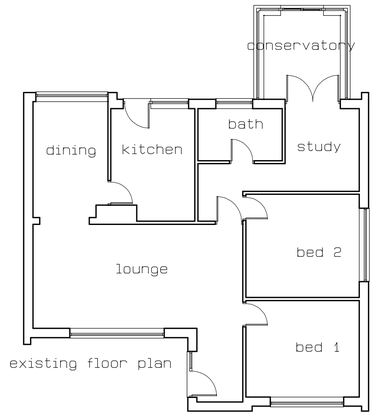


existing rear elevation

existing front elevation

existing side elevation

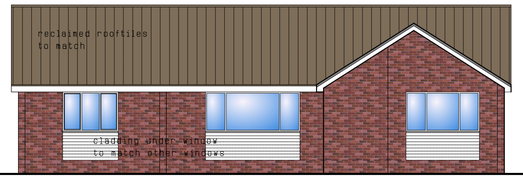
existing side elevation



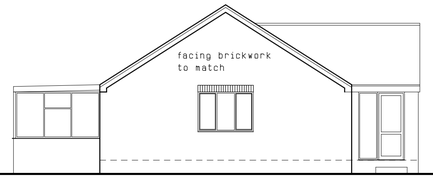
existing floor plan



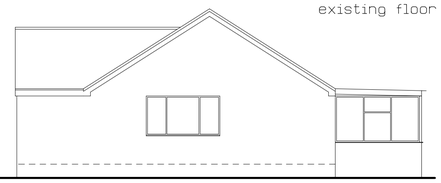
proposed rear elevation



proposed front elevation



proposed side elevation



proposed side elevation unchanged

EXTERNAL WALLS
Walls to be constructed in accordance with the requirements of part a of the building regulations 1991; and shall comply with c.p. 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 0.27a/m2 or better. 102.5mm facing brickwork to match existing with full fill rockwool cavity batt system. Inner leaf to comprise of 100mm thick 3.5n lightweight blockwork with pointed internal finish.
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. Tarmac topblock high strength foundation blocks to be used below ground level ie where not visible. Where walls joined to existing to be fixed with stainless steel adjustable metal starter profiles. All cavities to run continuous

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.

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.

GENERAL.
All works carried out to full satisfaction of D.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/silling 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.

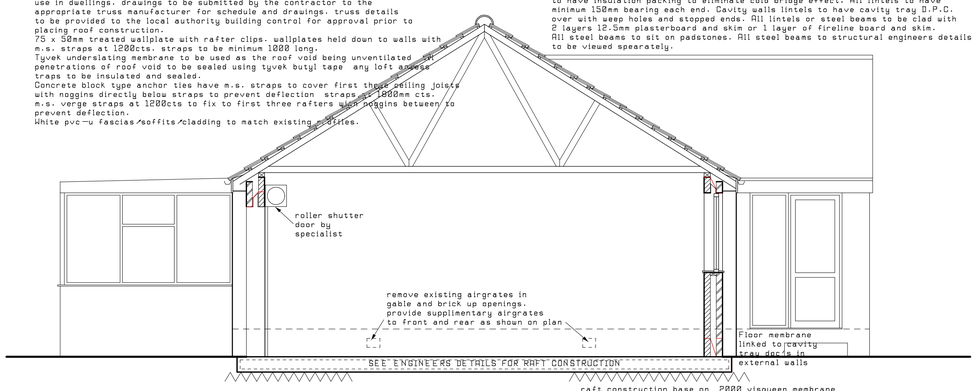
WINDOWS AND DOORS
Toughened safety glass to any doors glazing within 300mm of a door or any glazing within 800mm from a floor.
Windows to be in hardwood frames with lacquer finish. Windows to have dual sliding sash/opening lights. Frames with thermal breaks incorporated 16mm gap between double glazed panes inner pane to be in Pilkingtons "K" glass. Soft coat low 'E' glass used.
Window cill boards to extend 50 mm past openings.

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.

SMOKE ALARM SYSTEM
Provide a self contained smoke alarm system to the existing dwelling to inc garage mains powered with battery back-up and separately fused within the consumer unit. Ceiling mounted 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 detector system to be tested to the satisfaction of local authority building inspector prior to any occupation of the building.

