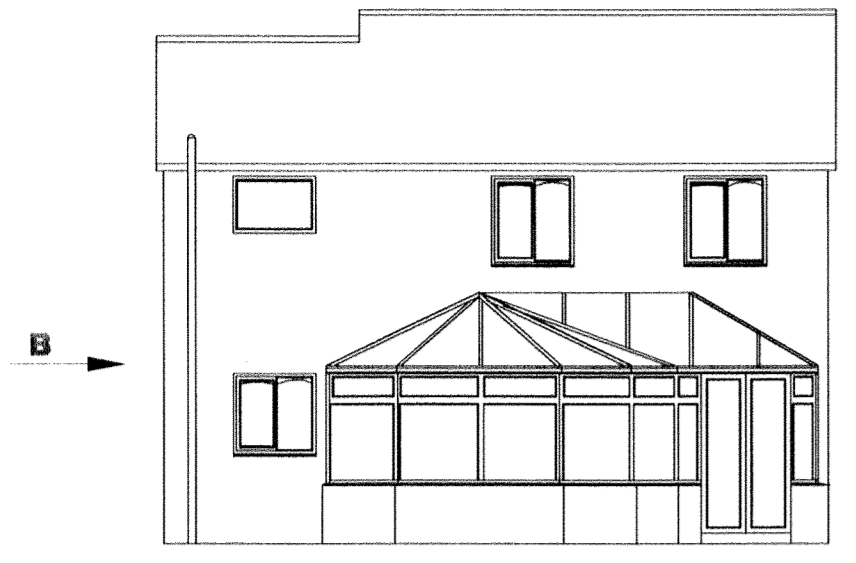


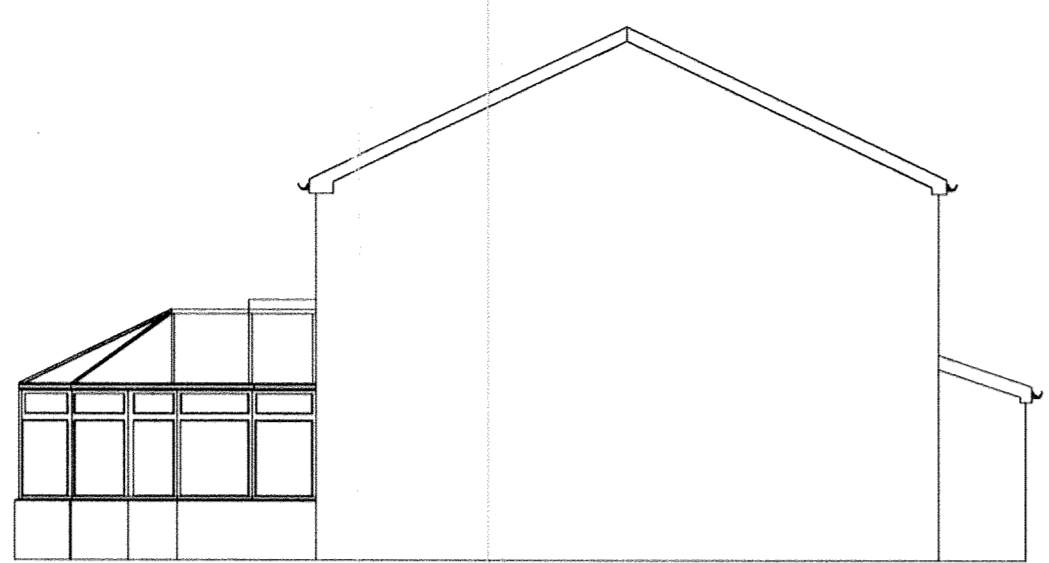
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IF IN DOUBT - ASK

