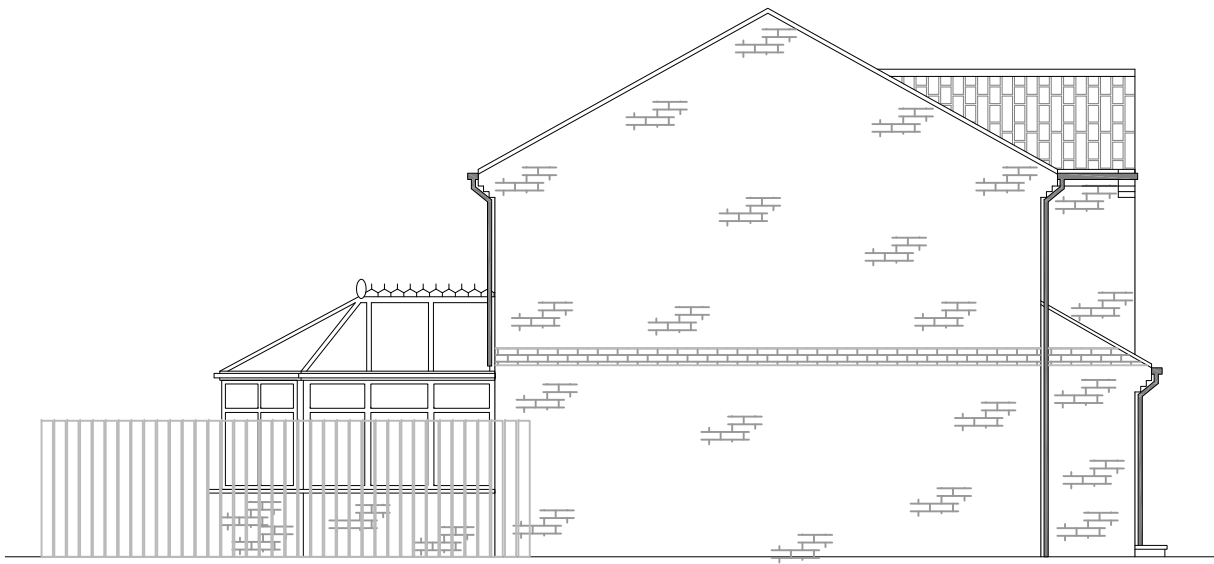


EXISTING NORTH ELEVATION



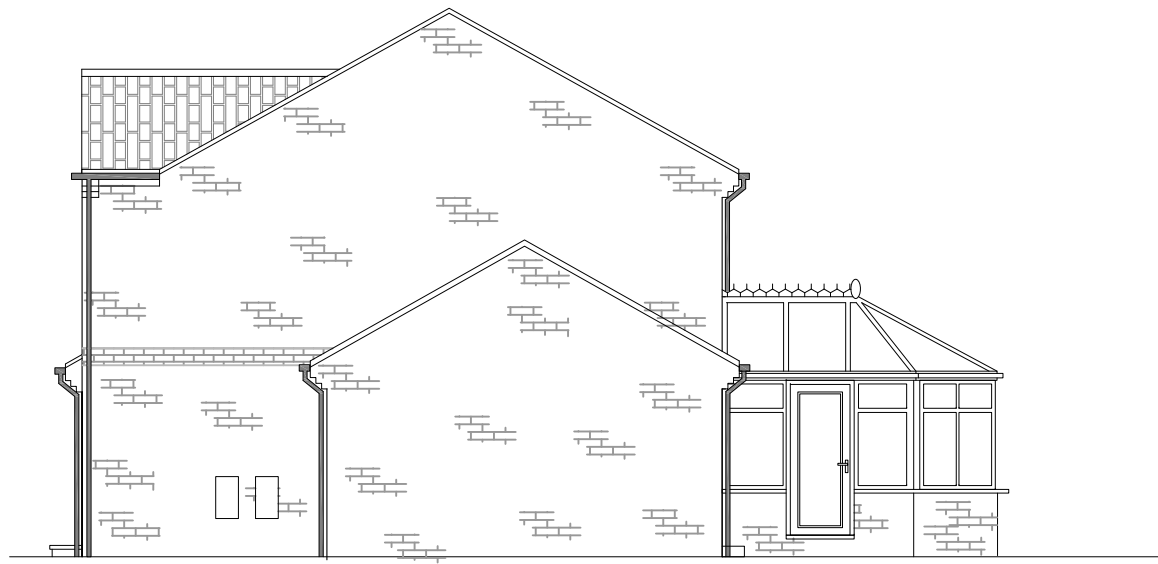
