

EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



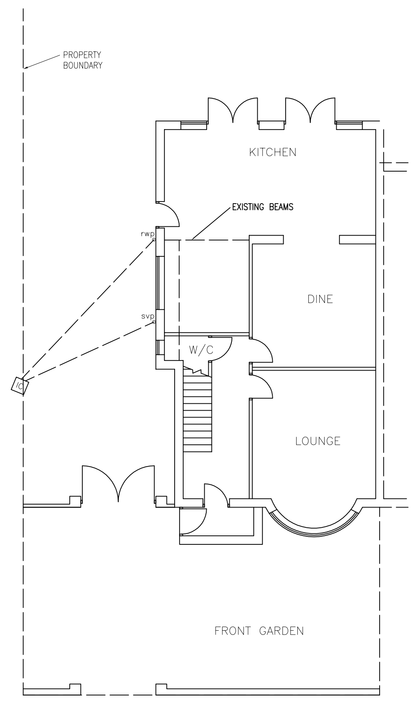
PROPOSED FRONT ELEVATION



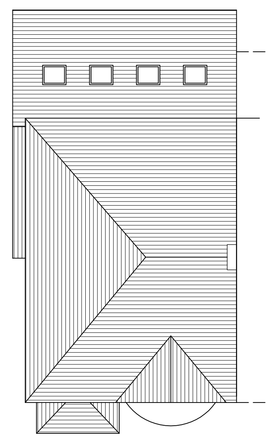
PROPOSED SIDE ELEVATION



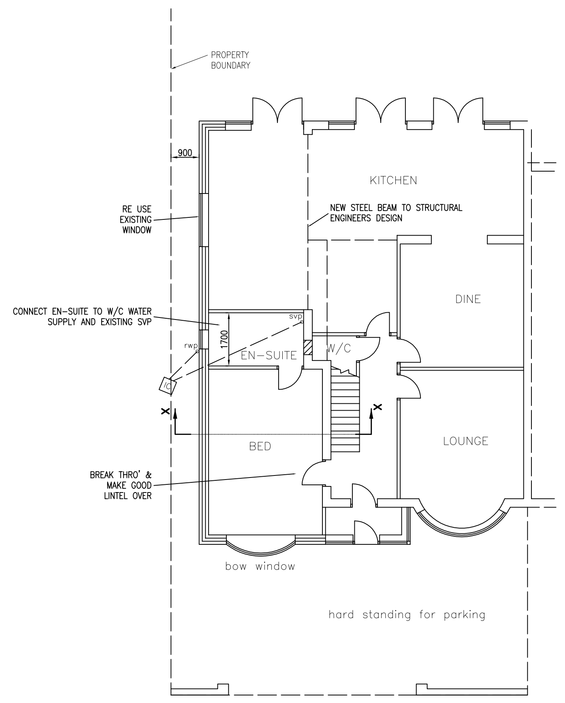
PROPOSED REAR ELEVATION



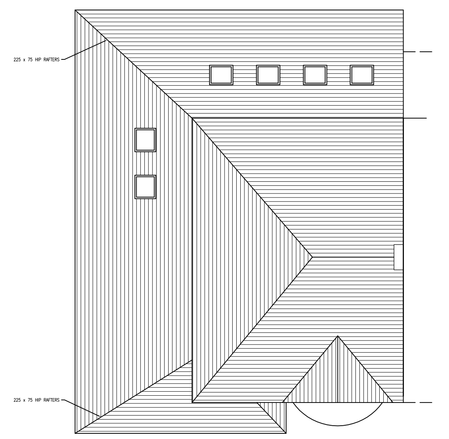
EXISTING GROUND FLOOR PLAN



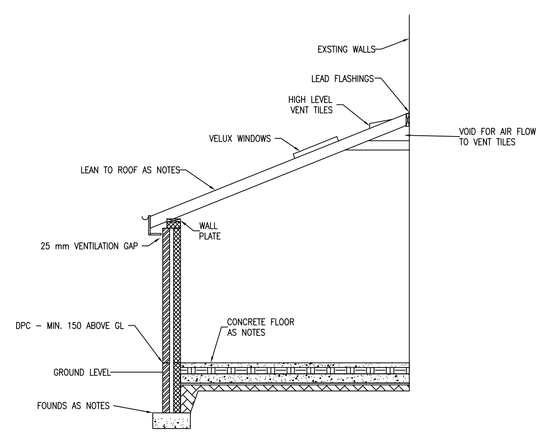
EXISTING ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED SECTION 'X-X' - SCALE 1:50

