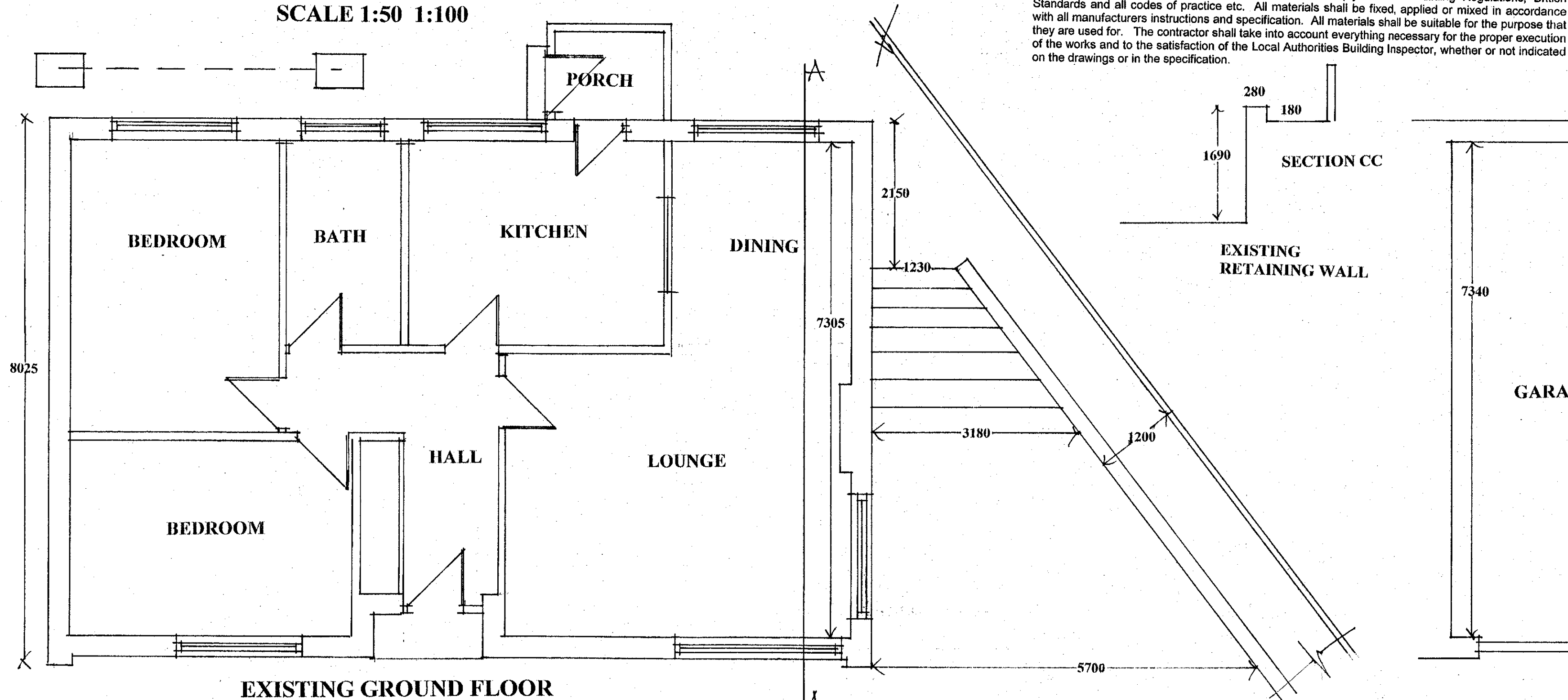
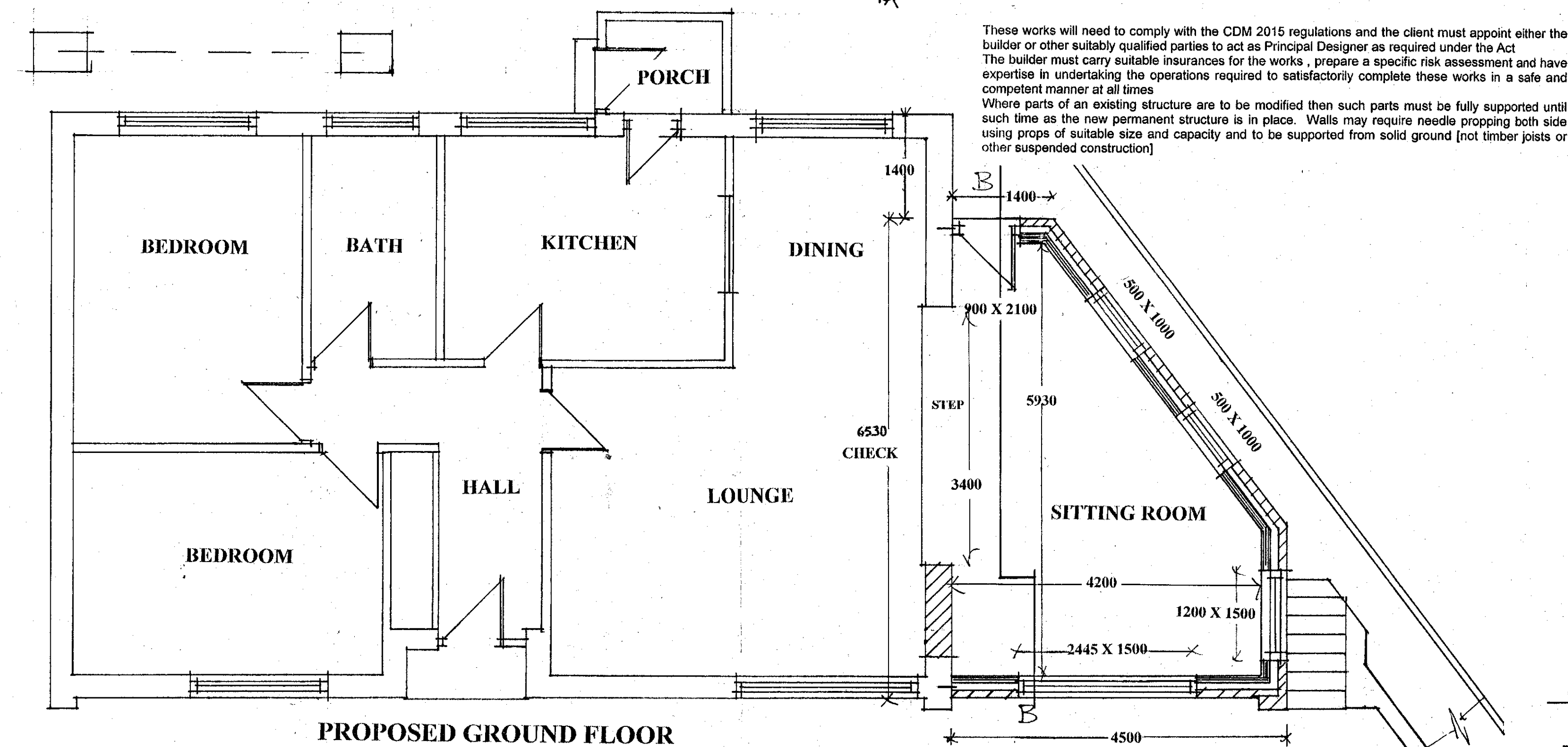


