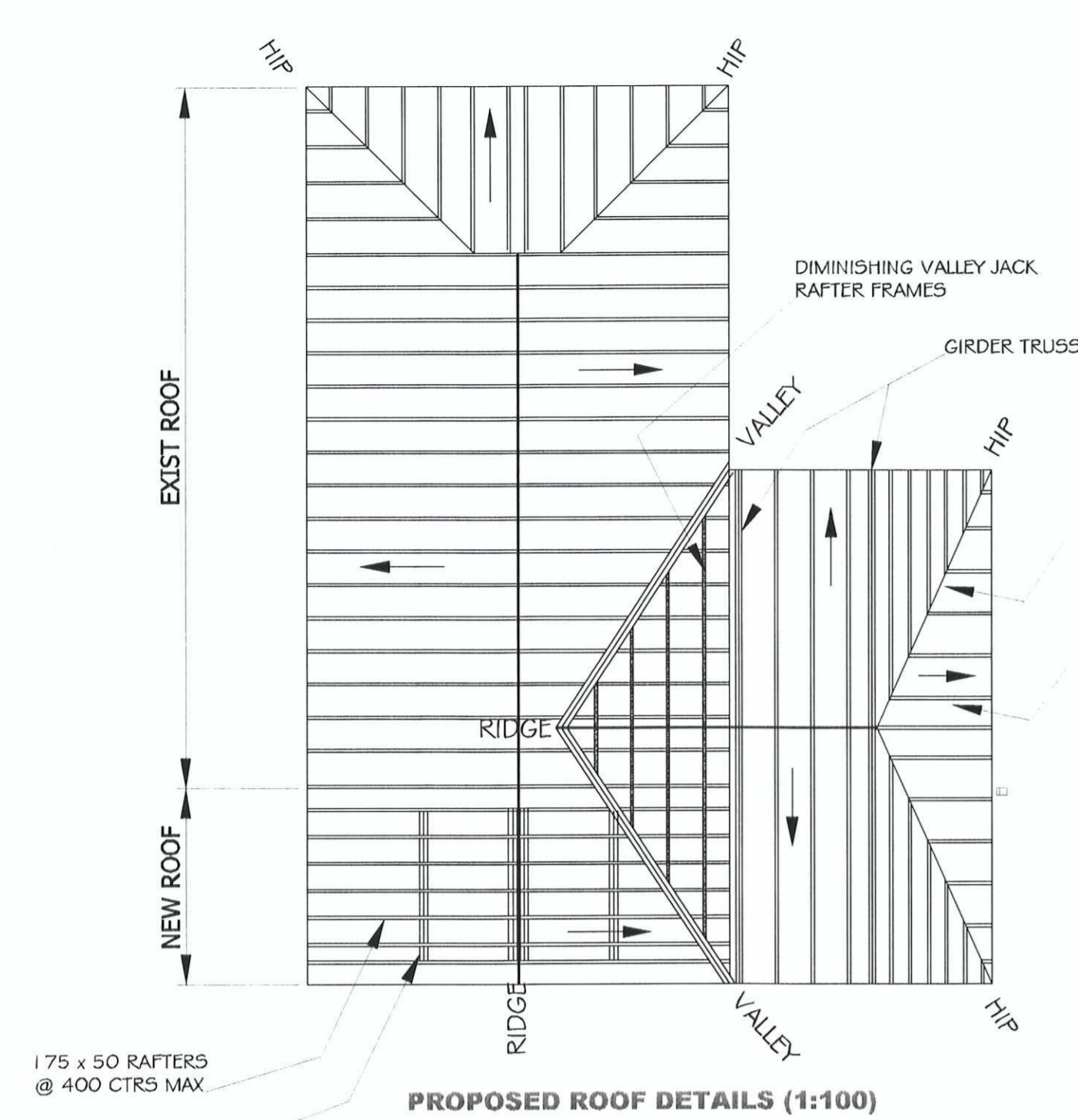
