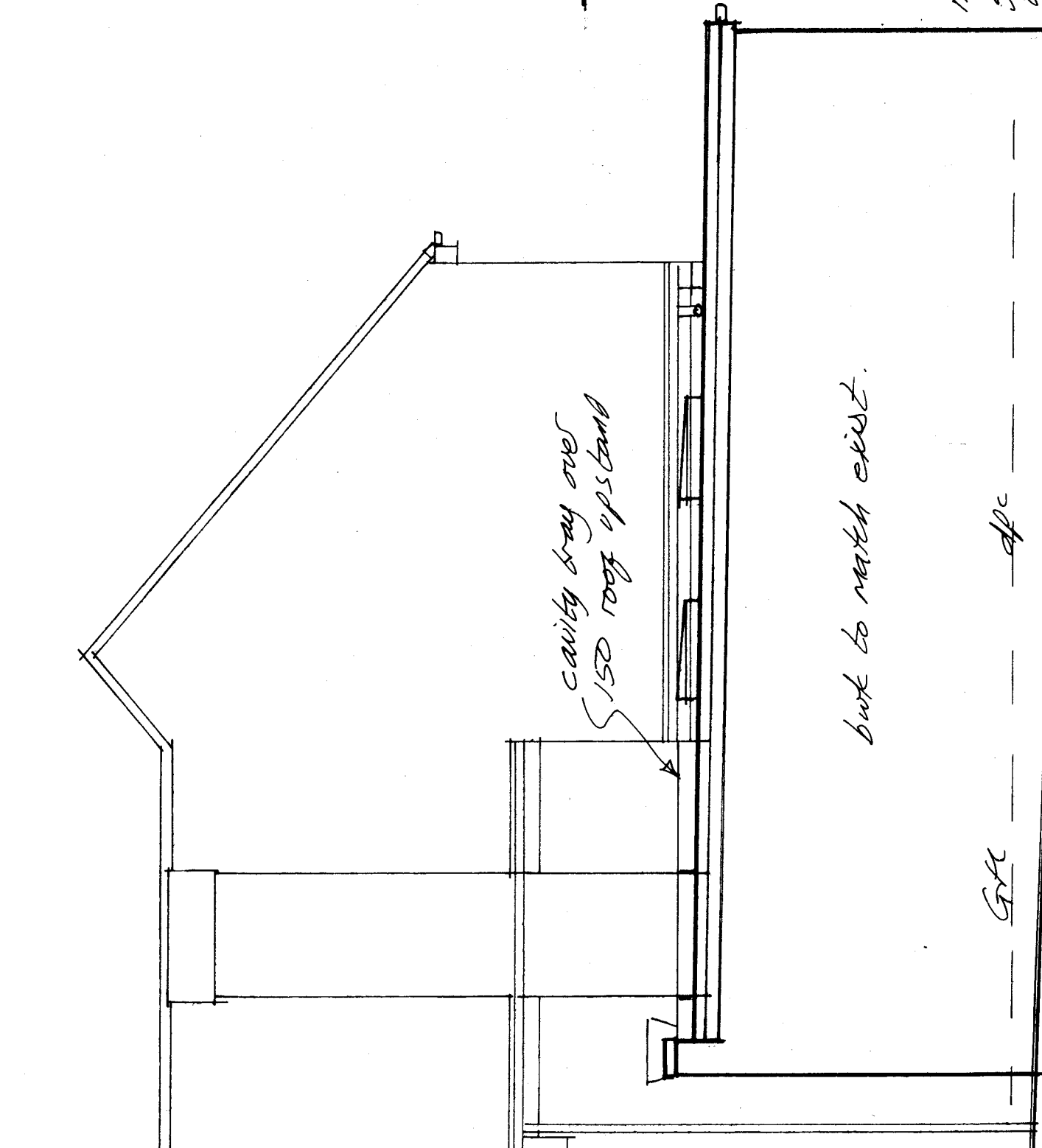
