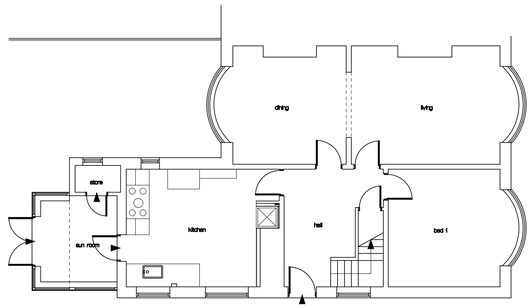
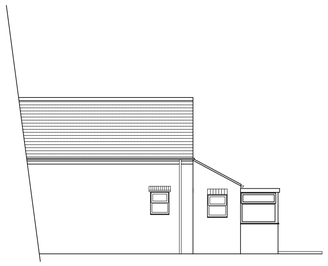
Ordnance Survey
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Existing Ground Floor Plan Scale 1:100



Existing Side Elevation Scale 1:100



Existing Rear Elevation Scale 1:100



Existing Side Elevation Scale 1:100

ELECTRICAL WORK
All new and existing installations to comply in full with Latest IEE Regulations, and any relevant PEL, of Local Authority requirements. Contractor must check test existing and include fully for bringing all work to required standard.

Emergency Light Systems to be installed to BS 5266:Part 1, and read in conjunction with BS 5266 Part 7

Fire Alarm System to be installed to BS5839 Part 1 Latest Edition with Audible Alarms throughout the premises.

The following applies to new works only:

Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

o light switches should be positioned at a height of between 900mm and 1.1m above floor level

o standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface

o in accommodation specifically intended for wheelchair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0m above floor level.

Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.



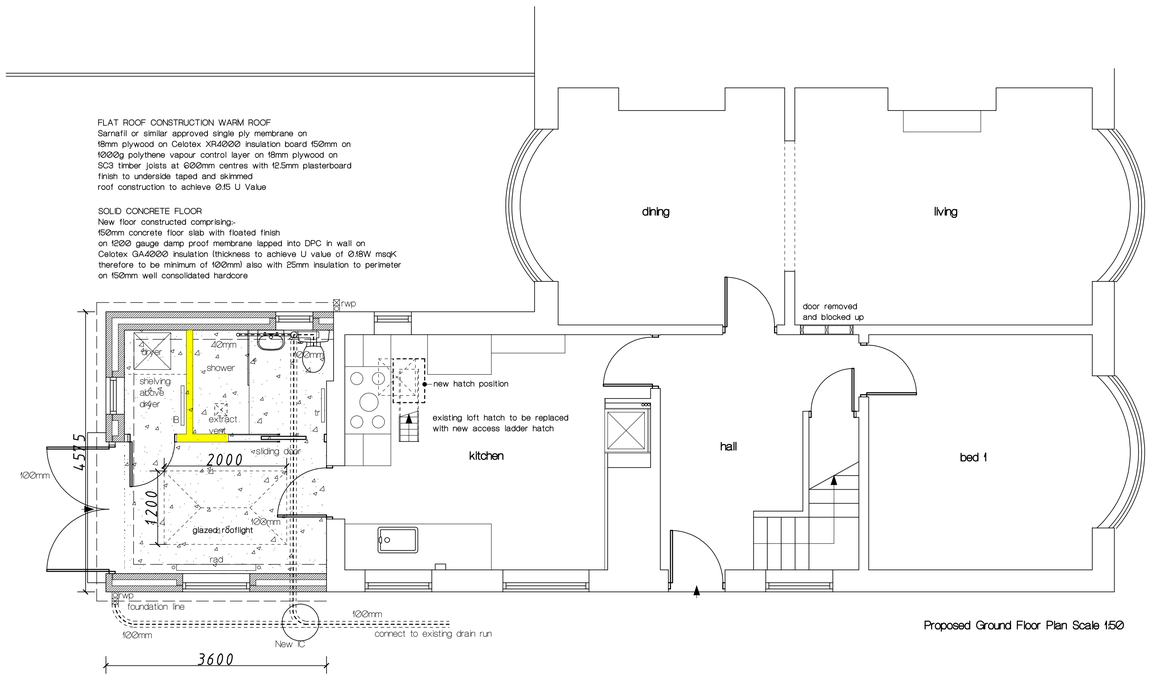
Proposed Side Elevation Scale 1:50



Proposed Rear Elevation Scale 1:50



Proposed Side Elevation Scale 1:50



Proposed Ground Floor Plan Scale 1:50

FLAT ROOF CONSTRUCTION WARM ROOF
Sarnafil or similar approved single ply membrane on
18mm plywood on Celotex XR4000 insulation board 150mm on
1000g polythene vapour control layer on 18mm plywood on
SC3 timber joists at 600mm centres with 12.5mm plasterboard
finish to underside taped and skimmed
roof construction to achieve 0.15 U Value