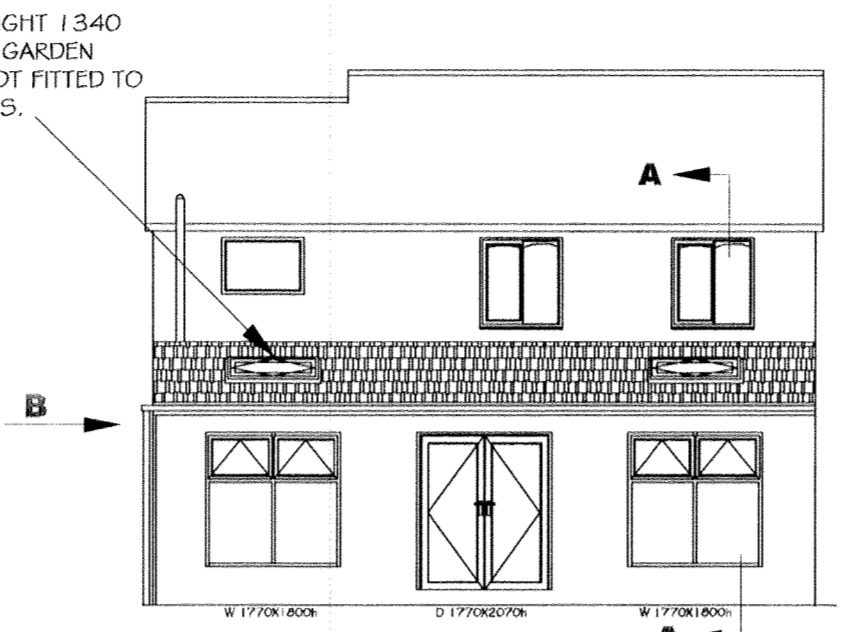
ALL DIMENSIONS ARE IN MILLIMETRES



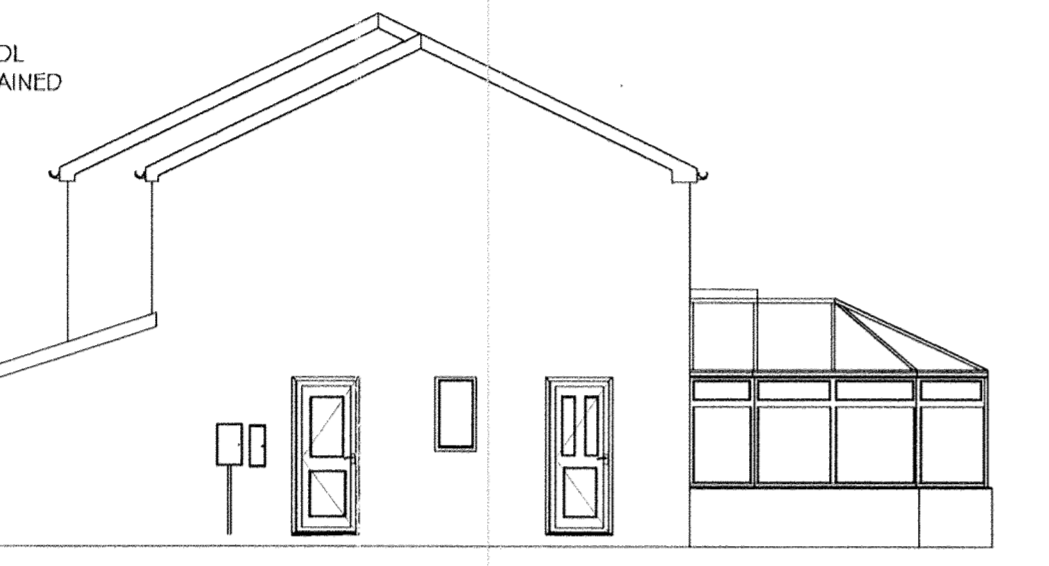
EXISTING REAR ELEVATION



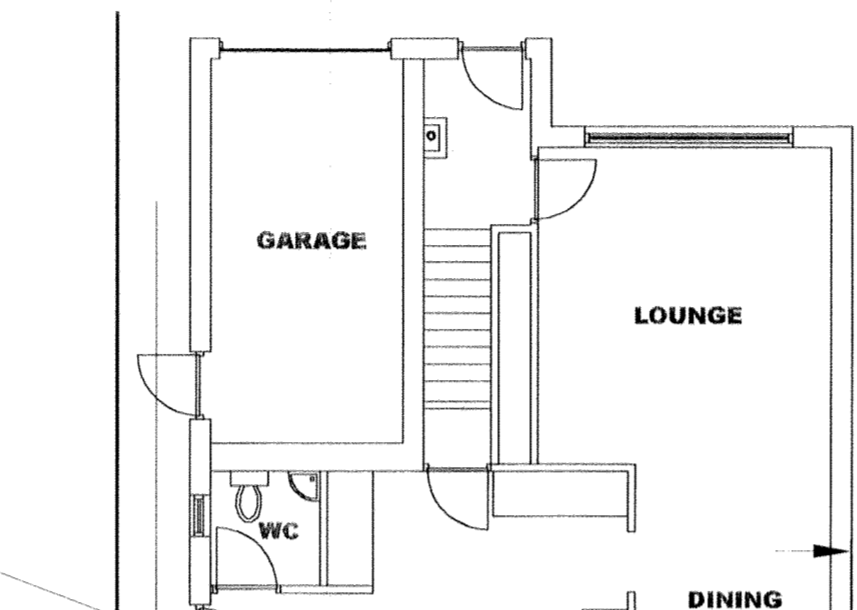
