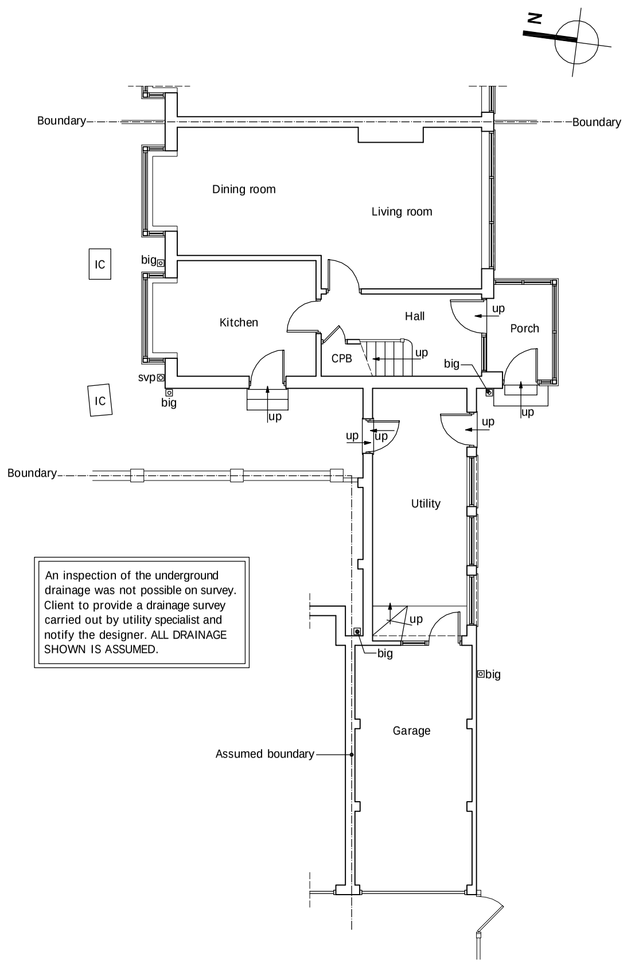
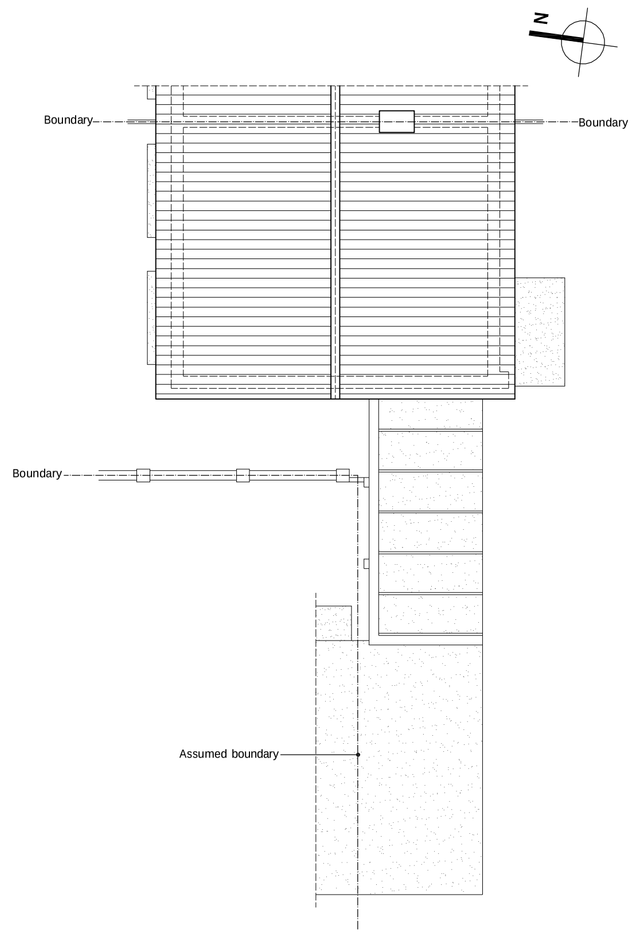


