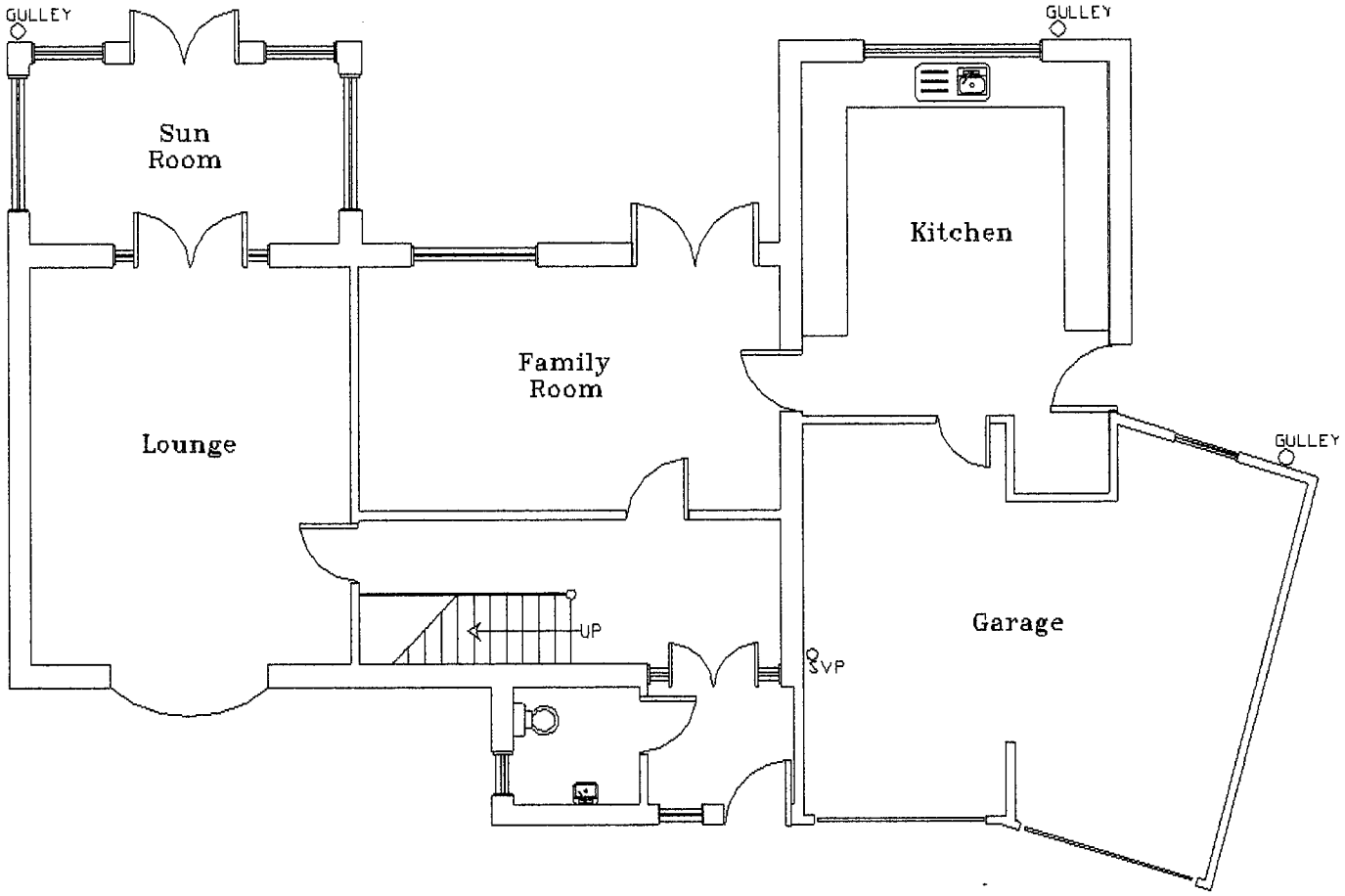
Mechanical Extraction from Utility taking outside to fresh air, 15l/sec & controlled by the operation of the main room light switch with a 15min over run.
Ducting to external air to have 30min period of fire resistance

