

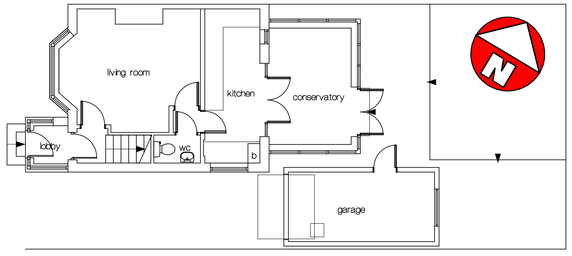
Existing Side Elevation Scale 1:100



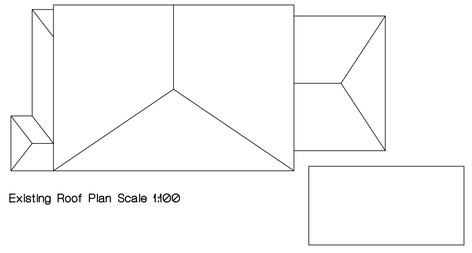
Existing Front Elevation Scale 1:100



Existing Rear Elevation Scale 1:100



Existing Ground Floor Site Plan Scale 1:100



Existing Roof Plan Scale 1:100

EXTERNAL CAVITY WALLS. DOUBLE BLOCK TYPE
Build up new external cavity wall off new concrete foundations unless otherwise specified, all as Structural Engineers details.
Cavity wall construction to consist of :-
a) Below dpc - Outer leaf of 3 courses below ground level : class FL selected facing bricks to B.S. 3921:1985. Inner leaf to 225mm courses below ground level: 100mm concrete blockwork to B.S.6073 : 1981. From 3 courses below ground level to foundations Class FL engineering bricks to B.S. 3921 : 1985 to both inner and outer leaves. 100mm cavity to be filled with weak mix concrete and struck off adjacent ground level. All mortar below dpc to be 1:3 cement - sand.

b) Above dpc - outer leaf 100mm Class FL selected facing bricks to B.S. 3921 1985. Inner leaf 100mm lightweight concrete blocks (solid) to B.S.6073 : 1981 minimum compressive strength 7N/mm density 1575kg/m3, cavity 100mm wide with stainless steel wall ties at minimum 450mm centres vertically and minimum 750mm centres horizontally (staggered), with additional ties at the vertical edges of openings, and returned or unbonded edges at rate of one block course and not more than 225mm from the edge. Ties should be placed centrally in the cavity and of a minimum embedment of 50mm in each leaf. The full fill cavity wall insulation should be 100mm thick Rockwool cavity wall batts manufactured by Rockwool Ltd or similar. Installed as work proceeds in accordance with manufacturers instructions to achieve current U Values set out in Building Regulations Approved Document Part L2
New walls to recieve DPC - Marley Aqueguard dpc 150mm minimum above finished ground level stepped as necessary DPC adjacent flush door thresh es and paving to be min 150mm above thresh paving and stepped down to dpc at lower lvl.

NEW DOORS and WINDOWS
New french style doors and kitchen window to high performance PVCu material with double glazed window sets with Low E glass to current Building Regulations

GLAZING
Allow level glazing or glazing in or adjacent to doors to be safety glazing in accordance with Building Regulations Part N
U values of glazing to achieve - windows 1.6W/m2K and doors 1.8W/m2K

VENTILATION
Mechanical Extractionto be provided to:
KITCHEN - 30L per sec to hob or 60L per sec ir femote from hob
UTILITY - 30L per sec
BATHROOMS & EN-SUITES -15L per sec
All new windows to be fitted with trickle ventilation to achieve 8000mm2

MONO PITCH ROOF OVER GROUND FLOOR
New roof over extension to be constructed in accordance with elevation comprising:-
New tiles to match existing colour to Local Authority approval fixed to
38x25mm sw tiling battens on approved TYVEK breather membrane on 175 x 50 SC4 graded jack rafters at 600mm centres, new wall plates top and bottom. Allow for fixing wall plate to new cavity wall with 1000x30x5 ms holding down straps at 2000mm centres.

