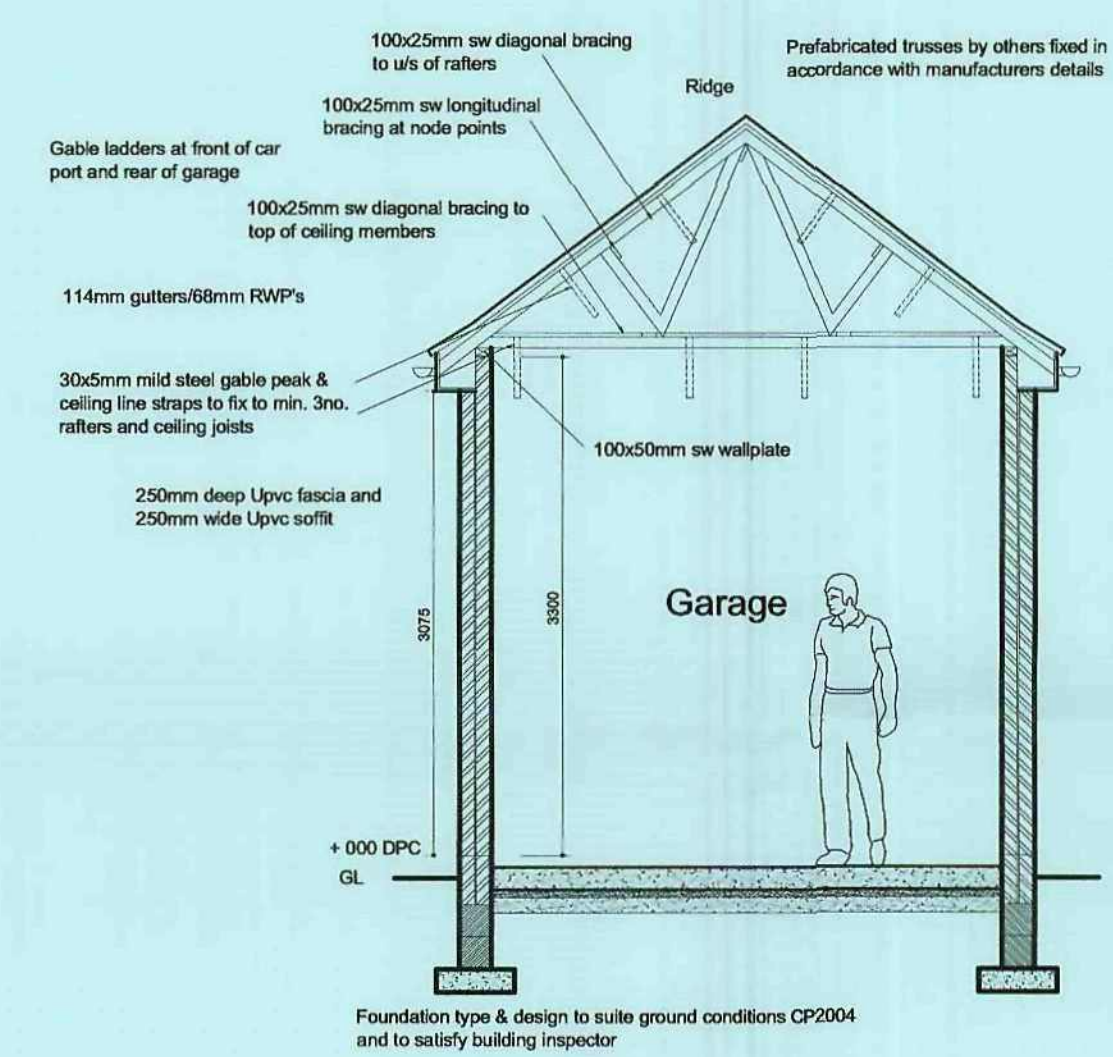
Proposed Garage and Car Port Plan 1:50



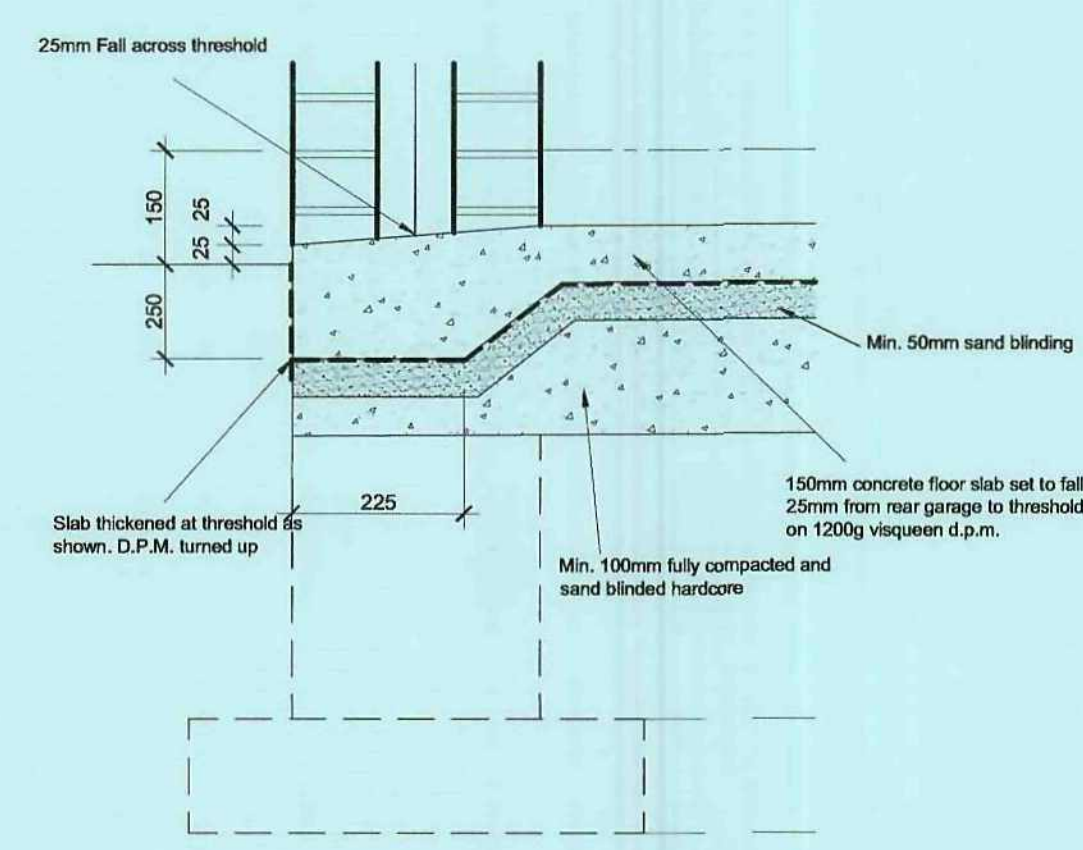
Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100



Section A 1:50



Threshold Detail 1 1:20

GENERAL NOTES
Workmanship and materials to comply with Building Regulations, British Standards, Codes of Practice and N.H.B.C. Requirements. All materials shall be fixed, applied or mixed in accordance with manufacturer's instructions and specification. All materials shall be suitable for the purpose for which they are intended. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "INSPECTOR" whether or not indicated on the drawings or in this specification.

FOUNDATIONS
STRIP FOUNDATIONS
150mm minimum thickness concrete strip foundations to project 150mm minimum either side of supported wall.
Provide 450mm minimum cover to foundations.
TRENCH FILL FOUNDATIONS
600mm minimum thickness concrete trench fill strip foundations, 400mm minimum width, taken up to 300mm minimum below d.p.c. level.
Provide adequate minimum cover to foundation, subject to local requirements. Foundations to be taken down to a level below invert of any adjacent drainage. Foundations to suit site conditions to the satisfaction of the Local Authority.
ALTERNATIVE FOUNDATIONS TO SPECIALISTS DETAIL.

WALLS BELOW D.P.C.
"Approved" foundation grade blockwork/common brickwork below ground level. Four courses minimum facing brick below d.p.c. to outer leaf of external walls.

D.P.C.
Horizontal d.p.c. to B.S. 743 to all walls positioned 150mm minimum above finished ground level.

FLOOR
