A2

600MM WIDE STRIP FOUNDATION. MIN. 225MM THICK REINFORCED WITH A252 MESH IN BOTTOM FACE. BOTTOM OF FOUNDATION MIN. 900MM BELOW GROUND LEVEL. (BLACK DOTTED LINES).

EXISTING LOW LEVEL BRICK WALL RETAINED

TIMBER GATE

100MM THICK GROUND BEARING SLAB. A142 MESH REINFORCEMENT PLACED CENTRALLY IN THE SLAB.

600MM WIDE TRENCH FOUNDATION. MIN. 600MM THICK. MIN. BOTTOM OF FOUNDATION MIN. 1.1M BELOW GROUND LEVEL. (PURPLE DOTTED LINES).

CATNIC CN 150/100

BOUNDARY TREATMENT/FENCE TO CLIENTS CHOICE.

CATNIC CN 150/100

30 MINUTE FIRE RATED PARTITION

NEW SVP LOCATION. BOX OUT WITH PLASTERBOARD & PACK VOIDS WITH ACOUSTIC QUILT.

600MM WIDE TRENCH FOUNDATION. MIN. 600MM THICK. MIN. BOTTOM OF FOUNDATION MIN. 1.91M BELOW GROUND LEVEL. (GREEN DOTTED LINES).

600MM WIDE TRENCH FOUNDATION. MIN. 600MM THICK. MIN. BOTTOM OF FOUNDATION MIN. 2.08M BELOW GROUND LEVEL. (RED DOTTED LINES - MIN. 4M FROM RETAINED HEDGES).

RETAIN EXISTING MANHOLE

MIN. 900MM HIGH EDGE PROTECTION TO STEPS. FORM IN TREATED TIMBER BALUSTERS, VERTICAL INFILL, HORIZONTAL BOTTOM RAIL AND HANDRAIL.

-0.900 (APPROX. GROUND LEVEL)

300 GOINGS 150MM RISERS. FORM IN ANTI-SLIP DECKING BOARDS.

195x50 C16 FLOOR JOISTS LOCALLY TO NEW BAY WINDOW AT MAX. 450MM CENTRES. BAY FLAT ROOF LID FORMED WITH 175x50 C16 TIMBERS AT MAX 450MM CENTRES, PACK VOIDS WITH MINERAL WOOL QUILT AND COVER IN EXT. GRADE 18MM PLYWOOD AND SINGLE PLY MEMBRANE.

NEW BAY WINDOW. MIN. 1.4 W/M2K U-VALUE

600MM WIDE STRIP FOUNDATION. MIN. 225MM THICK REINFORCED WITH A252 MESH IN BOTTOM FACE. BOTTOM OF FOUNDATION MIN. 900MM BELOW GROUND LEVEL. (BLACK DOTTED LINES).

NEW FD30S DOOR OPG FORMED. NAYLOR S4 LINTEL OVER EACH LEAF. BLOCK EXISTING WINDOW.

BLOCK EX. WINDOW WITH INSULATED CAVITY WALL.

REMOVE PLINTH

BLOCK UP EXISTING

RETAIN CHIMNEY?

REMOVE PLINTH

CLIENT TO CONSIDER OPENING OR NEW DOOR.

NEW FD30S DOOR OPG FORMED. NAYLOR S4 LINTEL OVER EACH LEAF. BLOCK EXISTING WINDOW.

NEW 325x325MM SOLID CLASS B ENGINEERING BRICKWORK PIER. BEAMS TO ACHIEVE MIN. 300MM END BEARING. SIT ON 325x325x100MM CONCRETE PAD STONE

1000X1000MM, 600MM THICK MASS FILLED PAD FOUNDATION. SOFFIT OF FOUNDATION TO MATCH ADJACENT OFFSET FOUNDATION. (ORANGE DOTTED LINES)

MOVE EXISTING SVP

100MM THICK 7N BLOCKWORK WALL BUILT OFF STRIP FOUNDATION.

600MM WIDE & 600MM THICK OFFSET STRIP FOUNDATION. BOTTOM OF FOUNDATION MIN. 1.1M BELOW GROUND LEVEL. (ORANGE DOTTED LINES).

600MM WIDE STRIP FOUNDATION. MIN. 250MM THICK REINFORCED WITH A393 MESH IN BOTTOM FACE. BOTTOM OF FOUNDATION MIN. 1.74M BELOW GROUND LEVEL. (BLUE DOTTED LINES).

MIN. 900MM HIGH EDGE PROTECTION TO STEPS. FORM IN TREATED TIMBER BALUSTERS, VERTICAL INFILL, HORIZONTAL BOTTOM RAIL AND HANDRAIL.

LEVEL 00_PROPOSED
1 : 50

UPVC FASCIA/GABLE END/DRY VERGE

UPVC GUTTER, SOFFIT AND FASCIA BOARD

CONCRETE ROOF TILES

FACING BRICK PEAK/DRY VERGE

EXISTING RWP. CUT SHORT TO SUIT PITCHED ROOF.

CONCRETE ROOF TILES

175x47 C16 TIMBER ROOF JOISTS AT 400MM CENTRES.

UPVC GUTTER, SOFFIT AND FASCIA BOARD

NEW SVP LOCATION. CLIENT TO CONFIRM FOLLOWING INSTALL OF NEW FIRST FLOOR BATHROOM

CONCRETE HIPPED ROOF TILE. 2NO. 195x44 C24 TIMBERS.

CONCRETE ROOF TILES (SUITABLE FOR PROPOSED ROOF PITCH).

175x47 C16 TIMBER ROOF JOISTS AT 400MM CENTRES AND RIDGE BEAM.

DARK GREY SINGLE PLY MEMBRANE ROOF OVER BAY WINDOW.

RELOCATE EXISTING SVP. PROPOSED LOCATION INDICATED.

EXISTING RWP. CUT SHORT TO SUIT PITCHED ROOF.

FASCIA BOARD RETURNED FLUSH ON BRICKWORK. GUTTER RETURNED.

VELUX ROOF LIGHT (1178x780). LAMINATED INNER PANE/TOUGHENED OUTER PANE. MANUAL OPERATION. WHITE FRAME FINISH INTERNALLY 1.4 W/M2K U-VALUE.

CONCRETE HIPPED ROOF TILE. 2NO. 195x44 C24 TIMBERS.

WHITE UPVC GUTTER, SOFFIT AND FASCIA BOARD

175x47 C16 TIMBER ROOF JOISTS AT 400MM CENTRES. DOUBLE UP TIMBERS TO TRIM OUT ROOFLIGHTS.

ROOF_PROPOSED
1 : 50

Do not scale this drawing
Do not derive dimensions from digital media

Drawing No:
AL(0)102 REV A

Address
71 GROTTO ROAD
SOUTH SHIELDS
NE34 7AQ

Title
PROPOSED FLOOR PLANS

Scale
1 : 50

0m 0.5 1 2 3 4 5m