Allow for ceiling fixed directly to underside underside of pitch
finished with layer of 12.5mm plasterborad and skim finish allow for Celotex GA4000 100mm between rafters and 35mm below rafters to achieve required
BUILDING REGULATIONS PART L1- 0.18 U Value

Allow for junction of roof and existing wall to have new code4 lead flashings

FASCIA BOARDS AND RAIN WATER GOODS
New fascia boards to be fitted to clients requirements incorporating soffit board under with continuous 15mm air gap with wire insect mesh.

New rain water goods to be upvc to BS3506 and fitted to the fascia board to be 112mm half round with 68mm diameter downpipes.

HEATING SYSTEM
All new radiators to be fitted with TRV's

GENERAL
-New glazing in critical locations to be laminated safety glazing where required.
-All windows to have trickle ventilation to 8000mmsq.
-All electrical installation to be to clients requirements and IEE regulations and work to be designed and installed and certified by Part P qualified electrical contractor
CLIENT TO ENSURE THIS WORK AND OBTAIN CERTIFICATION
-Kitchen to have mechanical ventilation connected to outside air to achieve a rate of 30 litres per second

LINTOLS
Lintols to be CATNIC Cavity lintol OR SIMILAR
all to have minimum 150mm end bearing.
Load,Type to specified by builder and agreed with LA building control officer

INSULATED CAVITY CLOSER
Cavity to be closed at reveals to new appertures sizes to suit cavity

SOLID CONCRETE FLOOR
New floor constructed comprising:
150mm concrete floor slab with floated finish
on 1200 gauge damp proof membrane lapped into DPC in wall on
Celotex GA4000 insulation (thickness to achieve U value of 0.22W msqK therefore to be minimum of 90mm) also with insulation to perimeter
on 150mm well consolidated hardcore

All new fixtures and fittings in toilets to be clients choice with all fittings installed strictly in accordance with manufacturers instructions.

Any service penetrations through fire resisting walls and floors to be fully fire stopped with rockwool and intumescent foam or mastic and protected with fire dampers to achieve required fire protection.
builder to ensure intumescent collars are installed to all drainage pipes penetrating floors or walls

All work to be carried out in strict accordance with the 'Building Regulations Latest Amendments' and to the complete satisfaction of the Building Surveyor.

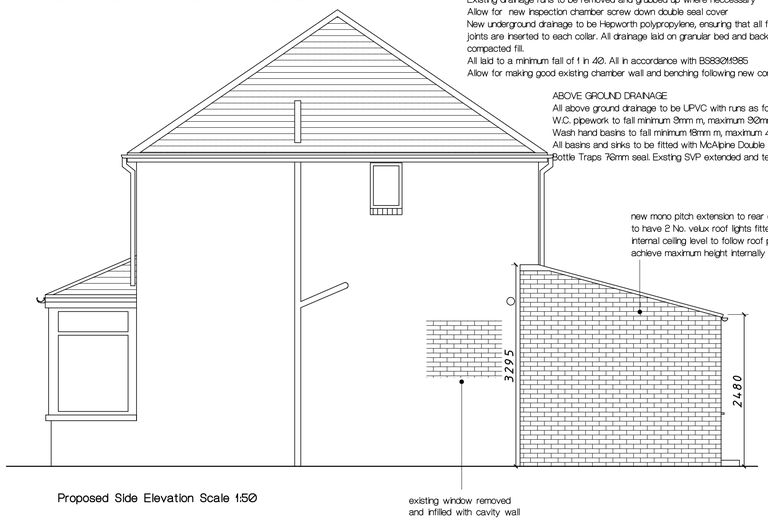
Contractors are responsible for complying with all relevant Building Regulations and check that Building Control and Environmental Health Departments are satisfied with the scope content of work on completion and obtain any necessary certificates.