Tamped finish to cast in situ 150mm on 1200g visqueen d.p.m. on 50mm sand blinding on 100mm clean dry hardcore or other suitable fill.
Floor slab laid to fall 25mm from rear to front of garage.
Floor slab formed to toe at threshold.
ALTERNATIVE FLOOR TO SPECIALISTS DETAIL.

WALLS ABOVE D.P.C.
EXTERNAL WALLS: Outer leaf "Approved" facing brick
GARAGE DOOR
Garage door to bespoke opening and fixing details in accordance with manufacturers recommendations

ROOF
"Approved" interlocking concrete roof tiles to suit roof pitch, on 25x50mm sw battens on untearable felt to B.S. 74 on sw roof trusses to B.S. 5268 designed by specialist manufacturer.
Provide 100x50mm sw wall plates throughout and 30x5mm galvanised mild steel straps at 2000mm centres maximum, built into wall and fixed to 3no. trusses at rafter and ceiling joist levels, with 75x50mm sw blocking noggins under straps. uPVC soffits and fascias. Loose timbers to form rear of garage due to shape and complexity of design.

RAINWATER GOODS:
Note, in general type of gutters and rwp's to match adjacent dwellings or alternatively use:
114mm square line gutters with 68mm square line rainwater pipes discharging into trapped gully.
Gully positions to suit site external works.

THIS SPECIFICATION AND ALL DRAWINGS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE.

Notes
Position for personal door and window dependant on site layout
Garage door type to suit site specification
Provide light point and power point to client specification



PROPOSED EXTENSION TO EXISTING DWELLING

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SCALE 1:50 & 1:100

SURVEY

