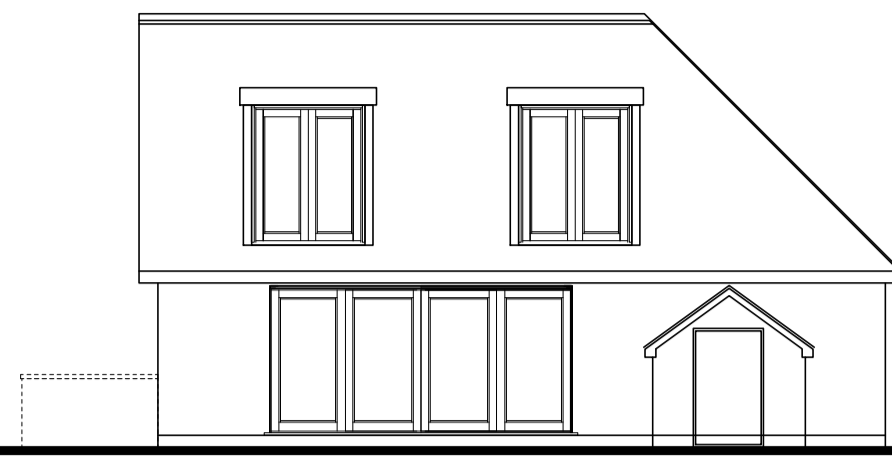


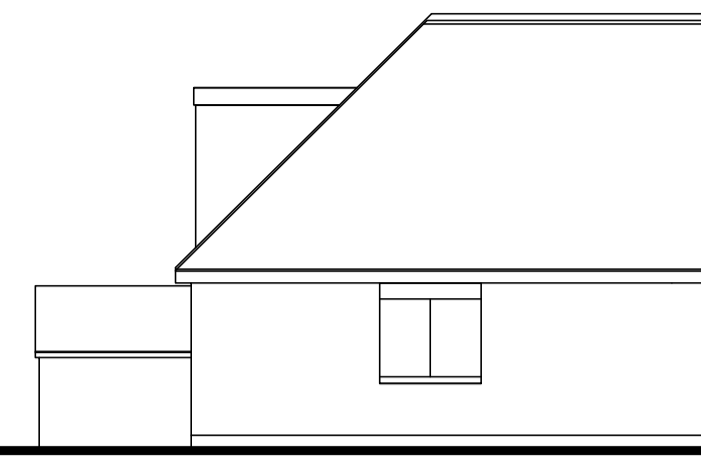
FRONT ELEVATION



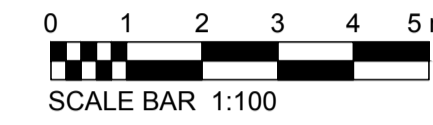
REAR ELEVATION



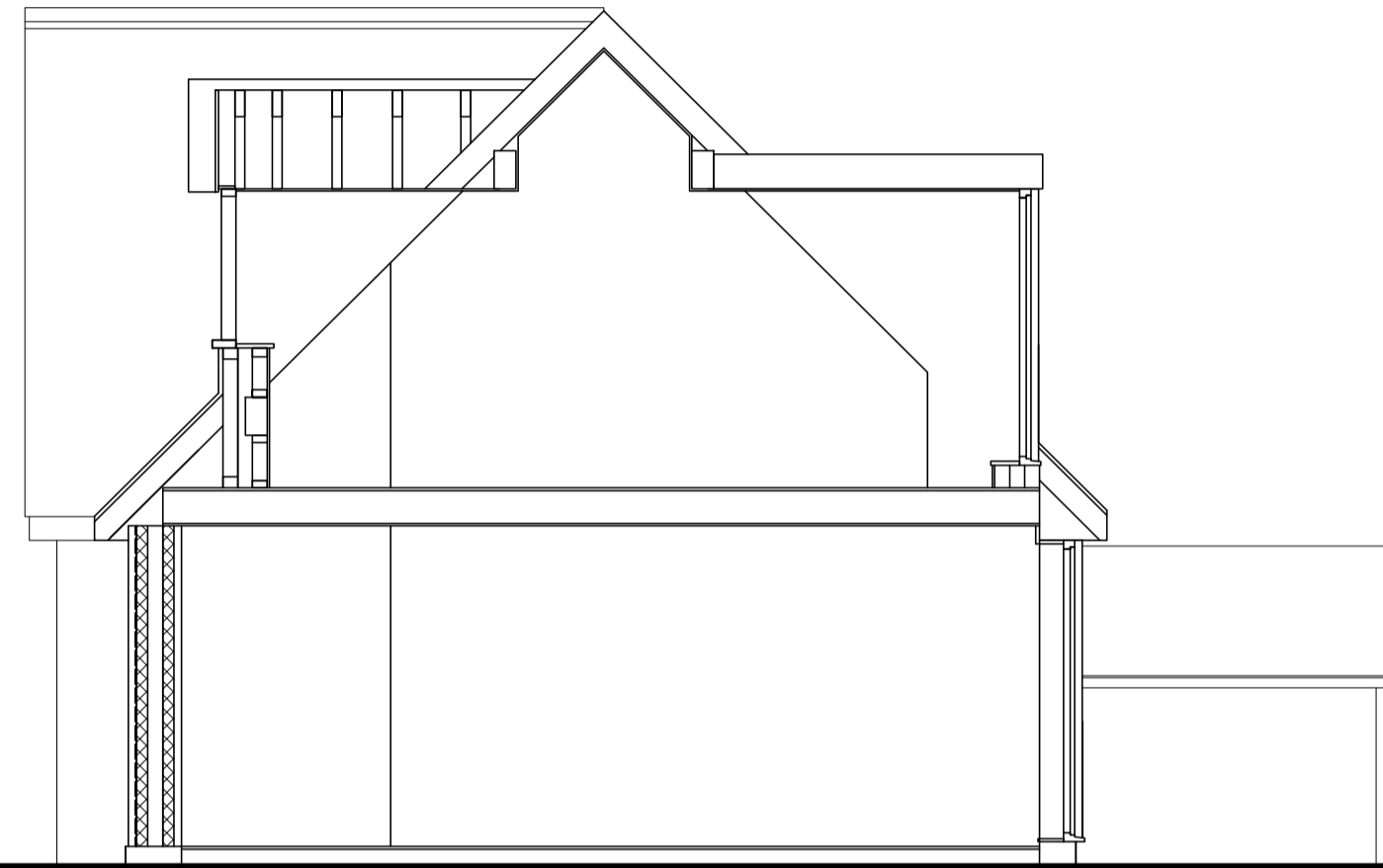
SIDE ELEVATION



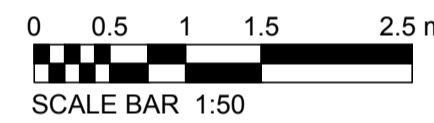
SIDE ELEVATION



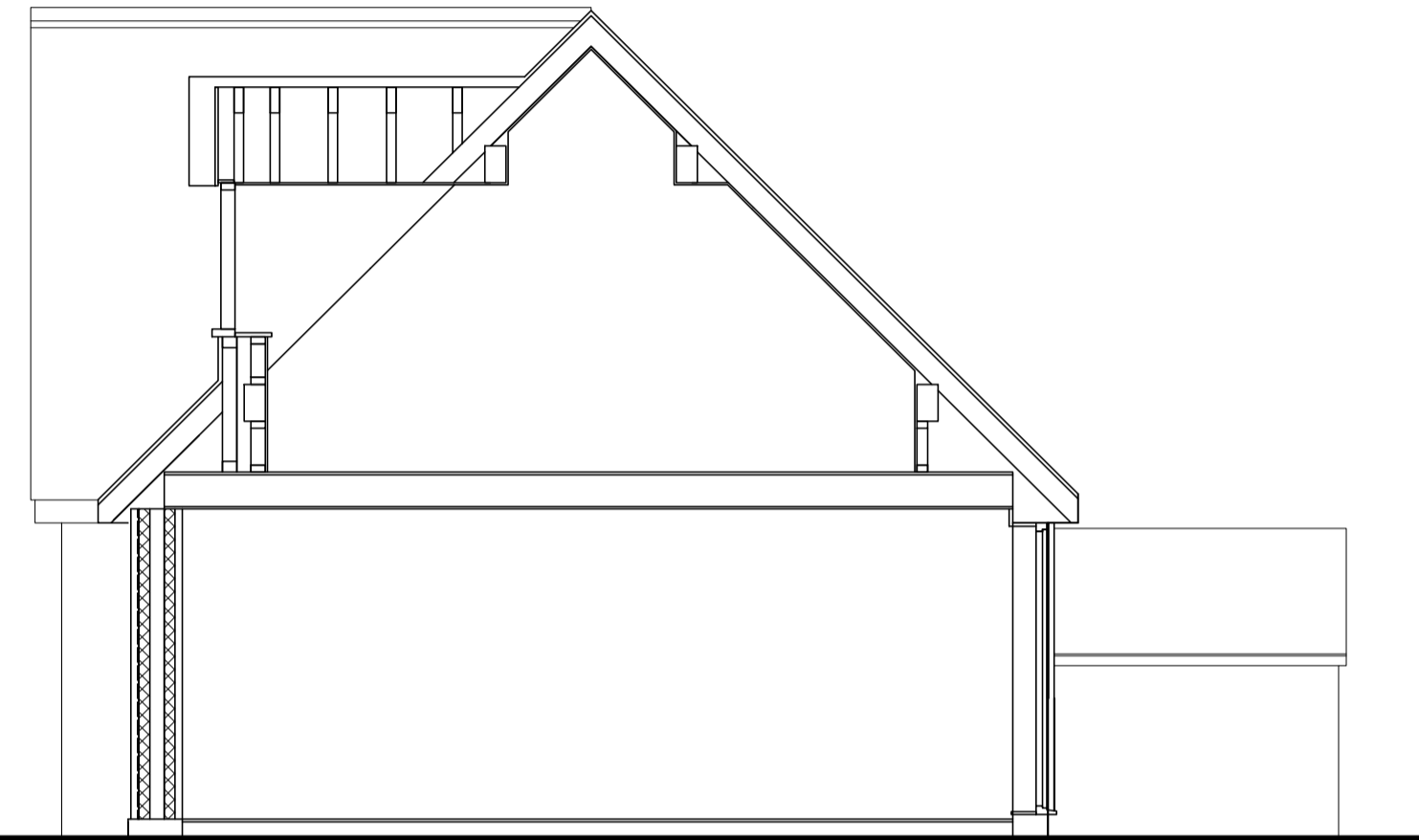
SCALE BAR 1:100



SECTION 1



SCALE BAR 1:50



SECTION 2

EXTENSION GENERAL NOTES

FOUNDATIONS
 EXISTING FOOTING TO BE EXPOSED AND AGREED WITH BUILDING CONTROL.
 CONCRETE STRIP 600 x 200 THICK TO CAVITY WALLS/BLOCKWORK.
 IN CLAY SOIL NOT AFFECTED BY TREE GROWTH OR REMOVAL. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS TO FIRM BED AND TO APPROVAL OF BUILDING INSPECTOR.
 N.B. PRECAUTION AGAINST ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR.

DPC
 ASTOS OR EQUAL CONTINUOUS DPC MIN 150 ABOVE F.G.L. WITH D.P.M. UNDER GROUND FLOOR.
 CAVITIES FILLED WITH WEAK MIX CONCRETE TO WITHH 225 OF F.G.F.L.