WALL REMOVAL
existing internal walls to be stripped out as indicated, all loadbearing walls to be checked by structural engineer and removed by following correct propping procedure and insertion of steelwork or lintels in strict accordance with engineers drawings and calculations

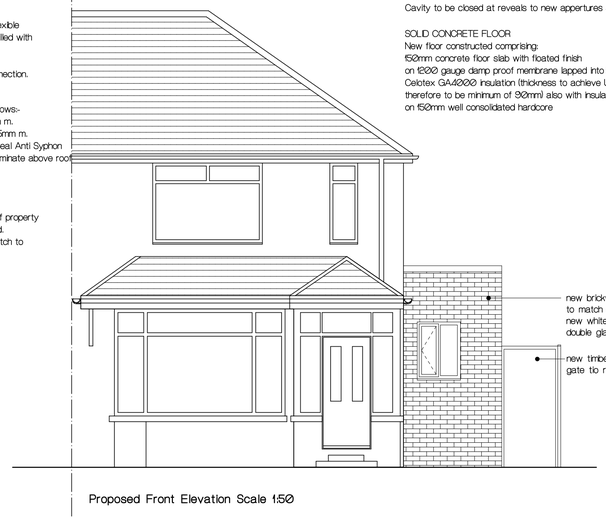
STEELWORK
All new steelwork to be in strict accordance with structural engineers details drawings and fireproofed with GYPROC GYPLYNER ENCASE with either 2 layers of 12.5mm Fireline board or 1 layer of 15mm Fireline to achieve 1 hour fire resistance depending on Section Factor of steelwork all to be finished with taped joints and to receive plaster skim finish or 44 x 44mm softwood framing layered with 2 layers of 15mm fireline board with skim finish all to achieve minimum 1 hour fire resistance. All fitted to comply with British Gypsum 'The White Book'
All walls and structure to be removed indicated dotted to be supported with new beams, lintols over openings if deemed necessary, all installed in strict accordance with structural engineers details.

UNDEGROUND DRAINAGE PROPOSALS
Existing drainage runs to be removed and grubbed up where necessary
Allow for new inspection chamber screw down double seal cover
New underground drainage to be Hepworth polypropylene, ensuring that all flexible joints are inserted to each collar. All drainage laid on granular bed and backfilled with compacted fill.
All laid to a minimum fall of 1 in 40. All in accordance with BS8301:1985
Allow for making good existing chamber wall and benching following new connection.

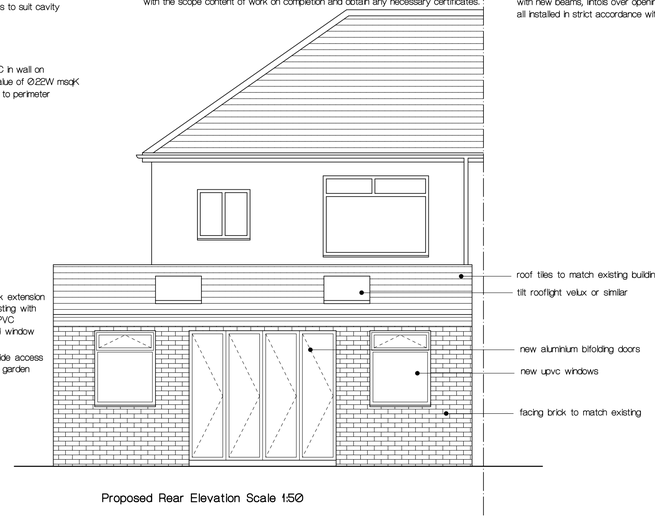
ABOVE GROUND DRAINAGE
All above ground drainage to be UPVC with runs as follows:-
W.C. pipework to fall minimum 9mm m, maximum 90mm m.
Wash hand basins to fall minimum 18mm m, maximum 45mm m.
All basins and sinks to be fitted with McAlpine Double Seal Anti Syphon Bottle Traps 76mm seal. Existing SVP extended and terminate above roof



