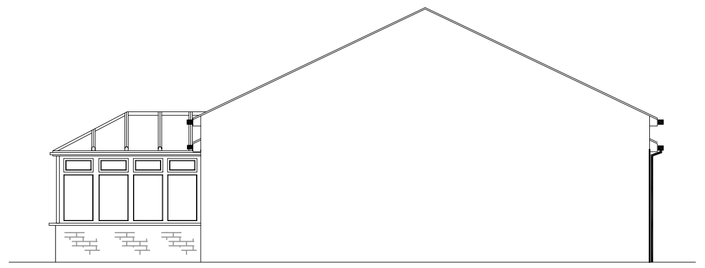
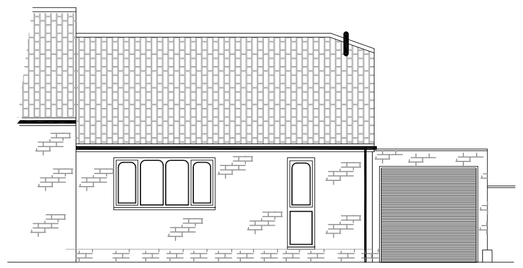
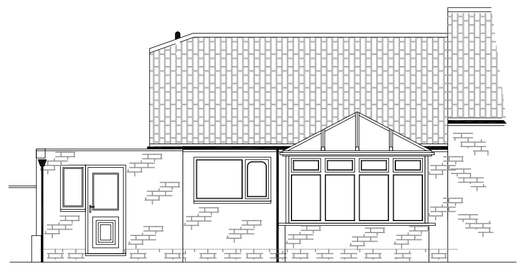
EXISTING WEST SIDE ELEVATION



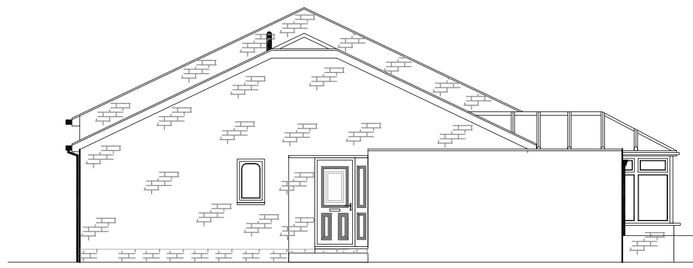
EXISTING FRONT ELEVATION



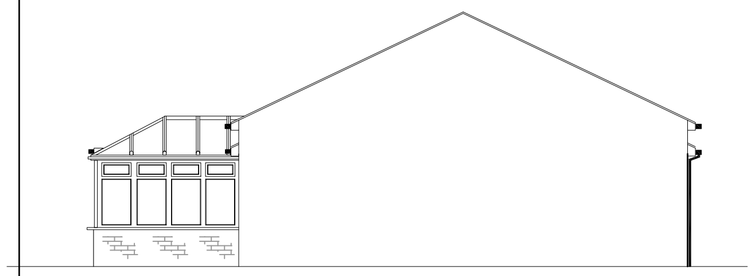
EXISTING REAR ELEVATION



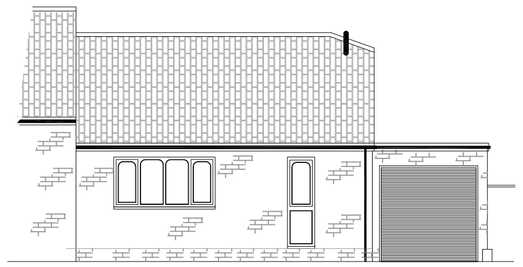
EXISTING EAST SIDE ELEVATION



PROPOSED WEST SIDE ELEVATION



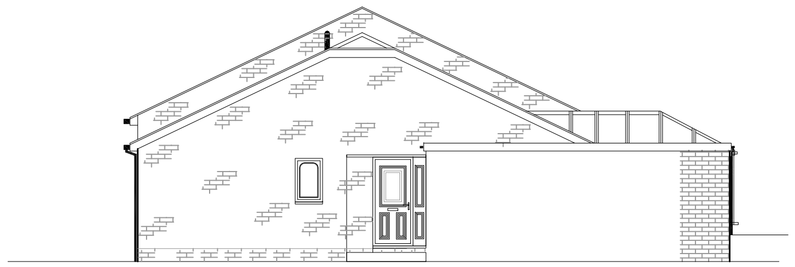
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED EAST SIDE ELEVATION