EXISTING SIDE ELEVATION ARROW A



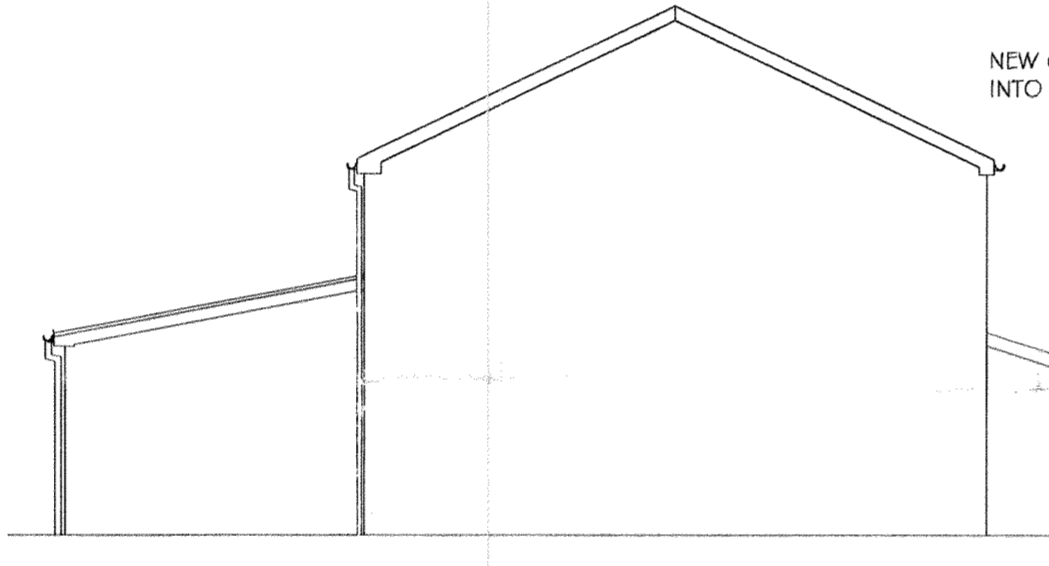
PROPOSED REAR ELEVATION



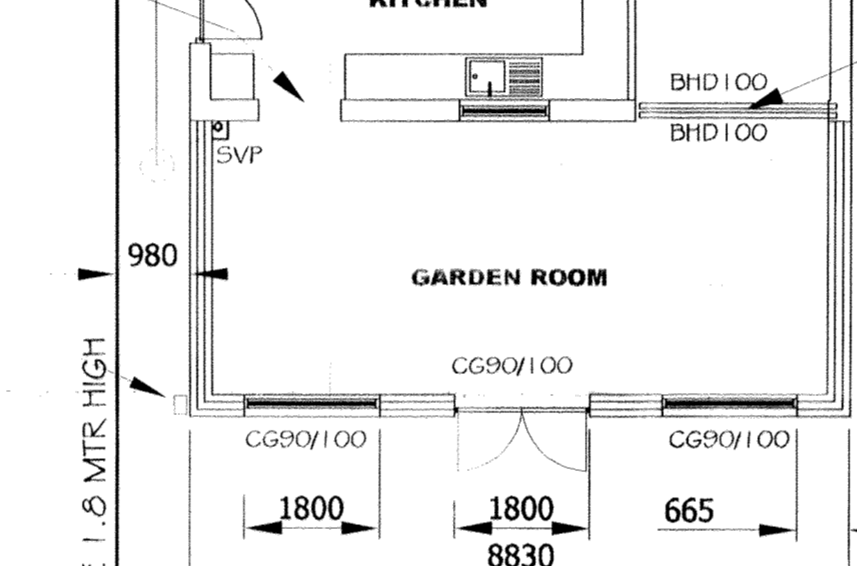
