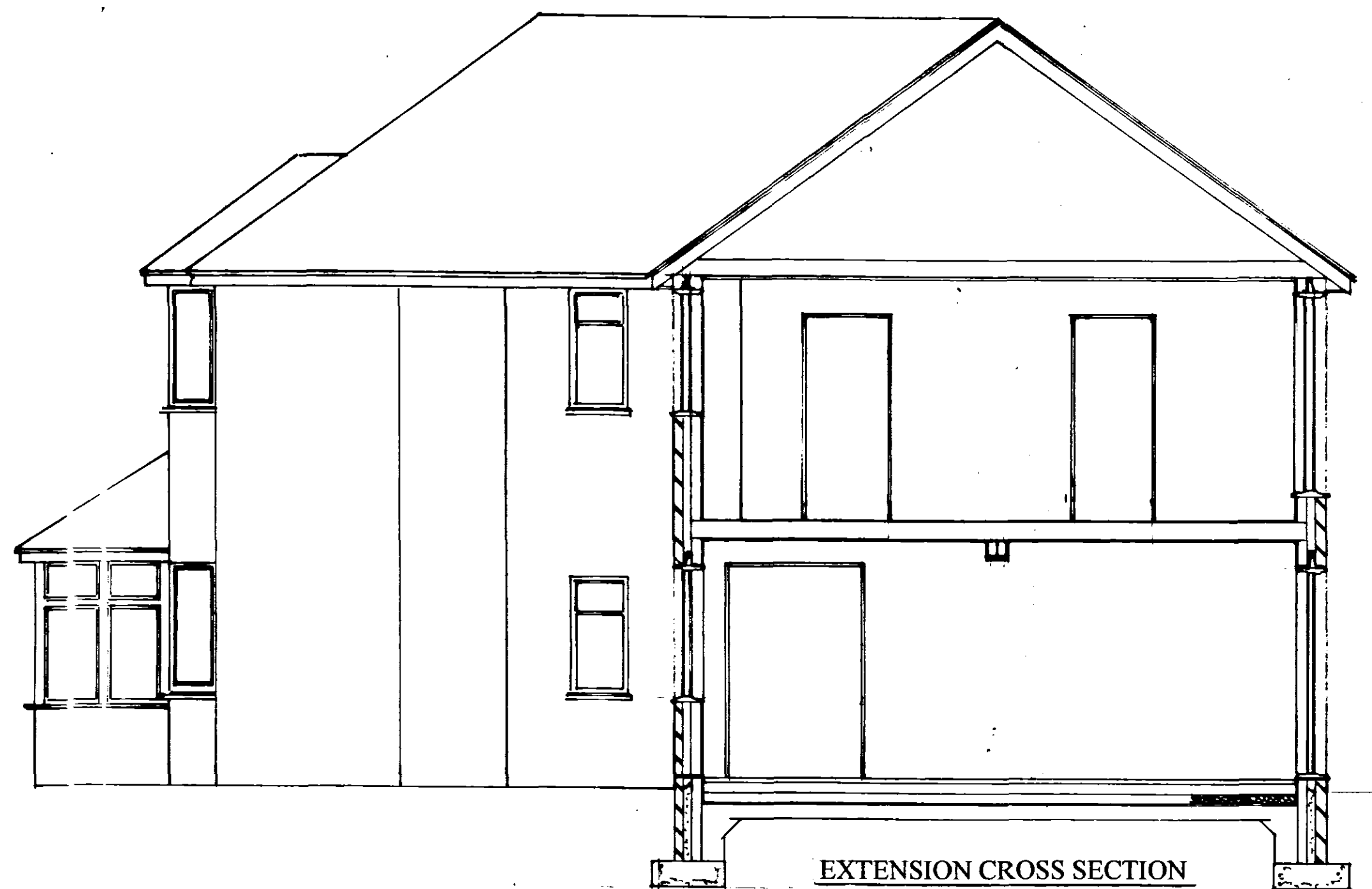
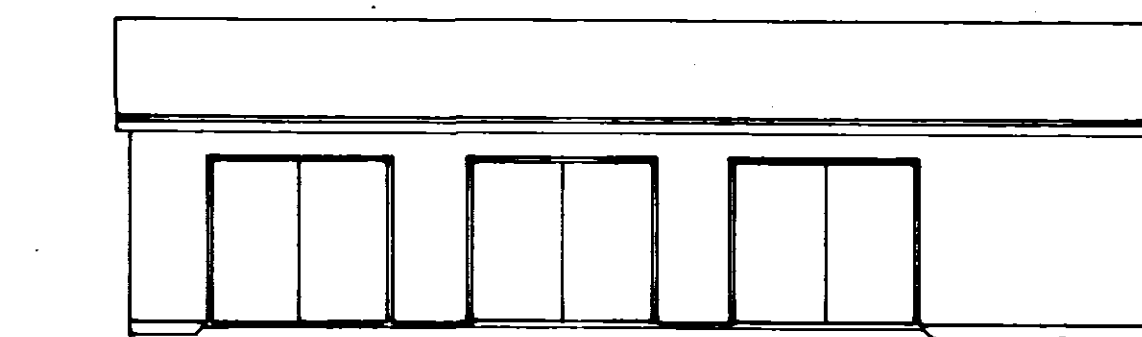
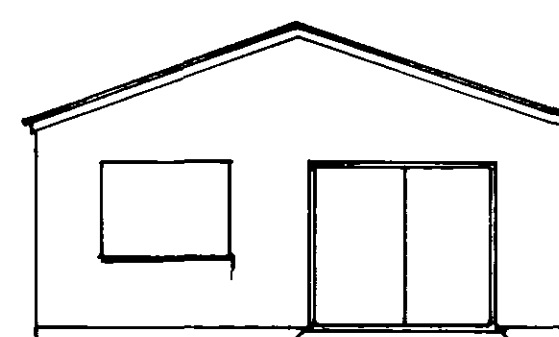




