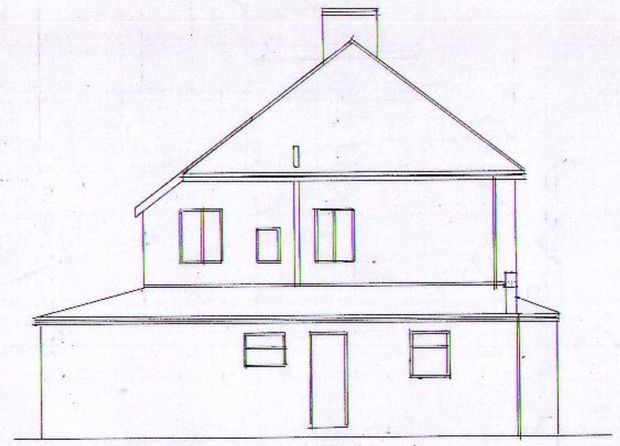
ELEVATIONS

EXISTING



rear

side (from adjoining)



side

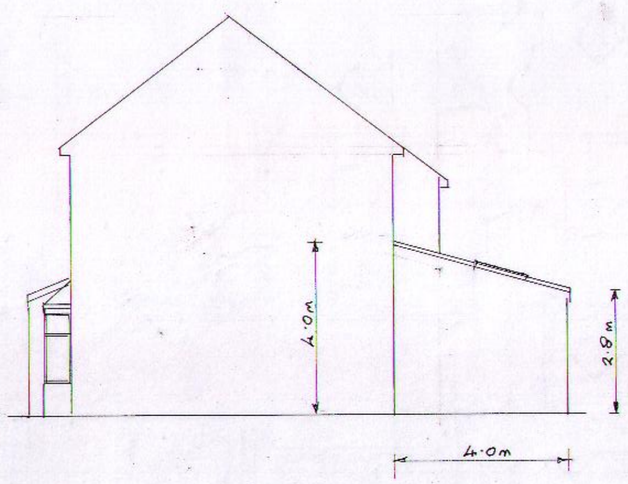


front (existing and proposed – no change)

