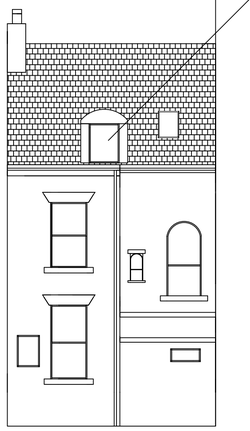
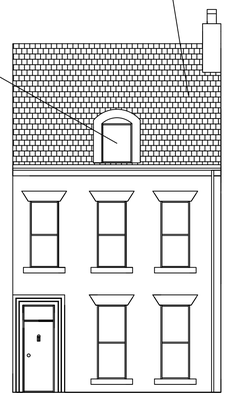


PROPOSED REAR ELEVATION

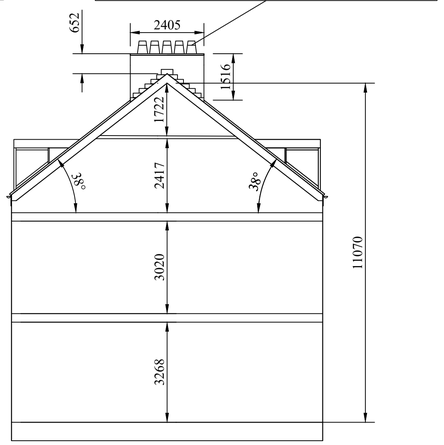


PROPOSED FRONT ELEVATION

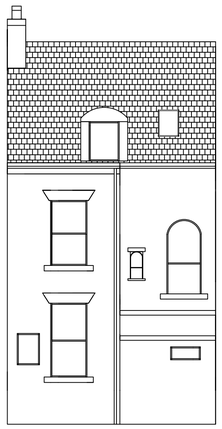
DORMERS REPLACED AS ORIGINAL

WELSH SLATE REPLACED WITH WELSH SLATE

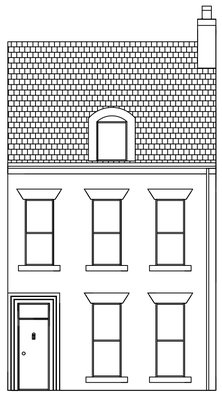
NEW POTS MATCHED CLOSELY TO ORIGINAL



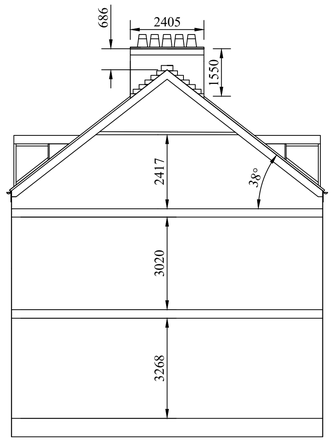
FLOOR HEIGHTS AND CHIMNEY DETAIL (PROPOSED)



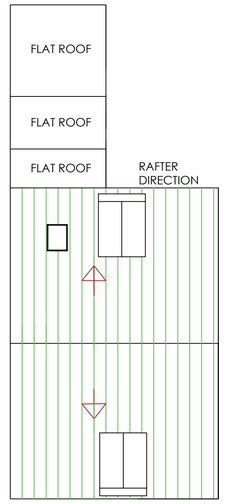
EXISTING REAR ELEVATION



EXSITING FRONT ELEVATION



FLOOR HEIGHTS AND CHIMNEY DETAIL (EXISTING)

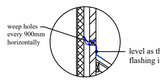


EXISTING AND PROPOSED RAFTER DIRECTION

Door and Window Schedule (proposed)			Birtley Supergalv Lintels	
WIDTH	HEIGHT			

* All lintels must have n.l.t. 150mm on each side of opening, wherever possible.
* Prestressed reinforced concrete lintel.

Windows - to have clear opening widths of n.l.t. 0.45m x any other dimension to give a clear 'opening area' of n.l.t. 0.33m2.
The bottom of the 'opening area' should be no more than 1100mm above floor level.
Place 30 minute fire resistant closers into the cavity wall reveal openings where pvcU components are being used.
i.e. rock wool or similar.
Room Ventilation - incorporate trickle ventilation slots of 8000mm2 in each window, with double seals in rebates. Any glazing within 'critical areas' as described in the Approved document 'N' to be toughened or laminated glass to BS 6202:1981.
Window Energy Rating (WER) - use an 'A' rating window specification on windows; Pilkington's Optiwhite on 4mm inner pane, 'K' glass on 4mm outer pane with warm edge spacer and 20mm cavity filled with argon gas.
Door and Window Furniture - check with Client with regard to type of fitting to use, ie. knob or lever handles, anodised aluminium.