EXISTING SIDE ELEVATION ARROW B



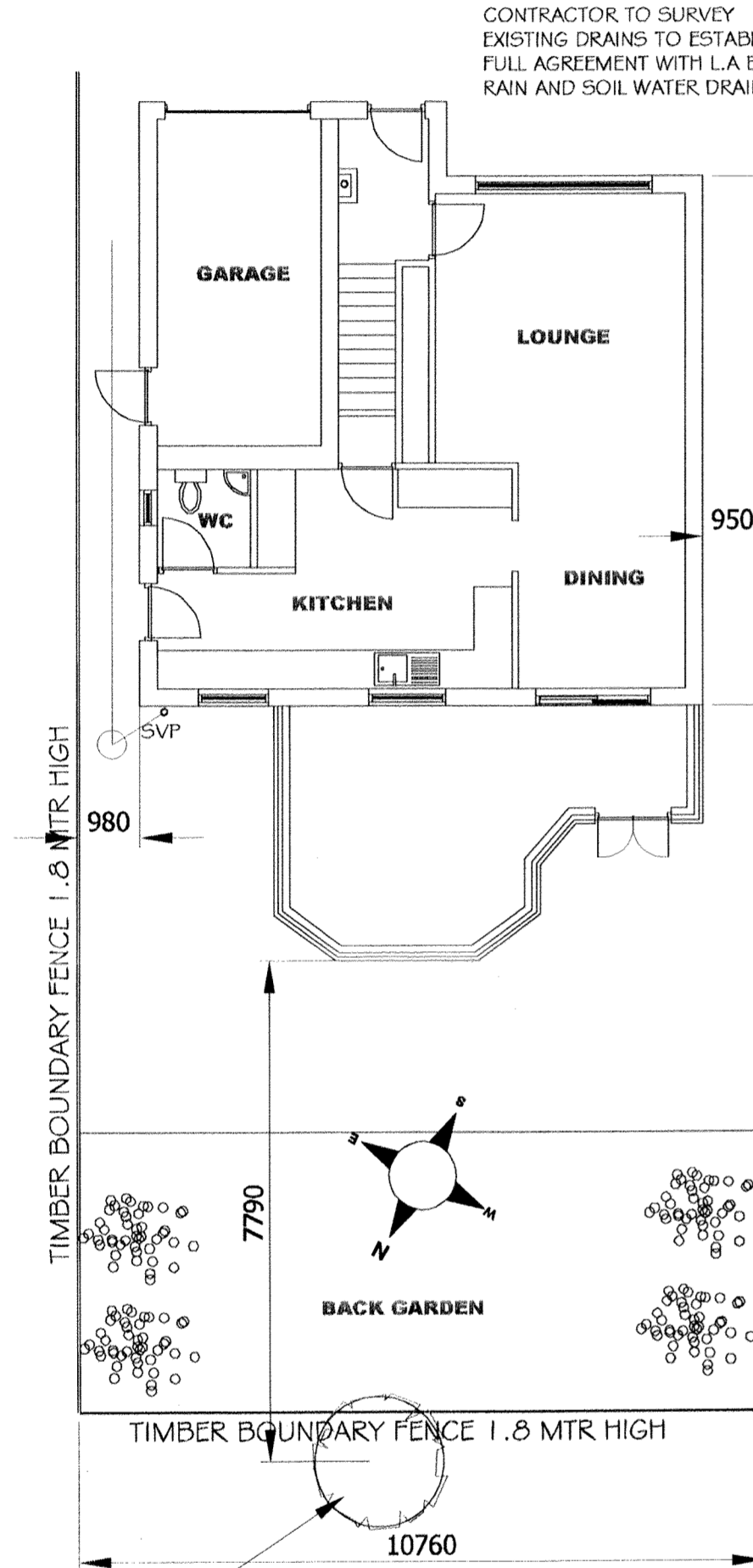
PROPOSED SIDE ELEVATION ARROW A



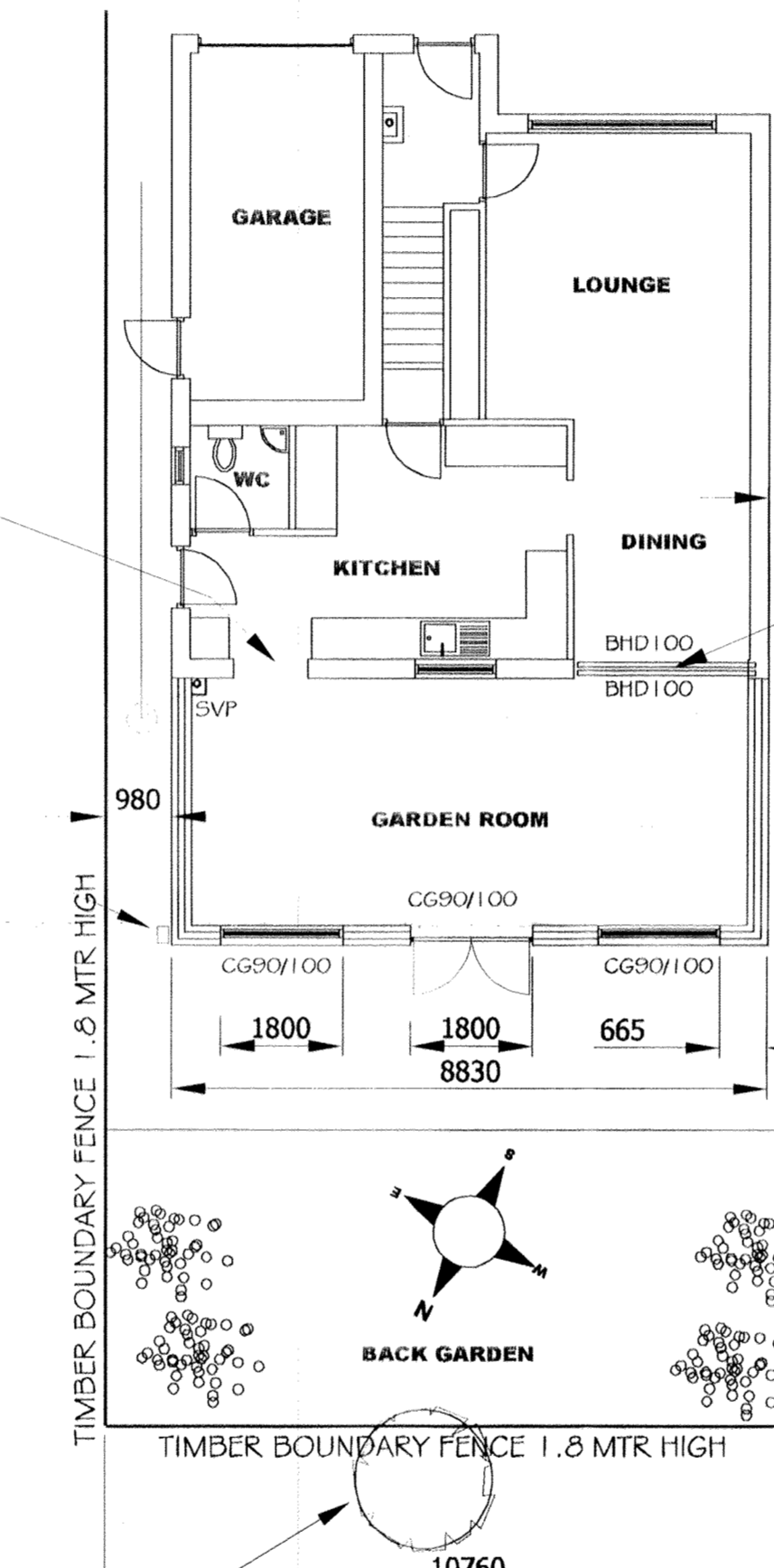
