STUD WALLS
Denotes 100mm stud wall packed with 25mm Superglass O.S.A acoustic roll insulation with a density of 20kg/m3 to provide sound absorption in accordance with Approved Document E

NOTE - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works.

LINTELS - Catnic lintels are to be installed over all new windows and doors. Sizes to be agreed on site with building contractor.

MECHANICAL VENTILATION -
Bathrooms / Ensuites to have 15l/sec mechanical ventilation with a 15 minute overun facility.
Utility to have 30l/sec mechanical ventilation.
Kitchen to have 30l/sec with extraction hob.
WCs to have 6l/sec mechanical ventilation.

DPC - New walls and existing are to have bituminous felt dpcs installed to BS743 a 150mm above ground level. Cavity filled with lean cement mix upto DPC level

ELECTRICAL WORK - All electrical work to comply with part P requiring the appropriate installation certificate (BS7671), and tested and inspected by an electrician qualified to do so. Switches and sockets are to be placed between 450mm and 1200mm from floor level.

RAINWATER DRAINAGE -
Gutterring and rain water pipes to be pvcu to match existing. Discharge pipes to be 100mm pipes laid to a fall of 1:40 running to soakaways a min of 5 metres from any new or existing structure.
Soakaway positions to be agreed with Building Inspector on site. Soakaways to be designed to bre digest 365 following a percolation test.

LIGHTING
Ensure all internal luminaires to be fitted with low energy bulbs with a minimum luminous efficacy of 75 light source lumens per circuit-watt. Any external light capacity should not be more than 100 lamp-Watts and that they should be automatically controlled to switch off when not required (such as operation by a movement sensor) and fitted with a daylight sensor.

HEATING
Extension to fitted eith new radiator connected to existing heating system.
Qualified heating enginner to confirm installation details of new heating system, and provide any relevant safety certificates.
All radiators to be thermastaticly controlled.

UPVC DOORS & WINDOWS -
Glazing to achieve a u-value of 1.4w/msq.
New windows to have 8000m sq trickle vents.
Any glazing on doors or below 10000mm from ffl to be fitted with safety glass to BS6262.
The ventilation to the windows of the habitable rooms must be at least 1/20th of the floor areas.
All to Comply with Approved Document Q, PAS 24 standard