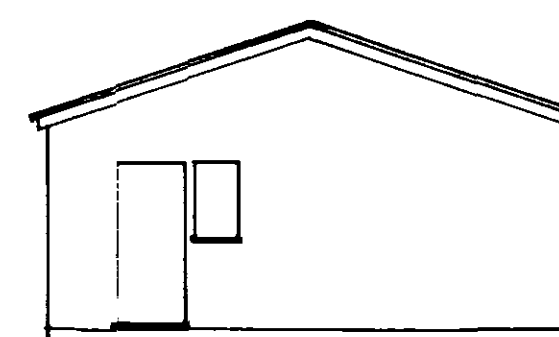
EXTENSION CROSS SECTION



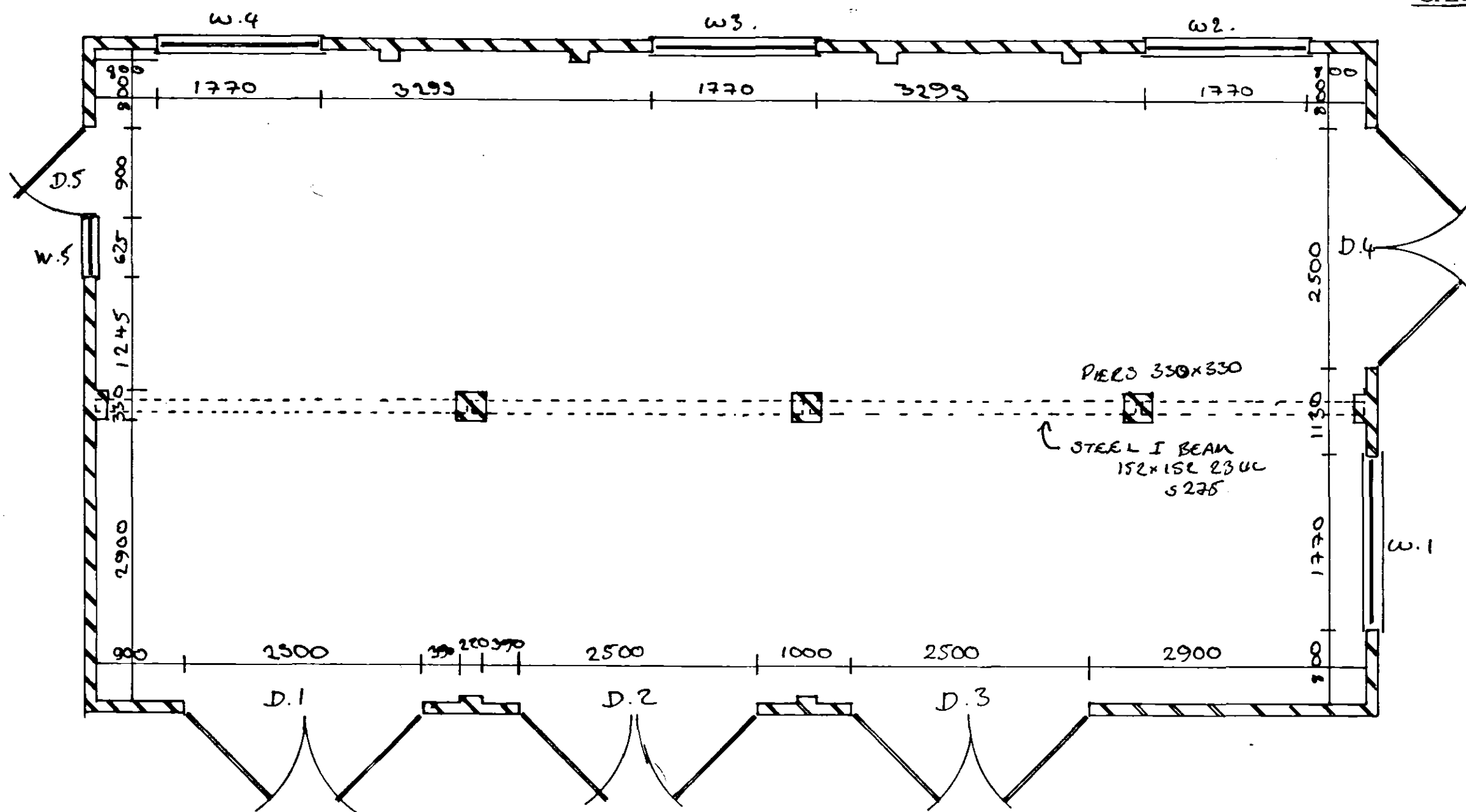
GARAGE FRONT ELEVATION



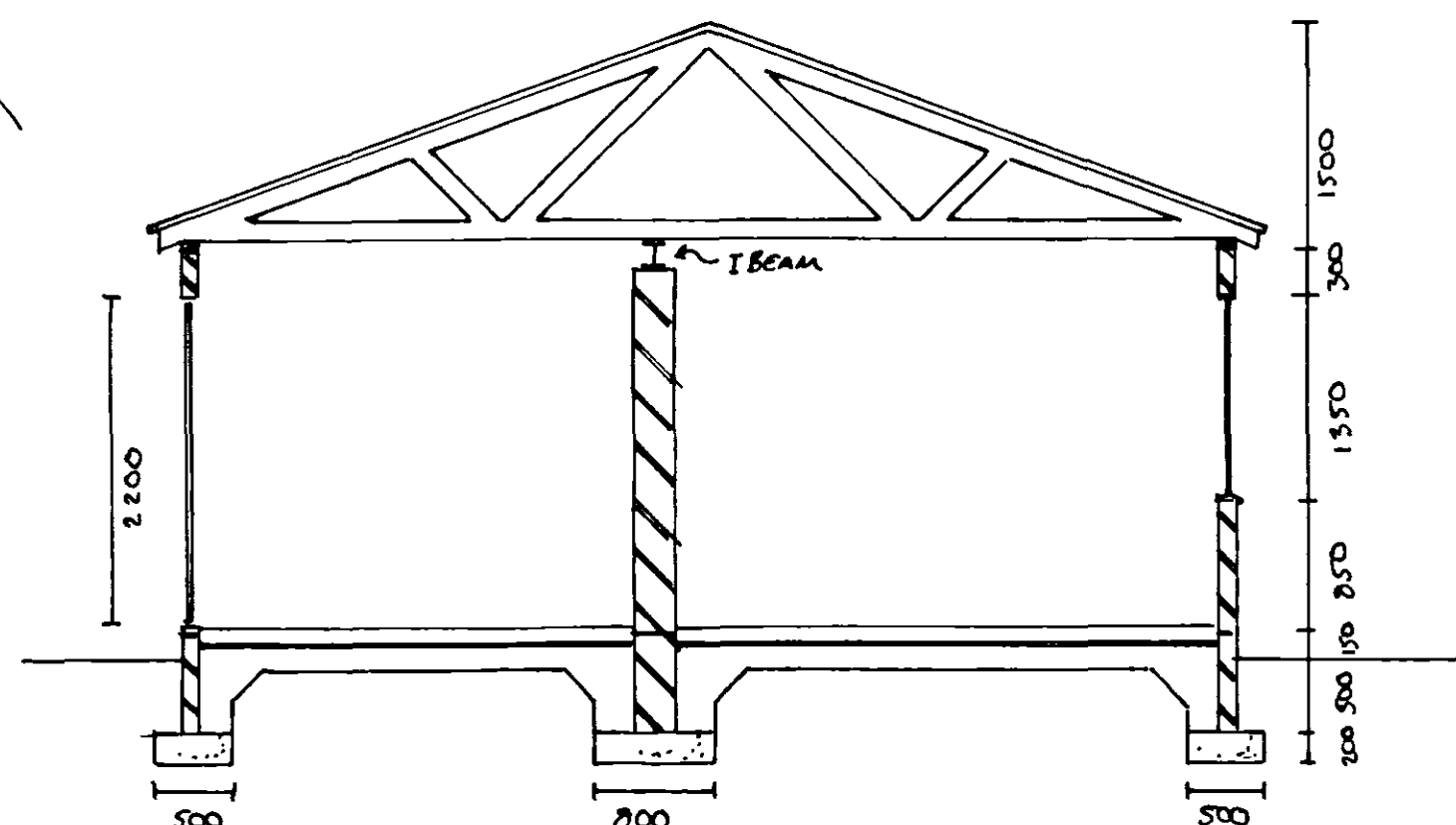
GARAGE SIDE ELEVATION