GROUND FLOOR
 75 MM CONCRETE SCREED ON 100 MM INSULATION ON EXISTING SLAB ON DPM

GLAZING
 WINDOWS TO BE FITTED WITH 16mm DIA THICKNESS DOUBLE GLAZED UNITS TO BS 5713 & INSTALLED IN ACCORDANCE WITH BS 3000/PART 7. WINDOWS TO BE UPVC. ALL GLASS TO BE TOUGHENED SAFETY GLASS.
 ALL WINDOWS TO BE DRAUGHT PROOFED AND TO COMPLY WITH FIRE ESCAPE TO B-REIS.

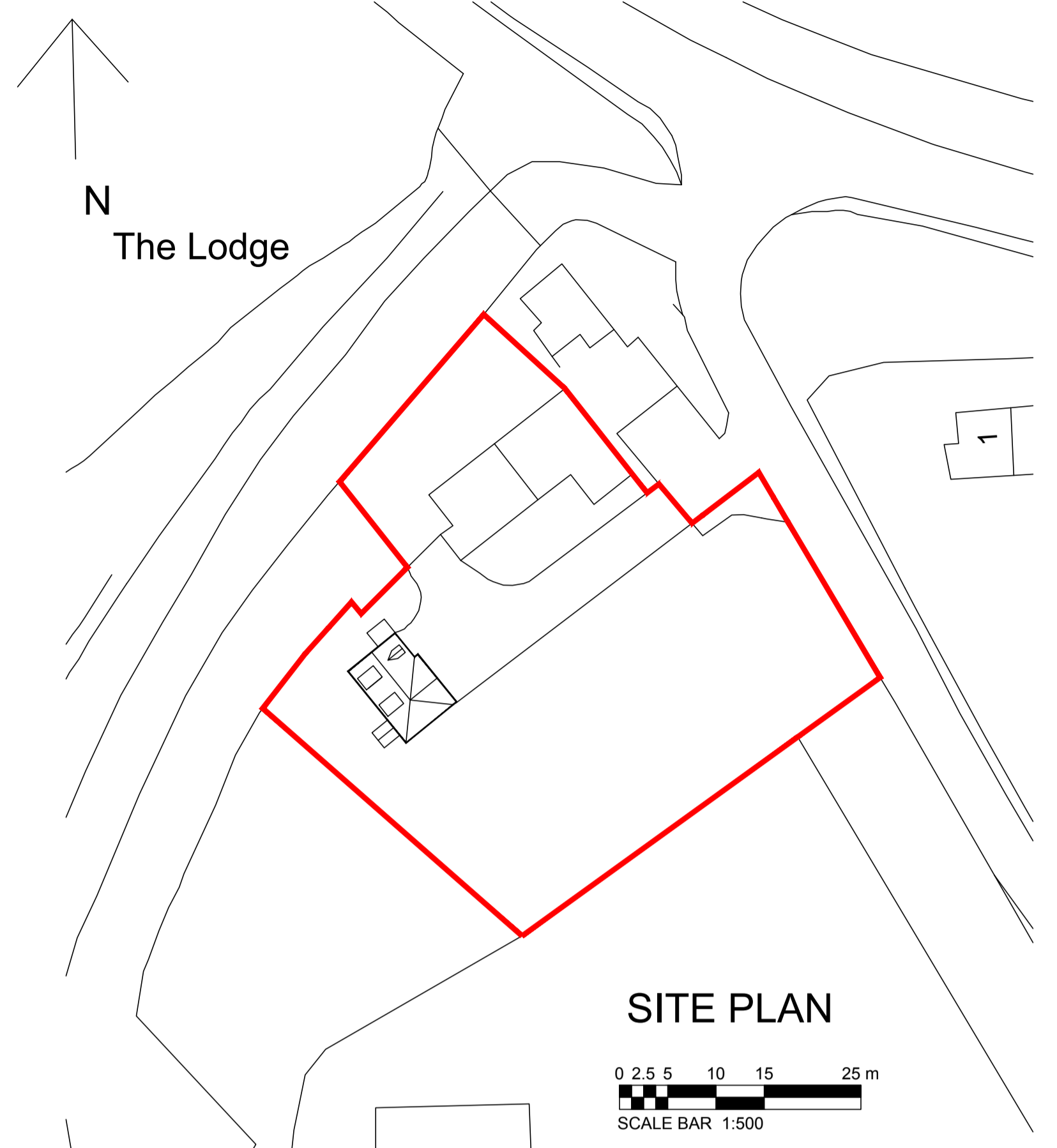
DRAINAGE
 RAINWATER GOODS IN UPVC TO BS 4678. 112mm WIDE SECTION GUTTERS AND 65mm SECTION DOWNPIPES. STORM DRAINAGE TAKEN TO SUITABLE CONSTRUCTED SOAKAWAY.
 FOUL DRAINAGE TAKEN VIA FLOOR GULLY TO EXTG FOUL DRAINAGE.