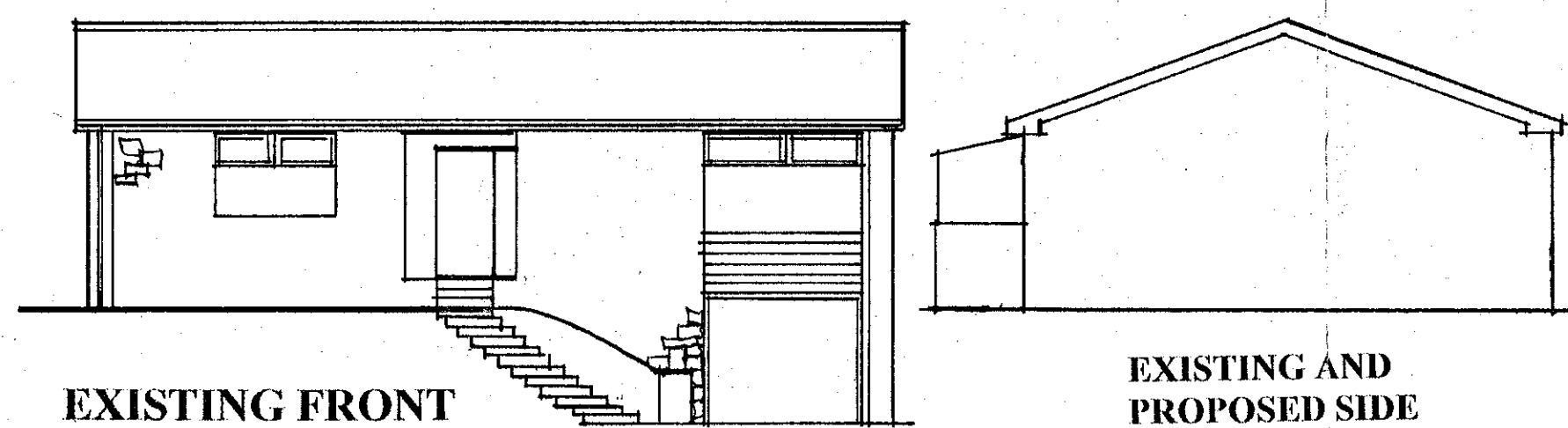
SCALE 1:50 1:100



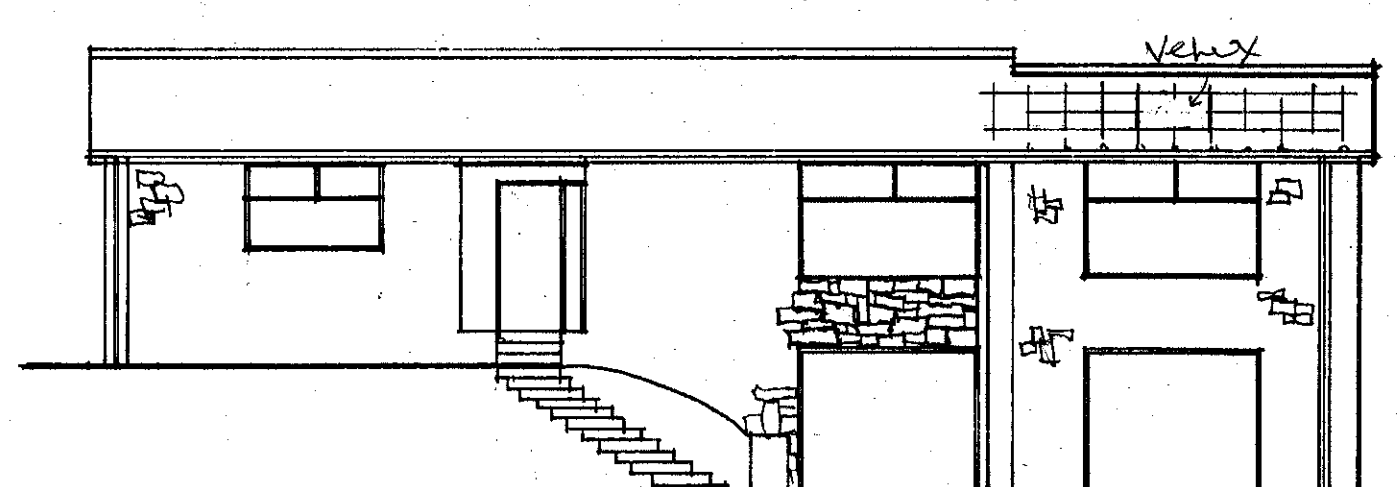
EXISTING GROUND FLOOR



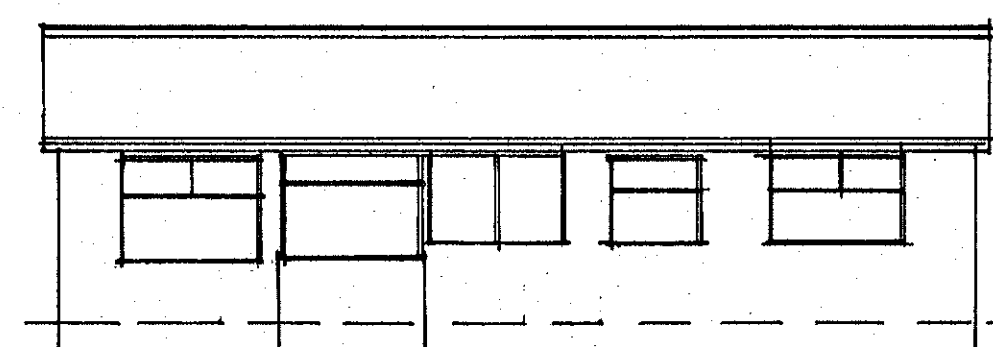
PROPOSED GROUND FLOOR



