

ROOF PLAN



FRONT ELEVATION - NORTH

DRAINAGE - ABOVE GROUND

All waste pipes + fittings etc to be mPVC to BS 5255:1989 or polypropylene to BS EN 1451-1:2000 or ABS to BS EN 1455-1:2000, branch pipes + vent pipes etc to be PVCu to BS EN 1329-1:2000, all to be fitted with rodding access at all changes of direction + at junctions

NB Polypropylene + ABS pipework must NOT be used externally unless painted.

New sinks in utility + kitchen to be connected to ex external BICs, + be fitted with 40mm ϕ wastes with 75mm deep seal traps.

Waste pipes to be min 50mm ϕ where combined, + waste pipes on long runs to be fitted with anti-siphon traps.



SIDE ELEVATION - WEST

DRAINAGE - BELOW GROUND

All drainage to be to entire satisfaction of Local Authority

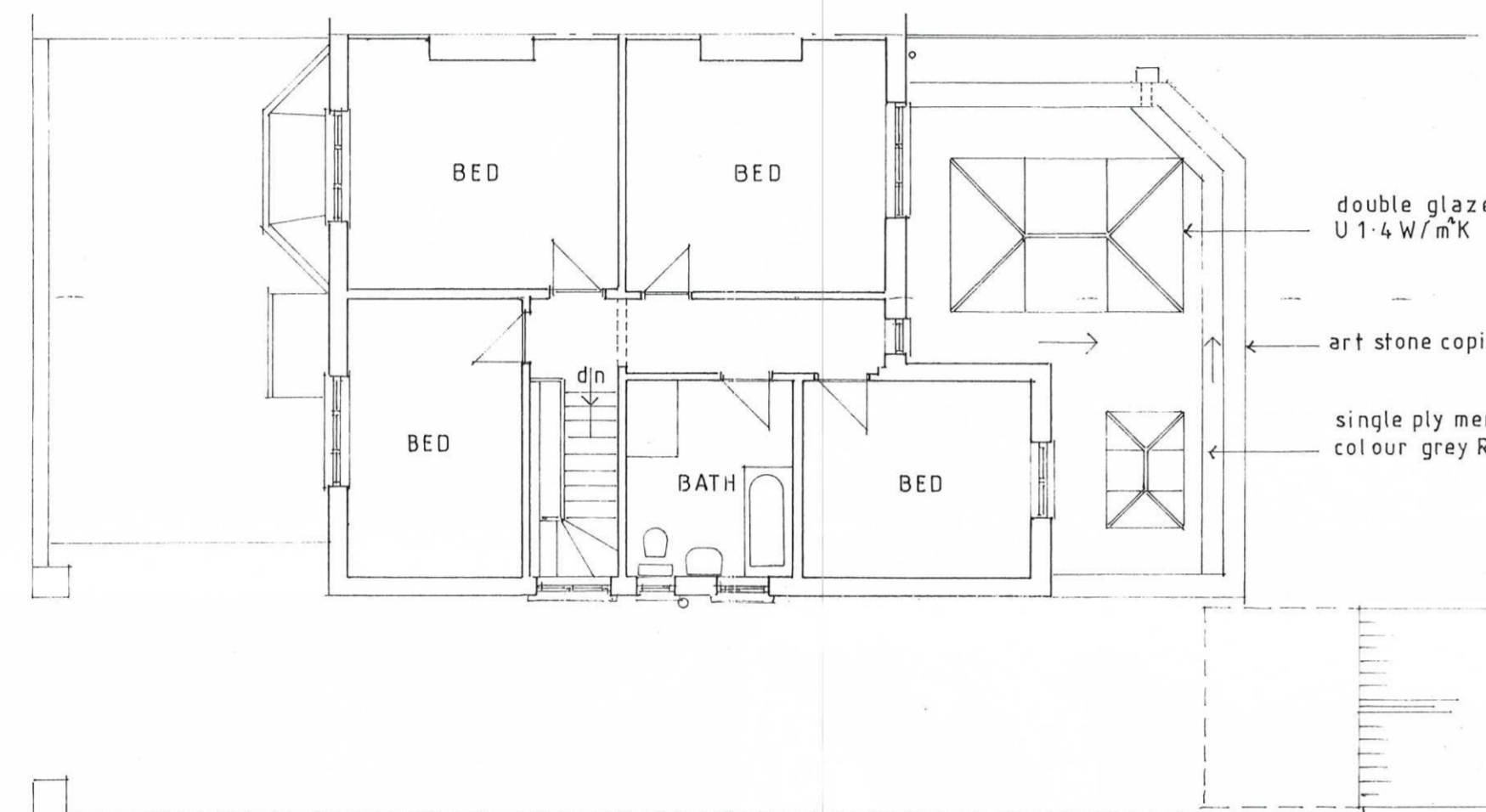
Drainage generally to be in accordance with BS EN 752