SOLID CONCRETE FLOOR
New floor constructed comprising:-
150mm concrete floor slab with floated finish
on 1000 gauge damp proof membrane lapped into DPC in wall on
Celotex GA4000 insulation (thickness to achieve U value of 0.18W msqK
therefore to be minimum of 100mm) also with 25mm insulation to perimeter
on 150mm well consolidated hardcore

GENERAL
All new fixtures and fittings in toilets to be clients choice with all fittings installed strictly in accordance with manufacturers instructions.

Any service penetrations through fire resisting walls and floors to be fully fire stopped with rockwool and intumescent foam or mastic and protected with fire dampers to achieve required fire protection.
Ventilation contractor to be fully responsible for installation of fire dampers to any ductwork builder to ensure intumescent collars are installed to all drainage pipes penetrating floors or walls

All work to be carried out in strict accordance with the "Building Regulations Latest Amendments" and to the complete satisfaction of the Building Surveyor.

Contractors are responsible for complying with all relevant Building Regulations and check that Building Control and Environmental Health Departments are satisfied with the scope content of work on completion and obtain any necessary certificates.

EXTERNAL CAVITY WALLS. DOUBLE BLOCK TYPE
Build up new external cavity wall off new concrete foundations unless otherwise specified, all as Structural Engineers details.
Cavity wall construction to consist of :-
a) Below dpc - Outer leaf of 3 courses below ground level : class FL selected facing bricks to B.S. 3921:1985. Inner leaf to 225mm courses below ground level: 100mm concrete blockwork to B.S.6073 : 1981. From 3 courses below ground level to foundations Class FL engineering bricks to B.S. 3921 : 1985 to both inner and outer leaves. 150mm cavity to be filled with weak mix concrete and struck off adjacent ground level. All mortar below dpc to be 1:3 cement - sand.

b) Above dpc - outer leaf 100mm Class FL selected facing bricks to B.S. 3921 1985. Inner leaf 100mm lightweight concrete blocks (solid) to B.S.6073 : 1981 minimum compressive strength 7N-mm density 1375kg-m3, cavity 150mm wide with stainless steel wall ties at minimum 450mm centres vertically and minimum 750mm centres horizontally (staggered), with additional ties at the vertical edges of openings, and returned or unbonded edges at rate of one block course and not more than 225mm from the edge. Ties should be placed centrally in the cavity and of a minimum embedment of 50mm in each leaf. The full fill cavity wall insulation should be 150mm thick Knauf Dritherm 32 cavity wall batts or similar. Installed as work proceeds in accordance with manufacturers instructions to achieve current U Values of 0.18 as set out in current Building Regulations
New walls to recieve DPC - Marley Aquaguard dpc 150mm minimum above finished ground level stepped as necessary DPC adjacent flush door thresholes and paving to be min 150mm above thresh paving and stepped down to dpc at lower lvl.

DOORS.
FD30S - To consist of new door and frame with intumescent strips and cold smoke seals incorporating self closing device
all to achieve minimum half hour fire resistance. (All noted on proposed plan)

CAVITY BARRERS
Cavity barriers should be provided in accordance with Approved Doc B and installed in accordance with BS9991:
a) At the edges of cavities, including around openings such as windows, doors and exit entry points for services.
b) At the junction between an external cavity wall and every compartment floor and compartment wall.
c) At the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire-resisting barrier. Barriers to provide 30min minimum integrity and 15min minimum insulation as per BS 9991 Figure 24 and Table 31.

VENTILATION.
Mechanical extraction to be provided to all wc areas, utilities and kitchen
Natural ventilation of a room or building should be provided in accordance with the following recommendations: a. for a room, by the provision of a ventilator with an opening area of at least 1 30th of the floor area of the room it serves, and a trickle ventilator with an opening area of at least 4000 mm2, if the area of the room is not more than 10 m2; or
a trickle ventilator with an opening area of 400 mm2 for each square metre of room area, if the area of the room is more than 10 m2; or
b. for a toilet with an area of not more than 10 m2: by the provision of a ventilator with an opening area of at least 1 30th of the floor area of the room it serves, and a trickle ventilator with an opening area of at least 4000 mm2; (see also clause 3.14.6) or mechanical extract in accordance with the table to clause 3.14.5;
c. for any building, by following the guidance in: Section 3 of BS 5925: 1991 (1995); or CIBSE Guide A: 1999, Design data, section A4, Air infiltration and natural ventilation.
Any new mechanical ventilation system should be constructed to ensure, as far as is reasonably practicable, the avoidance of contamination of legionella

