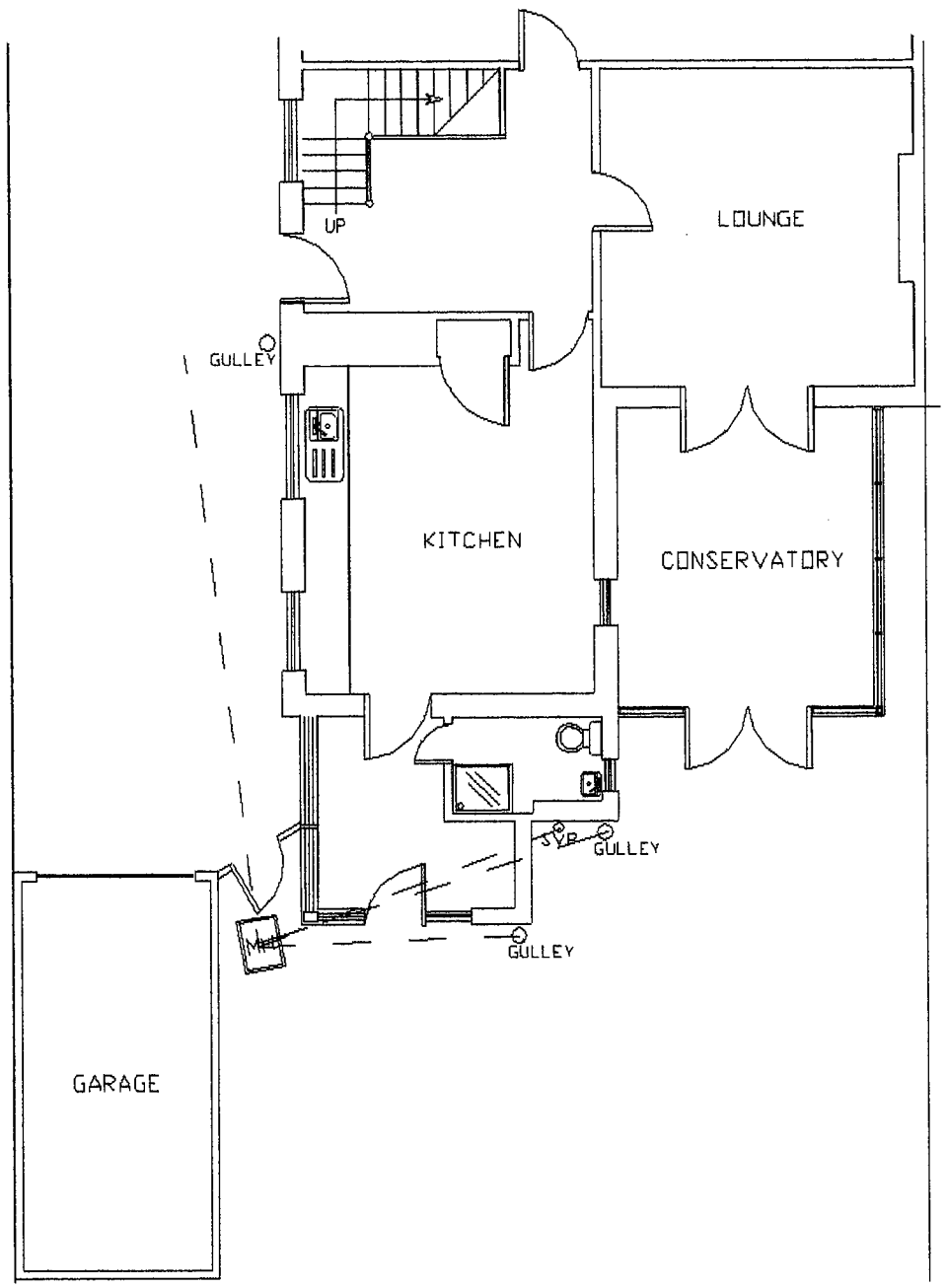
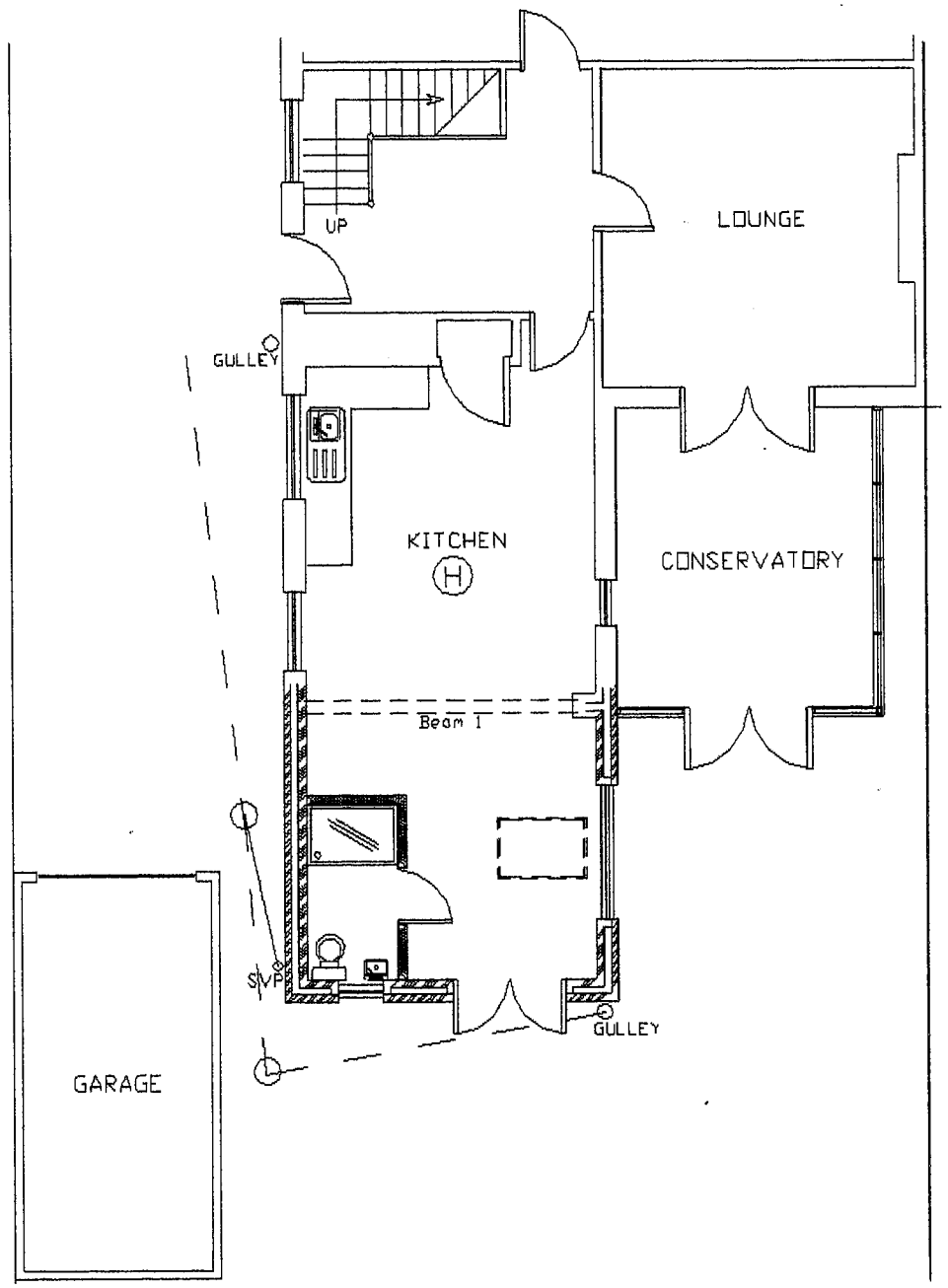