PROPOSED

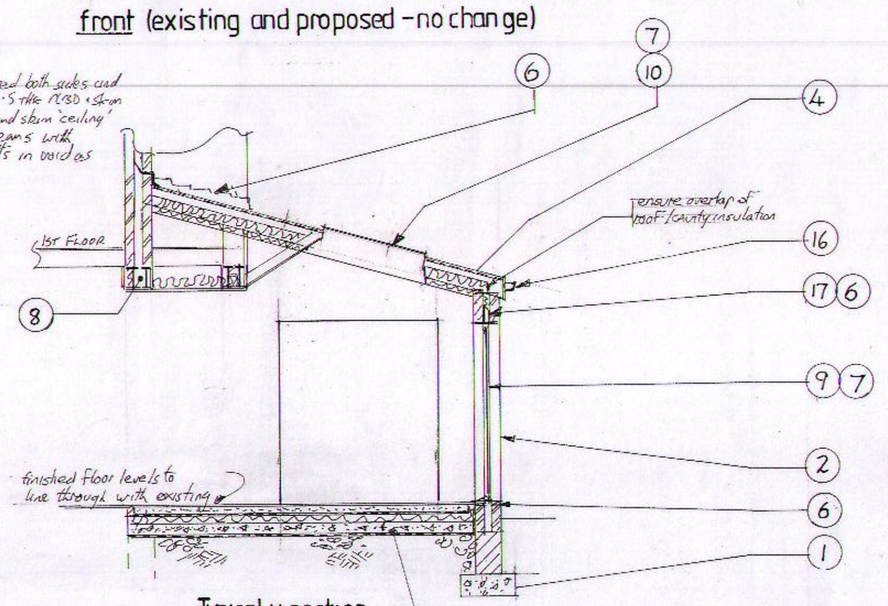


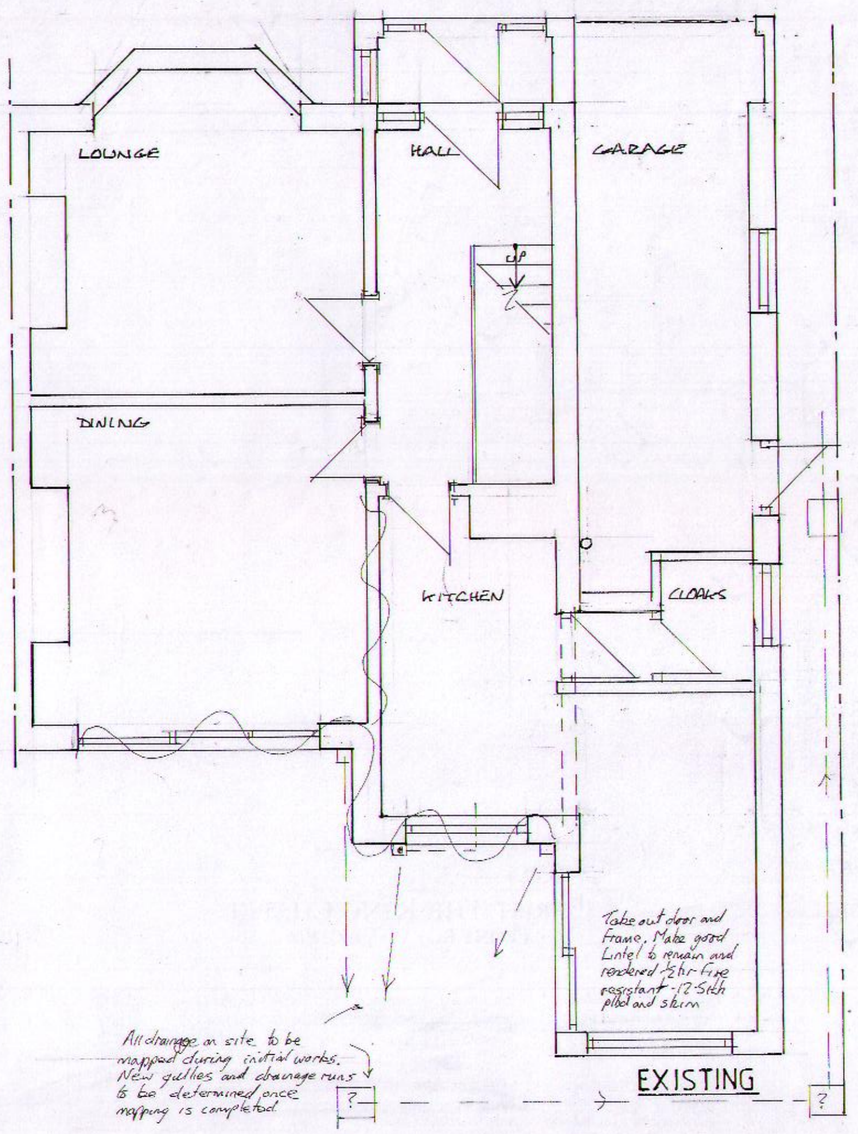
door/window set to clients approval.