NEW WINDOWS
 TRICKLE VENTS TO BE PROVIDED TO ALL NEW WINDOWS TO MIN 800 SQ MM NATURAL VENTILATION. DOUBLE GLAZING TO HAVE LOW EMISSIVITY GLASS.

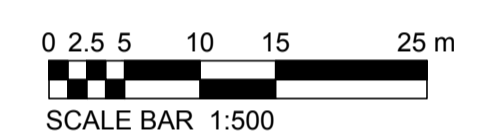
LATERAL RESTRAINT
 GALLY MS STRAPS 30x6 SECTION 150 x 1450 LONG FIXED TO 3 No ROOF TRUSSES JOIST LEVEL. MIN 2000G.

STRUCTURAL BEAMS
 TO BE IN ACCORDANCE WITH STRUCTURAL CALCS AND TO HAVE HALF HOUR FIRE PROTECTION PROVIDED BY 2 LAYERS OF 12MM PLASTERBOARD.

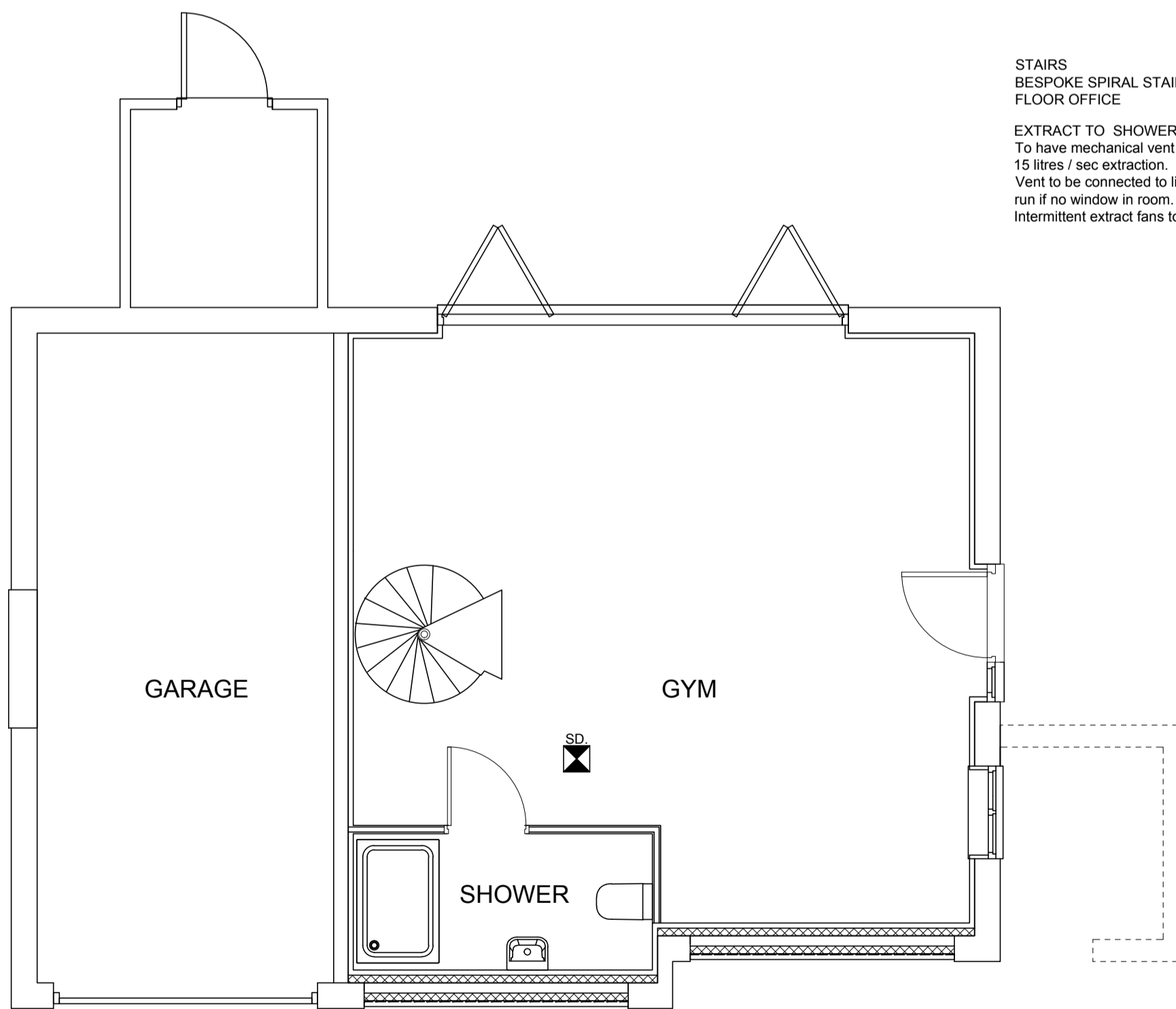
VENTILATION/NATURAL
 HABITABLE ROOMS-OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.7M ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS (INC PATIO DOORS).