Plastic inspection chambers to be used in strict accordance with manufacturers instructions to max depth of 1200mm - chambers to have current BS or Agrement certificate.

facing brickwk to extension to match existing
side window approx 1500w x 2325h

break thru wall & form new side access door to utility, approx size 910w x 2325h

break thru wall & form new window to kitchen, approx 1500w x 1350h - U 1.4 W/m²K



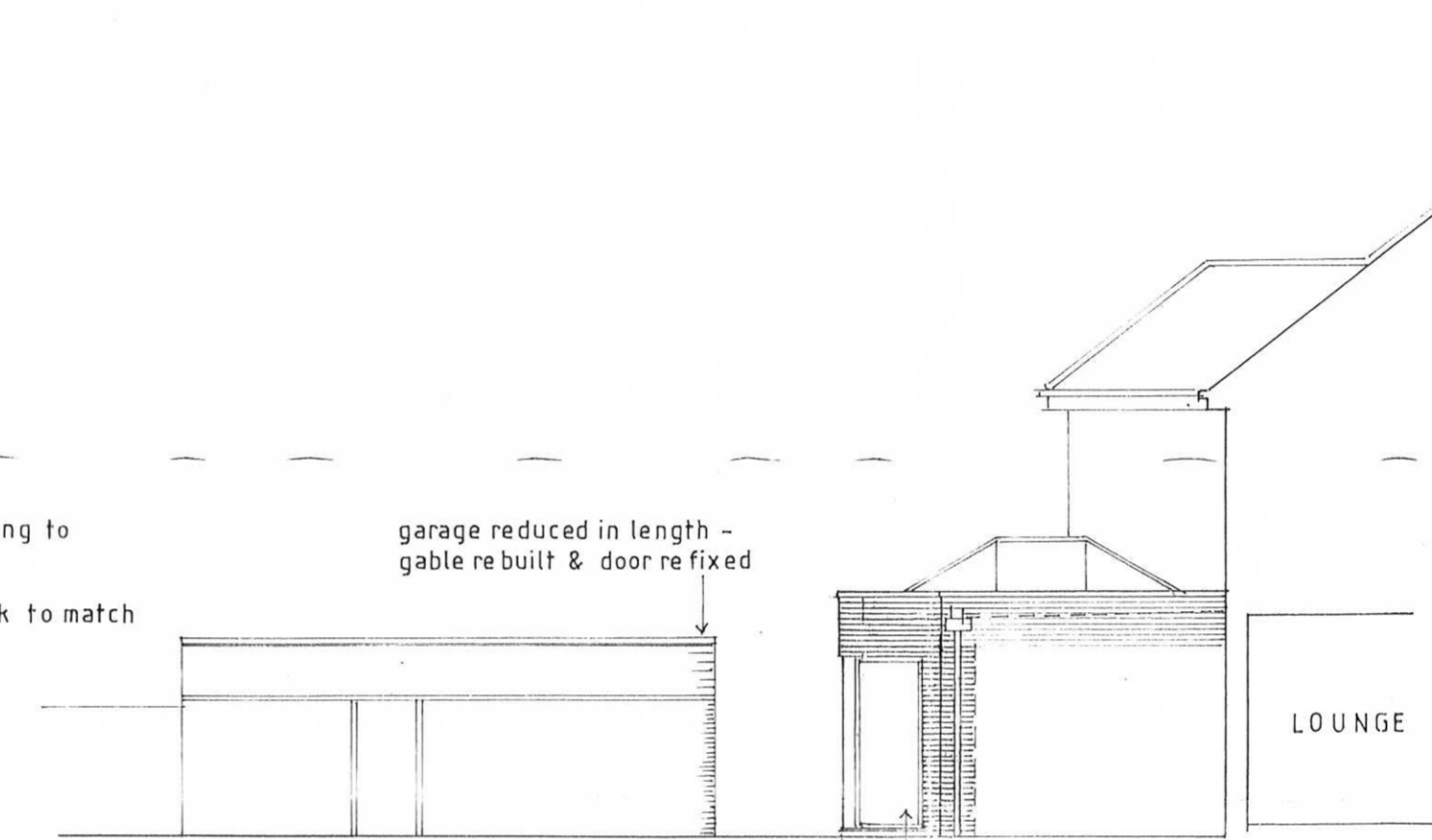
FIRST FLOOR PLAN



REAR ELEVATION - SOUTH

art stone coping to parapet
facing brickwk to match existing