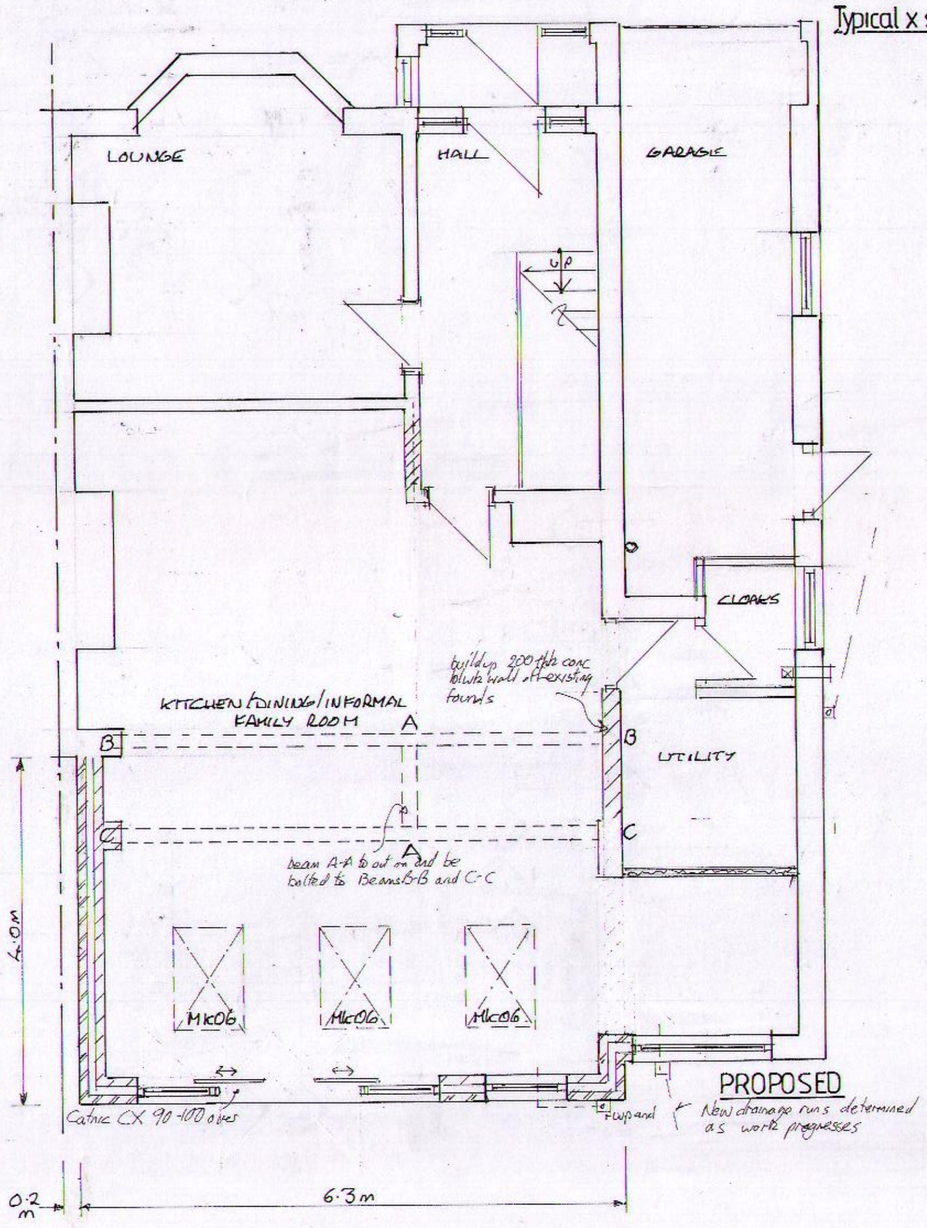




All UB's cased both sides and bottom with 12·5 thk RCD + skim 12·5thk plbd and skim 'ceiling' under both beams with Rockwool batts in voids as shown.