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

New inner leaf blkwork to be tied to ex blkwk.

(H) interlinked independently fused mains heat detector, to kitchen.

All new below ground drainage to be 100mm DIA
All svp's to have protective birdcages

Offset Foundations on boundary

All drainage to be in accordance with CP 301 & to be pvc or similar laid on a bed of pea gravel & laid to fall a min of 1:40
Above ground drainage to be UPVC fittings to BS525 and BS4514.
Any drainage passing through foundations to have concrete lintol over.

1.2M @ 1:20 12M @ 1:200
3M @ 1:50 30M @ 1:500
6M @ 1:100 75M @ 1:1250

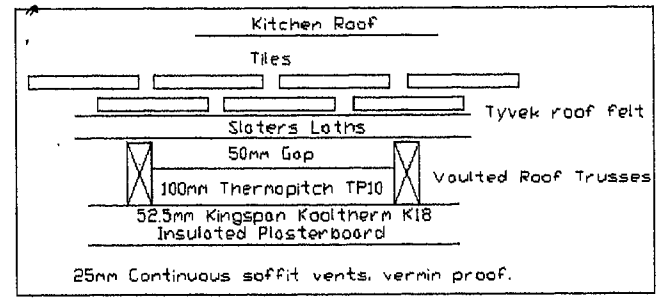
SCALE BAR
ORIGINAL DRAWING A3 SIZE

Lintel over Bi folding Doors.
If doors to be top hung, supporting technical info from lintel manufacturer to be supplied to substantiate additional loadings.