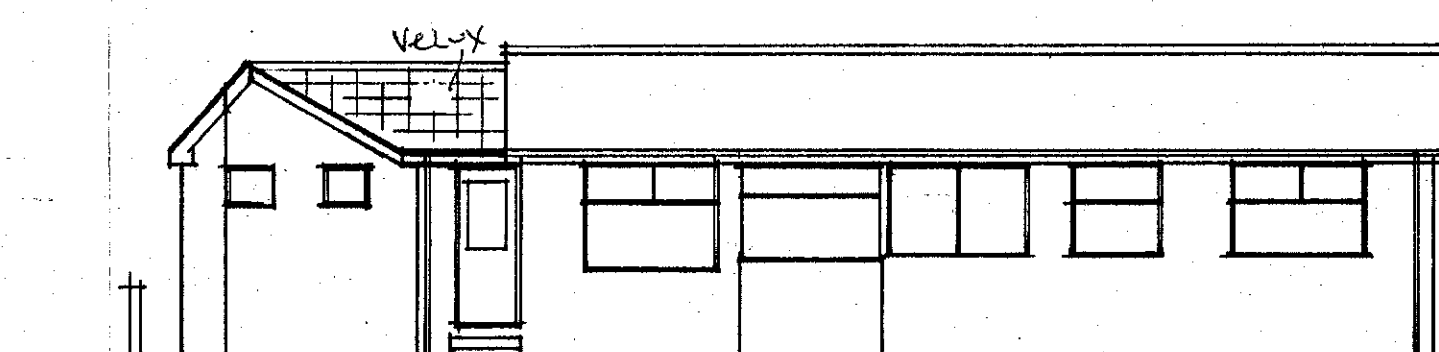
EXISTING FRONT



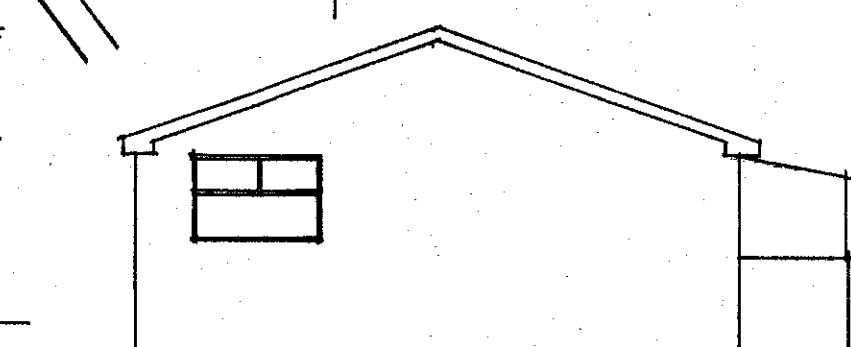
EXISTING AND PROPOSED SIDE



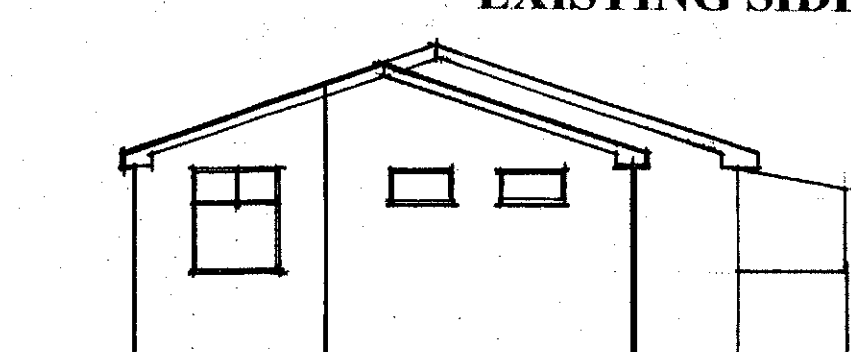