EXISTING FRONT ELEVATION



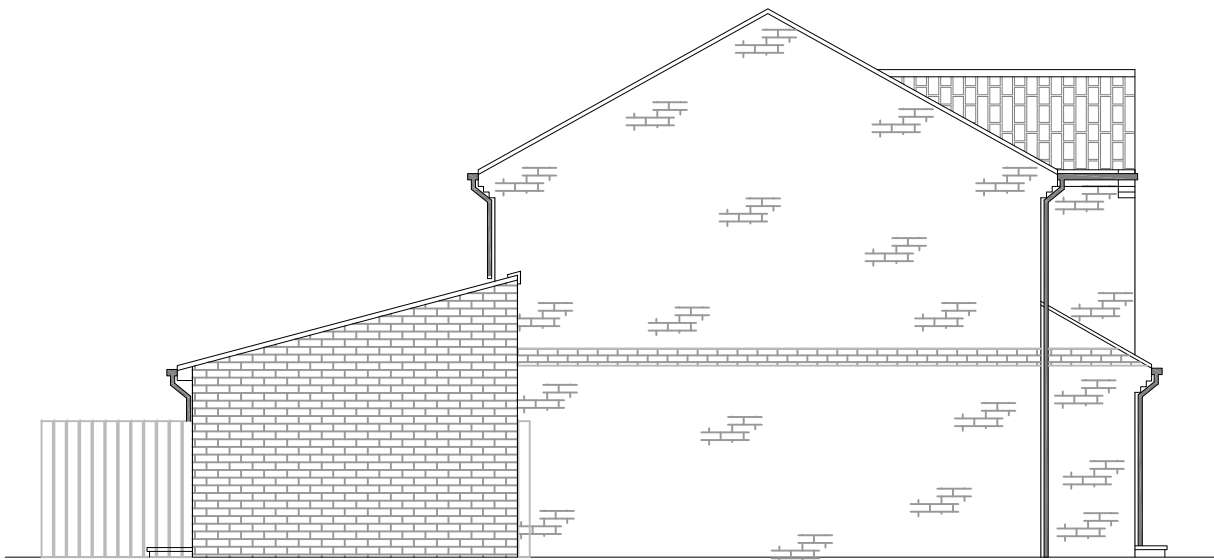
EXISTING REAR ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