FOUNDATIONS
Of proposed Extension, Min Depth 1000mm,
Foundations in accordance with B.S. 8004 and
agreed on site with building controll officer.
All drains beneath new approved extention
to be bed and surround in granular fill
or concrete surround as appropriate.
Where drains pass through external walls
they are to be protected with pre-stressed
concrete lintel over with minimum 150mm
end bearings, with 50mm clearance all round
pipe and the opening is to be masked with
rigid sheet material to prevent the ingress
of vermin or fill.

WALLS to rear extension
Walls 102mm face brickwork to match existing
house brick cavity to accomadate 100mm
insulation batts with 100mm thermalite turbo
blocks or similliar approved innerleaf with 12mm
lightweight plaster finish, terminate 225mm bellow
All to achieve a U-Value of .28W/m.
Bricks to be laid stracher bond in 1:1:6 cement
mortar, Stainless steel wallties to be DD140 &
EN845,every 750mm horizontal and 450mm
vertically and staggerd vertically centres of ties
to be 225mm at all jambs.
Brickwork to be toothed into existing and all
cavitys to be maintained.
Horizontal Insulation D.P.C. to all reveals.

UPGRADE EXISTING WALLS TO GARAGE
Inner leaf to be 100x50mm
Stud at 400mm Ctrs Fix 25x30mm Stopkeh
to secure 70mm Kingspan Thermawall TW55
Use Kingspan Kooltherm® K18
35.5mm Insulated Plasterboard"/"
To Inside, Stud to Cavity to have 19mm O.S.B
Sheatting Board with a breathable membrahne
e.g. Kingspan nilvent ® Damp proof membrahne.

FLAT ROOF CONSTRUCTION
3No layers built up felt roofing to B.S.747
Part 2 and B.S.C.P. 144 Part 3 (minimum quality
to be polyester based) Underlayer to be
B.S.747 Type 3G perforated underlayer, top
layer to have green mineral surface finish
Type 2E (398g/10m2).
150x50mm s.w. roof joists at 400mm centres,
to be securely fixed to 100x50mm s.w. wallplates
and wallplates to be tied down with 30x2.5 x
900mm long galvanised m.s. straps at 1500mm
Centres face fix and built into Inner leaf,
12.5mm p.v.c. backed plasterboard & skim ceiling
Warm Roof Insulation
50mm Kingspan TR31 Decking on 150x50mm C16
grade Roof Joists 400mm Ctrs on 100x50mm
treated timber wallplate, Fit Kingspan tight
between Ceiling Joists and tight up to
Kingspan Decking to leave 75mm Vold
between Kingspan & 12mm Plaster Board & Skim.
To give a "U" value of .18 W/mK
Fasia 180x20mm with 38x20mm Drip

LINTELS
Use Birtley CB 90 or Similiar Approved over
All Lintels with 150mm end Bearing, Double Plaster
Board 12.5mm for 1/2 Hour Fire Break.

RAINWATER GOODS
100mm wide PVCu semi circular section gutters
laid to falls to discharge into 65mm diameter
round rainwarter down pipes. new gullies

SPACE HEATING
Existing central heating system to be extended
into new rooms in accordance with BS5449.
All new radiators to be fitted with thermostactic
controlled valves.
Heating System
Boiler is to be relocated
It must be fitted by a gas safe Installer
And to comply with Part J of building Regs.

ALL ELETRICAL WORK
To meet the requirments of part P (electrical safety)
Must be designed, inspected, and tested
By a person competent to do so.
Prior to completion the council should be satisfied
That part P. has been complied with. This will
Require an appropriate BS 7671 electrical
Installation certificate to be issued for work
By a person competent to do so.