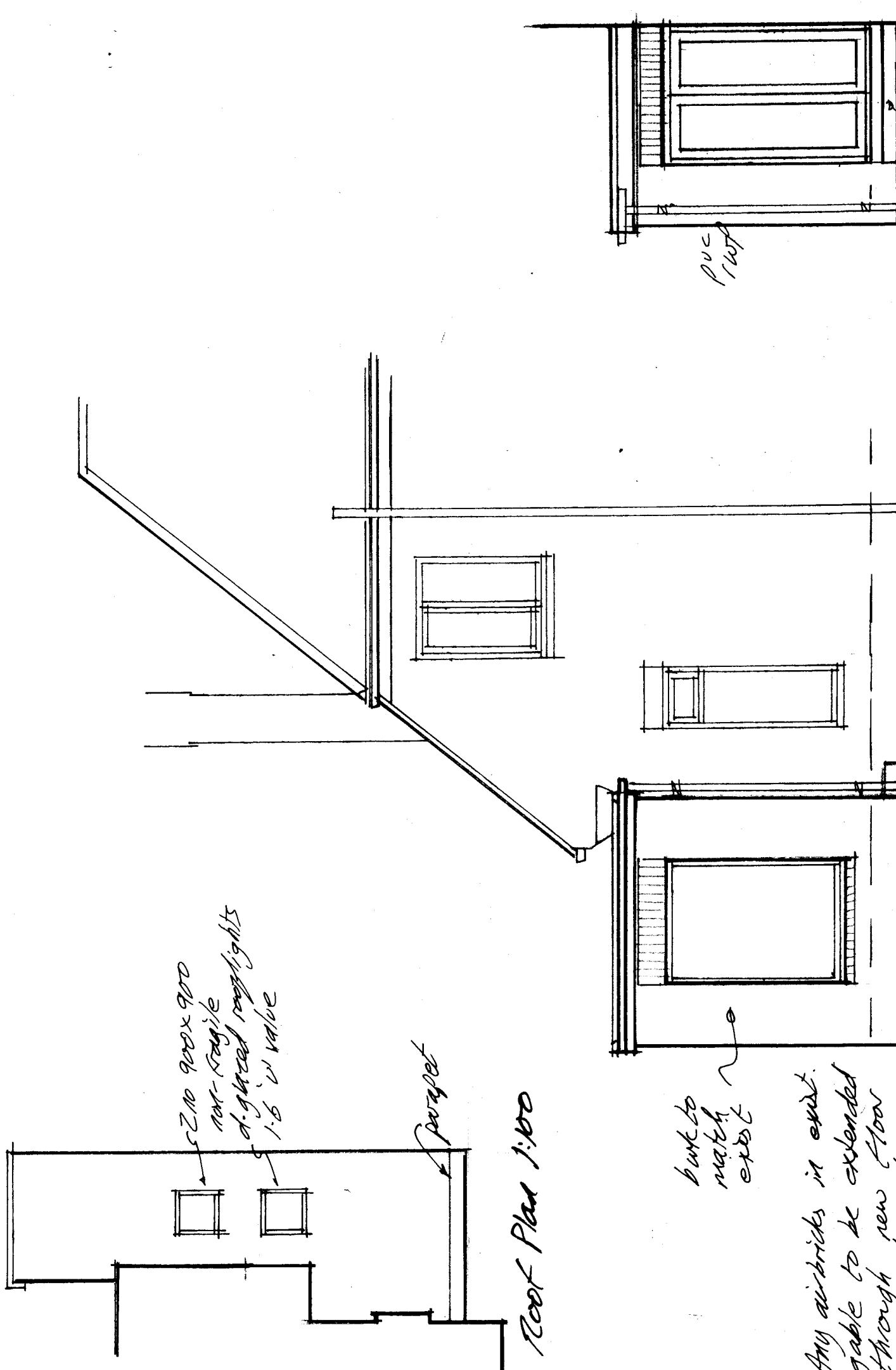