EXISTING SIDE ELEVATION ARROW B



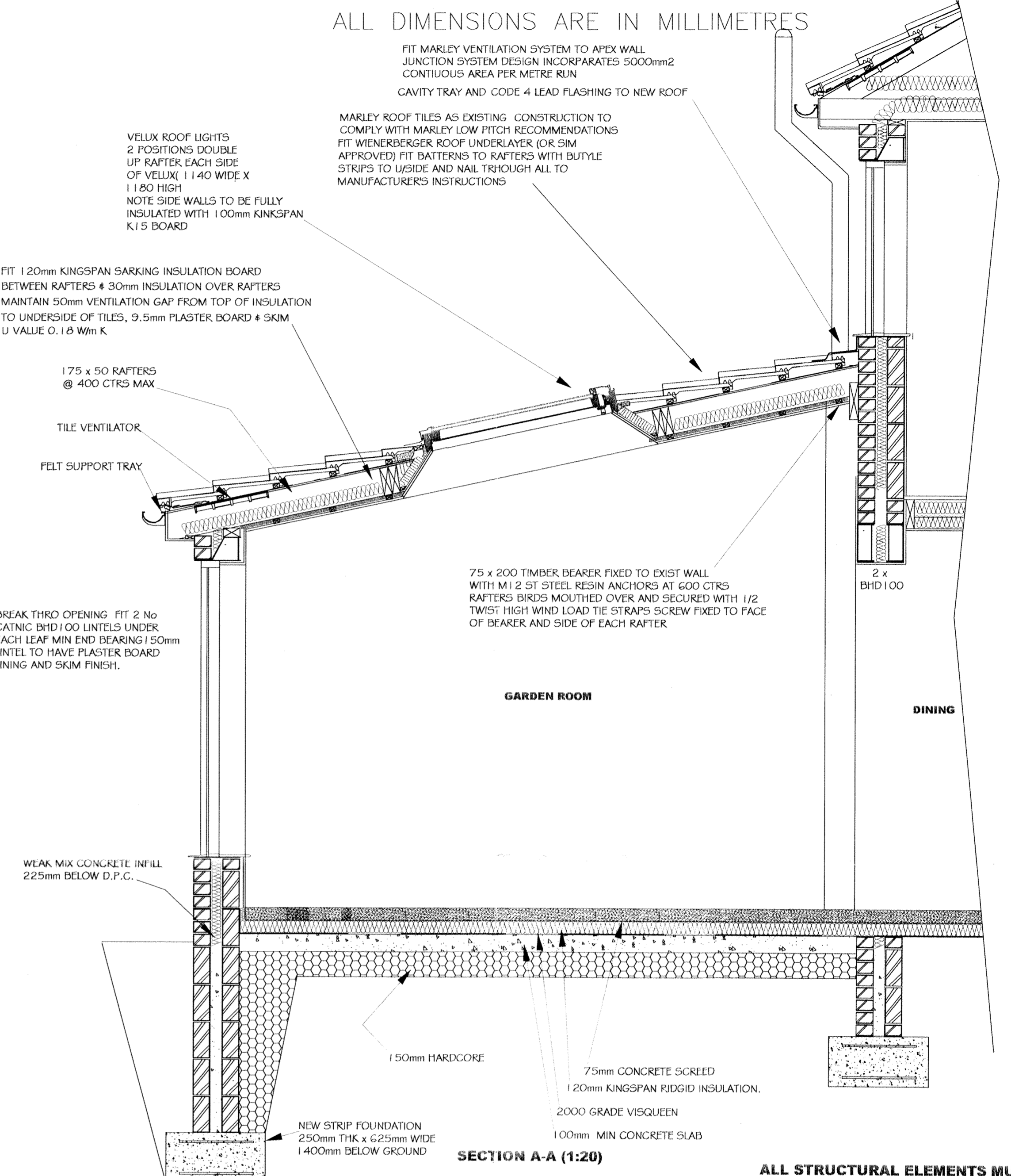
PROPOSED SIDE ELEVATION ARROW B



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SECTION A-A (1:20)