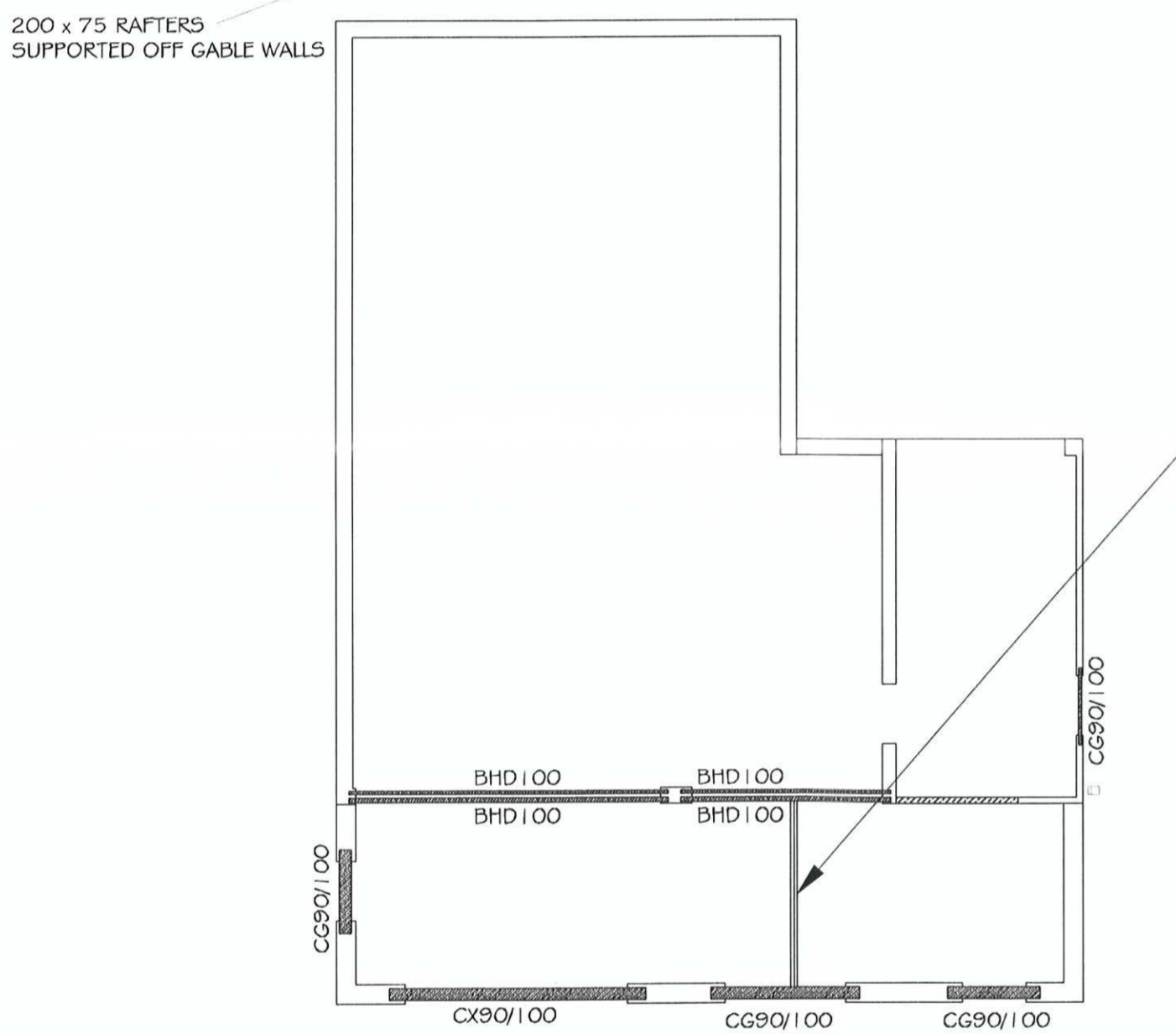