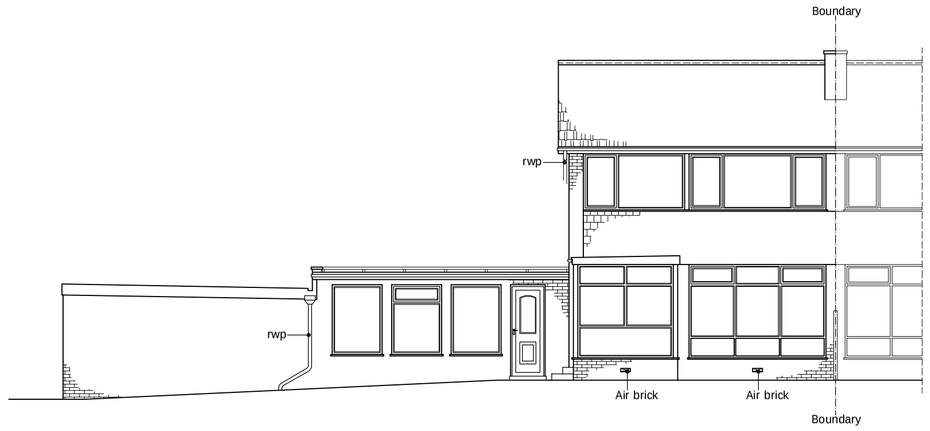
EXISTING GROUND FLOOR PLAN

scale 1:100



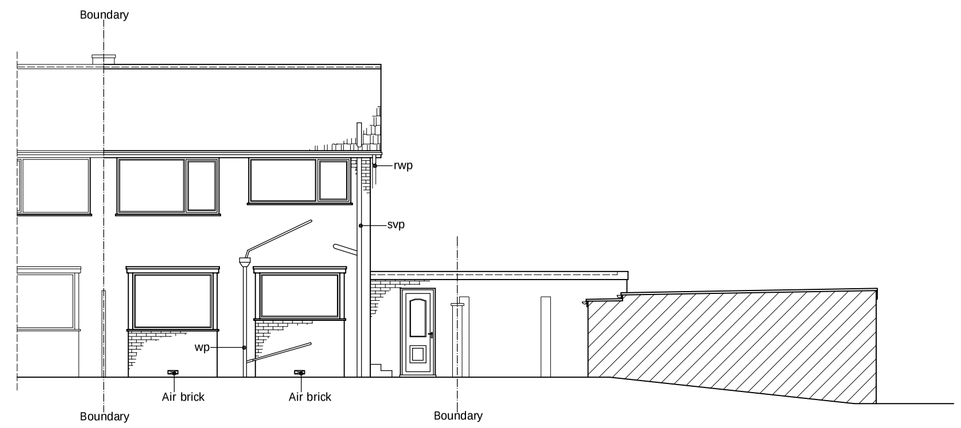
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scale 1:100