EXISTING REAR



PROPOSED REAR

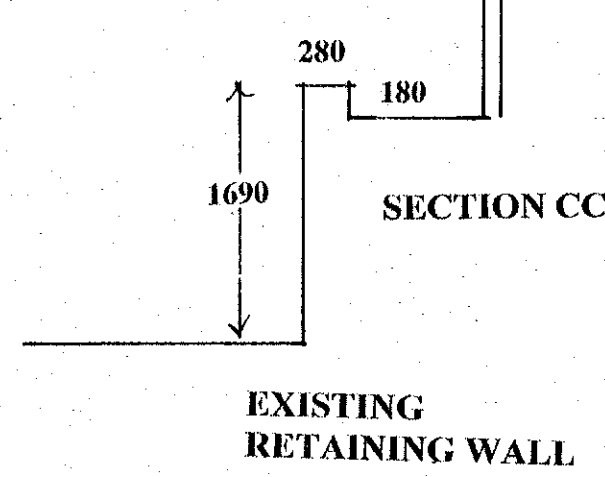


EXISTING SIDE

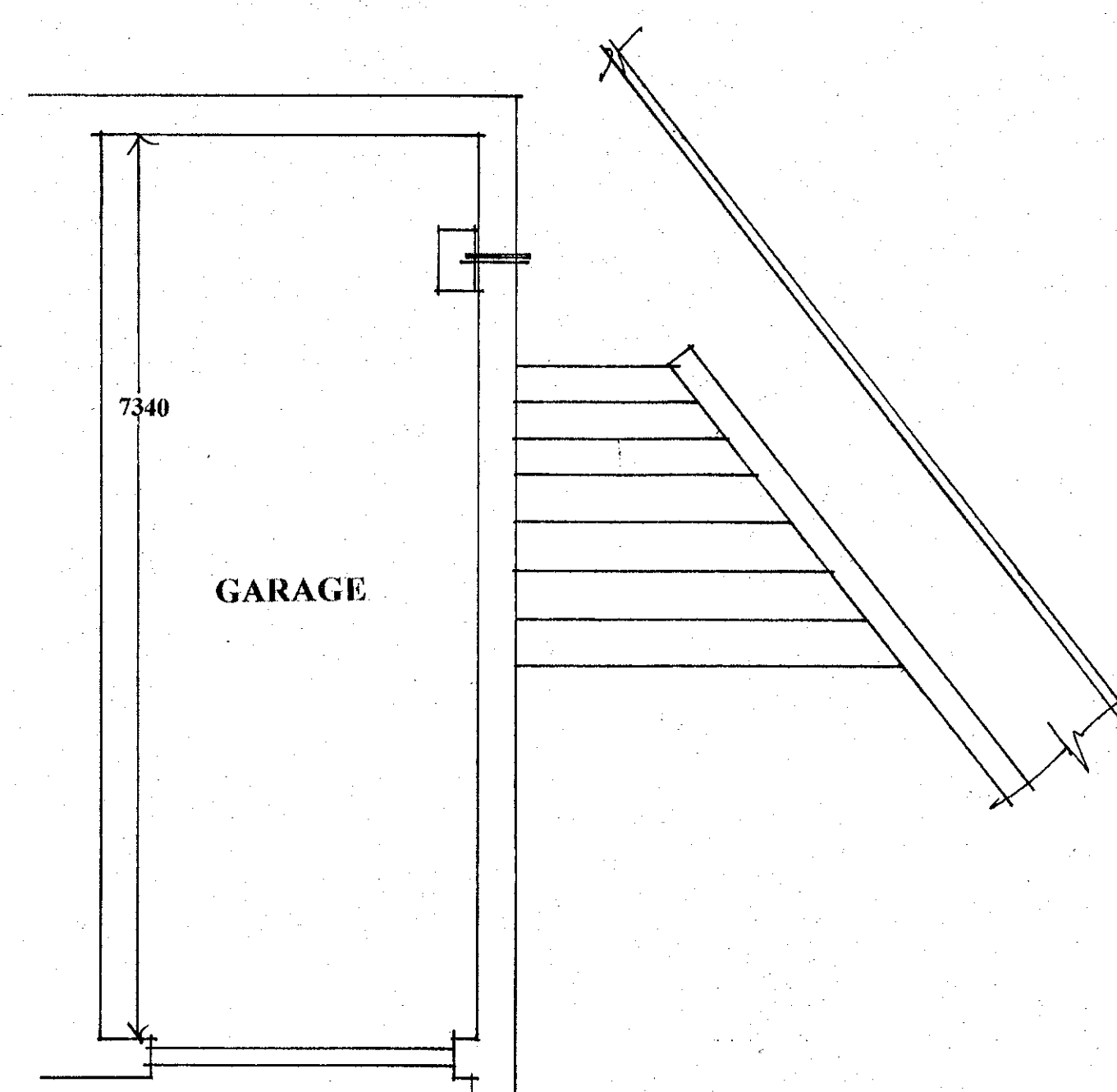


PROPOSED SIDE

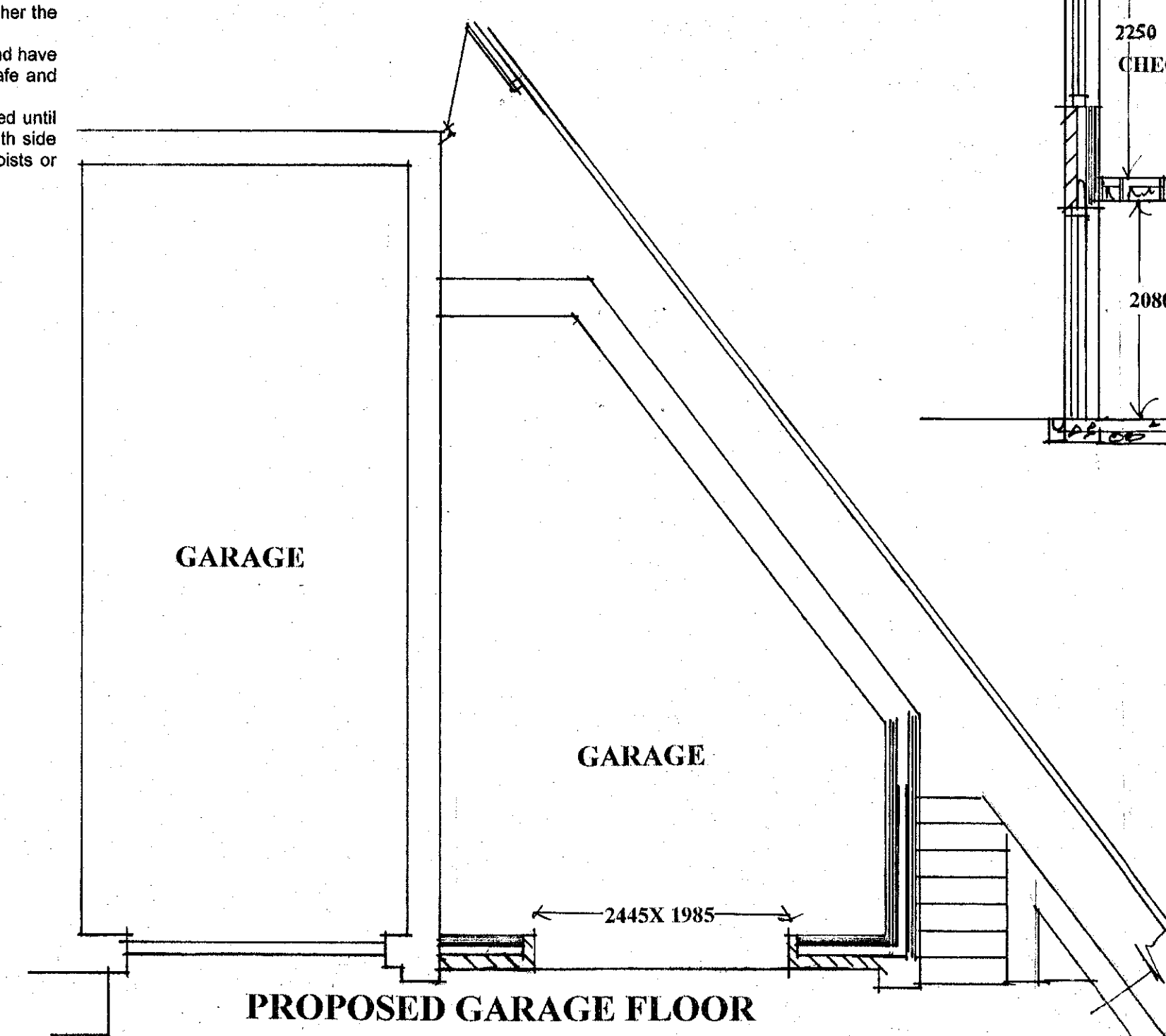
These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be 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 or not indicated on the drawings or in the specification.