IF IN DOUBT - ASK

ALL DIMENSIONS ARE IN MILLIMETRES



PROPOSED ROOF DETAILS (1:100)



PROPOSED LINTEL DETAILS (1:100)

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 SEE 900mm MIN TO SAFE LOAD BEARING STRATA AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER. FOUNDATION SIZE TO BE 625mm 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 1989, 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.

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 DRITHERM B2 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/m² 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, PT 1 & 2 POSITIONED 450mm APART VERTICALLY AND 750mm MAX APART HORIZONTALLY AND EVERY BLOCK COURSE (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.

WASTES
 38mm 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 300mm 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 130mm MIN KINGSPAN THERMAFLOOR T770 ZERO ODP FLOOR SLAB INSULATION. ON 1200 GAUGE VISQUEEN DPM. POSITIONED 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/m² K

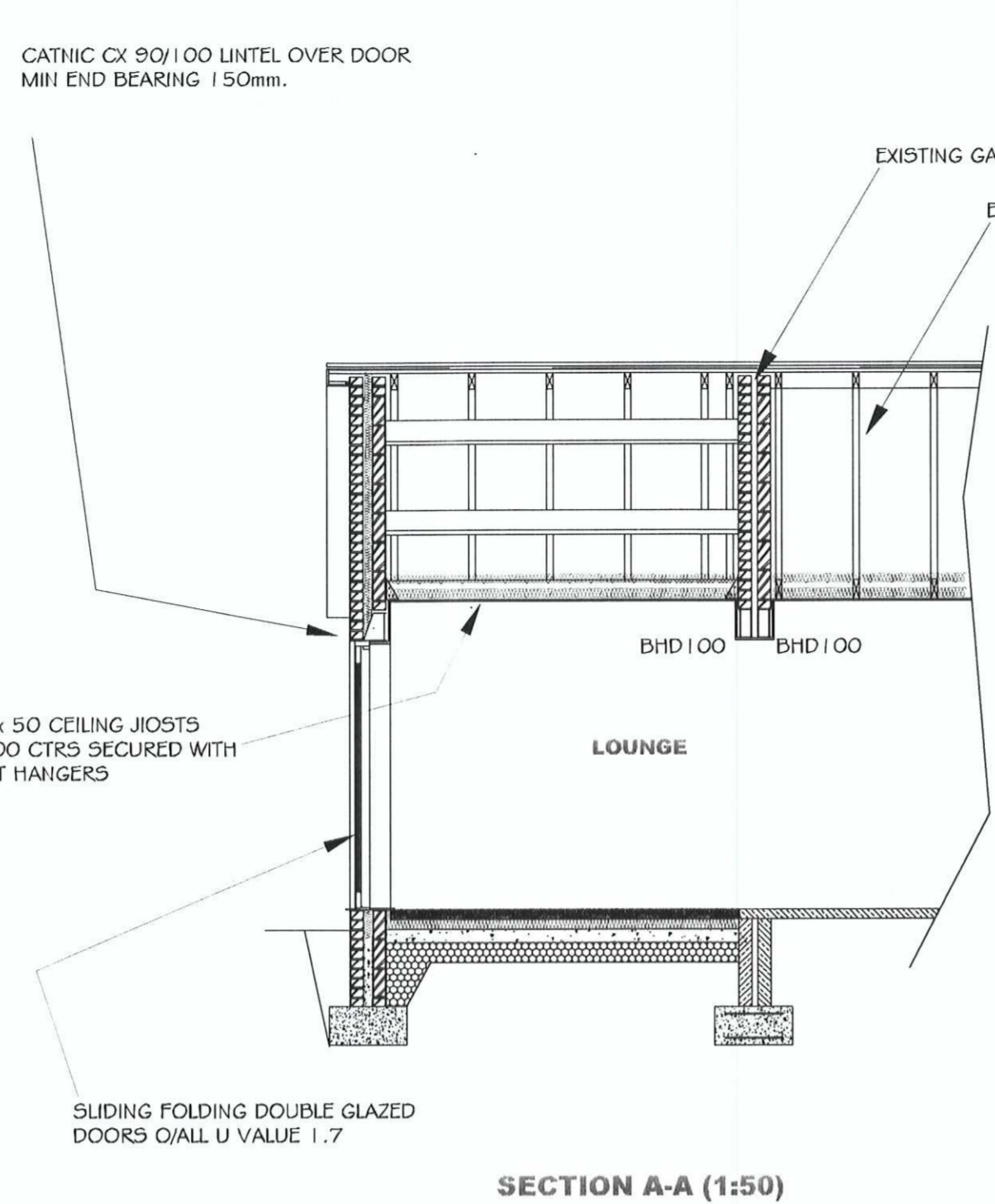
LATERAL SUPPORT
 WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30mm x 5mm MILD STEEL STRAPS AT 2M CTRS FLOOR, CEILING JOISTS & PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY BAT OR CATNIC MILD STEEL 30 x 50mm x (LEN = TO SPANOVER 3 NO JOISTS OR RAFTERS) TO THE SUPPORTING WALL AT INTERVALS OF 1.2M 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 HOB OR 60 LITRES/ SEC ELSEWHERE
 UTILITY 30 LITRES/SEC
 W.C 6 LITRES/SEC