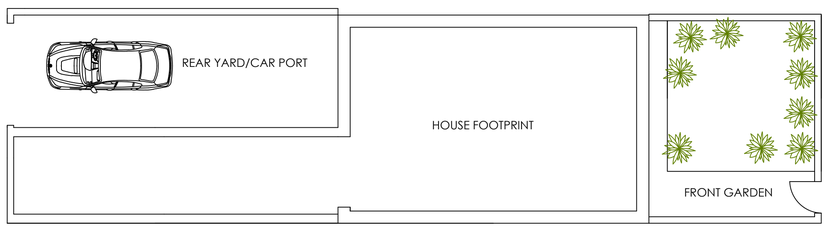
Detail at 'A' - between window openings showing patent cavity tray.

Health and Safety at Work Act 1974
Note all the relevant information under the Act and in particular The Construction (Design & Management) Regulations 1994 and it's application to the work outlined in these dwgs.

Further Considerations
Client
Consult with owners of adjoining properties about the proposed, impending construction process.
With Builder
- consider what existing services such as water and electric power that you are willing to make available.
- inferim payment stages
- collaboration issues with 'cover protection' to existing premises/furnishings, etc.
- insurance cover issues.

Builder
Consult also with owners of neighbouring properties about the proposed, impending construction process.
With Client
- affirm 'start' and 'finish' dates and 'work stage' process.
- arrangements for removal of rubble and other materials/components which may be surplus to requirements.
- the effect of proposed works upon existing premises, fixtures & fittings.
- explain the risk and protection problems with temporary support systems. ie. scaffolding, access and body protection elements, including mechanical plant considerations.
- safe delivery and storage of materials/plant to be used in the construction process.
- welfare provisions of site personnel.

The Party Wall Act 1996
All adjoining owners shall be given a minimum of 2 month notice when works affect any party walls.
Where appropriate, all affected parties shall enter into a 'Party Wall Agreement' under Section 1 - 3, and where no aggreement can be reached a third surveyor shall be appointed to prepare an 'Award'.
NB. - this being the responsibility of the Building Owner.



EXISTING AND PROPOSED GROUND FLOOR PLAN

PLEASE REPORT ANY ISSUES TO BETHELL & CO
BUILDER TO CHECK "ON SITE" MEASUREMENTS
LIAISE WITH LOCAL AUTHORITY BUILDING INSPECTOR FOR CONFORMATION OF BUILDING REGULATIONS

PLEASE IGNORE NOTES

Foundations
External wall foundations to be of the 'strip design', 600mm wide and 300mm deep; placed below ground level into firm bearing strata with a minimum of 600mm cover, from ground level down to foundation.
Use C283 type reinforcement and allow a 40mm cover from bottom and 450mm minimum overlaps. Concrete to be 25 O.P.C. minimum, with with BS 882 minimum quality aggregates.

Because of trees adjacent a structural engineers report will be sought to confirm foundation design before commencement of works.

Walls
Use 100mm thick standard 3.5N/mm2 solid blocks in external walls below ground level.
Begin Engineering Quality brick two course below ground level up to horizontal damp proof course (h.d.p.c.) level on external leaf; place not less than (n.l.t.) 150mm above ground level. Insert appropriate damp proof courses (d.p.'s.) as work proceeds.
Continue on external leaf with facing bricks to match those agreed with L.A.
Provide 3.5N/mm2 Tarmac Turbo-block (or similar spec.) standard blocks on internal leaf of the cavity wall form. The overall cavity wall thickness, excluding dry lining, is 300mm overall.
Place stainless steel Staifix HRT4 Wallties DD140 Type 4, 225mm long All to BS 1243; laid 760mm horizontally and 450mm vertically to a staggered pattern on elevation.
Place wallties vertically every 225mm on door and window jambs.
Where cavity walls abut existing cavity wall forms; ensure that cavities are inter-connecting.
Insulation - place 100mm thick Dritherm insulation into cavity as work proceeds.
Seal off top of cavity wall on completion.
D.p.c's- h.d.p.c. in external leaf to be a minimum of 150mm above external paving or ground level as before described. (a.b.d.) On internal leaf, place a d.p.c. into a bed joint below finished floor level and to overlap the floor damp proof membrane a minimum of 150mm.
Place d.p.c's 'under & over' all external window and door bridging units/ and sills. Incorporate vertical d.p.c's to all door and window jambs a.b.d.
Mortars - use 1 : 4 cement/sand below h.d.p.c. level, near ground level and 1:1:6 cement/lime/sand (or ready-mixed forms close to these specs.) above h.d.p.c. level.
Fill all bed and vertical joints as the work proceeds.
Internal Finishes - fix 12.5mm thick plasterboard to all internal wall faces with plasterboard 'dabs' as a 'dry lining'.
Reinforce all joints and apply 'board finish' to same.
'Skim finish' on completion of application.