**WASTES**  
36mm DIA TO BATH  
23mm DIA TO WHB  
60mm DIA COMBINED WASTES  
38mm DIA TO KITCHEN SINK  
38mm DIA TO ANY APPLIANCES  
ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS  
WASTE CONNECTIONS AS INDICATED ON PLAN  
100mm S.V.P. & TERMINATED 900mm ABOVE ANY WINDOW HEAD & FITTED WITH A VENT COWL  
PROVIDE AIR ADMITTANCE VALVE TO TERMINATION OF STUB STACK.

**GROUND FLOOR CONSTRUCTION**  
75mm SAND CEMENT SCREED ON 120mm KINGSPAN THERMAFLOOR  
1770 ZERO DDP FLOOR SLAB INSULATION ON 1200 GAUGE VISQUEEN DPM. ON 100mm CONCRETE SLAB  
POSITIONED AT OR ABOVE GROUND LEVEL, ON CONSOLIDATED DOLMITE HARDCORE, D.P.M. & D.P.C. MUST BE LAPPED JOINTED.  
MIN U VALUE 0.22 W/m<sup>2</sup> K

**FOUNDATION CONSTRUCTION**  
FOUNDATIONS TO BE IN ACCORDANCE WITH BS 8004 AND PART A OF THE BUILDING REGULATIONS. ALL EXCAVATIONS FOR FOUNDATIONS TO BE TAKEN DOWN 1400mm MIN TO SAFE LOAD BEARING STRATA AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. FOUNDATION SIZE TO BE 825mm x 250mm IN 1:2.4 MASS CONCRETE BY VOLUME. FOUNDATIONS TO PARTY LINES/BOUNDARIES TO BE OFFSET, WITH MINIMUM 300mm SPREAD AND 450mm THICK OR 300mm THICK WITH REINFORCEMENT AS BELOW.  
NO FOUNDATIONS TO PROJECT BEYOND BOUNDARY LINES. FOUNDATIONS TO BE TAKEN BELOW INVERT LEVEL OF DRAINAGE SYSTEM, REINFORCED FOUNDATIONS, IF APPLICABLE, TO BE IN ACCORDANCE WITH CP 114 PART II 1969. MESH STEEL FABRIC REINFORCEMENT (C283 TYPE) TO HAVE MINIMUM CONCRETE COVER OF 40mm.  
EXISTING FOUNDATIONS TO BE EXPOSED TO ENSURE ADEQUATE TO SUSTAIN ADDITIONAL LOADINGS.

**FOUNDATION DEPTH DUE TO LOCATION**  
OF T1 SYCAMORE TREE  
TREE HT 22MTRS, 7.79 MTRS FROM FOUNDATION  
SOIL TYPE: MEDIUM SHRINKABILITY  
D/H RATIO=0.35  
NHDC GUIDELINE TABLES=1.65MTR DEEP -250mm=1400mm

**COLD BRIDGING**  
COLD BRIDGING TO BE AVOIDED BY CAREFUL CONSTRUCTION & THE USE OF INSULATED HEADS, CILLS, & JAMBS TO WINDOWS ETC.  
ALL INSULATION TO BE CONTINUOUS

**LATERAL SUPPORT**  
WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30mm x 5mm MILD STEEL STRAPS AT 2M CTRS  
FLOOR, CEILING JOISTS & PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY BAT OR CATNIC MILD STEEL 30 x 50mm x (LEN = TO SPANOVER 3 No JOISTS OR RAFTERS) TO THE SUPPORTING WALL AT INTERVALS OF 1.2M CTRS AND IN ACCORDANCE WITH BS CP111 PART 2, 1970. NOGGINGS & PACKING TO BE HALF THE DEPTH OF JOISTS/ RAFTERS, MIN 38mm

**MECHANICAL EXTRACTS**  
PROVIDE MECHANICAL EXTRACTS DIRECT TO OPEN AIR TO :-  
BATHROOM 15 LITRES/SEC  
EN-SUITE 15 LITRES/SEC  
KITCHEN 30 LITRES/SEC ADJACENT TO THE HOBB OR  
60 LITRES/ SEC ELSEWHERE  
UTILITY 30 LITRES/SEC  
W.C 6 LITRES/SEC