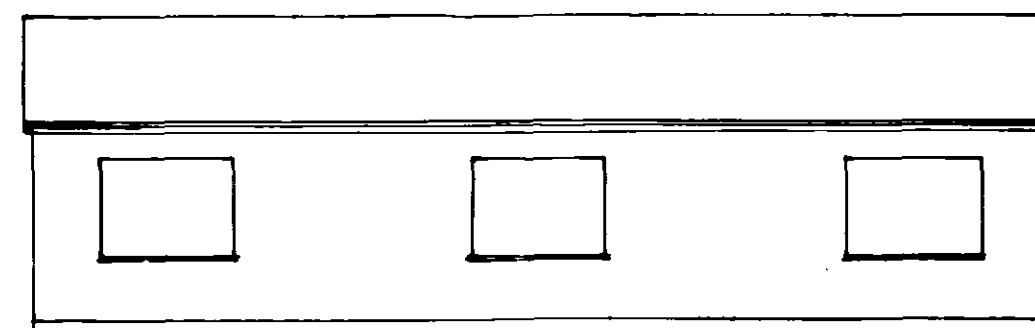
GARAGE SIDE ELEVATION



GARAGE FLOOR PLAN



GARAGE GROSS SECTION

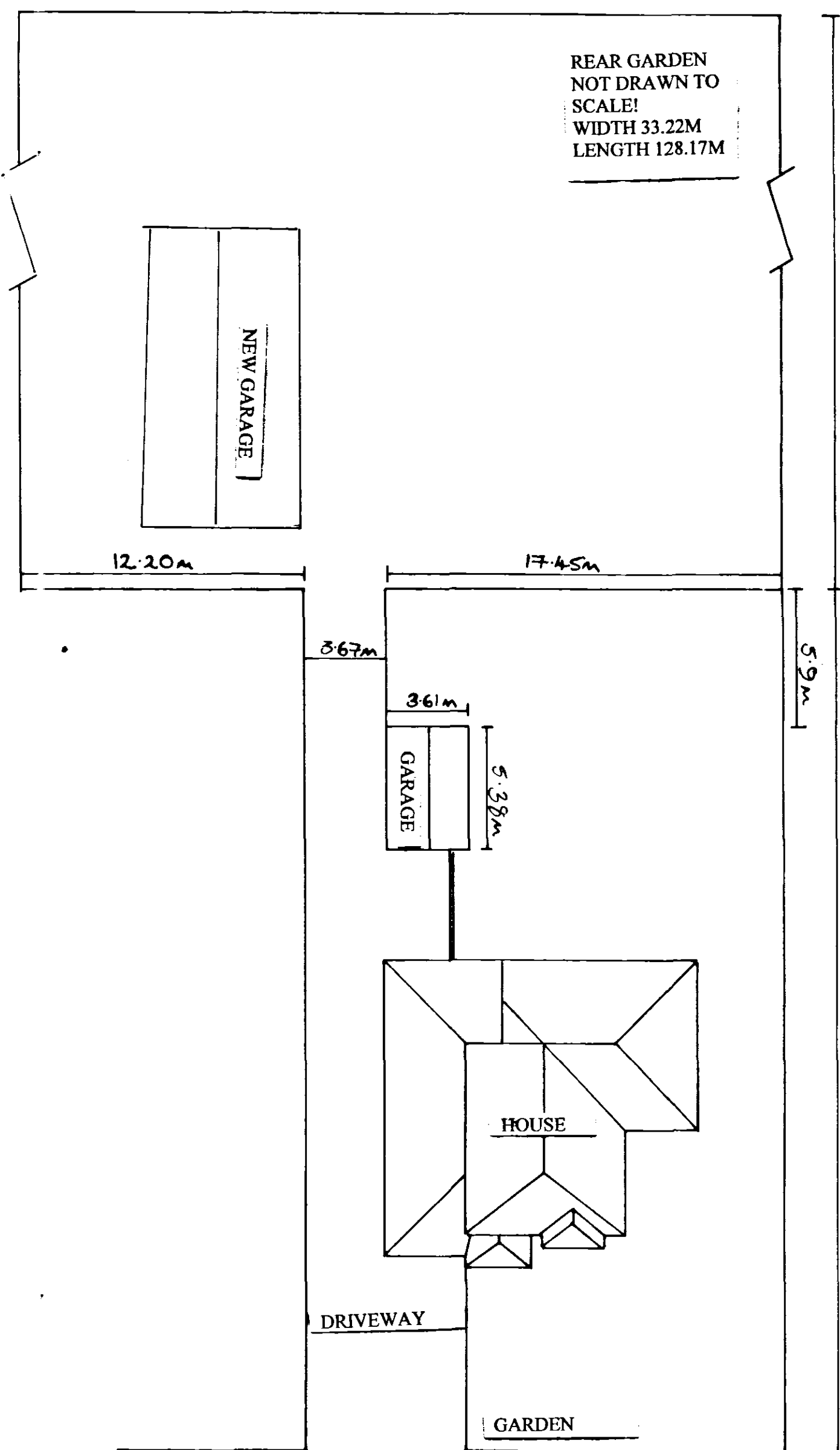


GARAGE REAR ELEVATION

DOOR SCHEDULE FOR GARAGE
DOORS 1,2,3,4, 2500mm x 2200mm
DOOR 5, 915mm x 2200mm

WINDOW SCHEDULE
WINDOWS 1,2,3,4, 1770mm x 1550mm
WINDOW 5, 625mm x 1040mm

LINTEL SCHEDULE
DOORS 1,2,3,4, 2700mm
DOOR 5 & WINDOW 5 1950mm
WINDOWS 1,2,3,4, 2100mm



SITE PLAN

BUILDING REGULATION SPECIFICATION

FOUNDATIONS

Provide concrete strip foundations
To all external walls. Concrete to
C.15.P Foundations to be taken down
To a depth of 1m below finished
Ground level.

