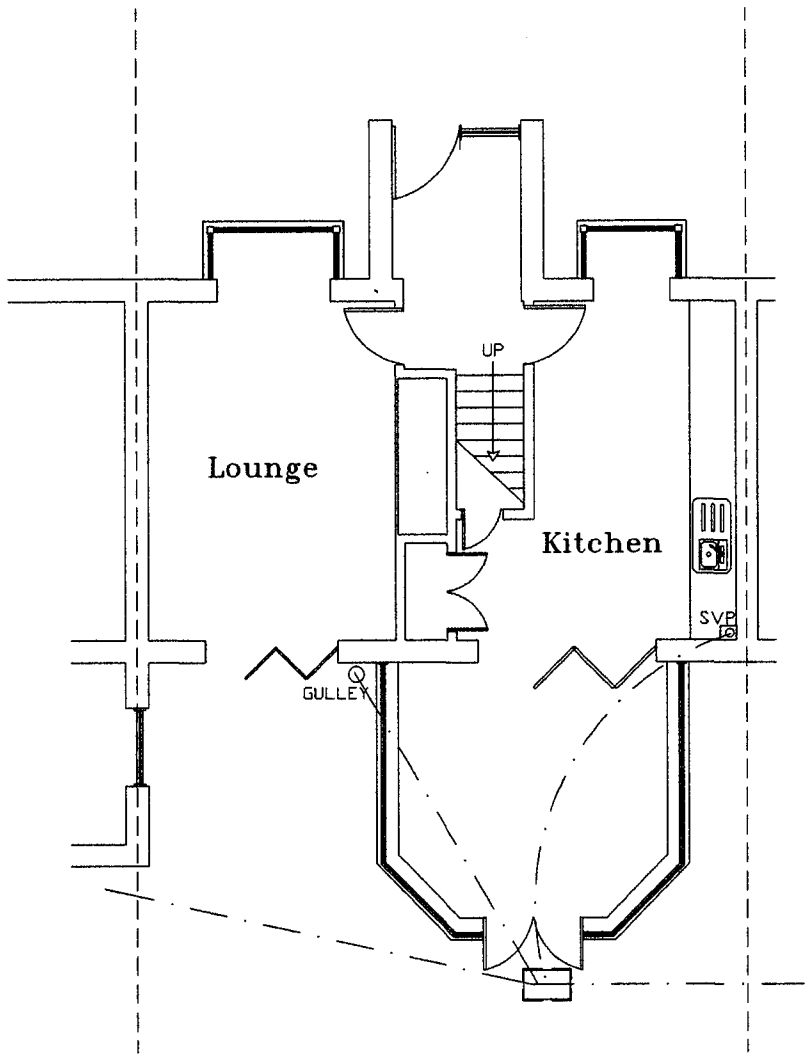
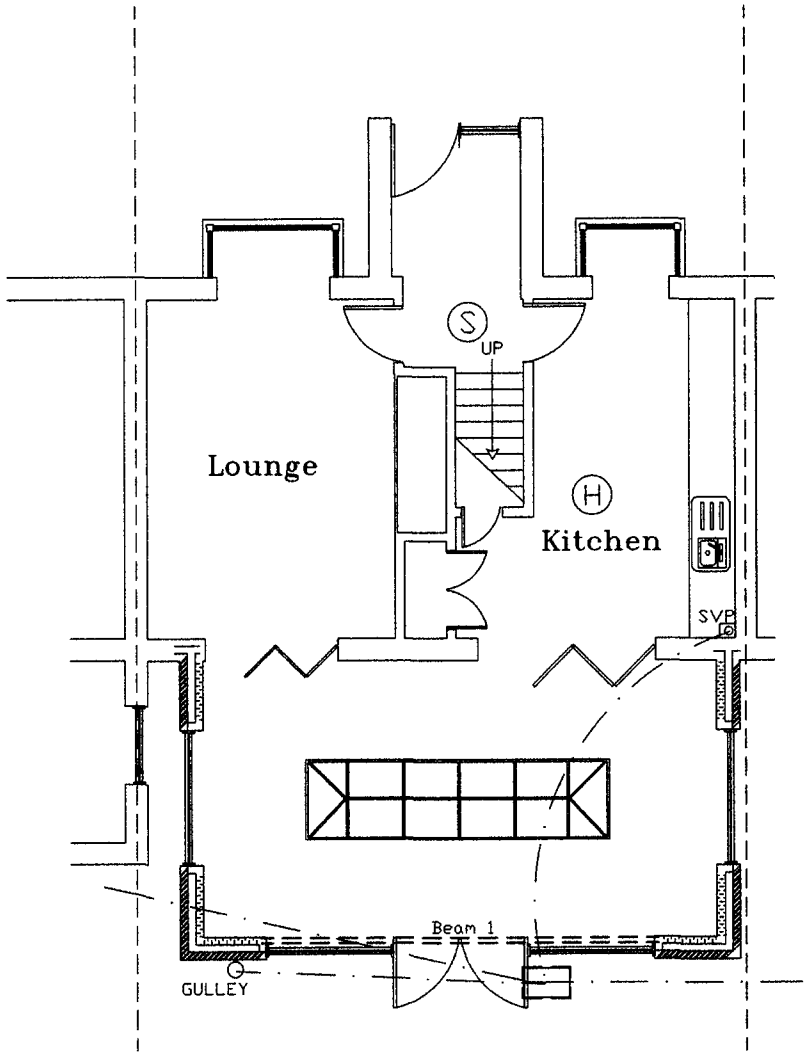