**DRAINAGE**  
PROPOSED DRAINAGE SYSTEM IS TO BE CONSTRUCTED TO THE ENTIRE SATISFACTION OF THE BUILDING CONTROL OFFICE AND MAIN DRAINAGE SECTION. SEPARATE FOUL & SURFACE WATER SYSTEM MAY HAVE TO BE INCORPORATED. 100mm DIA PVC DRAINS TO BE BEDDED AND SURROUNDED IN PEA GRAVEL. ALL DRAINS TO HAVE A MINIMUM FALL OF 1:40 TO GIVE SELF CLEANING VELOCITIES. ALL DRAINES RUNNING BELOW ANY BUILDING STRUCTURE TO BE SUITABLY ENCASED IN AND STRENGTHENED BY A MINIMUM OF CONCRETE 150mm THK  
ALL DRAINAGE TO BE FULLY TESTED FOR WATER TIGHTNESS AND ANY NECESSARY WORK OF HAUNCHING OR SURROUNDING THE DRAIN WITH CONCRETE OR BACKFILLING TO BE TO CP 301 1971. PIPES ENTERING/EXITING FROM THE BUILDING TO BE PROTECTED BY SURROUND OF GLASSWOOL OR POLYSTYRENE THROUGH THICKNESS OF WALL.  
INTERNAL INSPECTION CHAMBERS TO BE PROVIDED WITH DOUBLE SEALED AIR TIGHT SCREW DOWN COVERS AND FRAMES.  
ALL DRAINAGE ROUTES TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK

**MONO PITCH ROOF CONSTRUCTION**  
TILES TO MATCH EXISTING & AGREED BY L. A. ON 25mm x 50mm SW BATTERS ALL LAID ON 1 LAYER TYVEK BREATHABLE MEMBRANE. ON 50 x 175mm RAFTERS @ 400mm CTRS  
FIT 120mm KINGSPAN SARKING INSULATION BOARD BETWEEN RAFTERS & 30mm INSULATION OVER RAFTERS MAINTAIN 50mm VENTILATION GAP FROM TOP OF INSULATION TO UNDERSIDE OF TILES, 9.5mm PLASTER BOARD & SKIM U VALUE 0.18 W/m<sup>2</sup> K  
ALL TIMBERS FIXED & RESTRAINED TO BRICKWORK WITH GALVANISED STEEL STRAPS. UPVC FACIA AND SOFFITS WITH 110mm UPVC GUTTERS & 63mm RWP TO MATCH EXISTING. ROOF SPACE VENTILATED WITH A CONTINUOUS 25mm GAP AT FACIA LEVEL TO ENSURE CROSS VENTILATION

**ELECTRICAL**  
ALL ELECTRICAL WORK TO CONFORM TO IEE REGULATIONS & BS 7671 & PT P  
ALL ELECTRICAL WORK MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE L.A. SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN ELECTRICAL INSTALLATION CERTIFICATE TO BS7671 BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO

**WALL CONSTRUCTION**  
PROPOSED EXTERNAL WALLS TO HAVE BRICKS TO MATCH EXIST, TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY. CONSTRUCTION TO BE 102.5mm FACING BRICKWORK OUTER LEAF, 100mm CAVITY FILLED WITH DRIHERM 82 INSULATION, 100mm THERMALITE TURBO INSULATING BLOCKWORK PLASTERED INTERNALLY PLASTER BOARD ON DABS WITH A 5mm CARLITE PLASTER SKIM. CAVITIES TO BE CONTINUOUS, U VALUE NOT TO EXCEED 0.28 W/m<sup>2</sup> K. CAVITY FILL TO TERMINATE 225mm BELOW LOWEST D.P.C. BRICKWORK TO BE SECURELY RETAINED BY BS APPROVED WALL TIES, COMPLYING TO DD 140, p1 & 2 POSITIONED 450mm APART VERTICALLY AND 750mm MAX APART HORIZONTALLY AND EVERY BLOCK COARSE (MAX 225mm VERTICALLY) TO UNBONDED JAMBS. BRICKS TO BE LAID IN STRETCHER BOND IN 1:1.6 CEMENT MORTAR. CLASS B BLOCKWORK TO BE USED BELOW GROUND LEVEL. CAVITIES TO BE CLOSED OPENINGS AND D.P.C. TO BE PROVIDED AT CLOSURES TO PREVENT TRANSMISSION OF MOISTURE. LEAD FLASHINGS MIN 150mm HIGH TO BE USED AT JUNCTION OF EXTENSION ROOF TO WALL, TO BE TAKEN A MIN TWO COURSES UP BRICKWORK AND POINTED INTO MORTAR JOINT. PATENT TYPE CAVITY TRAY TO BE FITTED ABOVE FLASHING INTO CAVITY WALL STRUCTURE. CAVITIES TO BE CONTINUOUS WITH EXISTING. ENGINEERING CLASS B LIGHT WEIGHT AGGREGATE BLOCK USED BELOW D.P.C. LEVEL WALLS TO BE BONDED TO EXISTING AT ALTERNATIVE COURSES OR BY PATENT APPROVED WALL CONNECTING PLATES.