ROOF TILES
Roof tiles to be now installed in accordance with the new BS 5534 Code of Practise: Slating and tiling for pitched roofs and vertical cladding.
Mortar alone cannot now be used to fix ridges and hips - these must also be mechanically fixed. In addition all single-lapped tiles will now have to be mechanically fixed and perimeter tiles must have a minimum of two fixings.

SPECIFICATION

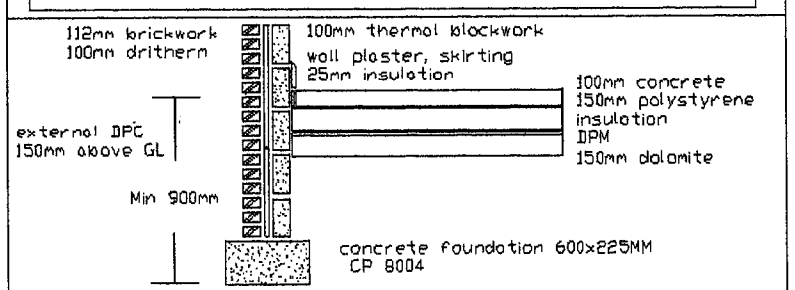
roof covering in Marley Modern Roof tile on 30x25mm slater laths
continious ridge vent ,25mm continious vermin proof vents
slaters felt on rafters
30x5mm galvanized restraint straps to wallplate and end rafters to gable at 2mcc, 100x50mm sw wallplate
100mm pvc gutter 65mm downcomers.
lead flashings and soakers. cavity tray to exposed existing wall abutting new extension code 4 lead
112mm wire cut red rustic bricks.
100mm dritherm, 100mm thermalite blocks
lightweight plaster internally. stainless steel wall ties at 450mm vertical & 750mm horizontal cc. & every course around door & window reveals all to DD140 level in outer leaf.
Inner dpc lapped on to visqueen
Cavity fill up to 225mm below lowest dpc.
Insulated closers to all reveals
Dpc to all vertical & horizontal reveals.
150mm above finished externaly
Ventilation opening lights equivilant to 1/20th of room floor area
Mechanical ventilation to kitchen 60l per second
Maintain any sub floor ventilation
internal partition 12.5mm plasterboard and skim on 100x50mm sw stud
access to be maintained for refuse collection.
Glazing to comply with Part N of the Building Regulations 2010
All new glazing is to be Pilkington K, argon filled
Type double glazed 28mm cavity 8000mm2 trickle vents to windows
3 in 4 lights to be energy efficent.
TRV valves to all new radiators
No Trees within 20m



ELECTRICAL
All electrical work to be designed, installed, inspected and tested by a person competent to do so in accordance with Part P (Electrical Safety)
accessable switches and sockets minimum of 450mm and maximum of 1200mm from floor level.

ANY WORK ON PARTY WALL OR FENCE TO BE CARRIED OUT IN ACCORDANCE WITH THE PARTY WALL ACT 1996 ADJOINING OWNER TO BE INFORMED IN WRITING STATING NAME ADDRESS. THE BUILDING ADDRESS. FULL DETAILS OF PROPOSED WORK INCLUDING A PLAN, A COMMENCEMENT DATE FOR WORKS AND INFORM THAT THIS NOTICE IS SERVED UNDER THE PARTY WALL ACT 1996.

ALL DETAILS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
ALL WORK TO COMPLY WITH THE BUILDING REGULATIONS
FOUNDATION DETAILS SUBJECT TO SITE EXCAVATIONS REVEALING LOAD BEARING STRATA TO SATISFACTION OF BUILDING CONTROL OFFICER UNSUITABLE STRATA WILL NECESSITATE THE DEPOSIT OF AMENDED FOUNDATION DETAILS TO BE APPROVED BEFORE WORK CONTINUES.



CONSTRUCTION OF INSULATED CONCRETE FLOOR
150mm dolomite mechanically compacted over whole of new floor area blind with 25mm of dry sand. 150mm polystyrene insulation.
300mu (1200) gauge DPM lap into internal 225mm wide DPC taking up wall as on section all joints in DPM to be double welted and taped.
100mm thick concrete floor with steel trowel finish.
Cavity wall insulation should be extended to overlap the area covered by the perimeter insulation of the floor.
It is advised that adequate precautions be taken not to damage the DPM

22 Sunniside Drive, South Shields, NE34 8DH.
Rear Single Storey Extension

Drawing No. S21a
Scale 1:100
Date 28/06/2017

Mr AM Watt
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