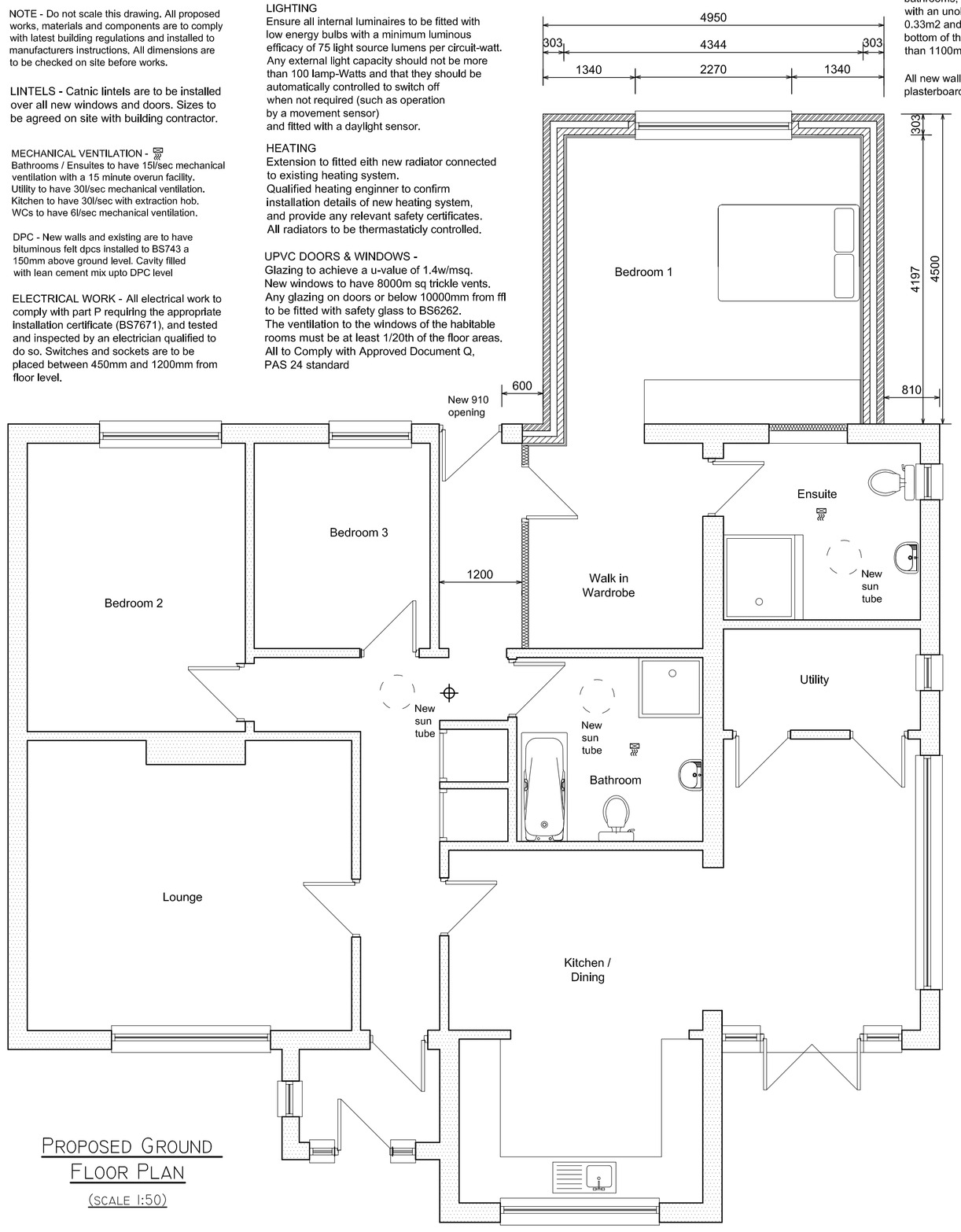
SMOKE ALARM (heat alarm in kitchen) - Indicated thus - to be mains operated to BS5446:part 1 and installed in accordance with paragraphs 1.8 seq. of approved document B, reg b1, smoke / heat alarms are to be interconnected on one circuit to existing alarms.

Note: A SAP energy effiecency calculation may be requested by building control if glazing is more than 25% of floor area, which could require additional insulation needed for the property

ALL NEW WINDOWS
At least one new window per room (excluding bathrooms, WCs and ensuite) should be provided with an unobstructed openable area that is at least 0.33m2 and at 750mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm from the floor.