EXISTING RETAINING WALL

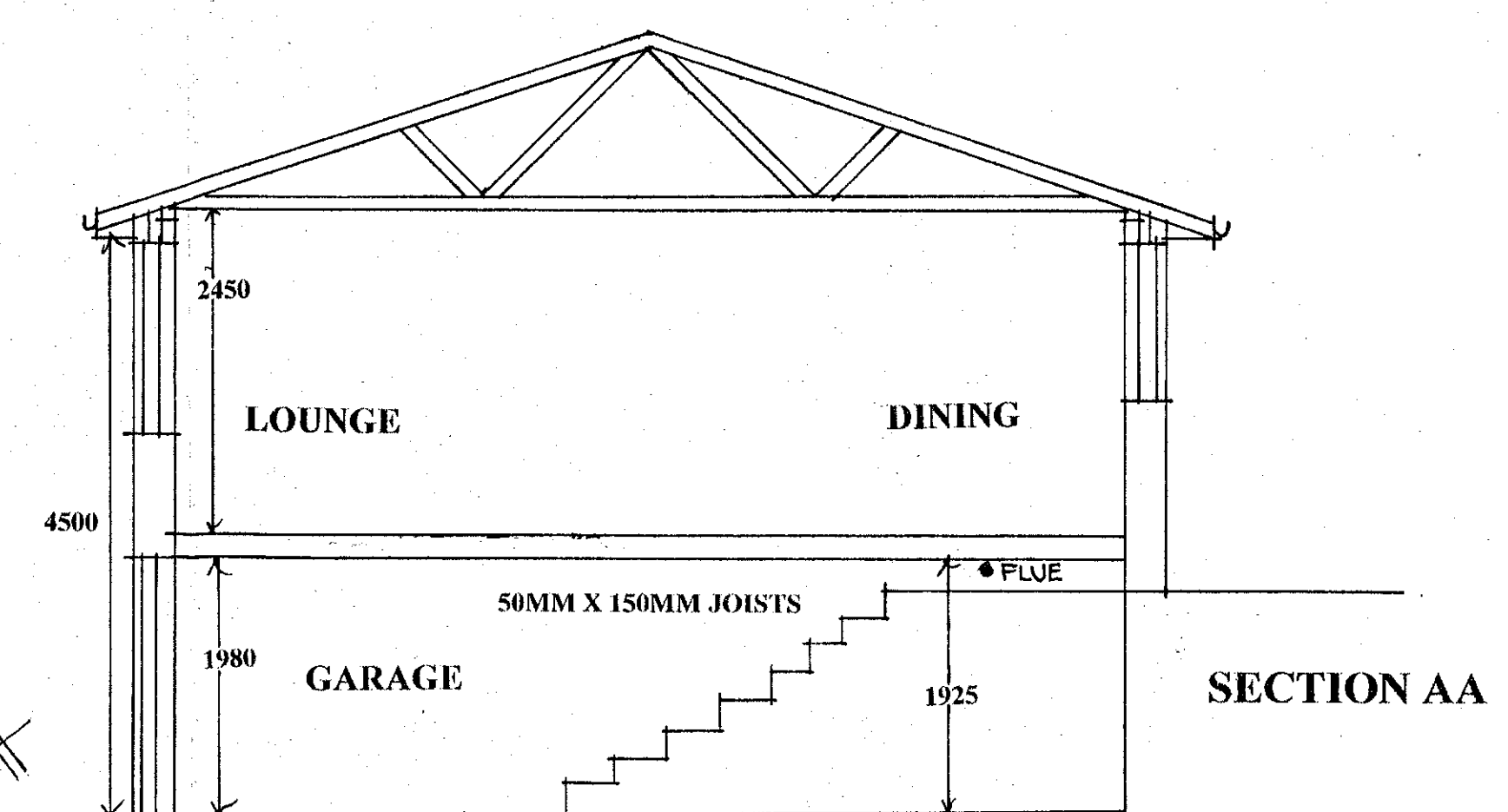


GARAGE

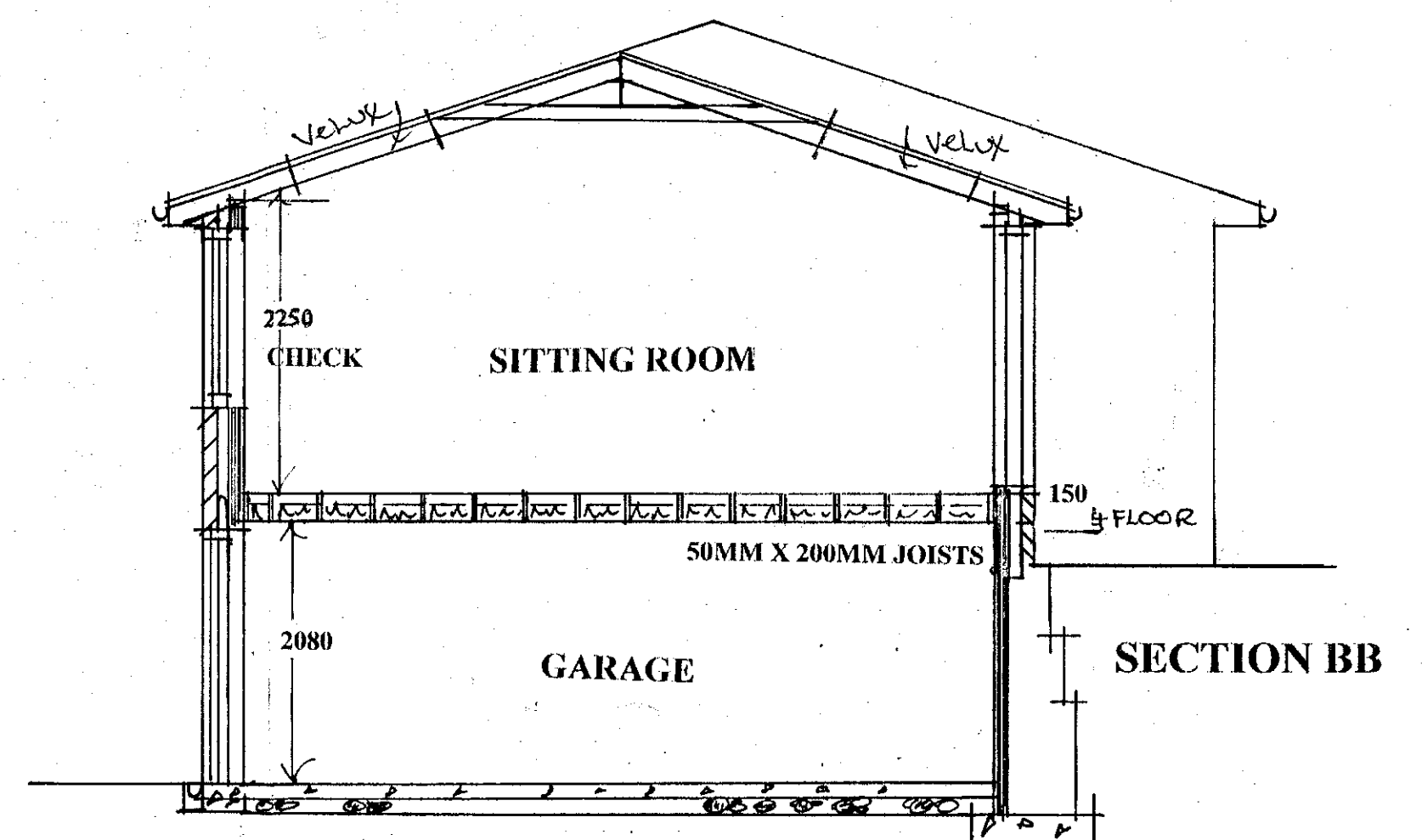


PROPOSED GARAGE FLOOR

PROPOSED TWO STOREY SIDE EXTENSION AT 20 WESTGATE MONK BRETTON



SECTION AA



SECTION BB

It is proposed to construct a two storey side extension to form a second garage with lounge extension over. The work will include removing part of the existing retaining wall and steps to construct the external wall of the extension which will form part of a new retaining wall closer to the side boundary and along the rear elevation. The retaining wall shall be in accordance with the structural engineers design and waterproofed. The garage is unheated. Resite the existing boiler as gas safe engineers recommendation.

All existing foundations and lintols affected by proposal shall be exposed by developer for inspection by the Building Control Officer and are to be to his complete satisfaction or altered to be so. All boundaries to be confirmed by client and overall dimensions agreed with builder on site.

Foundations front wall 1:2.4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Foundations to be 900mm deep in clay below the invert level and any drains within 1m and taken beyond the influence of any drains and tree roots all in accordance with NHBC guidance. Full cavity wall width 7 Newton block to ground level. Brickwork to match existing to dpc level. Any eccentric foundation to be 750mm wide minimum 400mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. All to the complete satisfaction of the District Building Surveyor.