All drainage inverts and falls to be checked on site
prior to commencement of any excavation works.
any discrepancies to be immediately reported
to Agent for clarification. Inverts of existing
connection drainage must be confirmed.
Site Investigation requird to establish ground
conditions possible underground obstacles, levels
and positions of existing drains, sewers,
Manholes & inspection chambers-adapt layout
As necessary, excavate to reduce levels
All redundant drainage runs to be removed
or sealed airtight, where not possible to remove.

GENERAL NOTES.
1. Dimension to be checked on site
2. All work to comply with current building regulations
3. all works may be subject to revision on site
4. this drawing may not be copied without prior permission
From Allan Connolly J.A.C Drawing Services.

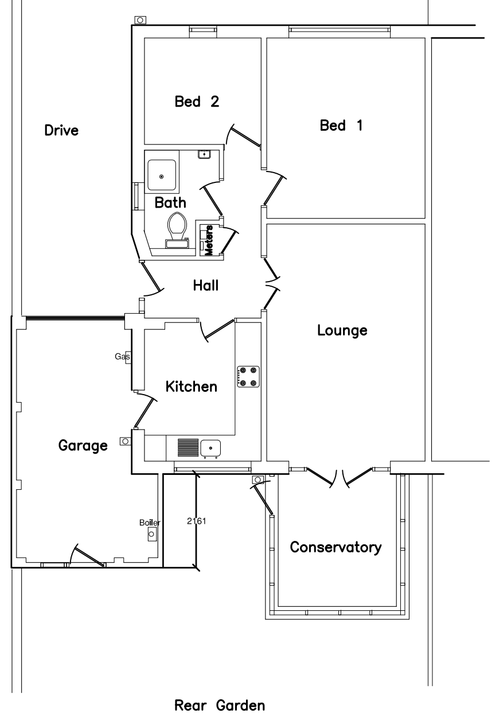
It is the responsibility of the contractor to ensure
that all their work is in compliance with the appropriate
requirements of the relevant building regulations and other
allied legislation.
"Work/ Notice to Comply with the Party Act 1996.

MATERIALS
All materials are to be used and installed
In accordance with the relevant manufacturer's
Instructions and recommendations. The quality
of any materials shall not be lower than than
that defined in the relevant british standard,
or that the material has been satisfactorily
assessed by an appropriate independent authority.

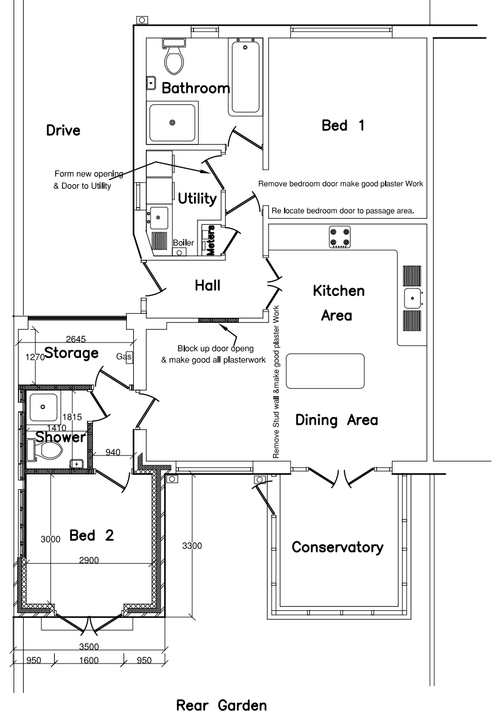
TIMBER TREATMENT
All softwood timbers to be adequately treated
to prevent infestation.
In accordance with current building
regulations, All structurall timbers, Shall be
Treated against fungal attack, All structurall timber
to be marked DRY or KD and to have stress
grade mark.

PARTY WALL ACT 1996
All Work and notices to comply with Party Wall Etc
It is the responsibility of the owner of the development
to serve notice on the adjoining owner that they intend
to work on shared boundary party wall with there
agreement.