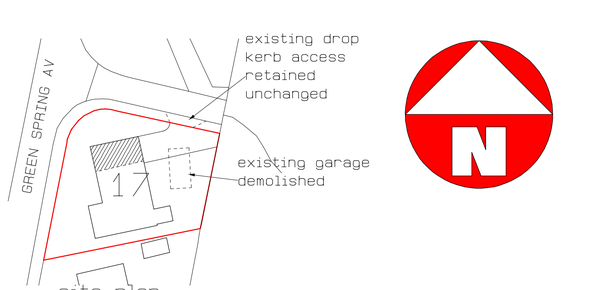
LINTELS/STEELWORK
Generally to be I.G. L1/S 100 lintels unless specified. All external wall lintels to have insulation packing to eliminate cold bridge effect. All lintels to have minimum 150mm bearing each end. Cavity walls lintels to have cavity tray D.P.C. over with weep holes and stopped ends. All lintels or steel beams to be clad with 2 layers 12.5mm plasterboard and skim or 1 layer of fireline board and skim.
All steel beams to sit on padstones. All steel beams to structural engineers details to be viewed spearately.

ROOF CONSTRUCTION
Roofiles to match on 38 x 25mm tanalised softwood battens on tyvek universal underslate membrane type if. all roof areas to be sealed. all roof construction to be in accordance with part 'a' of the approved documents within the building regulations.
Prefabricated roof trusses by specialists to b.s.5268 part3; 1985 for the use in duellings. 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 vaid being unventilated for 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.
White pvc-u fascias/soffits/cladding to match existing profiles.

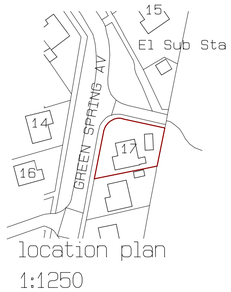


proposed side elevation

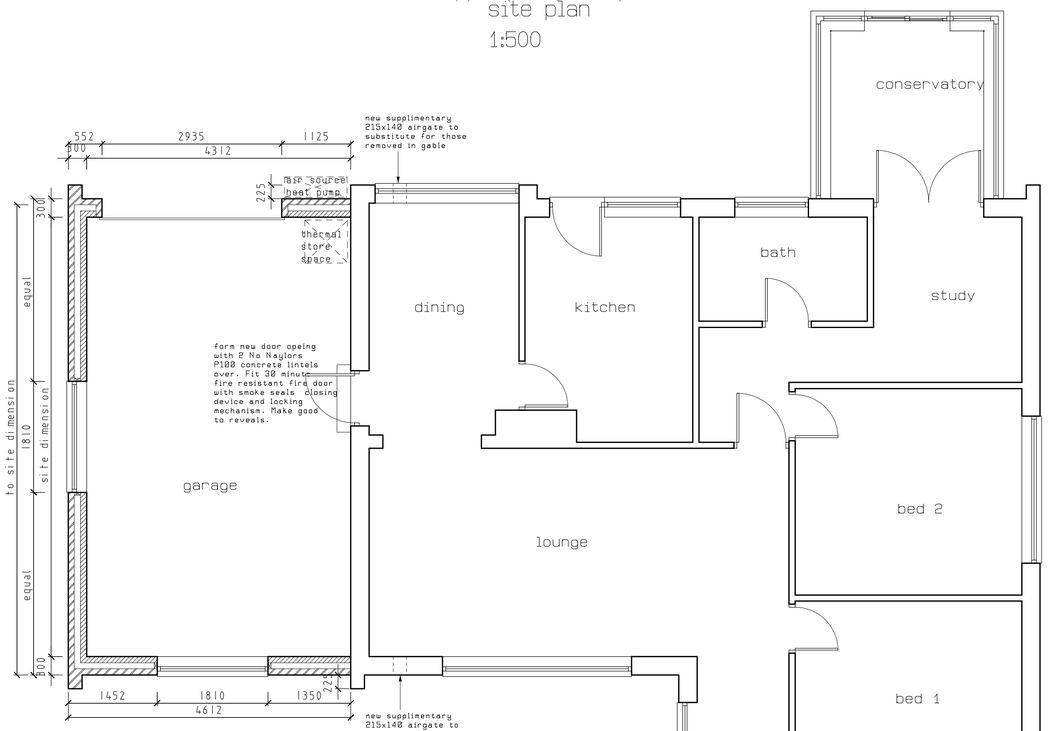
raft construction base on 2000 visqueen membrane on sand blinding on min 150mm limestone hardcore laid in max 150mm layers compacted seperately. Excavations to be checked by building inspector and ground bearing approved by structural engineer prior to casting any formwork reinforcement or concrete.



site plan
1:500



location plan
1:1250



proposed floor plan

CLIENT	C PERRING
TITLE	GARAGE EXTENSION 17 GREEN SPRING AV BIRDWELL S70 5SD

ANDY CUDWORTH ARCHITECTURE
4 Stoneylea Court
Western Street
Barnsley
S70 2BP
07931 365804
andycudworth@yahoo.com

SCALE 1:100, 1:50	DATE FEB 19	DRAWN AMC
DRWG No CPB-0219-1		REV N/A

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