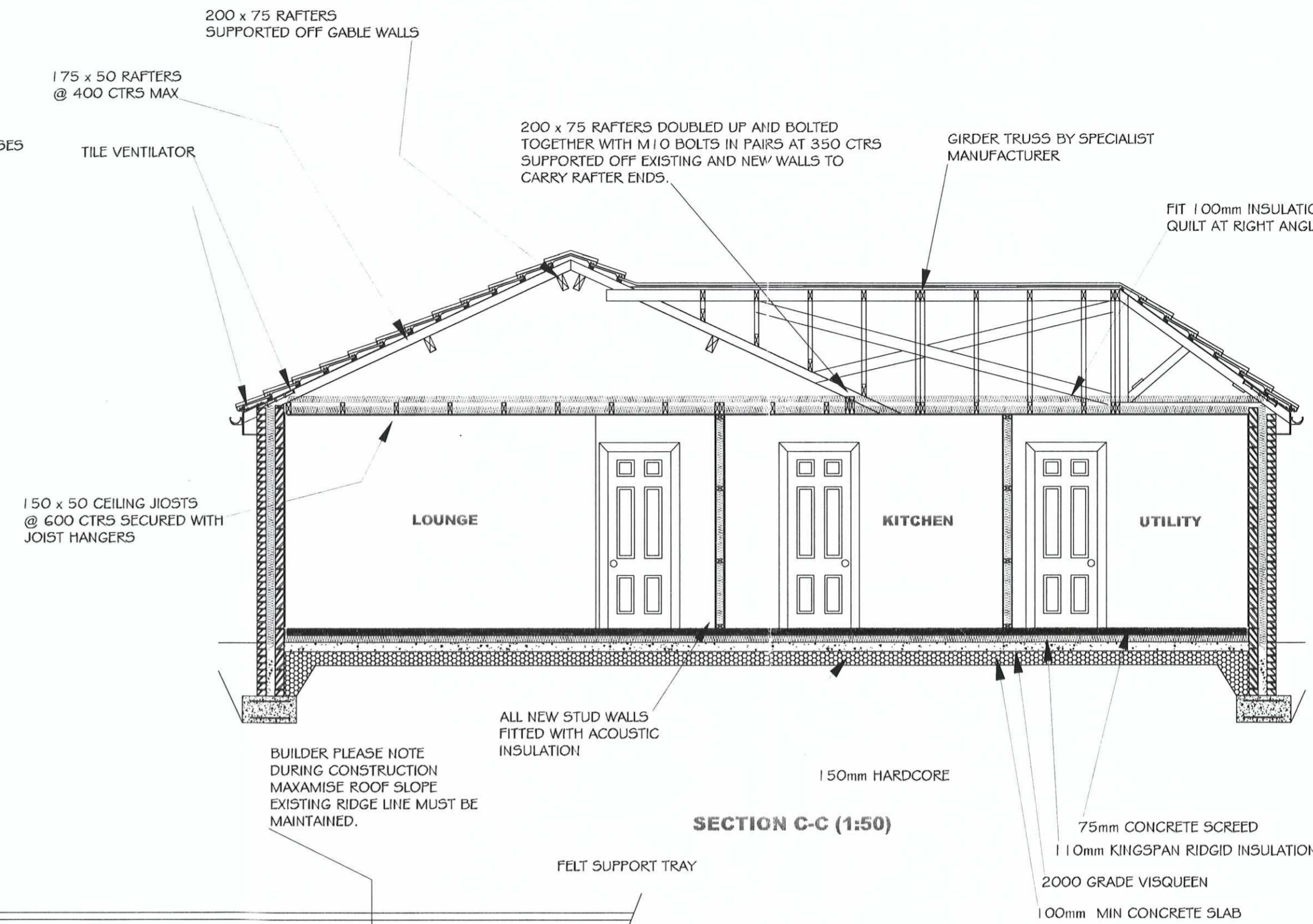
DRAINAGE
 PROPOSED DRAINAGE SYSTEM IS TO BE CONSTRUCTED TO THE ENTIRE SATISFACTION OF THE BUILDING CONTROL OFFICE AND MAIN DRAINAGE SECTION. SEPARATE FOUL & SURFACE WATER SYSTEM MAY HAVE TO BE INCORPORATED. 100mm DIA PVC DRAINS TO BE BEDDED AND SURROUNDED IN PEA GRAVEL. ALL DRAINS TO HAVE A MINIMUM FALL OF 1:40 TO GIVE SELF CLEANING VELOCITIES. ALL DRAINS 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