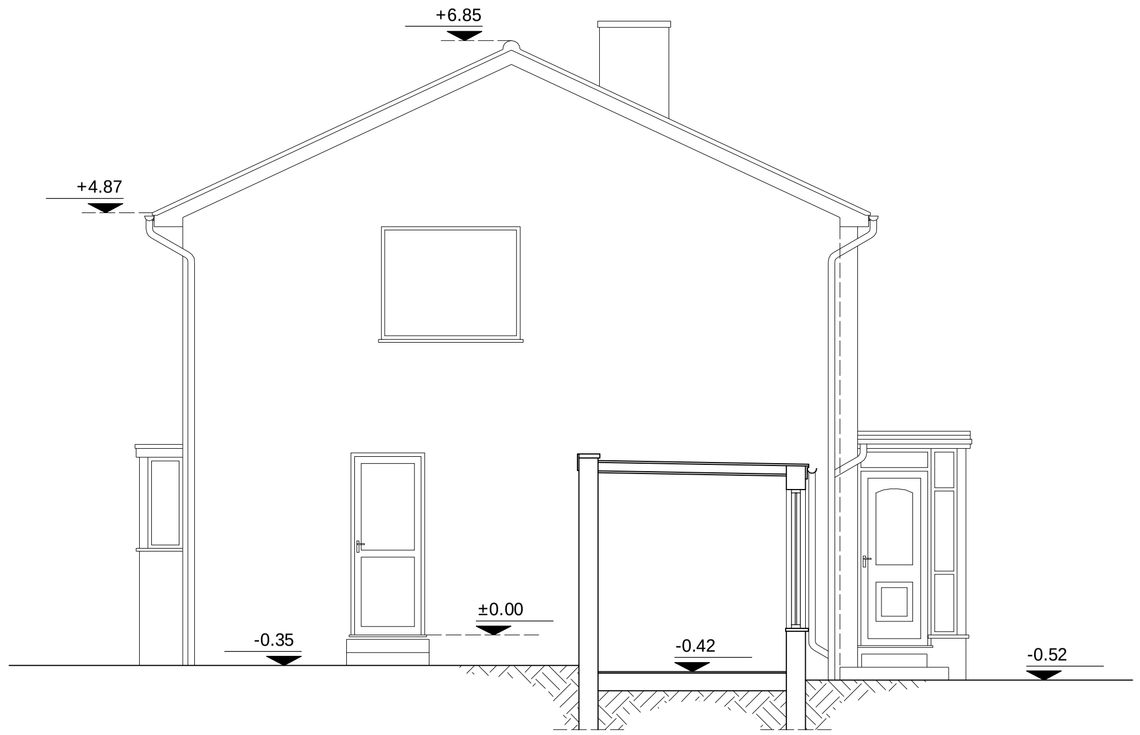
EXISTING FRONT ELEVATION

scale 1:100



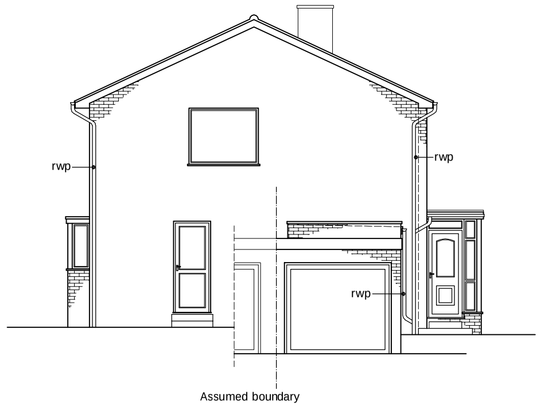
EXISTING REAR ELEVATION

scale 1:100



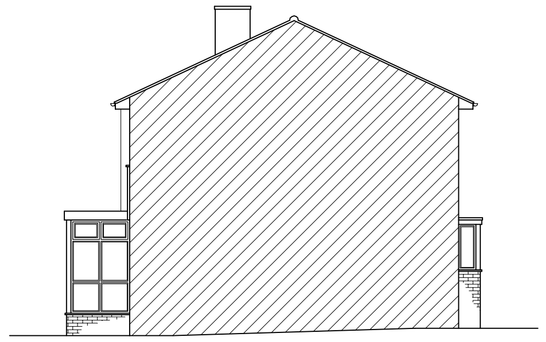
EXISTING SECTION

scale 1:50



EXISTING SIDE ELEVATION

scale 1:100



EXISTING Adj. SIDE ELEVATION

scale 1:100

0 1 2 3 4 5 6 7 8 9 5m 1:50
0 1 2 3 4 5 6 7 8 9 10m 1:100

SPECIFICATION.