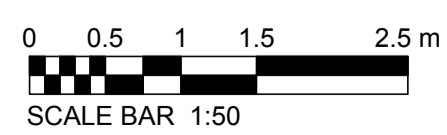
SITE PLAN



SCALE BAR 1:500

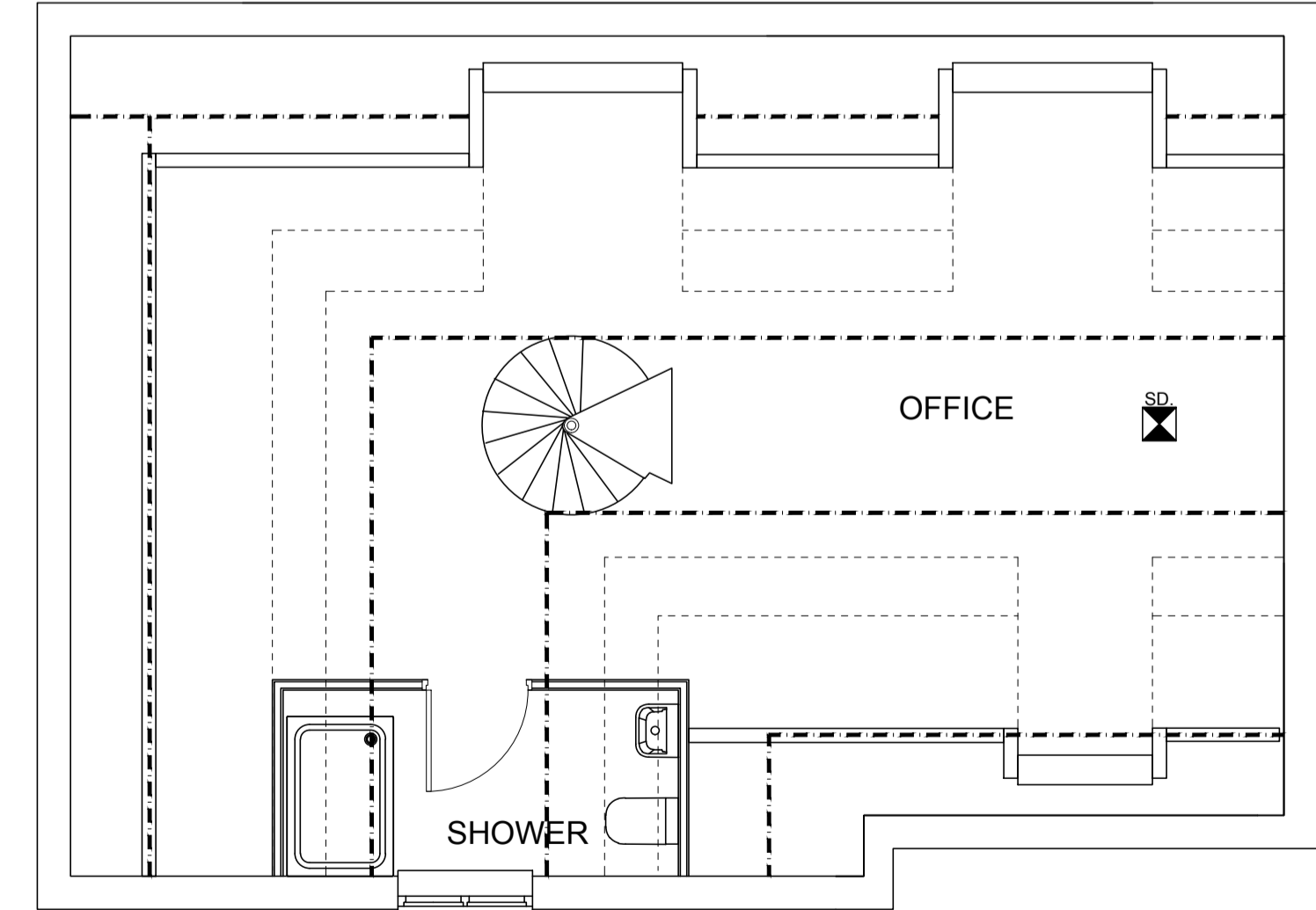


GROUND FLOOR PLAN



SCALE BAR 1:50

NOTE : GLAZING
 All glazing to achieve min U value of 1.4 W/m²K



FIRST FLOOR PLAN

STAIRS
 BESPOKE SPIRAL STAIRCASE/W TO BE PROVIDED TO FIRST FLOOR OFFICE

EXTRACT TO SHOWER ROOMS
 To have mechanical vent ducted to external air to provide min 15 litres / sec extraction.
 Vent to be connected to light switch and to have 15 minute over run if no window in room.
 Intermittent extract fans to BS EN 13141-4.

SAFETY GLAZING
 All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14479 or BS EN 15010:12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.
 i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

SD DENOTES CEILING MOUNTED SMOKE DETECTOR. SEE DETAIL NO: IS(9)03 TO COMPLY IN ALL RESPECTS WITH BS 5446: PART 1:2000 & INSTALLED IN ACCORDANCE WITH BS 5839-6:2004, TO BE INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT. SMOKE DETECTORS TO HAVE A STANDBY POWER SUPPLY, SUCH AS A BATTERY (CHARGEABLE OR NON-RECHARGEABLE) OR CAPACITOR. OCCUPIERS ARE TO RECEIVE THE MANUFACTURERS OPERATING & MAINTENANCE INSTRUCTIONS UNDER BS 5839-1 & BS 5839-6, to ground floor hall and first floor landing

Wall Construction (to existing garage area)
 215 solid brickwork .
 100 mm Celotex internally with 15mm plasterboard and skim fin.
 Vapour barrier provided behind insulation
 Existing steel lintel retained over garage door area.

Structural Steel
 To have 15mm plasterboard to give 30 mins fire resistance.