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. 75% OF NEW LIGHT FITTINGS MUST BE AN ENERGY EFFICIENT TYPE

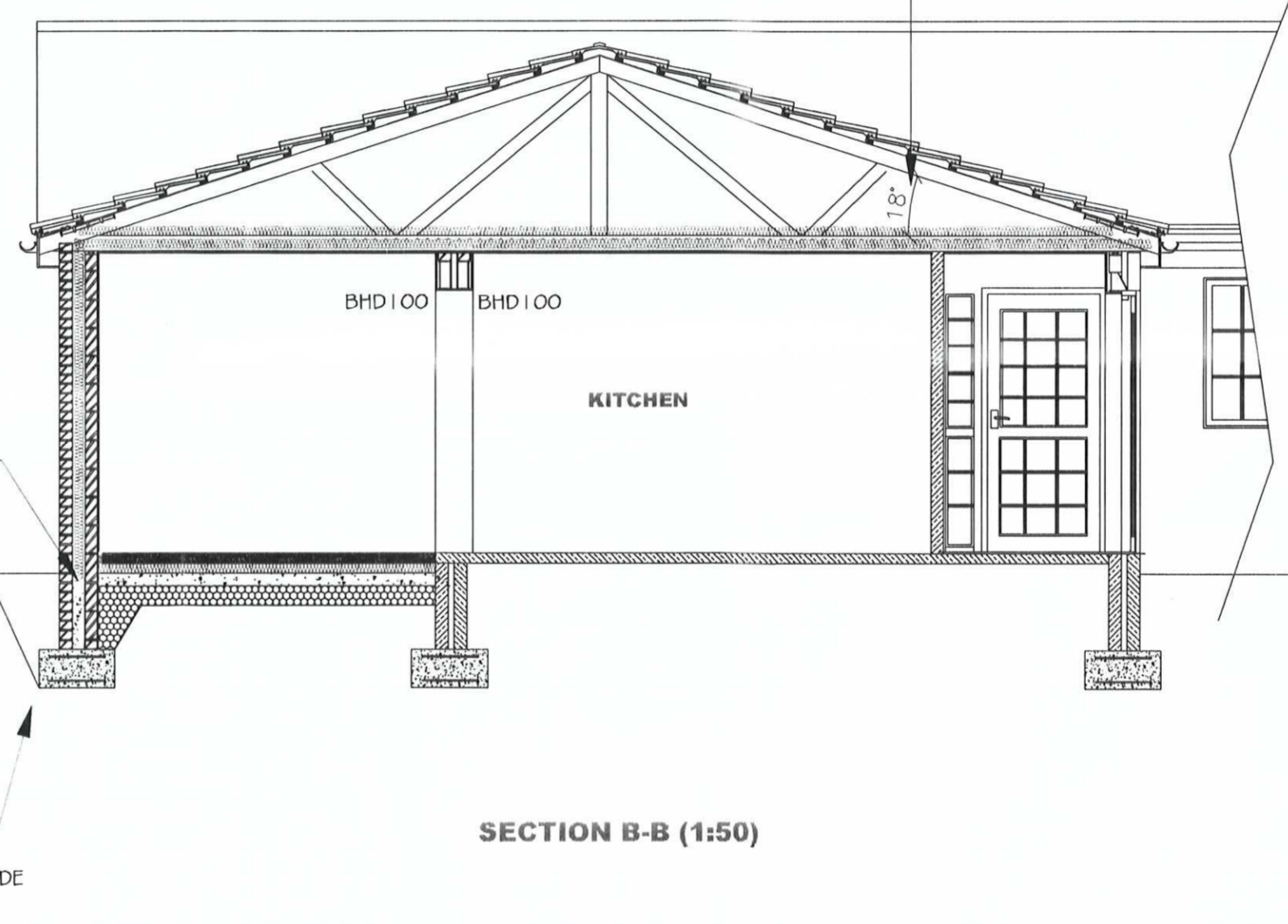
ESCAPE WINDOWS
 ESCAPE WINDOWS TO BE PROVIDED TO NEW HABITABLE ROOMS TO HAVE UNOBSTRUCTED OPENABLE AREA OF 0.33 MTR (IE 740 hg x 450 wide) 450mm MIN WIDTH AND 450 MIN HT WITH BOTTOM OF THE OPENING AREA NOT MORE THAN 1100mm ABOVE FFL AND ALSO TO BE UNLOCKABLE WITH A REMOVABLE KEY.