Walls side and rear to be 100mm brickwork to match existing returned at the front corner to panel the front elevation stone work all to match the existing 100mm cavity fully filled with Rockwool batts. 100mm Plasmor Stranlite blockwork 12.5 mm plasterboard dry lining 5mm skim finish 5 stainless steel wall ties m² and every block to reveal. Reveals to have same u value as walls which will be 0.28wm²c or warmer IGHD insulated lintols to all openings with 150mm end bearing. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. Cavity to extend 225mm past DPC. Bond existing to proposed with furix profiles and maintain cavity. Expansion joints in blockwork 6m centres and brickwork at 12mtrs.

Garage floor to be 100mm concrete trowelled smooth with a steel float finish to fall to the front door to match the existing on 2000g dpm that continues under the excavation for the retaining wall so that it can be taped to the Bituthene tanking that will be applied to the outside face of the retaining wall dpm on 50mm of sand blinding under the floor only and at least 150mm of compacted limestone.

Lounge Floor Proposed floor to step up 150mm from the existing lounge floor and to comprise 18mm tongue and groove chipboard flooring type 2 or 3 for wet areas laid in accordance with manufacturers instructions on 50mm x 200mm joists at 400mm centres spanning side to side with one row of full depth solid strutting 50mm wide mid span all joist ends wrapped in dpc into the external and existing wall. Insulate between the joists with 100mm kingspan insulation and 100mm Rockwool for sound insulation underdraw with 12.5mm plasterboard 5mm skim.

Lateral Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges. Secure the wall plate down the blockwork using 30mm x 5mm x 1200mm long galvanized mild steel straps at least 2 to each section of wall between and adjacent the windows.

Roof remove sufficient tiles from the rear elevation for reuse on the front extension roof with concrete interlocking tile suitable for pitch and to match existing laid and fixed in accordance with manufacturers instruction on the rear all on 25mm x 50mm tanalized tile battens and 1 layer of Tyvek fully breathable felt 50mm x 170 mm rafters at 400mm centres birds mouthed over a 50mm x 100mm wall plate secured to the top of the blockwork and to a 25mm x 170mm ridge board that is supported above a 100mm x 50mm wall plate bolted to a 203 x 133 x 30 kg universal ridge beam. Insulate sloping ceilings with 150 mm of kingspan insulation between the bottom of the rafters that connects to the wall insulation to avoid cold bridging. Fix 25mm x 100mm diagonal wind bracing cut to fit between the rafters front and rear elevation encased within the insulation. 12.5mm plasterboard 5mm skim ceiling. Code 4 lead flashings and soakers tray DPC to all abutments with felt turned from under the battens to be trapped behind the 150mm lead upstands. Tyvek to sag 25mm between rafters. Upvc fascia soffit and barge board. Dry verge to boundary. Wall plate to be fixed to the blockwork at a level that will ensure the top of the existing and proposed rafters line through. Rafter feet to be reduced in depth beyond the wall plate to fix the soffit and fascia in line and level with the existing. Run off slope to have lead flashing that turns from under the tile to form an upstand to prevent water running down the barge board or a tied overhang with sloping gutter.

These 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, drainage, construction and specification 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 on site. All dimensions are approximate and are 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 builder at

Windows / Doors Double glazed UPVC windows with K or Low E glass and units that have a 16mm spacer between panes minimum u value to be 1.6wm²c. All glazing in critical locations to be safety glass to BS62060 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1200³ of the floor area and 800mm trickle vents. High level side windows on boundary not to exceed 1m² every 4 linear metres. Remove the timber frame and upvc boarding between the existing lounge window and garage door frame. Install a suitable lintol to support an outer leaf of stonework toothed and bonded between and to match the existing masonry. Insulate the cavity and fire stop at ceiling level. The new garage door shall be agreed with the client prior to construction in terms of style operation quality and size.

Drains All gutters to be 100mm half round with 63mm fall pipes to match the existing. Rain water to discharge to and in order of priority A) soak away subject to percolation test B) existing on site system. All to the satisfaction of the District Building Surveyor. Provide an ACO channel in front of the proposed door opening to discharge to a soakaway as described.

External Steps reuse the materials from the existing steps where possible to provide steps from the drive to the new side path. Steps to be supported in Seven Newton block where concealed and then in materials to match the existing retaining wall thereafter maximum rise 220mm minimum going 220mm but maximum pitch to be 42 degrees handrail to be 900mm above the pitch line with guarding at 900mm. Side path to be as clients instruction.

Gas safe heating engineer to resite the existing gas fired balanced flued boiler to discharge in accordance with table to diagram 34 of Approved Document J of the Building regulations. Boiler to discharge more than 300mm from any opening into the building. All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction to be robust all new light fittings are to be energy efficient All electrical work is to be in accordance with Part P of the Building Regulations. The insulation shall be designed installed and tested by a competent person being a member of the competent persons scheme and shall issue a completion certificate in accordance with BS 7671.

Form access into the lounge extension under structural steelwork and make good all plaster finishes. 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 P of the Building Regulations. The 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 the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the 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.