GENERAL:- Single storey extension to front. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. EXTERNAL WALLS AND FOUNDATIONS:- The external walls are to be in a facing brick to match existing comprising of 103mm brickwork to the external leaf with 1.1.6 cement/lime/sand. 10mm nominal cavity. 100mm thermal insulating blockwork Celcon or Thermalite using AIRCRETE blocks on the inner leaf with mortar as before and finished internally with 100mm Celotex GA4000 insulation fixed via dabs to inner face of blockwork, breathable membrane fixed over the insulation with min. 100mm laps, 25x50mm battens fixed to insulation face at max. 600mm c/c to provide support for 12.5mm plasterboard and skim finish, all to provide a 'U' Value of 0.18 or less. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs. Lean mix cavity fill to all cavity walling terminating min. 225mm below lowest DPC level. Below ground level both leaves shall be built in trench-blocks or class 'B' engineering brickwork. Any existing suspended gorund floor ventilation blocked by new ground floor structure to be extended by ducting 100mm diameter pipes through new solid floor. Foundations in accordance with BS8004. Foundation depth and type depends on existing ground conditions and nearby trees, an engineering design may be required if existing conditions are not favourable. Foundations depth and type to be in accordance with NHBC chapter 4.2 and to Building Control approval. Depth of all foundations subject to ground conditions to be at least 750mm. Minimum foundation depth in clay soil to be 900mm. Foundations shall be extended below pipe or ductwork penetrating walling. Oversite concrete will be level with or above the finished ground level. Oversite concrete to be grade ST2 or GEN 1 concrete to BS 8500-1. Unsuitable load bearing strata will necessitate separate structural design.

(a) Concrete strip founds to all load bearing cavity walls to be min. 600 x 225 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

(b) Concrete strip founds to all single skin load bearing walls to be min. 450 x 225 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

(c) Concrete strip founds to all single skin non load bearing walls to be 450 x 150 deep. Use cocnrete grade ST2 or GEN 1 to BS 8500-1.

Reinforcement to strip founds to be in accordance with BS 4483 designed to BS 8110 with nominal mesh steel fabric C283 located 25mm from upper and lower surfaces of the foundation.

2. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

3. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on stie). UPVC fittings to BS 4514, BS EN 1329-1. Baths, sink units, showers - 42mm dia. wastes via 75mm traps. WC pans - 100mm dia. with 100mm traps. Where WHB waste exceeds 1.75m length or Bath/Shower exceeds 2.3m anti-syphon traps to be fitted. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. Below ground drainage to comprise Marley UPVC pipes to BS 4660 & BS EN 1401-1 or similar. Laid on granular bed material to BS EN 12620:2002. The selected fill should be free from stones larger than 40mm clay exceeding 100mm, timber, vegetable matter or frozen material. Where rigid pipes of less than 150mm dia. have less than 300mm cover, or rigid pipes of 150mm or more have less than 600mm of cover the pipes should be encased in 150mm concrete. Where flexible pipes are not under a road or have less than 600mm cover they should be encased in 150mm concrete. Where drainage runs within 1.0m of any foundation and the level of the drain is below the level of the foundation then the drain trench should be backfilled to the found level with concrete. Any pipe penetrating through a structure below ground level should have a lintel above opening (or use of rocker pipes) and a settlement gap of 50mm corkpack or similar flexible material should be inserted to provide protection to the drain. Pipe to be either rocker type or hole around fitted with compressible material. All gravity drainage should have a min. fall requirement of 1:40 to provide self cleansing velocities. All gullies will be back inlet trapped gullies with rodding facility unless otherwise stated. Inspection chambers of up to 900mm depth may be of a UPVC or GRP material or constructed of 150mm concrete base slab with benching formed in 1.2 cement mortar to 1.12 gradient trowelled smooth with all channels, branches and connecting bends. The walls are to be 225mm, class 'B' engineering brick to BS EN 771-1 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS EN 752:2017. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

drawnplans.co.uk

Project:
Single Storey Front Extension.

For:
Mr. George Robertson
9 Ganton Court
South Shields
NE34 8AW

Scale:	Dwg. no:	Ref. no:
As Shown	Sheet 1	A00
Drawn by:	Date Drawn:	
I.M.	30-May-2024	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com