GROUND FLOOR

50mm sand/cement screed, 100mm
concrete over site (grade C.20.P)
to BS5328.100mm jable, or similar
insulation, 1200 gauge polythene
damp proof membrane, to lap d.p.c
in walls. 150mm consolidated and
blinded hardcore.

DAMP PROOF COURSE.

Bitumex felt or polythene
Horizontal d.p.c to suit width of
Masonry, min 150mm above ground
Level, and 150mm wide vertical
d.p.c. 12mm damcore to all
openings in external
walls. All to comply with BS747

FIRST FLOOR

19mm flooring grade chipboard
grade 11, to BS.5669. in general
areas. Grade 111 in bathrooms
on softwood joists SC3 50mm x
170mm@ 450mm centres with solid
blocking 50mm x 170mm to joists
@ 2.00m centres
Ceiling to be 12.5mm plasterboard
With artex finish
Joists to built into inner skin of
Cavity wall.
Notches in floor and ceiling joists
To be no greater diameter than 1/8
Of the joists depth, positioned no
0.07 of the span and no further
away from the support than 0.25
of the span.
Holes in the floor and ceiling joists
To be no greater diameter than 0.25
Of the joists depth, positioned at the
mid joist depth, no closer than 3
times the diameter apart and located

between 0.25 and 0.4 times the span
from the support.
Work relating to notches and holes
In joists to comply with BS 5268.

WALLS

Brickwork to match existing and to
have minimum crushing
Strength of 20N/mm2, block work
To have minimum crushing strength
Of 7N/mm2
External walls to be 265mm cavity
Construction, 102mm facing bricks,
63mm cavity, 100mm block, block
work below d.p.c. to be class A,
above d.p.c. to be class B.
Fill cavity to within 150mm of
d.p.c. with lean mix concrete.
Cavity to be filled with drietherm
Or similar cavity insulation.
Cavity walls to be closed at eaves
With 9mm insulation board to
Allow roof and wall insulation to
Meet.
Cavity walls tied together using
Twisted stainless steel ties at
450mm centres vertically, 900mm
horizontally, 300mm at openings
staggered.

ROOF

Concrete interlocking roof tiles
To match existing roof tiles, nailed
On 38mm x 25mm battens (tile fixing
To be in accordance with manufacturers
Recommendations to suit prevailing
Conditions) on un-tear able roofing
Felt.
Prefabricated roof trusses designed
by 'Nene Trussed Rafters'
, manufactured and
installed in accordance to BS5268
part 3 @ 600mm centres
All longitudinal and diagonal bracing
To be minimum 100mm x 25mm
And secured with 2no. 3.35mm
Diameter x 65mm long galvanised
Long wire nails to every rafter.
Trussed rafters to be skew nailed
To 75mm x 50mm treated wall plate

Using 2no. 4.5mm diameter x 100mm
Long galvanised round wire nails
25mm continuous ventilation provided
both sides of roof by propriety over
fascia vent units to eaves, and 5mm
continuous ventilation to ridge.
200mm mineral fibre insulation
quilt laid between joists.
Insulation to have min 50mm
Clearance at eaves to maintain
Ventilation.
12.5mm gyproc wallboard plasterboard
and artex ceilings
Hatch to roof space to be insulated
To same standard as roof
Timber soffits and fascias to match
Existing and painted to match.

LATERAL SUPPORT

Galvanised mild steel straps of
Cross section 30mm x 5mm to be
Provided @ 2.00m centres.
Anchor straps to span two joists of
Equivalent. Nogginns to be fixed
Between joist strap locations and
To include a packer between wall
And joist
Nogginns 50mm x 50mm and packing
Pieces also at rafter, ceiling and joists.
All straps drilled to receive 6mm x
63mm screws.