**WINDOWS**  
OPENING WINDOWS TO BE 1/20th OF THE FLOOR AREA.  
WINDOWS TO HABITABLE ROOMS TO HAVE 8000mm<sup>2</sup> VENTS  
WINDOWS TO OTHER ROOMS TO HAVE 4000mm<sup>2</sup> VENTS

**GLAZING**  
ALL GLAZING TO DOORS & WINDOWS IS TO BE IN ACCORDANCE WITH BS 6262 AND BS. 6206 1981  
LAMINATED OR TOUGHENED GLASS TO BE FITTED IN THE FOLLOWING LOCATIONS:-  
ALL WINDOWS WITHIN 800mm OF FLOORS  
ALL GLAZED DOORS AND ANY GLASS PANELS ADJACENT IN THE FOLLOWING 300mm EITHER SIDE OF DOOR OPENING UP TO A HT OF 1500mm  
ALL SUCH AREAS OF GLASS TO BE PERMANENTLY MARKED WITH THE RELEVANT BRITISH/EN STANDARD  
ALL WINDOWS TO BE DOUBLE GLAZED WITH LOW E GLASS  
WINDOWS TO ACHIEVE AN AVERAGE U VALUE OF 1.6 W/m<sup>2</sup> K  
DOORS TO ACHIEVE AN AVERAGE U VALUE OF 1.8 W/m<sup>2</sup> K

**NOTES**  
THIS DRAWING IS FOR BUILDING REGULATIONS AND PLANNING PURPOSES ONLY, AND DOES NOT CONSTITUTE A CONTRACT BETWEEN THE CLIENT & THE BUILDER.  
NO WORK IS TO COMMENCE UNTIL THE STRUCTURAL CALCULATIONS HAVE BEEN APPROVED BY THE LOCAL AUTHORITY DO NOT SCALE FROM THIS DRAWING. ALL STRUCTURAL MEMBERS AND MATERIALS ARE TO BE SITE MEASURED BEFORE ORDERING

**ESCAPE WINDOWS**  
ESCAPE WINDOWS TO BE PROVIDED TO NEW HABITABLE ROOMS TO HAVE UNOBSTRUCTED OPENABLE AREA OF 0.33 M<sup>2</sup> (BE 740 hg x 450 wide) 450mm MIN WIDTH AND 450 MIN HT WITH BOTTOM OF THE OPENING AREA NOT MORE THAN 1100mm ABOVE FFL AND ALSO TO BE UNLOCKABLE WITH A REMOVABLE KEY.

**GENERAL**  
ALL INTERNAL FINISHES TO CLIENTS REQUIREMENTS  
INSULATE ALL HEATING & AND HOT WATER PIPES.  
RADATORS TO BE FITTED WITH THERMOSTATIC VALVES.  
PROVIDE MANS OPERATED INTERLOCKED SMOKE DETECTORS TO BS 5446 PT 1. ON ALL FLOORS, WITHIN 3m OF A BEDROOM AND 7.5m TO ANY OTHER ROOMS. THE DETECTORS ARE TO BE WIRED TO A SEPARATELY FUSED CIRCUIT AND DISTRIBUTION BOARD. THE DETECTORS ARE TO BE CEILING MOUNTED AT LEAST 300mm FROM WALLS AND LIGHT FITTINGS  
⊕SD= INDICATES HEAT DETECTOR IN KITCHEN  
⊕SD= INDICATES HEAT DETECTOR IN KITCHEN  
ALL GLASS IN DOORS OR WINDOWS WITHIN 800mm OF THE FLOOR TO BE IN SAFETY GLASS  
PATTERNED GLASS TO BE FITTED TO WC , BATHROOM & EN-SUITE

**LINTELS**  
LINTELS OVER OPENINGS IN CAVITY WALLS TO BE FROM THE CATNIC RANGE OR SIMILAR APPROVED  
LINTELS OVER OPENINGS FOR DRAINAGE ENTRY/EXIT TO BE 450 x 100 x 75mm REINFORCED CONCRETE. LINTELS TO HAVE 1/2 HOUR FIRE RESISTANCE BY 12.5mm PLASTERBOARD AND SKIM LINING. ALL LINTELS TO HAVE A MINIMUM END BEARING OF 150mm AND HORIZONTAL DAMP PROOF COURSE. EXISTING LINTELS TO BE EXPOSED WHERE REED TO ENSURE THAT THEY ARE ADEQUATE TO SUSTAIN ANY ADDITIONAL LOADINGS.

ALL STRUCTURAL ELEMENTS MUST BE VERIFIED AND SUPPORTED WITH A FULL SET OF FULLY APPROVED AND PROFESSIONAL INDEMNITY BACKED CALCULATIONS

ISSUED FOR APPROVAL	MP	16/02/15	REV. A
Drawing Title			
EXISTING & PROPOSED ELEVATIONS AND PLANS			
Location			
PROPOSED EXTENSION TO- 7 BRANDLING COURT SOUTH SHIELDS TYNE & WEAR NE34 8PA			
Scale	1-100	Drawn RDP	Date 16/02/15
Drawing No	2/15	Sht.	1 OF 1
		Rev.	A