double glazed powder coated aluminium sliding screen max U 1.4 W/m²K - approx 7400w x 2325h



EAST ELEVATION

garage reduced in length - gable re built & door re fixed

side window approx 900w x 2325h

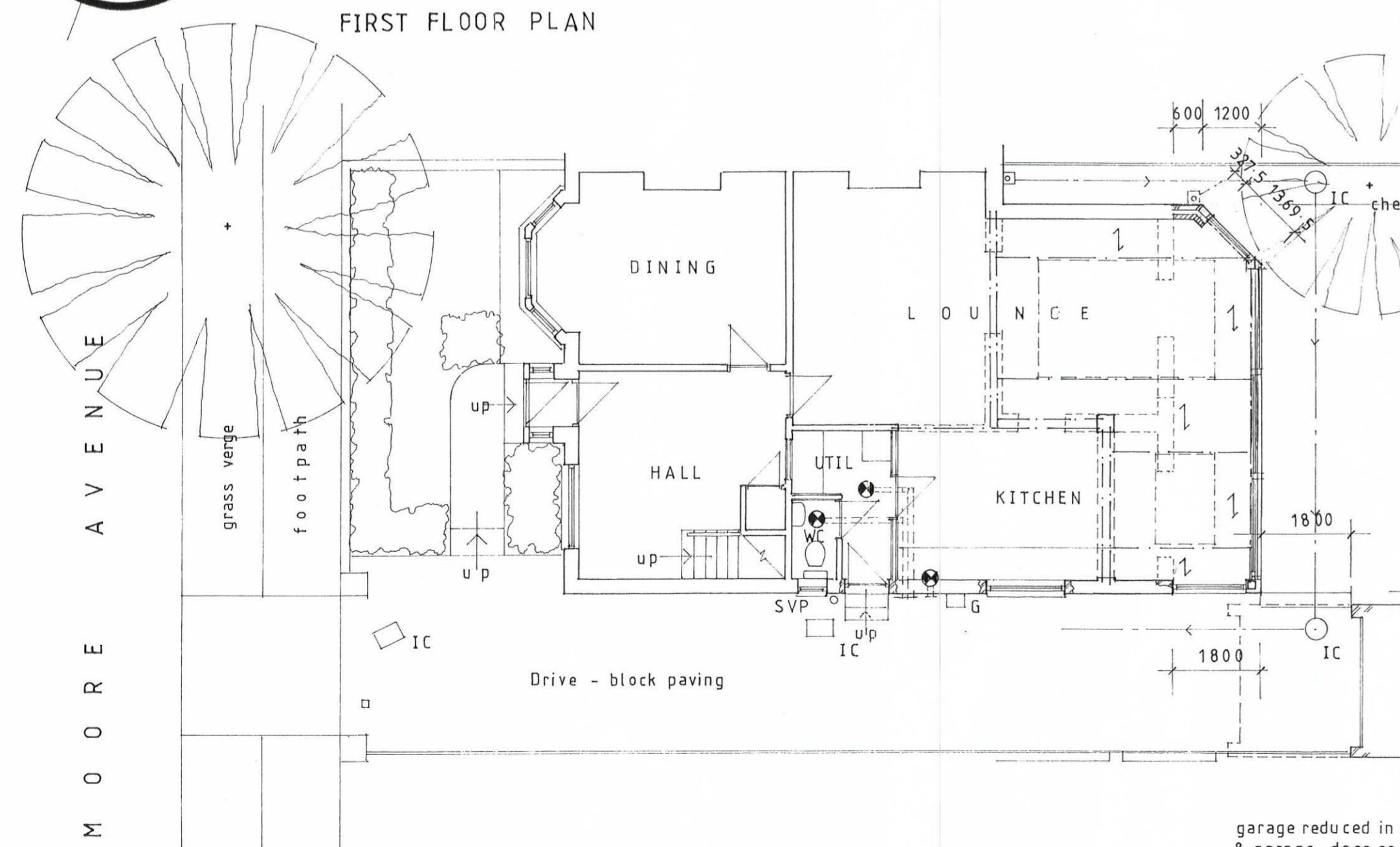
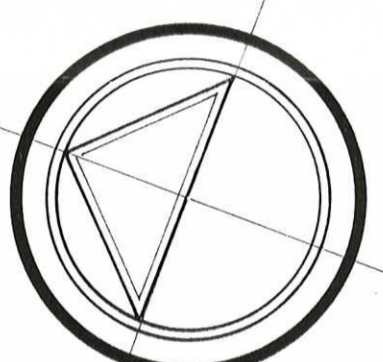
All SW drainage pipes + branch pipes etc to be 100mm ϕ + be either vitrified clay to BS 65:1991 or PVCu to BS 4660 + BS EN 1401:1998 laid on bed of suitable granular material in accordance with manufacturers instructions with backfilling to trenches in accordance with pipe manufacturers recommendations.

