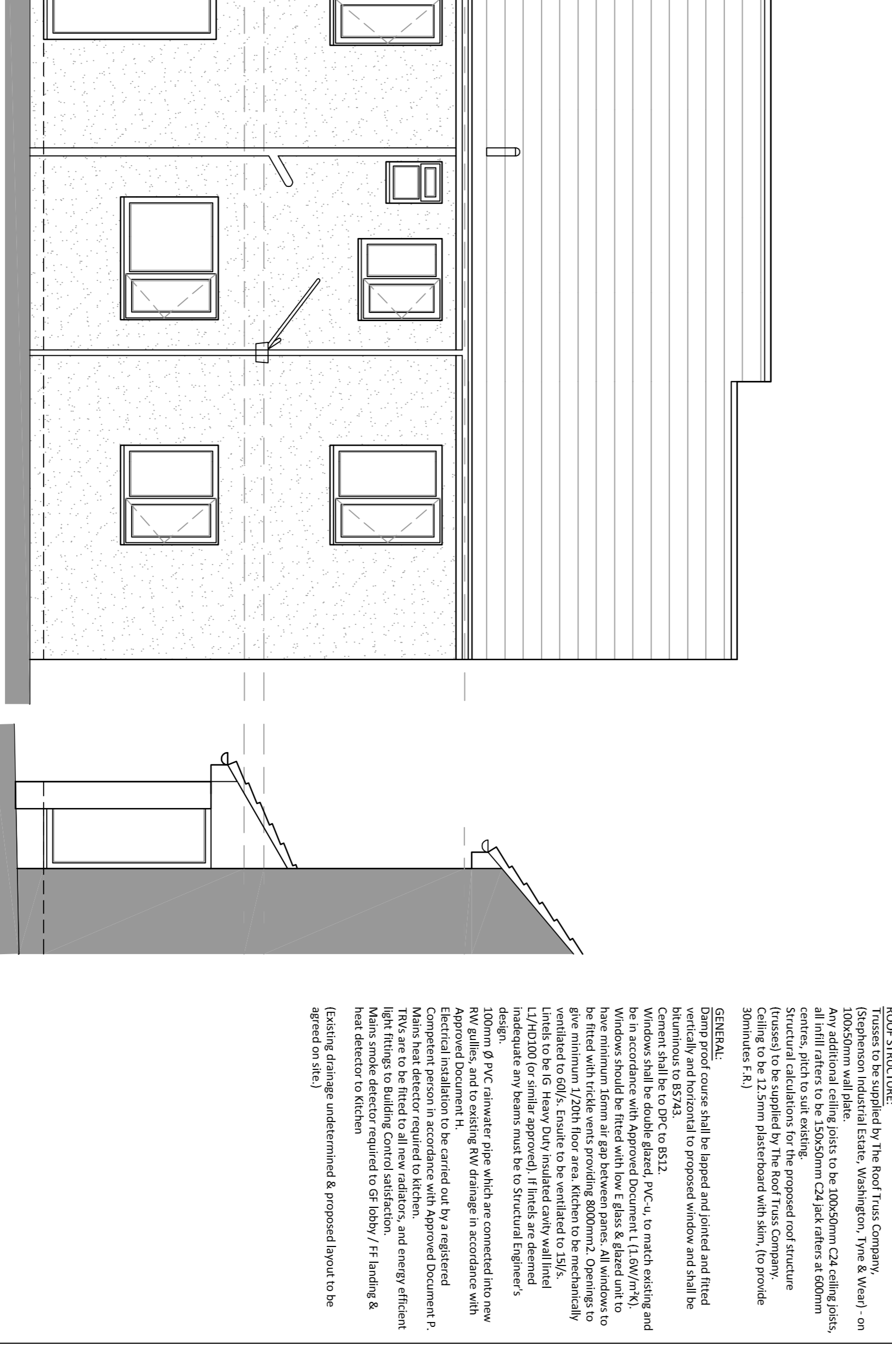
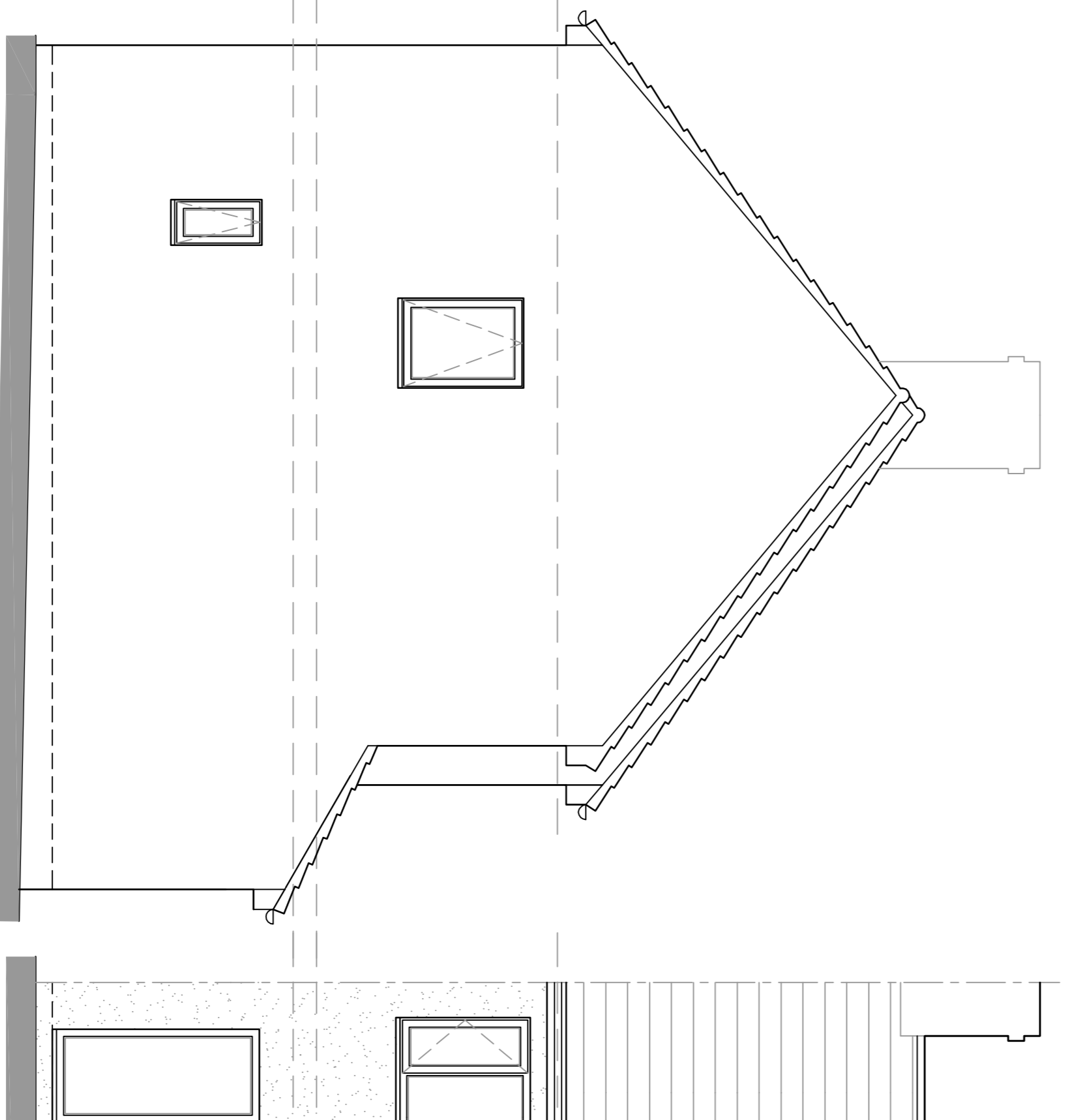
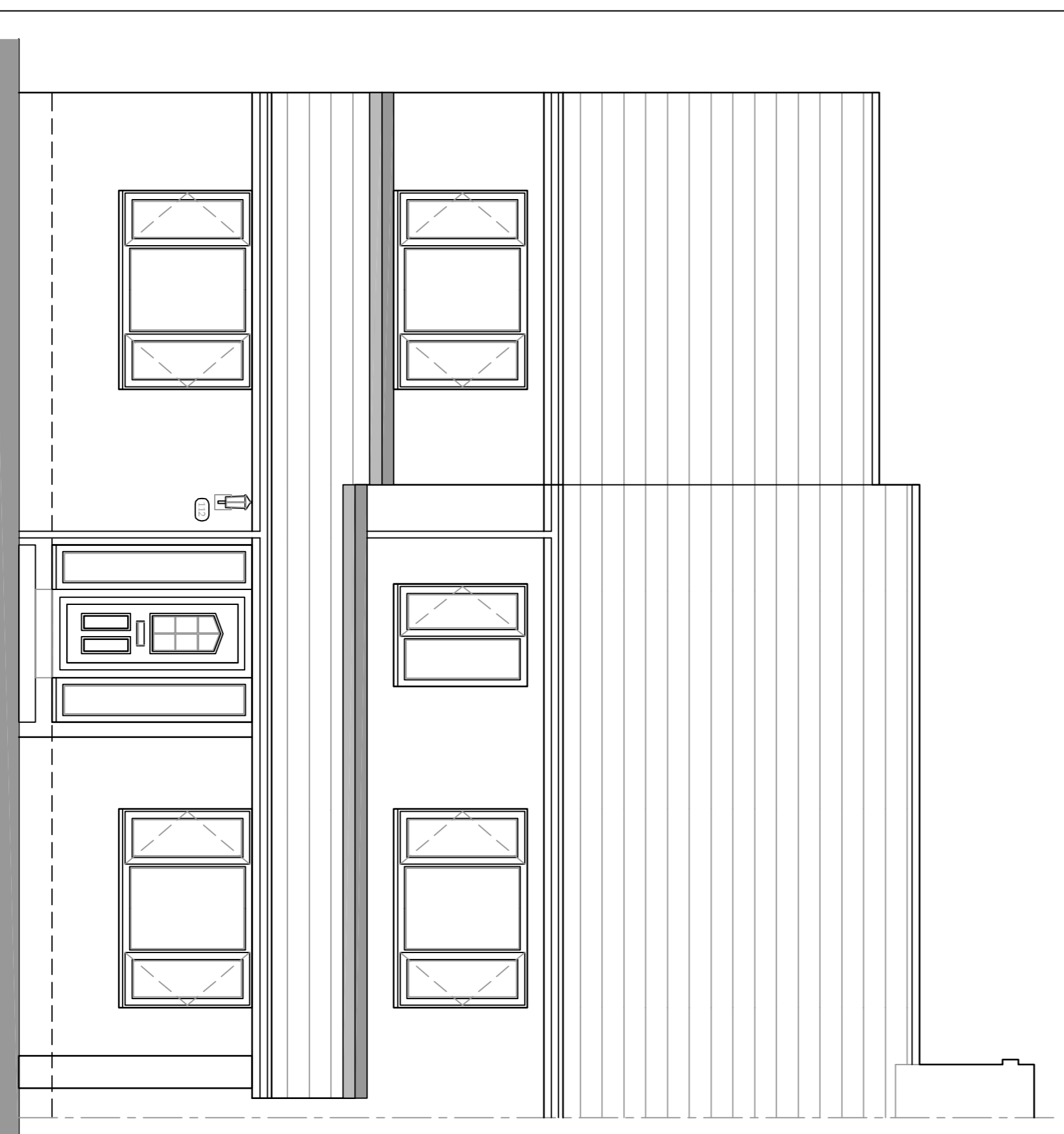
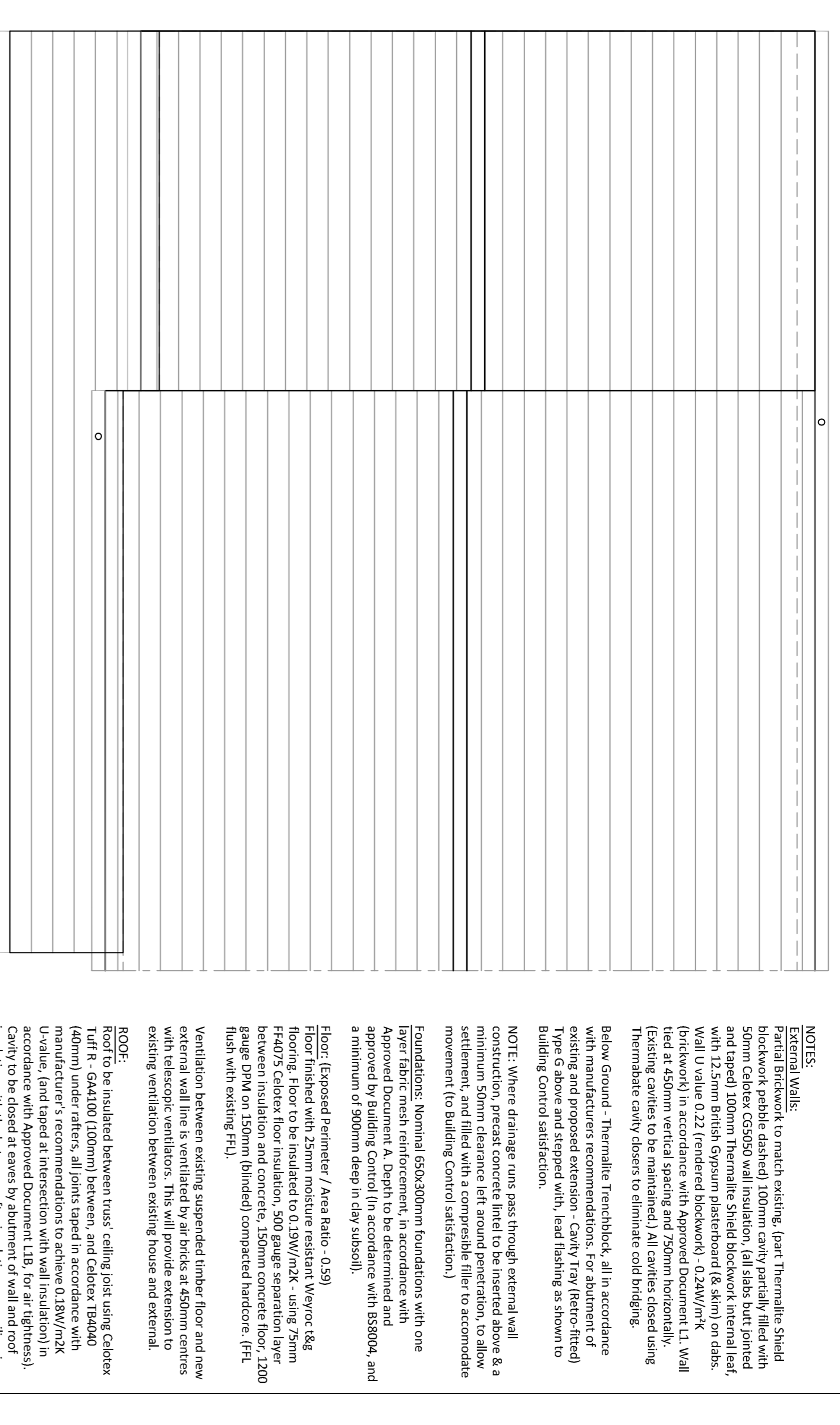
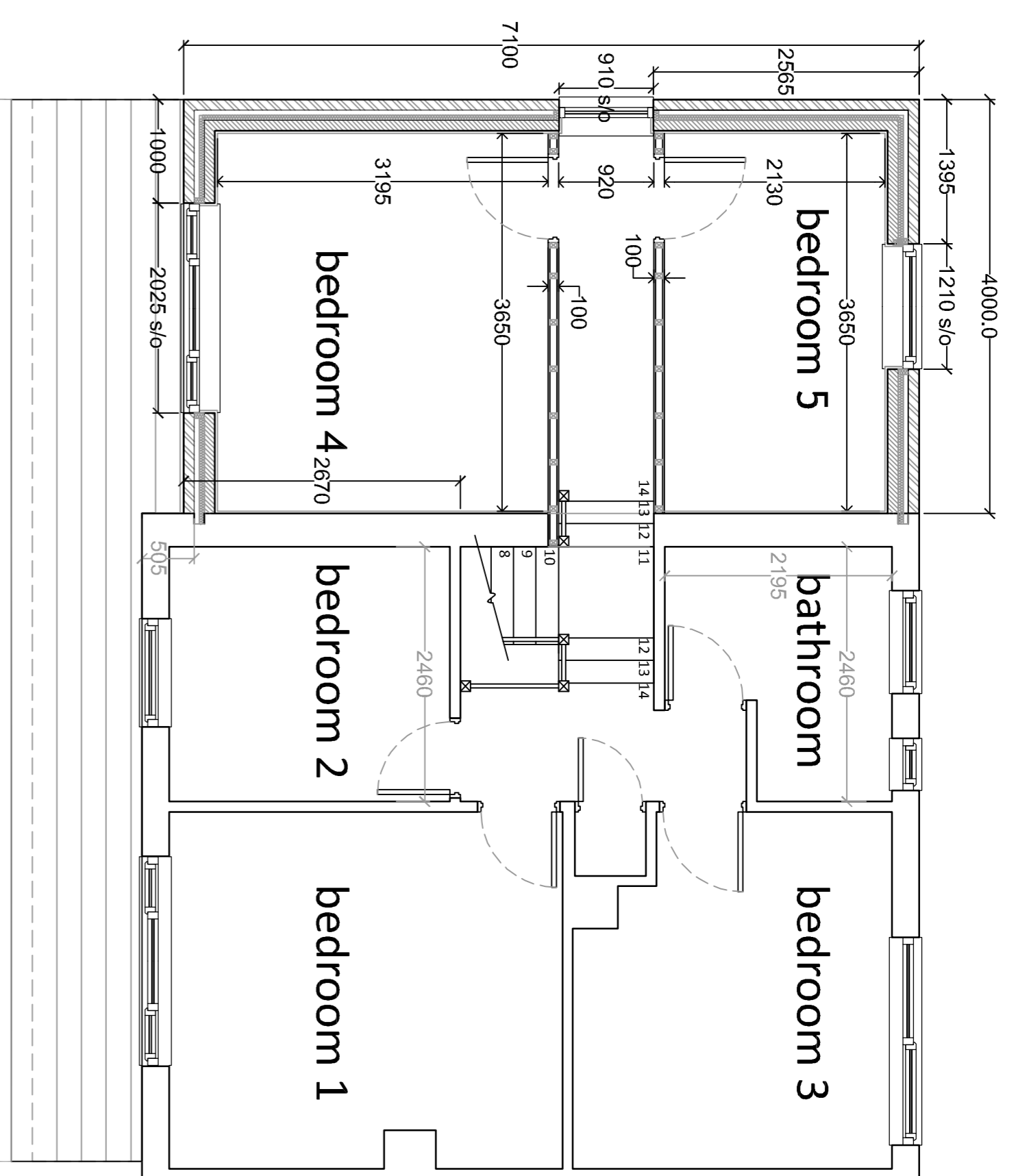