EXISTING GROUND FLOOR PLAN

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

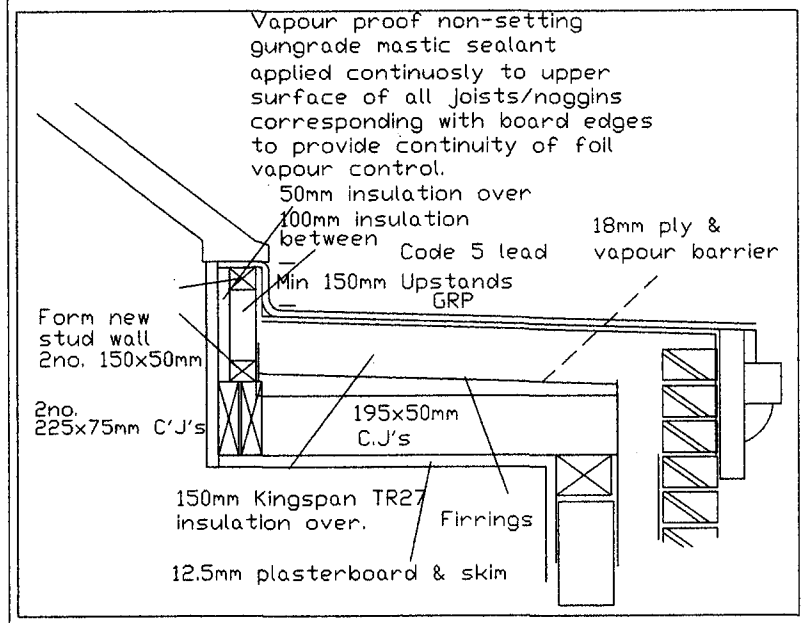
(S) interlinked independently fused mains smoke detector, to lounge

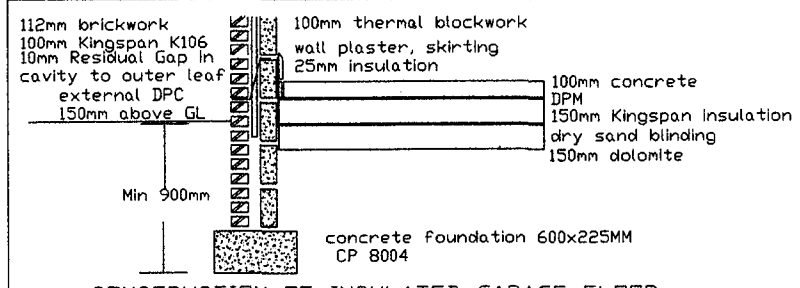


PROPOSED GROUND FLOOR PLAN

SPECIFICATION

continious ridge vent ,25mm continious vermin proof vents
30x5mm galvanized restraint straps to wallplate and end rafters to gable at 2mcc 100x50mm sw wallplate.
100mm pvc gutter 65mm downcomers.
lead flashings and soakers. cavity tray to exposed existing wall abutting new extension code 4 lead
112mm wire cut red rustic bricks,
100mm Kingspan K106, 100mm thermalite blocks
lightweight plaster internally. stainless steel wall ties at 450mm vertical & 750mm horizontal cc. &
every course around door & window
reveals all to DD140 level in outer leaf.
Inner dpc lapped on to visqueen
Cavity fill up to 225mm below lowest dpc.
Insulated closers to all reveals
Dpc to all vertical & horizontal reveals.
150mm above finished externaly
Ventilation opening lights equivilant to 1/20th of room floor area
Mechanical ventilation to kitchen 60l per second
Maintain any sub floor ventilation. If required, provide new airbrick to external extension wall and plastic ducting through floor to existing airbrick in existing wall.
Internal partition 12.5mm plasterboard and skim on 100x50mm sw stud
access to be maintained for refuse collection.
Glazing to comply with Part K of the Building Regulations 2010
All new glazing is to be Pilkington K, argon filled
Type double glazed 28mm cavity 8000mm2 trickle vents to windows
3 in 4 lights to be energy efficent.
TRV valves to all new radiators
No Trees within 20m





CONSTRUCTION OF INSULATED GARAGE FLOOR

150mm dolomite mechanically compacted over whole of new floor area blind with 25mm of dry sand. 150mm Kingspan TF70 Insulation
300mu (1200) gauge DPM lap into internal 225mm wide DPC taking up wall as on section all joints in DPM to be double welted and taped.
100mm thick concrete floor with steel trowel finish.
Cavity wall insulation should be extended to overlap the area covered by the perimeter insulation of the floor.
It is advised that adequate precautions be taken not to damage the DPM

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

SCALE BAR
ORIGINAL DRAWING A3 SIZE

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.

New inner & outer leaf blkwork to be tied to ex bkwk.

100mm insulation in stud work

Sound insulation quilt to stud walls

All loadings, pillars and new beams to be designed and approved before work commences

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

Reinforced concrete lintels over new openings

Existing RW gulley to remain to front

9 Addison Road, West Boldon,
Tyne and Wear, NE36 0QY.
Single Storey Rear Extension

Drawing No. A43a
Date 15/05/2025 Scale 1:100

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