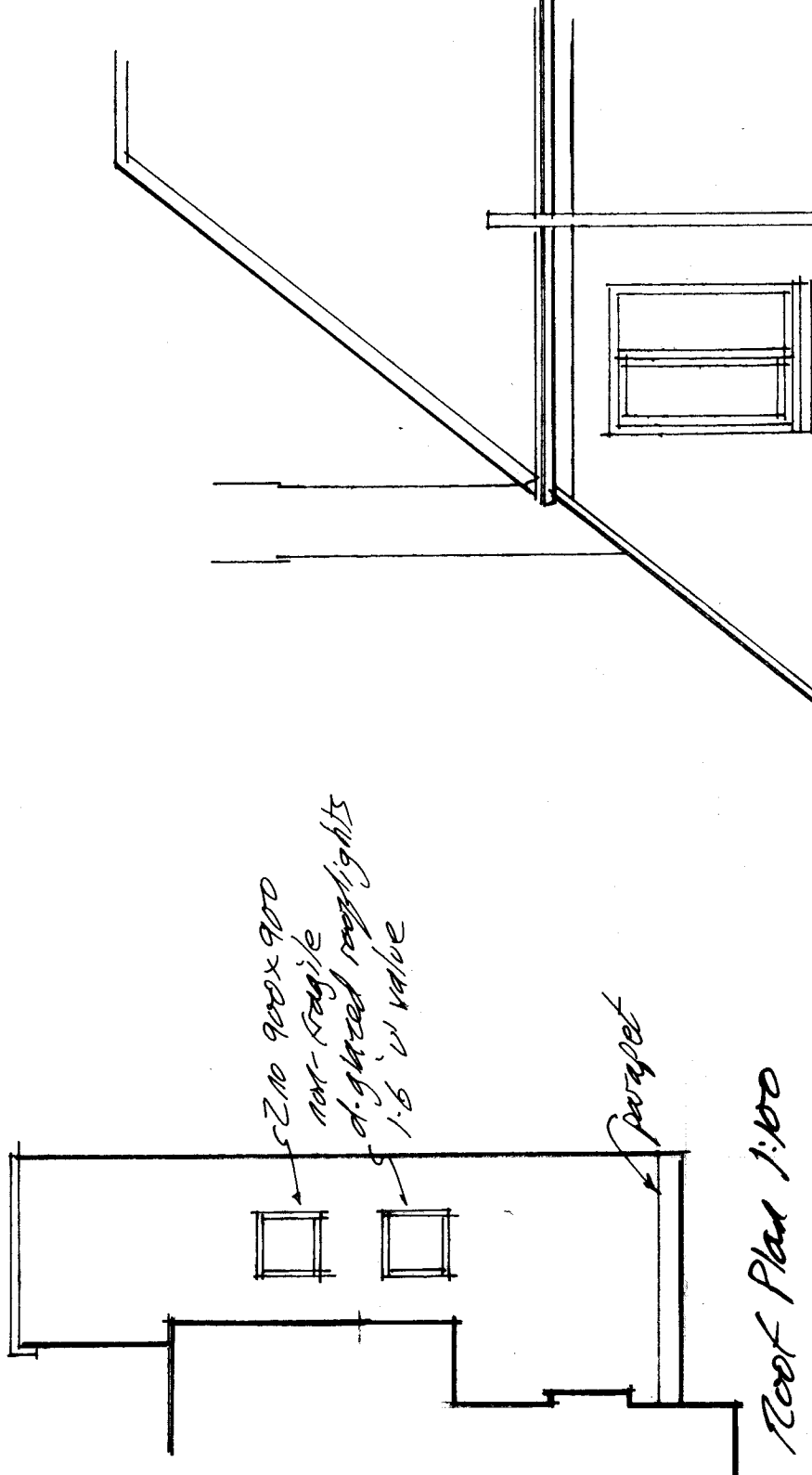
Front Elevation



Side Elevation



Rear Elevation



Roof Plan 1:100

concrete coping on stepped dpc

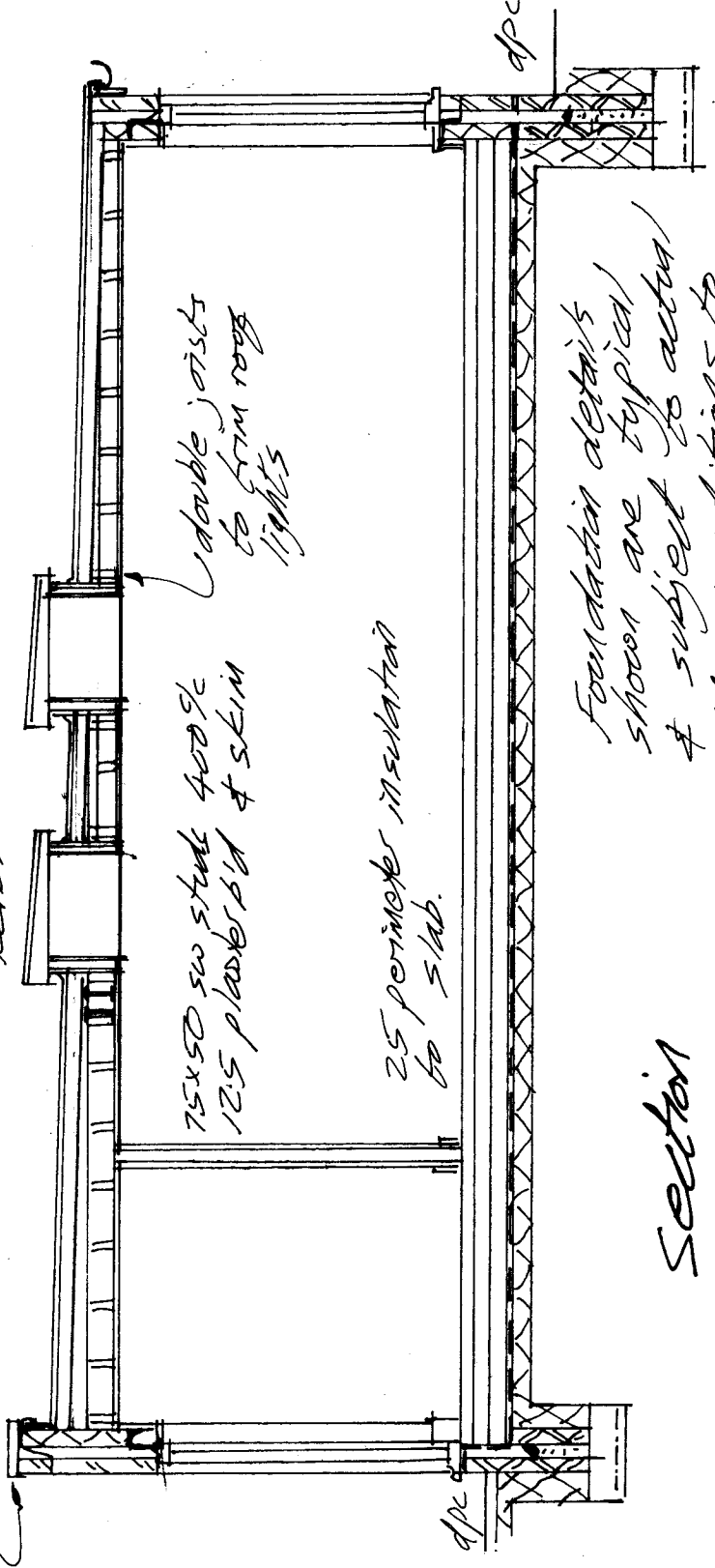
2x10 900 x 900 flat roof, double glazed skylights as illustrated

double joists to form roof truss

75x50 sq stud 400% 125 plastered & skim

25 permeable insulation to slab

Foundation details shown are typical & subject to actual site conditions to satisfaction of L.A.