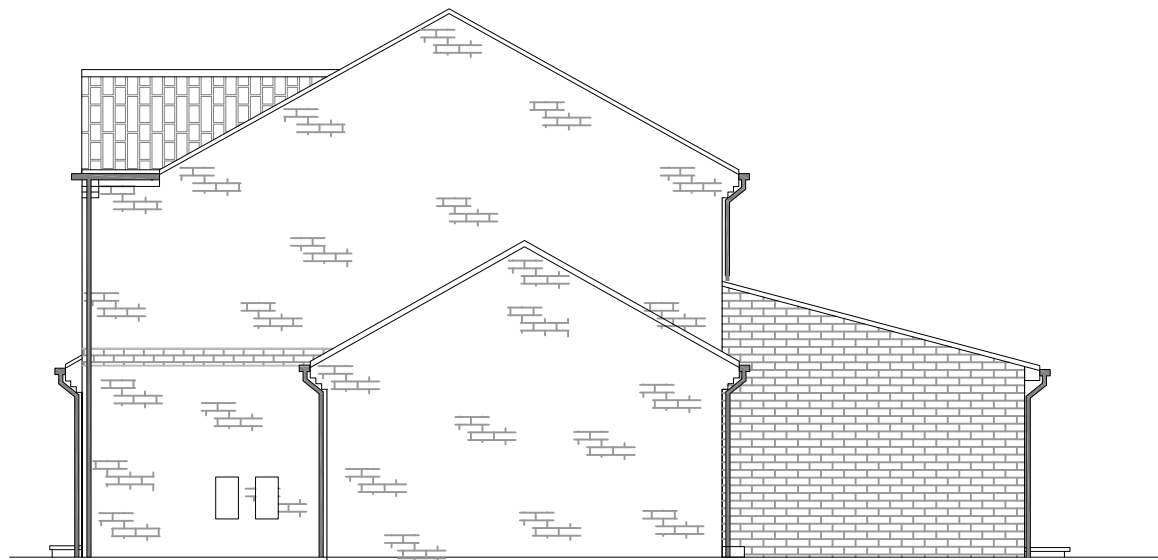
PROPOSED FRONT ELEVATION



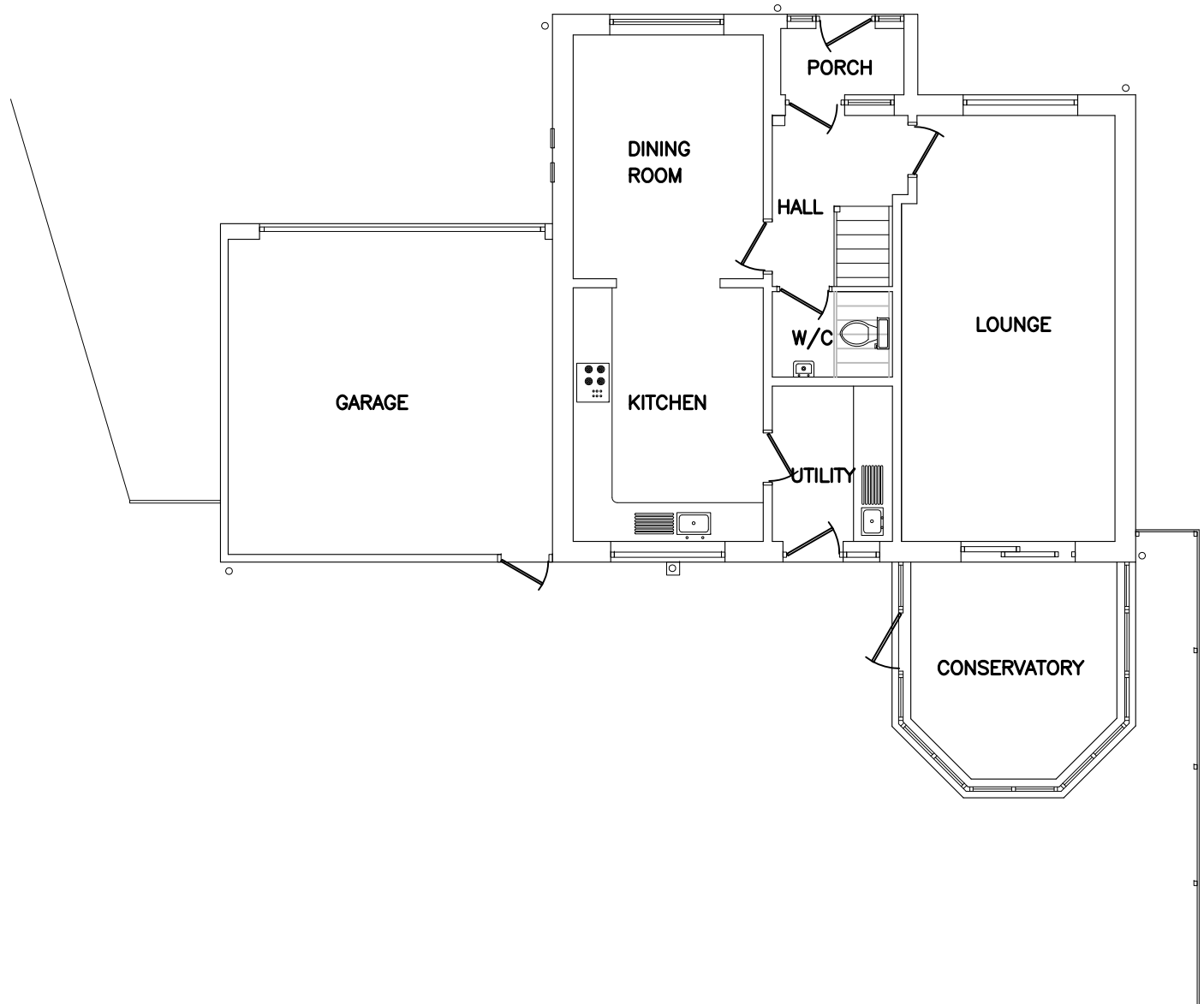
PROPOSED REAR ELEVATION



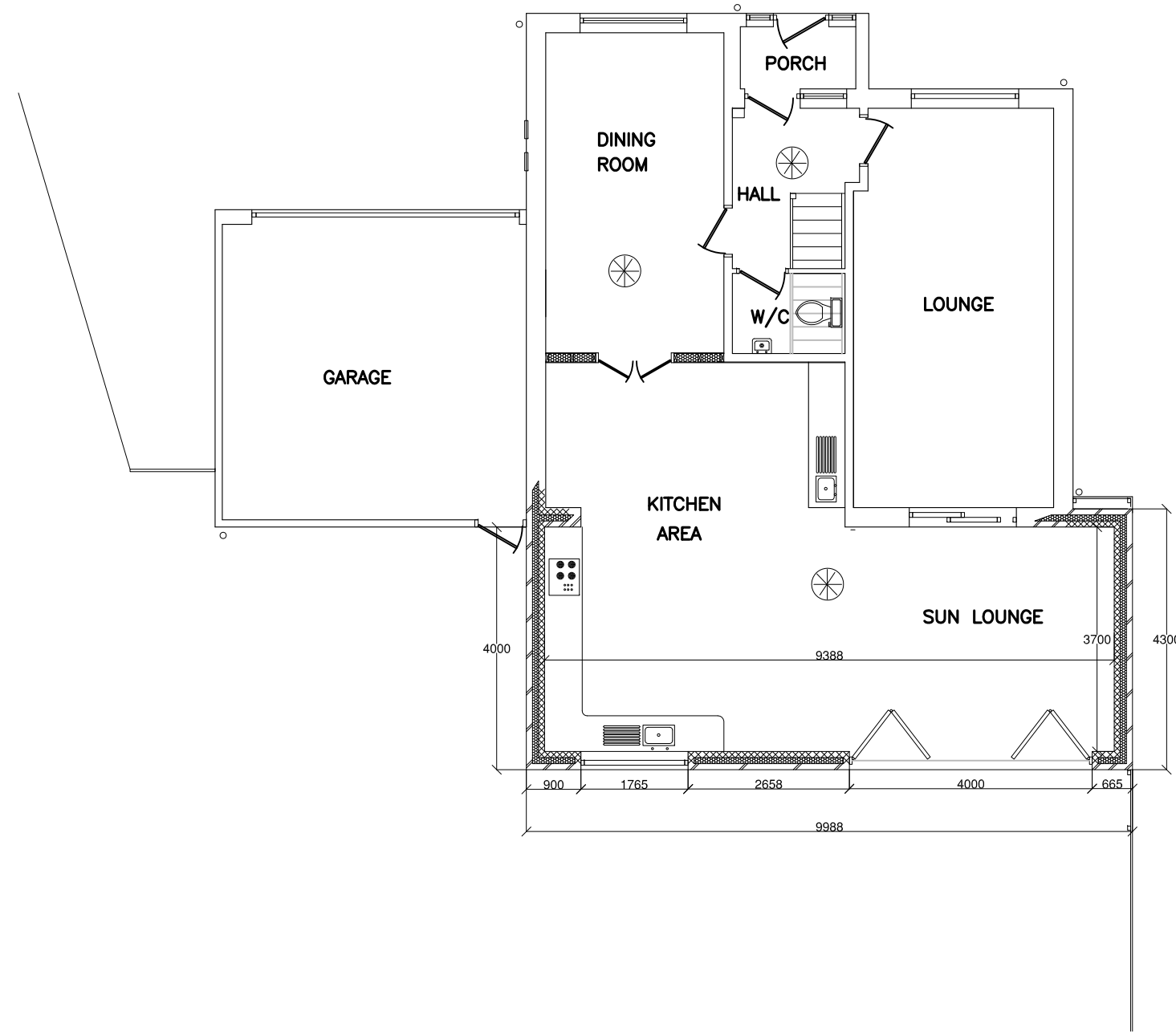
PROPOSED SOUTH ELEVATION



EXISTING GROUND FLOOR PLAN

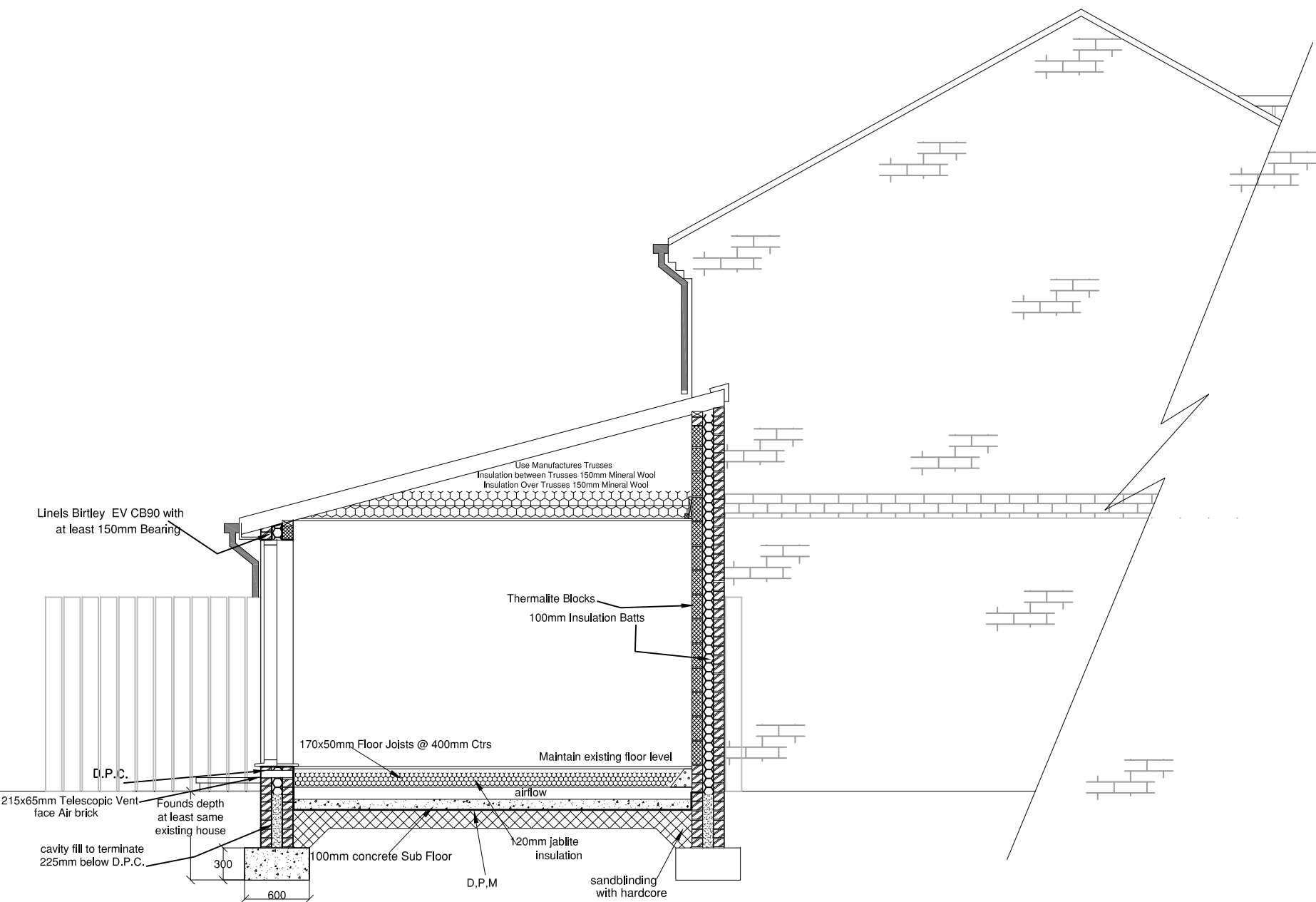


PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION THROUGH NORTH ELEVATION

SCALE 1:50



FOUNDATIONS

Foundations in accordance with B.S. 8004 and agreed on site with building control officer. New strip foundations Depth at least the same as existing House foundation must be taken down to firm bed. All drains beneath new approved extension to be bed and surround in granular fill or concrete surround as appropriate. Where drains pass through external walls they are to be protected with pre-stressed concrete first over with minimum 150mm end