WINDOWS

Upvc double glazed windows with
Trickle ventilation in window head.
Critical areas should be fitted with
Safety glass to B.56206.
windows on first floor to
incorporate clear overall opening
of 0.33m2 and window sill to be max
1.1m above first floor height
No window openings in glazing on
First floor windows below 800mm
Above floor level.

LINTELS

Catnic cougar standard open back
Lintel with polythene cavity tray over,
All with 150mm end bearing to
BS449 above all openings in

External walls and internal load
Bearing walls.

TIMBER

All timber to be treated
All carcassing timber to be graded
In accordance with BS5268

S.V.P passing through habitable rooms
To be surrounded in 25mm glass
Fibre quilt and plasterboard on
Timber framing with access panel
Rain water gutters and pipes to be
p.v.c. 100mm half round and 63mm
diameter respectively to BS 4576
All internal baths to have mechanical
Ventilation wired to light switch to
Achieve 3 air changes per hour
With 15 minute over run

DRAINAGE

Storm water pipes to soak-away
1.50m cubed and situated minimum
5m from building
drainage passing through building at
substructure: concrete lintel with
150mm end bearing both sides, crown
of pipe 50mm below lintel, compressible
material surrounding pipe, external face
to have a non destructible vermin proof board.

VENTILATION

Habitable Rooms
Minimum 8000mm2 background
Ventilation provided by a
Controllable trickle vent in window
head

Rapid ventilation provided by
Opening windows equivalent to
1/20th of floor area
Bathroom
As stated in plumbing

COLD WATER SUPPLY
Extend existing feed to new area

HEATING

Extend existing oil fired central
Heating to feed new heating radiators
All pipes in light gauge copper,
Manufactured to BS 2871
With thermostatic control valves
Fitted to new radiators

ELECTRICAL

Outlets, S.S.O and T.V. points
225mm above finished ground level
Light switches and kitchen sockets
1375mm above finished floor level
All electrical installations to be
Carried out in accordance with the
I.E.E Regulations and local company
Conditions and testing procedures

FIRE PROOFING

All floors to be full 1/2 hour fire
Resistant. Ceilings to be 12.5mm
Plasterboard, 5mm gypsum plaster
All doors to stairwell to F.D 20
Stud partitions 75mm x 50mm timbers
12.5mm plasterboard
5mm gypsum plaster
Smoke alarms to be fitted on each
Floor as specified by manufactures
Or professional installers

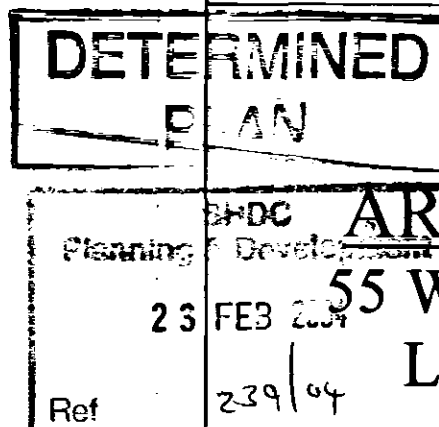
ALTHOUGH EVERY EFFORT HAS BEEN
TAKEN TO CORRECTLY SCALE THESE
DRAWINGS AND TO APPLY CORRECT
MEASUREMENTS, IT IS ADVISED TO CHECK
ALL DETAILS ON SITE BEFORE ANY WORK
IS CARRIED OUT.

- | | |
|-----------------------------------|-------------|
| 1.Cross section A-A | SCALE 1:50 |
| 2.Site plan | SCALE 1:200 |
| 3.Proposed garage plan | SCALE 1:50 |
| 4.Proposed garage front elevation | SCALE 1:100 |
| 5.Proposed garage rear elevation | SCALE 1:100 |
| 6.Proposed garage side elevation | SCALE 1:100 |
| 7.Proposed garage side elevation | SCALE 1:100 |
| 8.Cross section B-B | SCALE 1:50 |

DATE: 30:01:2004

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