Section

Floor:- 75 screed on 100 concrete slab on 100g. visqueen vapor barrier on 80 flooring grade Kingspan insulation, 1200g. visqueen dpm lapped 150 with dpc, 25 sand bedding on min. 150 consolidated hardcore

Drains below extension to be surrounded in 150 concrete joints maintained flexible

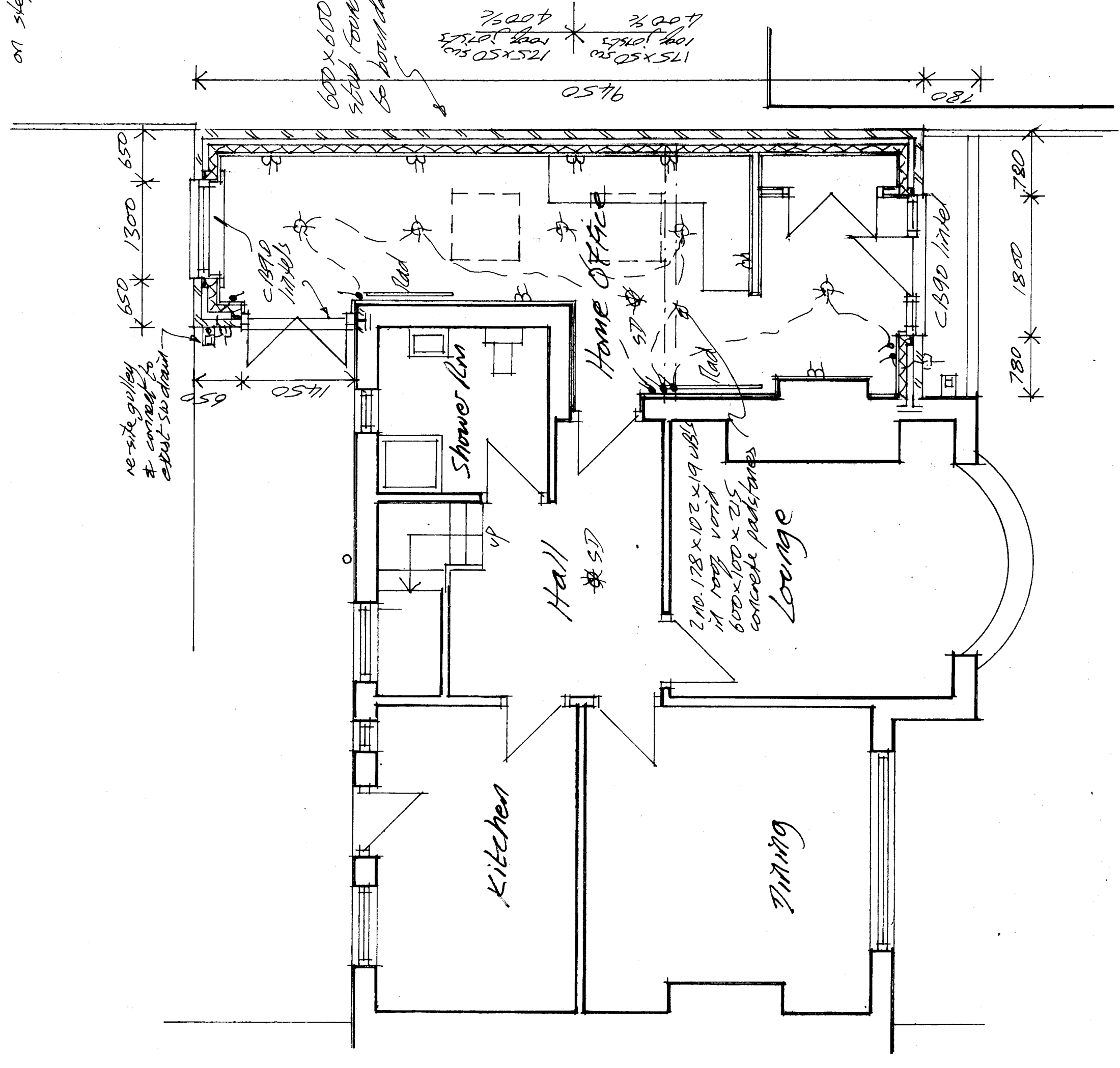
Concrete sills over drains where passing through walls & surround drain in flexible material

New doors & windows to be upvc, double glazed low E glass, 16" u-value, 800mm or double vents. Toughened glass throughout

*SD represents smoke alarms, interlinked & wired direct to DB. SW battery back up.