bearings, with 50mm clearance all round pipe and the opening is to be masked with light cover material to prevent the ingress of vermin or air.

WALLS

Walls 100mm face brickwork to match existing house brick cavity to accommodate 100mm insulation bats with 100mm thermal turbo blocks or similar approved breakeast with 12mm lightweight plaster finish, terminate 25mm below D.P.C. All to achieve a U-Value of .28W/m². Bricks to be laid stretcher bond in 1:1:6 cement mortar. Squares steel wall ties to be CD 40 & EN45, every 900mm horizontal and 400mm vertically, and staggered vertically, centres of ties to be 225mm at all joints. Brickwork to be bonded into existing and all cavities to be maintained. Horizontal insulation D.P.C. to all reveals. LINTELS Use Birkley CB EV 90 or Similar Approved over Doors, Ground Floor CB 90. All Lintels with 150mm and Bearing, Double Plaster Board 12.5mm for 12 hour Fire Break. EXTERNAL DOORS Windows are to provide minimum opening lights equal to 1/20 (5%) of the floor area of the room served and provide minimum background ventilation via controlled ventilation to achieve 5000 sq mm in habitable rooms. The windows are to be glazed with at least 24mm (4:16:4) sealed double glazed (Low-Emissivity of 0.15) units with a minimum 'U' value of 1.6 W/m² K. All glass shall be in accordance with BS6262 to be provided. All windows to have insulated Glass In High-Air spaces. To AD-10. Safety glazing in accordance with BS6262 shall be fitted in critical locations.

FLOOR CONSTRUCTION

20MM thick moisture-resistant flooring type C4 chipboard to B.S.5669. Ensure throughout edges of boards are supported on joists or noggins. With 10mm expansion gap at room perimeters between chipboard and walls. Boards to be securely fixed through to Trade Table checked 170 x 50mm C16 Grade floor joists at 400 centres. Noggins 150mm. Insulation to be laid between joists. Vertical restraint strips of 35x45 galvanneal mild steel to be provided at 15mm maximum centres. Provide saddle strappings at midspan for joists. concrete. Over slab to be 100mm laid directly on 1500 gauge D.P.M. 170mm, surface of hard-core to have a sufficient consistence of sand to fill interstices and provide to be thoroughly compacted in layers not exceeding Average thickness of hard-core bed to be 170mm. Increase thickness as necessary to make up levels and back fill foundation trench. Hard-core Granular material, free from harmful matter, well graded and passing a 75mm BS sieve.