Where pipes have less than 450mm ground cover or less than 1200mm cover under driveway they are to be surrounded with 150mm class 2/5/20 conc + to maintain flexibility 18mm thick compressible impregnated fibreboard joints are to be provided in the conc at max 5.0m c/c + or at pipe joints. Pipe joints to be protected against ingress of cement by wrapping with polyethylene sheet or adhesive tape in accordance with BS 5955 Pt 6:1980

Where drains are laid within 1m of any foundation + the formation of the drainage trench is below the level of the found, the trench is to be backfilled with lean mix conc to the level of the underside of the found.

Where drains are more than 1m from the building + the formation of the drainage trench is below the level of the found, the trench is to be backfilled with lean mix conc to a level equal to the distance from the drain to the building less 150mm

For detail section aa see drg no 572/3



GROUND FLOOR PLAN / SITE LAYOUT

steelwork to supported walls + trimming steelwork etc to lanterns by engineer

garage reduced in length - front gable re built & garage door re fixed - roof made good as necessary

1800mm high waney edge overlap boarded timber panel fence

Covers + frames to be cast iron to BS EN 142 + be light duty Grade C with circular or rectangular single seal solid tops in grassed or footpath areas + medium duty ductile iron Grade B in driveway with recessed top to accommodate block paving finish.

All RWPs to be connected to roddable back inlet gullies. These gullies to have lockable open gratings

Falls to suit ex invert levels - nominal gradient for SW drains 1:60

AMENDMENTS
A 17:08:15 South East corner of extension played

ASH

AMENDED

24 AUG 2015

AREA PLANNING

ST0670115FUL

PLANS & ELEVATIONS AS PROPOSED

PROPOSED ALTERATIONS & EXTENSIONS TO
19 MOORE AVENUE HARTON SOUTH SHIELDS

GRAY o FAWDON + RIDDLE ARCHITECTS
THE QUADRUS CENTRE • WOODSTOCK WAY • BOLDON BUSINESS PARK NE35 9PF • TEL 5197460

1 : 100 572/2A

NB ALL WORK TO BOUNDARIES & WITHIN 3.0m OF ADJACENT PROPERTY, BUILDING OR STRUCTURE TO BE SUBJECT TO NOTIFICATION & AGREEMENT WITH ADJOINING OWNERS IN ACCORDANCE WITH "PARTY WALL ETC ACT 1996" PRIOR TO COMMENCEMENT OF ANY WORK