NOTES

Local authority approval to be obtained before work commences.
All measurements and drain runs to be checked on site before work commences.
Foundations : 250 x 600 strip conc. 900 deep. Foundation details subject to site excavation revealing loadbearing strata unsuitable strata will necessitate amended foundation details before work continues.
Foundations taken down below any drains running under property, shutter out and pack min. 50mm polystyrene around drain passing through found. R.C. lintel over drain.
Construction of cavity walls:- 110mm brick, 100mm cavity , insulated with drytherm to give U value of 0.28. 100mm thermolite, Internal finish - Plasterboard on dabs, s/s. 100mm thermolite, s/s wall ties to B.S.1243 (1978).
All cavities closed off at top, not to obstruct roof ventilation. Wall tie c/c: 450 vertical, 750 horizontal. Cavities closed with insulated DPC. Bricks to match existing brickwork. Join to existing with wall starters.
Lintels to be used over every new window & door opening. Lintels to be Catnic CN3 unless otherwise stated, min. bearing 150mm, external lintels to be insulated.
All lintels and steel beams to be encased with 19mm PB and 7mm skim to give ½ hr. fire resistance.
Doors and windows to have vertical & horizontal DPC and to be draught stripped.
New windows to be in style of existing. Mastic seal to all new woodwork.
Windows to be double glazed and have trickle vent at high level min. 8000mm2 per room, opening lights will be min1/20 floor area.
Any glazing within 800mm of floor level and within 1500mm of floor level to doors and side panels to be toughened safety glass to BS6202 (1981).
Windows to have a U value of 1.6 and external doors to have a U value of 1.8
Wall ties to be positioned every 225mm around door and window jambs.
Dwelling area concrete Floor : 75mm screed on 500 gauge polythene sheet on 100mm Polyfoam or 80mm Kingspan Thermafloor TF70 on 150mm concrete on 1200 gauge visqueen DPM on 25mm coarse sand blinding on 100mm clean well consolidated hardcore DPM lapped into DPC. Floor to have U value of 0.22 An upstand of 25mm thick insulation is required at the floor perimeter.
Air Bricks if required - Concrete Floor - 220 x 150mm air bricks trunked through cavity with DPC over, then trunked through 1No. 100mm PVC pipe per air brick through floor to ventilate existing timber floor, min. 1500mm 2/M run.
Lean to Roof - Tiles to match existing (or marley wessex ties if required for pitch), fitted according to manufacturers instructions, colour to match existing tiles, onto 38 x 25mm battens on sarking felt on 175 x 50mm rafters at 400mm C/C. 225 x 75 hip rafters.
Roof ventilation - 25mm continuous strip vent at eaves (with anti-vermin mesh), 5mm continuous strip vent at ridge and a continuous 50mm gap and free air space of at least 50mm between roof deck and insulation.
Insulation in rafters to be 50mm cellotex or 70mm styrofoam) between rafters with a further 40mm cellotex (or 50mm styrofoam) fixed across face to give a total thickness of 110mm cellotex (or 140 mm styrofoam). u-value to be 0.2.
Roof tied down with 30 x 5mm mild steel straps anchored to wall 450mm below top course and maximum 2M C/C.
30 x 5mm galvanised steel lateral restraint straps at roof level. Straps nailed across min. 3 No. rafters.
Tilt fillets to roof. Tilt roof towards 100mm half-round PVC gutter with 63mm PVC RWP.
New rainwater goods - 100mm half - round PVC gutters into 63mm PVC rw pipe.
Longitudinal and diagonal wind bracing lap-jointed as necessary.
Any notifiable electrical work is to be installed and certified by a competent electrical contractor to ensure compliance with BS7671 and the requirements of approved doc p of the building regulations.
Electrical work and heating to be discussed with client, i.e. position of switches, No. of sockets, position of radiators etc.
3 in 4 light fittings to be low energy/ energy efficient type.
If radiators are to be fitted in the extension, the installer is to check the existing heating system to ensure it has the capacity to include the extra radiator(s).
All new radiators to have TRV & positions to be discussed with client.
R.C. lintel over trench where drain passes under building or drive.
All internal wastes to be fitted with 75mm deep seal traps, 38mm waste to bath and shower, 32mm to WHB, 100mm to WC, 38mm waste to sink, all hot water pipes to be insulated. Radiators to be fitted with thermostatic valves.
All wastes to be UPVC and to have rodding eye at each change of direction.
Ground floor fittings from WC to be connected to new 100mm upvc soil pipe with accessible internal air admittance valve complying with prEN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.
En-suite to have fan to extract air not less than 15 litres/sec. intermittent operation fan to have 15 min. run on relay.
Kitchen to have fan to provide 8000^{2}mm background ventilation and extract air not less then 60 litres/sec. intermittent operation fan to have 15 min. run on relay.
Ceiling - Insulation as above on 500 gauge polythene vapour barrier, 12.5mm PB and skim.

ALL WORK UNDERTAKEN TO BE TO THE SATISFACTION OF THE BUILDING INSPECTOR
DO NOT SCALE FROM THIS DRAWING.

1 0 1 2 5 10m

Scale 1:100 @ A0 (For reference only)

PROPOSED GROUND FLOOR EXTENSION, 161 King George Road South Shields, NE34 0EU	REVISION	DATE	SCALE@A0
	0	AUG 2020	1:100