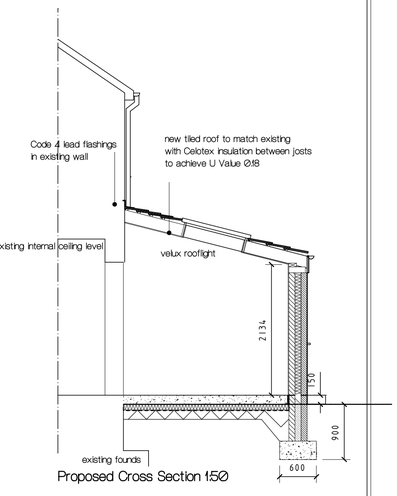
Proposed Side Elevation Scale 1:50



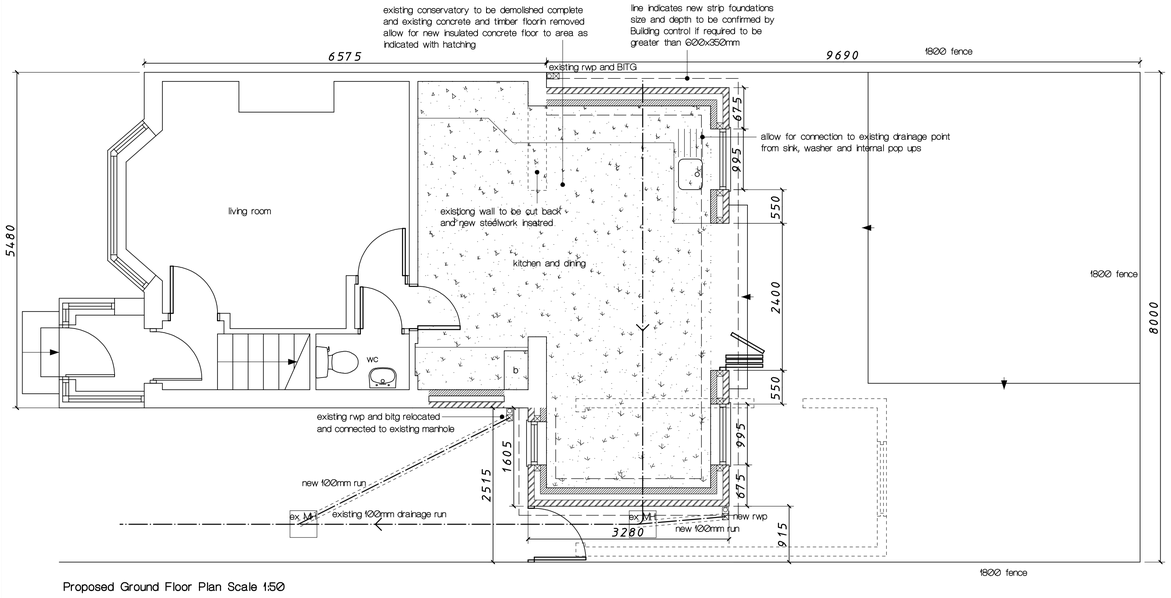
Proposed Front Elevation Scale 1:50



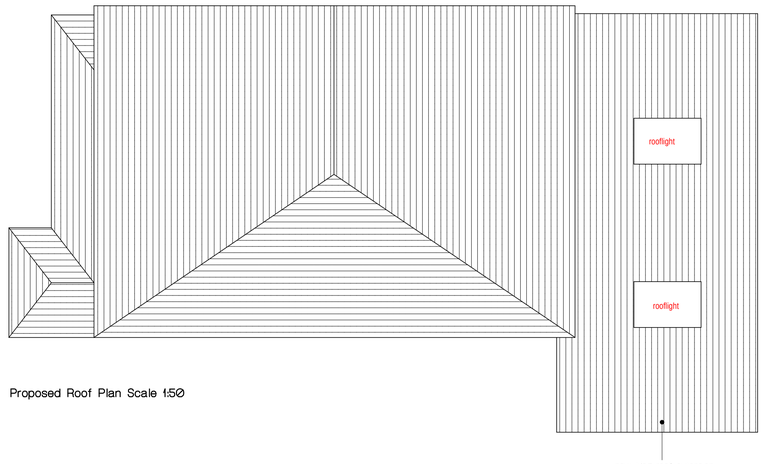
Proposed Rear Elevation Scale 1:50



Proposed Cross Section 1:50



Proposed Ground Floor Plan Scale 1:50



Proposed Roof Plan Scale 1:50

new tiled roof extension to match existing roof with 2No Velux style roof lights

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO SITE SUPERVISOR AND DESIGNER PRIOR TO ACTION. ALL CONTRACTORS TO REFER TO ACCOMPANYING BUILDERS WORKS DRAWING FOR STANDARD NOTATION.

Revision	Revision Note	Revision Date	By

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Tyne & Wear
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Designed by	Client	Scale
P Young	Mr & Mrs Picken	As noted

Location
163 Harton House Road
South Shields
NE34 6EA

Drawing Description
Existing and Proposed Plans and Elevations

Drawing Number	Revision	Sheet
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