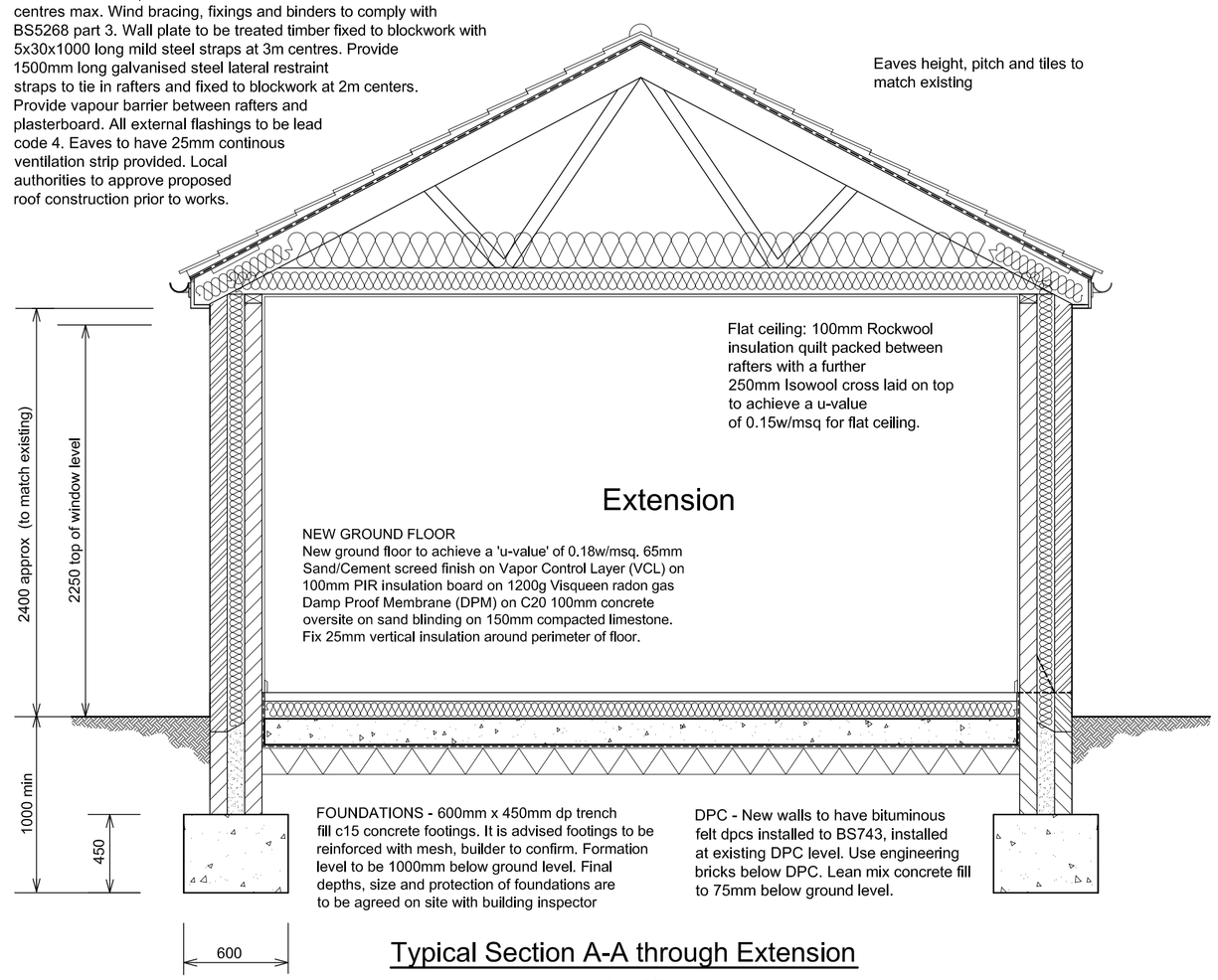
All new walls and ceilings to be plasterboarded and skimmed

NEW EXTERNAL WALLS
To be 103mm external brickwork, 100mm cavity packed with DriTherm® Cavity Slab 32, and 100mm blockwork inner leaf, and 37.5mm insulated plasterboard (Xtratherm XTPR or similar approved) to achelve a U value of 0.18w/m2. Cavities are to be closed at jambs and cills with damp proof course and cavity closers. Steel wall ties are to be provided at 900c/c horizontally, 450c/c vertically and 225c/c at openings. 5x30 mild steel anchor straps are to be installed at rafter level at 1200c/c maximum and fixed to blockwork and across 3 rafters. Where new wall abuts existing provide vertical dpc and use expamet wall starters. Building control to approve wall construction prior to works.



PROPOSED GROUND FLOOR PLAN
(SCALE 1:50)

NEW PITCHED ROOF -
New roof to be designed by specialist in conjunction with on site measuring of existing and new structure.
(use these drawings as guideline only, do not scale this drawing).
Roof tiles to match existing fixed in accordance with BS 5534:2014 on tanalised timber battens on breathable roof felt over new prefabricated roof trusses at 600 centres max. Wind bracing, fixings and binders to comply with BS5268 part 3. Wall plate to be treated timber fixed to blockwork with 5x30x1000 long mild steel straps at 3m centres. Provide 1500mm long galvanised steel lateral restraint straps to tie in rafters and fixed to blockwork at 2m centers. Provide vapour barrier between rafters and plasterboard. All external flashings to be lead code 4. Eaves to have 25mm continous ventillation strip provided. Local authorities to approve proposed roof construction prior to works.



Typical Section A-A through Extension
scale 1:25)

Side

Rear

Proposed Elevations
(SCALE 1:100)

Side

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CLIENT:
MR PAUL PEARN

PROJECT:
PROPOSED SINGLE STOREY REAR EXTENSIONS TO BUNGALOW AND DETACHED GARAGE, 21, CHURCH STREET, GREAT HALE, NG34 9LF

DRG TITLE:
PROPOSED BUNGALOW
PLANS AND ELEVATIONS

DATE: JAN 24
SCALE: AS STATED AT A1
DRG No.: 24-0103-02
DRAWN BY: WI