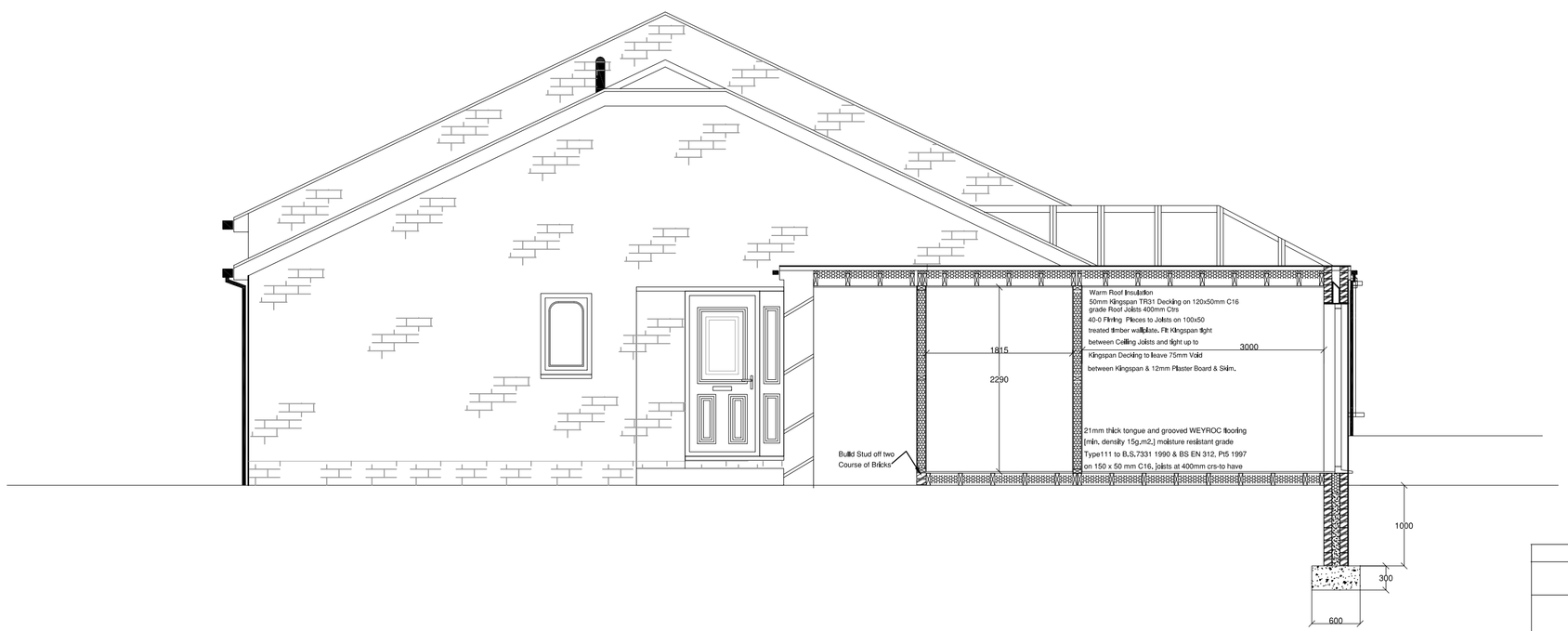
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION THROUGH
OF EAST SIDE ELEVATION SCALE 1:50



JAC Drawing Services
Tel 0191 5226312
jacdrawingservices@gmail.com

CLIENT	Mr N, Mitchell
CONTRACT	11 Mansfield Court East Boldon South Tyneside,NE36 0PL
TITLE	Existing & Proposed Elevations, Floor Plans for conversion of rear of Garage to Bedroom & relocating bathroom to small bedroom, of Garage to Bedroom & relocating bathroom to small bedroom,
DRAWN	J.A. CONNOLLY Date:03/09/2018
CHECKED	SCALE 1:100, 1:50
	EXISTING & PROPOSED
	Drawing 1 Scale 1:100/1:50 A1