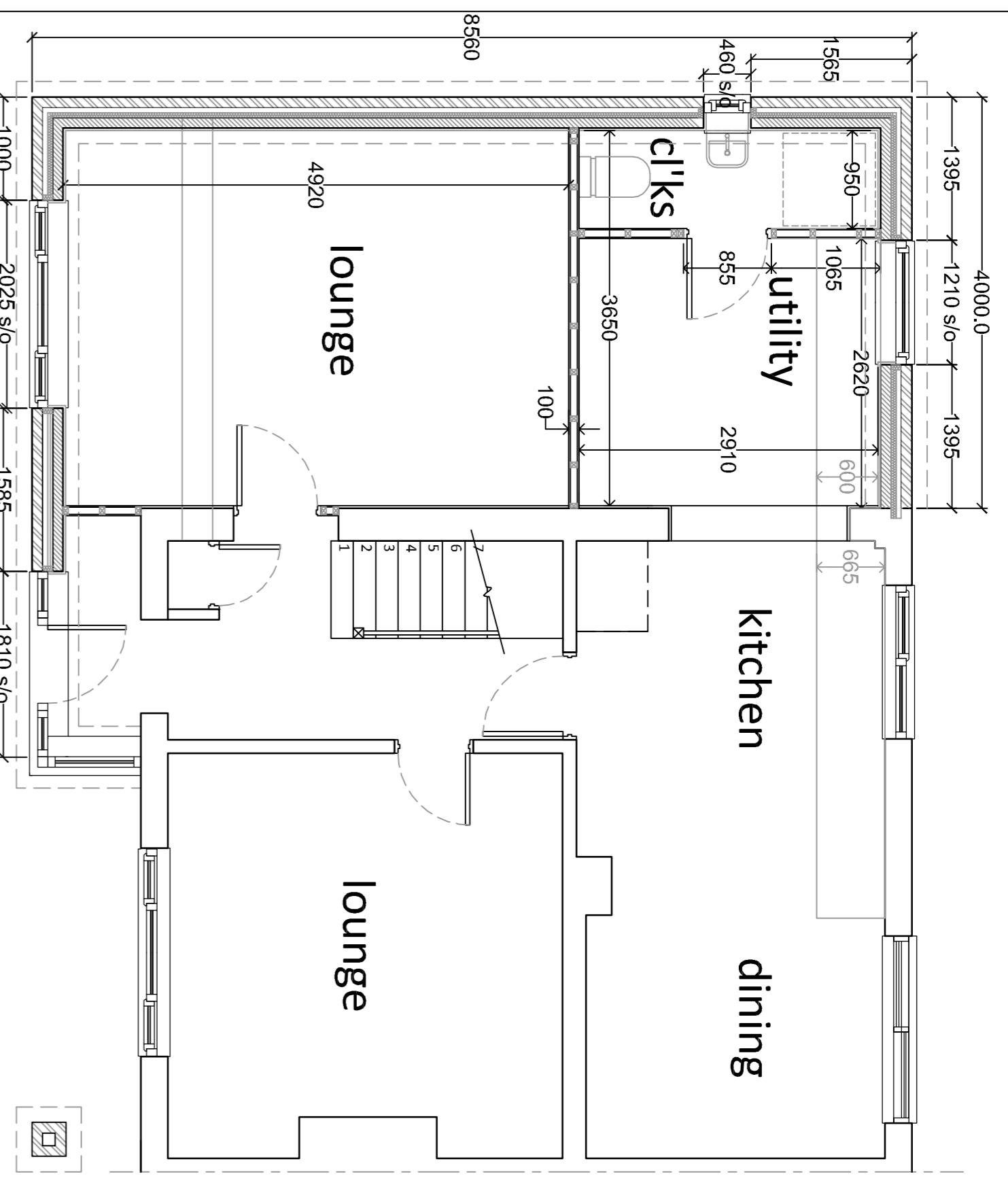


Rev	Revision note	Date
A	Lounge not being extended as original proposal	21.07.15
B	Building Control notes added for submission	21.07.15
C	Porch side elevation added	23.07.15



Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation

Client: Mr & Mrs James Brown	Client Email: jimmy.s.brown@outlook.com	Tel: 0777774531	Date: 25.04.15	Scale: 1:50
Address: 112 Clifton Avenue South Shields Type 8 Wear, NE34 7DU				
Proposed Side & Rear Extension			Rev: 02C	
Proposed Plans & Elevations				

NOTES:
Partial brickwork to match existing. (part Thermale shield blockwork visible dashed) 100mm cavity partially filled with 50mm Celvol G5500 wall insulation, full sabs surf coated with 12.5mm British gypsum plasterboard (8 x 400mm on dabs, Wall U value 0.22 (rendered blockwork) - 0.24W/m²K (brickwork) in accordance with Approved Document L1. Wall tied at 450mm vertical spacing and 25mm horizontally. Thermale cavity closer to eliminate cold bridging.