1) **Foundations** - 600x225 concrete to BS8004 – 1985, minimum 900 below GL on good loadbearing strata. 2nd Eng bwk / trenchblocks below DPC - lean mix concrete to any void to 225mm below lowest DPC. See 15) Drainage below
2) **Wall Construction** – 102.5 thk bwk outer leaf - 100 cavity full filled with Dri-Therm insulation– 100 thk aerated blwk inner leaf – stainless steel wall ties to BS 1243 at max. centres 750 horizontal, 450 vertical (block height at jambs). Cavity maintained to existing and closed at eaves, internally 12.5thk plbd and skim (dot and dab). Note: - insulation to full height of gables
3) **Floor Construction** – 65 thk dense sand/cement screed over Visqueen separation layer on 120thk **Kingspan Thermafloor TF70** insulation on 125 thk concrete over 1200G DPM on sand blinded well compacted hardcore sub-base – Min 25thk insulation upstand to screed/concrete perimeter – DPM lapped to wall DPC. Where necessary install ducts to vent any existing underfloor voids
4) **Roof Construction** – concrete interlocking tiles to suit 15° pitch on 50x25 treated sw battens at suitable centres over 1 no. layer Tyvek breathable membranc on 195x47 C24 sw rafters at 400 cts – double up rafters to each side of Velux roof windows. 100 thk Kingspan Thermaroof insulation friction fit between rafters flush with soffit and 50 thk Kingspan Thermaroof insulation under rafters – 12.5 thk plbd and skim finish over Visqueen vapour barrier.
5) **Straps** – Structural timbers secured to bwk with 38x5 section galvanised mild steel clips/straps at max 2.0m centres. Laying across timbers straps to span minimum 3no with softwood noggin infills under/over.
6) **Damp proof courses** – DPC's to BS 743, minimum 150 above G.L. and lapped to existing and floor DPM's. DPC's laid horizontally and vertically to all new external openings. Cavity trays to new roof /existing wall junction, with lead flashings over minimum 150mm roof membrane upstand.
7) **Ventilation** — Purge ventilation via external doors/windows opening 30° or more, combined openings to be minimum 1/20th floor area – plus minimum 5000mm² permanent, controllable trickle ventilation through door/ window head vents + for kitchen - intermittently operable mech. extractor giving 60lts/sec discharge (30lts/sec via cooker hood) discharging to outside air+ for cloaks – mech extractor giving 15lts/sec discharge to outside air operating intermittently via light switch mounted outside
8) **Beams** - UBs as calculation sheets – all on concrete padstones each end and rendered 1/2 hr fire resistance with 12.5thk plbd and skim over sw framing
9) **Door/window glazing** - White uPVC/solid timber frames – to clients' choice c/w double glazing units with 16mm Argon filled air gaps and soft 'low E' coating to give minimum 1.2W/m²K
All doors/windows to have safety glazing as required by Document K of the current Building Regulations. Door set to have level access thresh
10) **Roof windows** – Velux type and size MK06 c/w all necessary fixings, fittings, and flashings for 15° roof. Double up roof joists to each side of each window.
11) **Services** –Lighting, plumbing and ring main from existing circuits, all to the latest codes and clients' approval. All sockets, switches etc. to be between 450 and 1100mm above floor. Builder to ensure that existing services are sufficiently robust to supply the additional requirements.
12) **Conservation of Energy** – **Robust Construction**
Insulated cavity closers to be used throughout - All pipework to be insulated -Low voltage, high efficiency lighting throughout, thermal shielded if inset in ceilings - Heating system to have thermostatic valves on any new radiators.
13) **Electrical Safety – Part P** – All electrical installations required to meet the requirements of Part P- Electrical Safety – must be designed installed inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with, this will require an appropriate BS7671 Certificate to be issued for the works by a person competent to do so. Reasonable provision shall be made in the design and installation of electrical installations to protect persons operating, maintaining or altering the installations from injury or fire.
14) **Drainage** – Existing drainage system is to be 'mapped' on site during demolition and site clearance to enable new drainage runs to be ascertained. All new and retained drainage under new works to be exposed, tested and surrounded in 150thk concrete with foundations stepped below invert level and reinforced concrete lintel over with voids filled with expanding foam sealant – All new drainage is to be 100 dia, flexible jointed, laid to minimum 1:80 falls in approved granular surround and backfilled.
15) **Smoke detection** – shown **S.D.** – self- contained mains operated interconnected units to BS5839 Pt 6 – 2004 – all on dedicated CU circuit – with battery backup. Fit Heat Detector – shown **HD** – in kitchen
16) **Rainwater goods** – in white uPVC to match existing discharging into new BIG
17) **Lintels** – Catnic- rendered 1/2hr fire resistant with 12.5thk plbd and skim, cavity trays with stop ends over
18) **Wastes** – Sinks/whb – all 32dia upvc through deep seal anti syphon traps to bossed collars on SPs or trapped gullies as appropriate.

NOTES

- The Works as drawn require the approval of the Local Authority Planning and Building Control departments. Works should not commence until such approvals are in place.
- Methods/materials shown are indicative only, others may be used subject to their fitness for purpose and approval by the Client and Building Inspector
- Do not scale from this drawing for Construction purposes.
- Builder is to check all dimensions, pitch angles etc – designated or not - prior to pricing, buying or building.
- All works adjacent to, on or over a common boundary to have the written approval of the adjoining owner(s)
- All references to Building Regulations, Codes of Practice, British Standards etc., refer to latest editions and amendments
- All documents, drawings and calculations are to be read together
- All dimensions in millimetres

PROPOSED SINGLE STOREY REAR EXTENSION AT

57 WEST AVENUE, SOUTH SHIELDS, NE34 6BQ

Drg No. 57/WA/01 Scales: 1:50, 1:100 Date: 05-07-2020