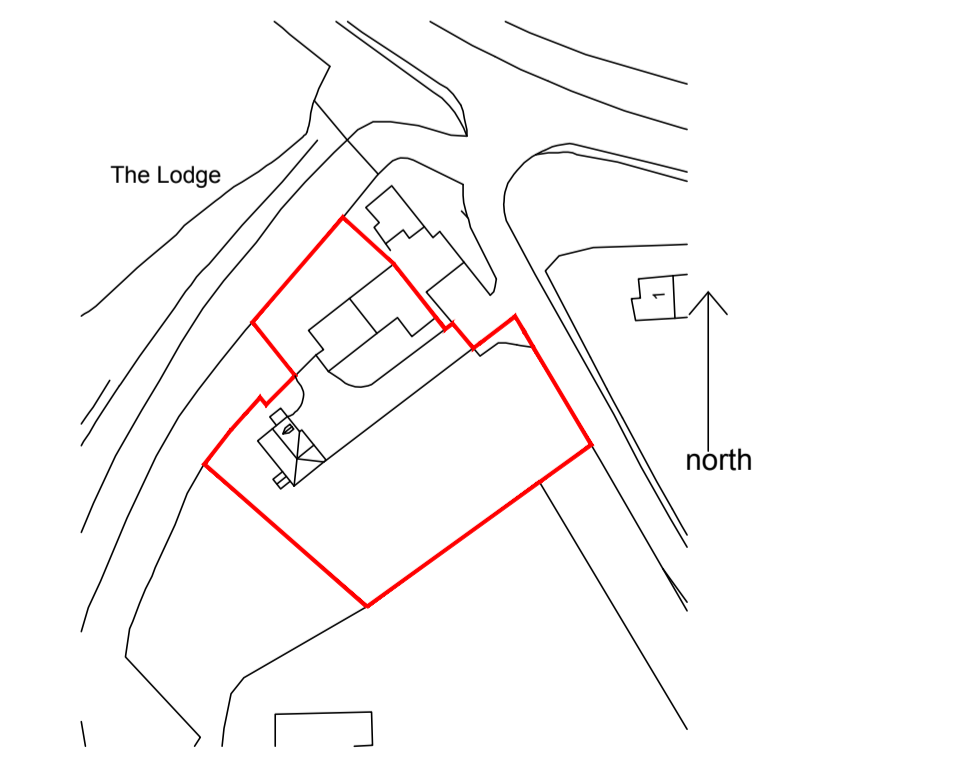
Wall Construction (to Existing Garage doors)
 50 mm insulated plasterboard and skim fin. On 75 mm Blockwork, 100mm fully filled Cavity with Fibre insulation. 75 mm block external leaf with timber infill to match existing garage door.
 Vapour barrier provided behind timber panel
 Existing steel lintel retained over garage door area.

HOUSE DRAINAGE

All House drainage to comply with PART H of the current building regulations.
 house drainage to be a minimum of 100mm diameter
 No drainage to be laid flatter than 1 in 80 or steeper than 1 in 15
 House drainage to have a minimum of 450mm of cover. Where cover is less than 600mm then concrete bed and surround is to be used.
 Where drains pass close to the property, the foundation is to be taken down to the invert of the drain.
 All drainage to be polypropylene

ELECTRICAL INSTALLATION	
TO COMPLY WITH APPROVED DOCUMENT 18: 2004 EDITION, PART VI, SECTION 8 & APPROVED DOCUMENT 17: 2004 EDITION.	
APPROXIMATE HEIGHT FROM FINISHED FLOOR LEVEL	TYPE OF ELECTRICAL OUTPUT
450MM	SOCKETS, 1 & 2 POINTS, TELEPHONE SOCKETS
1200MM	LIGHT SWITCHES, DOORBELLS

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P OF THE BUILDING REGULATIONS TO BE INSTALLED BY A REGISTERED ELECTRICIAN. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROVED BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.



LOCATION PLAN



SCALE BAR 1:1250

PROPOSAL DRAWING

PROPOSED EXTENSION AT
 POUND COTTAGE,
 LAPWORTH

Scale 1:50, 1:100 & 1:500, 1:1250 @ A1
 Date DEC 23

Drg No PCL_PD_01A