All electrical work to be installed & tested by a qualified & competent electrician to Approved Inst. BS 7571: 2018 certificate to be issued upon completion.

All light fittings to be low energy type.



Ground Floor Plan

Roof:- 1K0 Rubbersol FR EPDM roofing fully banded 150/1K0 shortform insulation, 1K0 vapour control layer on 22 WBP ply decking

softwood bannings to provide min. 1000 fall to rear, softwood joists 400% as indicated on plan, 125 plastered & skim ceiling.

30x60 gable steel straps 1600% to be joists to supporting walls.

Pvc fascia & soffit, Deep Flow pvc gutter.

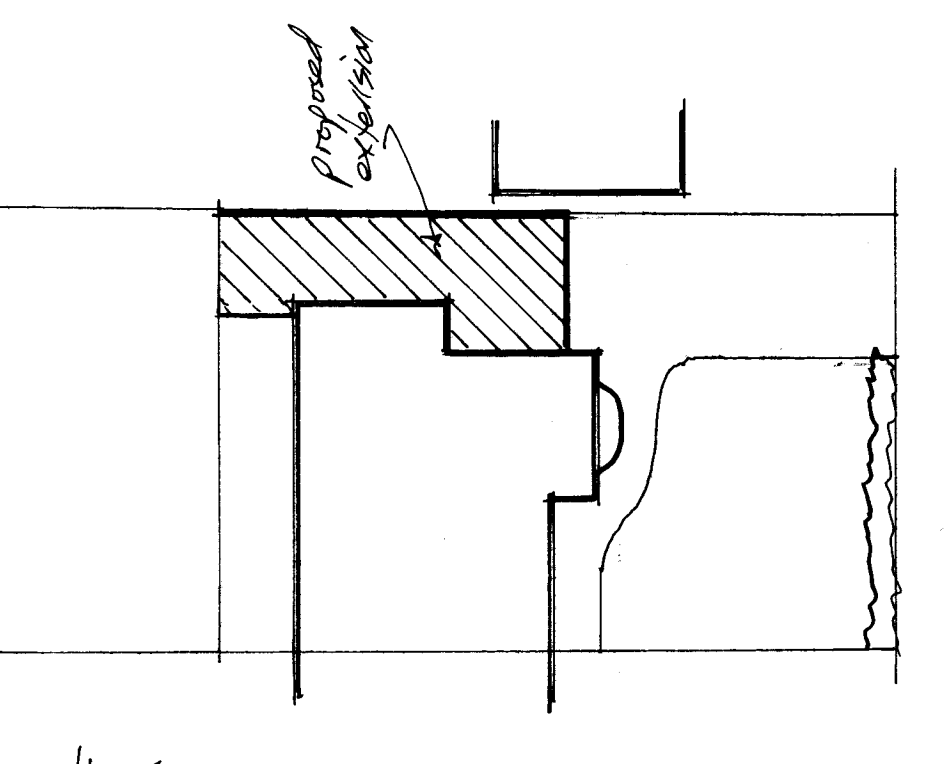
Walls:- 02 facing but external leaf 100 cavity with 100 Rockwool insulation, 100 thermal shield block internal leaf, then R12 stainless steel wall ties 225 long, 600 % h.v.e. & 450 % vertically, 12 spacer.

Class B Engineering but below dpc, cavity fill to 75 below GL. 600 x 225 (7000x600 stb) Facilitations, C28's mesh 50 above base

New walls & bonds to be fully banded to & masonry exist.

Insulated cavity chases to jambs, sills & head of wall.

All dimensions to be checked on site.



Proposed extension
70 Queen Alexandra Rd
Sunderland SR2 9HS
For M. Sanderson
07947 537747

Proposed layout

Scale 1:50 @ A1
Date March 21 5 & A/2

C Pentin
07788 555308

Side Plan 1:200