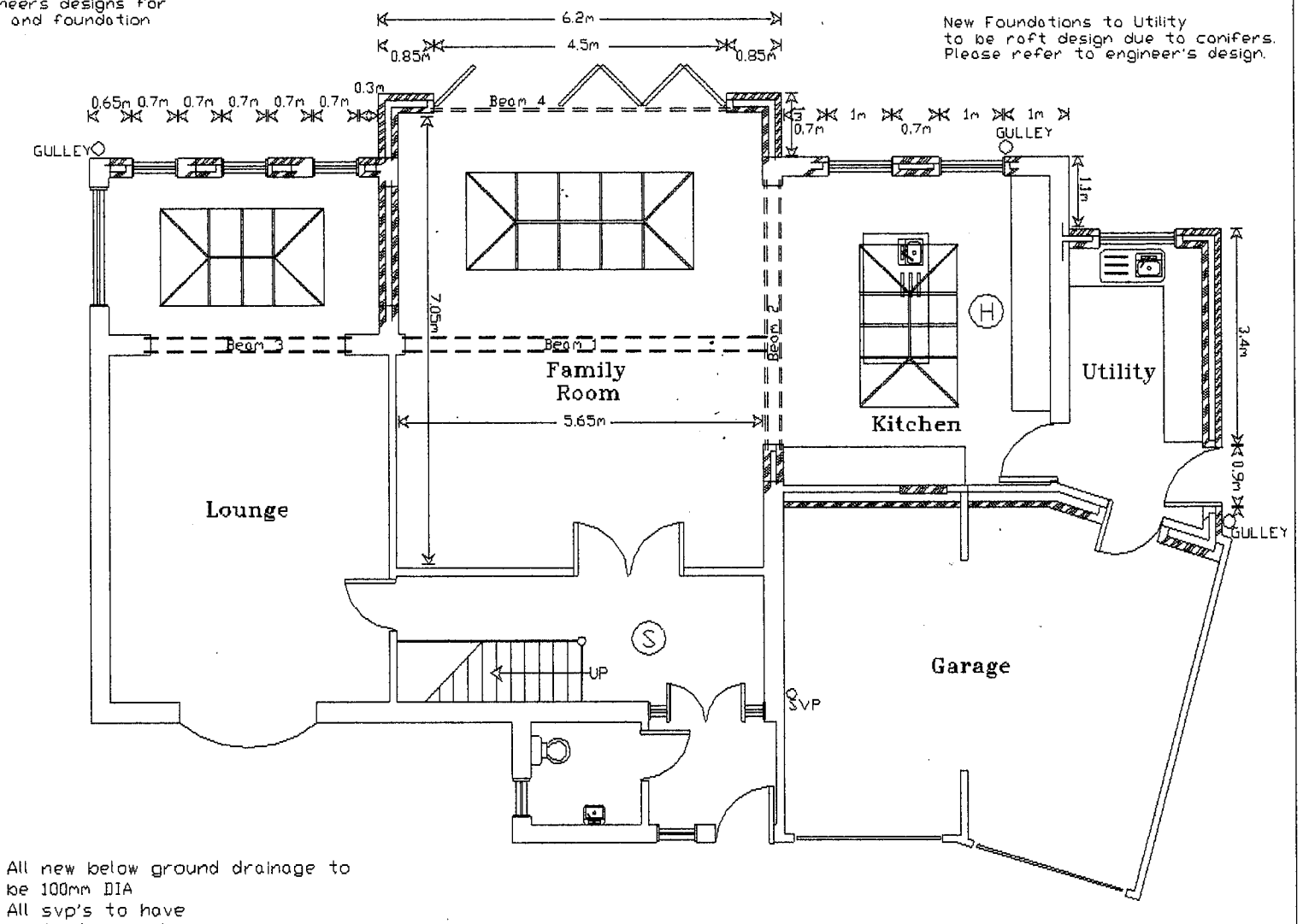
All drainage to be in accordance with CP 301 & to be pvc or similar laid on a bed of pea gravel & laid to fall a min of 1:40
Above ground drainage to be UPVC fittings to BS525 and BS4514.
Any drainage passing through foundations to have concrete lintol over.

Please refer to engineer's designs for steel beams, bearings and foundation details.

New Foundations to Utility to be raft design due to conifers. Please refer to engineer's design.



EXISTING GROUND FLOOR PLAN

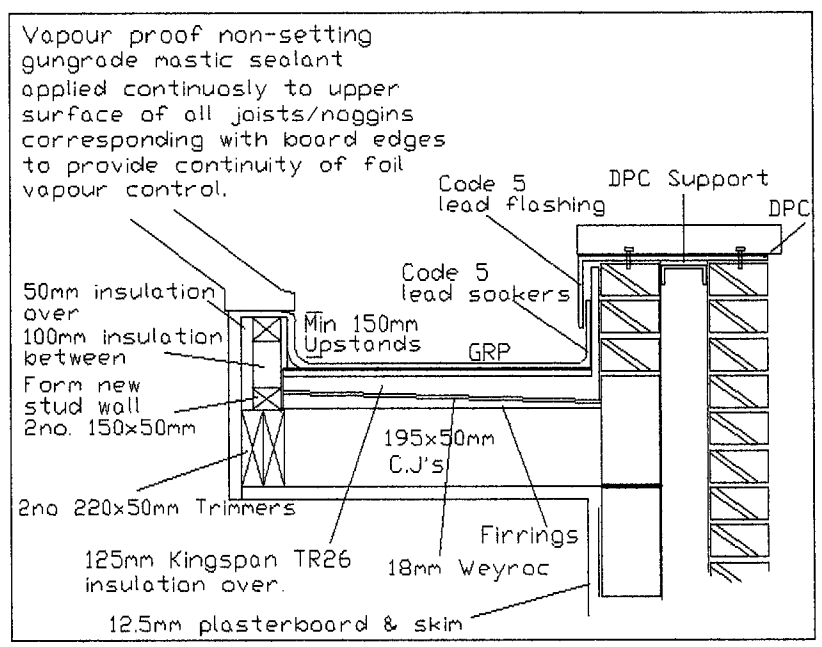


PROPOSED GROUND FLOOR PLAN

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

New inner leaf blkwork to be tied to ex blkwk.

Confirm new Lintels are capable of taking tripled up joists and extra roof loadings



1/2hr fire door to garage. intumescent strips

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

(S) interlinked independently fused mains smoke detector, to bottom & top of stairs.

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) accessible 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.

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

SCALE BAR
ORIGINAL DRAWING A3 SIZE

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.

24 Hunter close, East Boldon,
Tyne and Wear, NE36 0TB.
Single Storey Side and Rear Extensions

Date 24/09/2020
Drawing No. H44a
Scale 1:100

Mr AM Watt
20 Alpine Way Sunderland SR3 1TN
Tel No. 0191 5226401
078116 050 33