NOTE:
below ground - Thermalite trenchblock, all in accordance existing and proposed extension. Convey Tray (Reno-fitted) Type 6 above and stepped with, lead flashing as shown to Building Control satisfaction.
NOTE:
construction, precast concrete lintel to be inserted above & a minimum 50mm clear space left around perimeter, to allow settlement, and filled with a compressible filler to accommodate movement (to building control satisfaction)
Foundations: Normal 650x300mm foundations with one layer fabric mesh reinforcement, in accordance with BS8004, and approved by Building Control in accordance with BS8004, and a minimum of 900mm deep in clay subsoil).

NOTE:
Floor: (Proposed perimeter / Area: 6.32)
Flooring: Floor to be insulated to 0.15W/m²K - using 75mm F4075 Celvol floor insulation, 500 gauge separation layer between insulation and concrete, 150mm concrete floor, 1200 tiles with existing F11.
Ventilation between existing suspended timber floor and new with recessed ventilators. This will provide extension to existing ventilation between existing house and external.

NOTE:
Rafters to be insulated between truss, ceiling joist using Celvol Tuff R - G40100 (100mm) between, and Celvol T4040 (40mm) under rafters, all joints taped in accordance with manufacturer's recommendations to achieve 0.18W/m²K in accordance with Approved Document L1B. (for air tightness). Cavity to be closed at eaves by abutment of wall and roof insulation with the between rafter insulation over sitting in accordance with manufacturer's recommendations, in order membrane / sarking. Rafters to sit on 100x50mm timber wall softwood timber 38x50mm battens on Tyvek 2001B breather membrane / sarking. Rafters to sit on 100x50mm timber wall 30x50mm ceiling joists (to give consistent appearance) on treated means of galvanneal steel 30x50mm restraint strips screws fixed at maximum 2000mm.

NOTE:
The abutment detail is timber method of sheet with a Celvol R4075 roof Abutment ventilation strip fixed with Type E retrofit Cavity Tray, as shown, Roof joists to sit on 100x50mm timber wall plate bedded on inner leaf and both joists & wallplate held down by means of galvanneal steel 30x50mm restraint strips fixed at maximum 2000mm.

NOTE:
ROOF STRUCTURE:
Trusses to be supplied by The Roof Truss Company, 100x50mm wall plate.
Any additional ceiling joists to be 100x50mm C24 ceiling joists, all will rafters to be 150x50mm C24 jack rafters at 600mm centres, pitch to suit existing proposed roof structure (trusses) to be supplied by The Roof Truss Company, ceiling to be 12.5mm plasterboard with skin, (to provide 30minutes FR).

NOTE:
GENERAL:
Damp proof course shall be lapped and jointed and fitted vertically and horizontal to proposed window and shall be cement shall be to DPC to BS12.
Windows shall be fitted with low E glass & glazed unit to be fitted with trickle vents providing 800mm². Opening to give minimum 1/20th floor area. Kitchen to be mechanically ventilated to 60/Ls. Ensure to be vented to 15L/s. L1/01010 (for similar approach) If fresh air deemed inadequate any beams must be to structural engineer's design. PVC rainwater pipe which are connected into new electrical installation to be carried out by a registered competent person in accordance with Approved Document P. TRVs are to be fitted with new radiators, and energy efficient light fittings to Building Control satisfaction. Mains smoke detector required to GF lobby / HF landing & heat detector to kitchen
(Existing drainage undetermined & proposed layout to be agreed on site).