SECTION A-A (1:50)



SECTION C-C (1:50)



SECTION B-B (1:50)

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GENERAL
 THERE ARE NO PARTICULAR PROCESSES OR CONSTRUCTION METHODS THAT PRODUCE UNUSUAL RISKS TO HEALTH & SAFETY DURING CONSTRUCTION OR IN SUBSEQUENT MAINTENANCE WORKS.
 ALL USUAL PRECAUTIONS ARE TO BE TAKEN TO PROTECT THE WORK FORCE DURING CONSTRUCTION.
 ALL MATERIALS & PRODUCTS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, BRITISH STANDARDS, CODES OF PRACTICE & GOOD BUILDING PRACTICE.
 THE CONTRACTOR IS TO INFORM THE H & S EXECUTIVE SHOULD ANY OF THE WORKS FALLS WITHIN THEIR INTEREST.
 THE CONTRACTOR IS ADVISED TO VISIT THE SITE SO AS TO BECOME THOROUGHLY ACQUAINTED WITH THE SCOPE & EXTENT OF THE WORKS, TO SATISFY THEMSELVES AS TO THE ACCESSIBILITY OF THE SITE AND TO MAKE THEIR OWN RISK ASSESSMENT OF THE PROJECT.
 ARRANGEMENTS TO VISIT THE SITE MUST BE MADE THROUGH THE CLIENT
 ALL INTERNAL FINISHES TO CLIENTS REQUIREMENTS INSULATE ALL HEATING & AND HOT WATER PIPES.
 RADIATORS TO BE FITTED WITH THERMASTATIC VALVES.
 PROVIDE MAINS OPERATED INTERLINKED 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 SMOKE DETECTOR POSITIONS
 ⊕HD= INDICATES HEAT DETECTOR IN KITCHEN
 ANY 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

ROOF CONSTRUCTION (BS 5534: part 1 1997 & BS 8000 pt6 1990)
 TILES TO MATCH EXISTING & AGREED BY L.A. ON 25mm x 50mm SW BATTERNS TYVEK OR SIMILAR BREATHER UNDERLAY TO BS. 5534: PART 1, 1997
 ALL LAID ON TRUSSED RAFTERS BY SPECIALIST MANUFACTURER TO BS 5268: PART 2 : 1994 & PART 3 1985
 CALCULATIONS TO BE SUPPLIED BY MANUFACTURER ONCE ORDER HAS BEEN PLACED AND FORWARDED TO LA FOR APPROVAL
 FIT 100mm INSULATION BETWEEN TRUSSES WITH 200mm ROCKWOOL QUILT AT RIGHT ANGLES
 9.5mm PLASTER BOARD & SKIM FINISH
 MIN U VALUE 0.16 W/m² K
 ALL TIMBERS FIXED & RESTRAINED TO BRICKWORK WITH GALVANISED STEEL STRAPS. UPVC FACIA AND SOFFITS WITH 110mm UPVC GUTTERS & 76mm RWP
 ROOF SPACE VENTILATED WITH GLOVEALE IN LINE TILE VENTILATORS @ 2M CENTRES EACH SIDE OF RIDGE AND @ 1M CENTRES AT EAVES. VENTILATION SHOULD EQUATE TO A CONTINUOUS GAP OF 5mm @ RIDGE, AND 25mm AT EAVES.
 ACCESS HATCH TO BE INSULATED. ALL INSULATION TO BE CONTINUOUS WITH THE WALLS TO AVOID COLD BRIDGING.

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

ISSUED FOR APPROVAL	PP	14/03/16	REV. A
Drawing Title EXISTING & PROPOSED ELEVATIONS AND PLANS			
Location PROPOSED REAR EXTENSION TO- 17 EDGEWORTH CLOSE BOLDON COLLIERY NE35 9JS			
Scale	1-100	Drawn	RDP
Date	14/03/16	Sht.	2 OF 2
Drawing No.	5/16	Rev.	A