Roof Work
Supply and fix manufactured trussed rafters, suitable for this span and place every 600mm apart, horizontally. Provide a copy of the structural calcs/detail sheets to L.A. Building Control Division before ordering these roof support rafters.
Use galvanised clips on rafter/joists to ensure good connection, support and rigidity with appropriate diagonal bracing as necessary.
Place 300mm of fibreglass insulation or similar, at ceiling level; first layer between joists and second layer laid across or transversley to first layer.

Insulation - provide & fix a minimum of 300mm thick fibreglass insulation above ceiling joist; first layer between joists and second layer laid across joists, or transversley to first layer.

Anchorage - provide & fix 30x5mm galvanised roof anchors to wallplate, ceiling joist ties all at n.m.t. 2000mm cc.

Coverings - provide & fix roof coverings to closely match the colour and texture of the existing single lap tile used on the main roof. All fixed to 50 x 25mm thick battens with a 100mm head lap.

Ventilation - provide roof ventilation at eaves level (10mm continuous strip) and 5mm continuous strip at top of roof or, introduce individual tile vents to ensure through ventilation from bottom to top.

Ceiling - supply & fix 12.5mm thick foil-backed plasterboard only in wet areas ordinary 12.5mm thick elsewhere. Reinforce all joints with mesh reinforcement. Apply board finish and 'skim finish' on completion.

Ground Floor
Consolidate the subsoil before introducing M.O.T. Type 1 dryfill to make-up levels; consolidating in 100mm layers where necessary, as work proceeds.
Place 300mu black poly-membrane over 'dry-fill' and lay 100mm thick Kingspan Thermofloor TF70 with zero ODP.
Protect insulation with a polythene film and then lay a 100mm thick concrete sub-floor.
At a later date, lay 50mm sand & cement levelling screed over new sub-floor or adjust thickness to accommodate a floor 'finish' of Client's choice.
Edge Protection - place a 20mm thick Kingspan 'board' insulation around the internal perimeter of the external walls to give 'edge protection' against heat loss transfer.

Bridging Units - to be Birtley Supergalv Lintels types, with 150mm minimum bearings over windows and doors to ground floor extension.

Drainage
Below Ground - to be 100mm O/D.v.c.U pipework and fittings; all laid to a minimum fall of 1 : 60.
Where drains intersect walls, ensure that new foundations are below the invert level of the respective drain and a bridging unit is placed above the drain with a 50mm thick insulation material placed around the pipeline to accommodate any movement.
Above Ground - use a system which compliments the existing house system. i.e. 112mm trapezoidal section rainwater gutters (r.w.g.)& 64mm square section drop pipes, all finally discharging into trapped gulleys.
Weep Holes on d.p.c's - use patent drainage units to allow water which may enter cavity wall form, to freely drain out to the external face of wall; particularly over door and window bridging units at 450mm cc.

Fire Precautions
Fire Alarm - provide hard wired, interlinked smoke detectors - only where applicable.
Ensure that all steelwork has at least a half-hour fire resistance.
Door/Window Openings - place 20 minute fire resistant closers into the cavity wall openings, adjacent to the component. ie. rockwool patent or similar, where applicable.

Heat Engineer
Check existing boiler output to see if it can meet the full domestic hot water and heating requirements, including this extension.
Energy control system for the central heating and water heating requirements are to be; boiler programmer control, room thermostat, cylinder thermostat, thermostatic radiator valves on all radiators and zone valves, where appropriate, with 2 or 3 ports. Insulate cylinder.
All to meet the requirements of the SEDBUK rating.
Provide and fix new radiators and pipework to/from boiler in new extension.
Consult with Client regarding final positions of the new radiators.

BETHELL & CO
ARCHITECTURAL DESIGNERS
"CASA PERRO" REAR OF JOHN STREET NORTH
MEADOWFIELD DURHAM DH7 8RT

Client
FINDLEY ROOFING
6 WOOD TERRACE
SOUTH SHIELDS
TYNE & WEAR
NE33 4UY

Project
REPLACE ROOF, VELUX WINDOWS & SMALL REDUCTION AND RE BUILD CHIMNEY STACK.

Title
PROPERTY LAYOUT PLAN, FRONT AND BACK ELEVATIONS & STOREY /CHIMNEY HEIGHTS.

Scale 1:100	*Date* 27/11/22
Drawing No. F13825002C	*Revision* C