ROOF TO SUN LOUNGE Type of tiles, To Match existing & Pitch of roof with 38x20 softwood battens on Tyme Dwellside Sarking mk. To BS747 ROOF DETAILS On Manufactures Trusses. Calculations And specification to be supplied by Manufactures, on 100x50mm Walkways. VERTICAL RESTRAINT STRIPS at a maximum of 15m centres using 30x50mm galvanneal steel straps turned down 150mm minimum over blockwork and fixed over solid blocking, to a minimum of three rafters.

ROOF INSULATION

Insulate between Trusses 150mm Mineral wool between Trusses 150mm mineral wool over Trusses To give a 'U' value of .20W/m². Abutments to be weatherproofed. Using Code 4 Lead flashing not to exceed 1500mm in length. With Lead of not less than 150mm. Flashings to be chased into mortar joints 25mm deep and at least 75mm above the filling level and lead wedges in place. The joints should then be pointed in cement Mortar of 1:3, cement : sharp sand. Cavity trays to be fixed to flashing.

SMOKE DETECTORS

Mainly Operated. Interlinked smoke detectors To be installed Where Indicated Automatic Smoke Detector Provide mains operated self contained Smoke Alarms to B.S.5446 Part 1 2000 and installed To B.S. 5809 & 5204, grade 0 category L20 Standard if more than one alarm is to be fitted they should be interconnected so that detection of smoke by any one unit operates the alarm signal in all of them, alarms should be permanently wired separately fused circuit at the distribution board. They may operate at low voltage via a mains transformer, preferably with battery back up. A minimum of one detector per floor of a house is required and must be fire-rated. Any heat alarms to be B.S.5446-2-2003.

RAINWATER GOODS

100mm vee PVCu semi-circular section gutters laid to fall to discharge into 100mm diameter round rainwater down pipes, new plus SPACE HEATING Existing central heating system to be extended into new rooms in accordance with BS5446, controlled valves. Heating System If Boiler is to be relocated It must be fitted by a gas safe installer And to comply with Part J of building Regs. ALL ELECTRICAL WORK To meet the requirements of part P (electrical safety) Must be designed, 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 BS 7671 electrical Installation certificate to be issued for work By a person competent to do so. MECHANICAL VENTILATION Kitchen-R mechanical extractor fan with min extraction capacity of 60 litres/second OR F8 Cooker hood venting to external air with a minimum extraction rate of 50 litres/second.

GENERAL NOTES

1. Dimension to be checked on site 2. All work to comply with current building regulations 3. All works may be subject to revision on site 4. This drawing may not be copied without prior permission From Allan Connolly J.A.C. Drawing Services. It is the responsibility of the contractor to ensure requirements of the relevant building regulations and other allied legislation. "Work Notice to Comply with the Party Act 1996. MATERIALS All materials are to be used and installed in accordance with the relevant manufacturer's instructions and recommendations. The quality of any materials shall not be lower than that defined in the relevant British standard, or that the material has been satisfactorily assessed by an appropriate independent authority. TIMBER TREATMENT All overhead timbers to be adequately treated to prevent infestation. In accordance with current building regulations. All structural timbers. Shall be Treated against fungal attack. All structural timber to be marked DRY or KD and to have stress grade mark.

CLIENT Mr & Mrs McClusky	
CONTRACT 68 CLEADON LEA CLEADON, SOUTH TYNESIDE SR8 7TG	
TITLE EXISTING AND PROPOSED ELEVATIONS, FLOOR PLANS FOR REAR EXTENSION TO KITCHEN & LOUNGE WITH LEAN-TO ROOF	
DRAWN J.A. CONNOLLY	DATE Amended 29/08/2021
CHECKED	SCALE 1:100 1:50
EXISTING & PROPOSED	
DRG.No.	0001/D A1