DRAINAGE.
PRIOR TO ANY WORK TO DRAINAGE, CONTRACTOR TO INSPECT DRAIN RUNS AND ROD UNBLOCK WHERE NECESSARY TO ENSURE THAT ALL DRAINS ARE IN FULL WORKING ORDER. CCTV SURVEY TO BE CARRIED OUT TO ENSURE
ALL DRAINAGE RUNS ARE SUITABLE FOR PROJECT LOADS
All above ground drainage to be UPVC with runs as follows:-
W.C. pipework to fall minimum 18mm per m, maximum 90mm per m.
Urinal pipework to fall minimum 18mm per m, maximum 90mm per m.
Wash hand basins to fall minimum 18mm per m, maximum 45mm per m.

Any underground drainage to be Hepworth uPVC pipework, ensuring that all flexible joints are inserted to each collar. All drainage laid on granular bed and backfilled with compacted fill.
Where the as-dug material is un-suitable as bed and surround, installation should be carried out in accordance with BS EN 1610 bedding construction
All laid to a minimum fall of 1 in 40. All in accordance with BS8301:1985
All drainage runs passing under structural walls or foundations to be protected with concrete lintel over in all cases.

All basins and sinks to be fitted with McAlpine Double Seal Anti Syphon Bottle Traps 76mm seal. All low level pipework boxed out to designers spec and access panels formed for all valves and rodding points

New manholes to be Hepworth Tegra polypropylene universal access system circular inspection chambers to accept Supersleve drain runs

All internal inspection chamber covers to have double seal screw down airtight covers recessed to recieve specified floor finish.
All external inspection chamber covers to be medium duty covers unless otherwise specified

EXACT DRAINAGE RUNS AND FINAL CONNECTIONS INTO EXISTING SYSTEM TO BE AGREED ON SITE WITH CONTRACTOR AND BUILDING CONTROL PRIOR TO INSTALLATION

NON LOADBEARING PARTITIONS.
Stud :- Shall comprise 75 x 50mm regularised softwood studs at maximum 600mm centres noggins at 1500mm centres and additionally for fixing of Sanitaryware, and other like fittings with 1no. layer of 12.7mm plasterboard and skim finish to both sides, all to achieve minimum half hour fire resistance.

Insulated Studwork :- Studs as above with 100mm Gypglass 1200 sound insulation between and 1 layer of 12.5mm plasterboard to both sides with skim finish all to achieve minimum half hour fire resistance.

PLASTER.
13mm two coat plaster finish to masonry walls,
11mm base coat, 2mm finishing coat.

GLAZING
New glazing in critical locations to be laminated safety glass, all to comply with Building Regs Approved Document Part 'K'. and BS 6262 Part 4: 2018
Any glass below 800mm from finished floor level to screens windows etc
Any glass below 1500mm from finished floor level to doors
Any glass adjacent to doors below 1500mm from f.f.l and adjacent to door upto 300mm both sides.
All external windows to have U Value 1.4 W m2K

WALL REMOVAL
existing internal walls to be stripped out as indicated, all loadbearing walls to be checked by structural engineer and removed by following correct propping procedure and insertion of steelwork or lintels in strict accordance with engineers drawings and calculations

BUILDING ELEMENTS U VALUES
In Accordance With Current Building Regulations L2B, All NEW Elements To Be:

Walls	0.18
Pitched Roof - Insulation At Ceiling Level	0.15
Pitched Roof - Insulation At Rafter Level	0.15
Flat Roof	0.15
Floors	0.18
Windows	1.40

0 1 2 3 4 5m

ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO SITE SUPERVISOR AND DESIGNER PRIOR TO ACTION. ALL CONTRACTORS TO REFER TO ACCOMPANYING BUILDERS WORKS DRAWING FOR STANDARD NOTATION.

Revision	Revision Note	Revision Date	By
A	rooflight and extended facia added to extension	27.11.23	PY

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Designed by	Client	Scale
P Young	Emma & Phill	1:50@A1

Location
10 Sunnrise
South Shields
NE34 8DN

Drawing Description
Existing and Proposed Plans

Drawing Number 2023-001

Revision A Sheet n-a