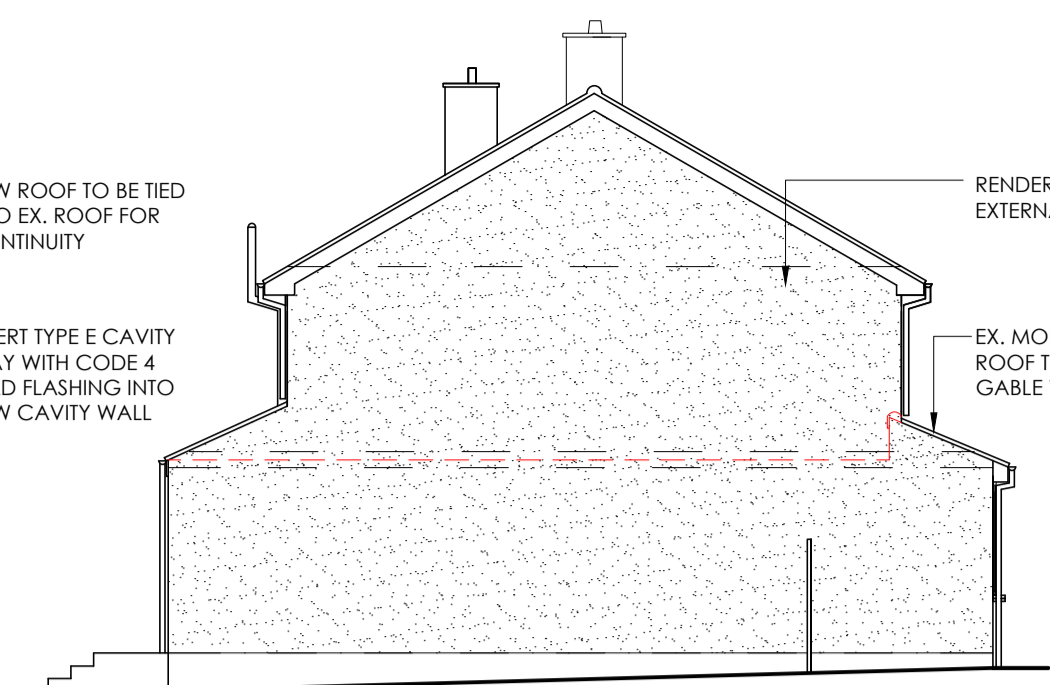


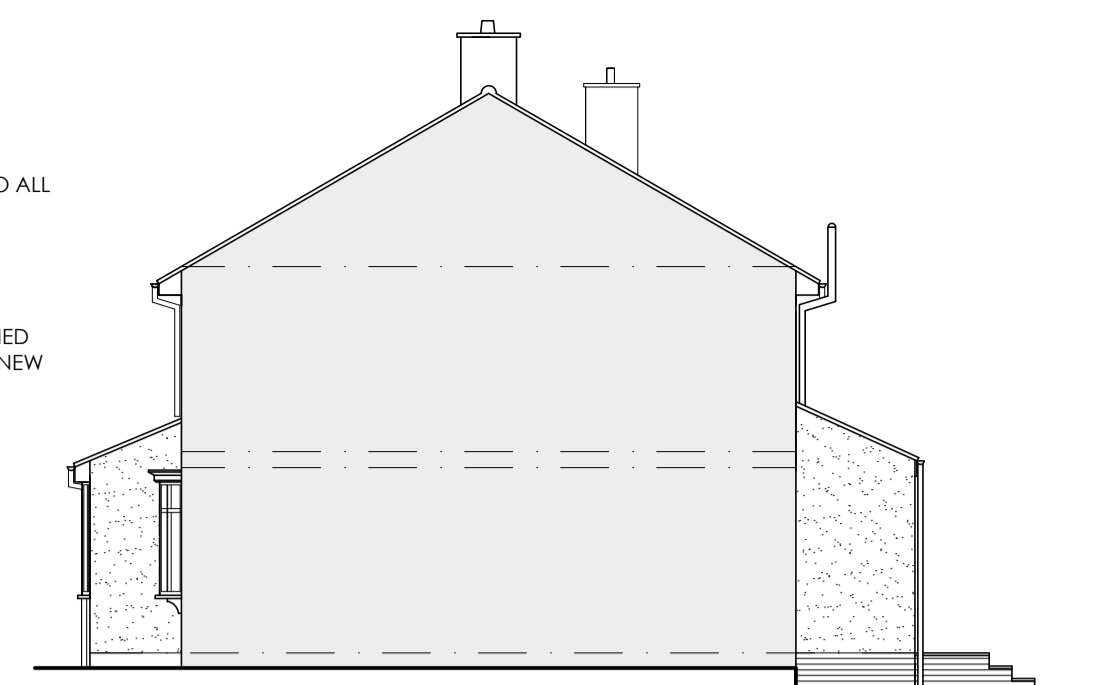
PROPOSED FRONT ELEVATION
SCALE 1:100



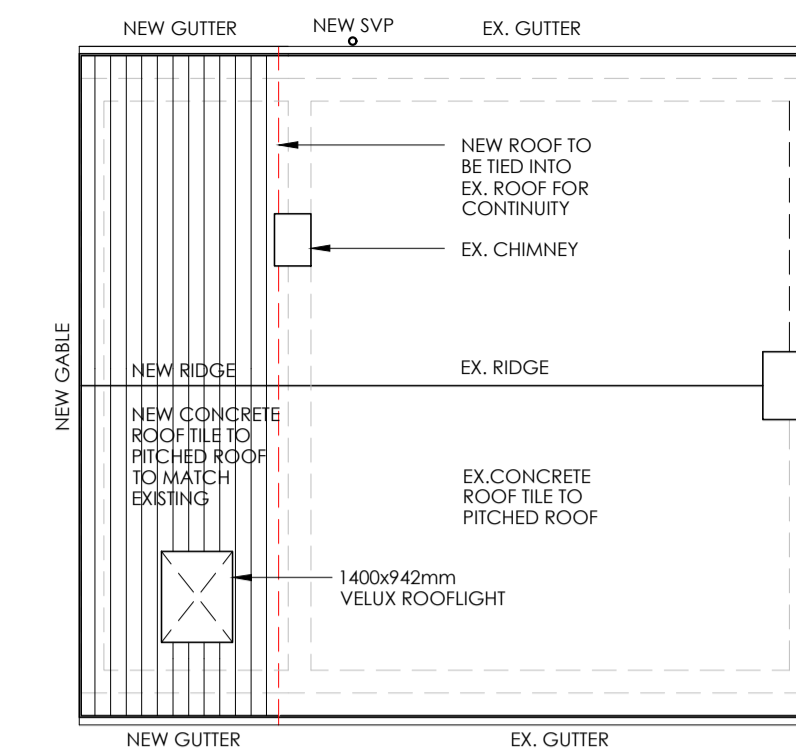
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION VIEWED FROM
ADJOINING NEIGHBOURS



PROPOSED ROOF PLAN
SCALE 1:100

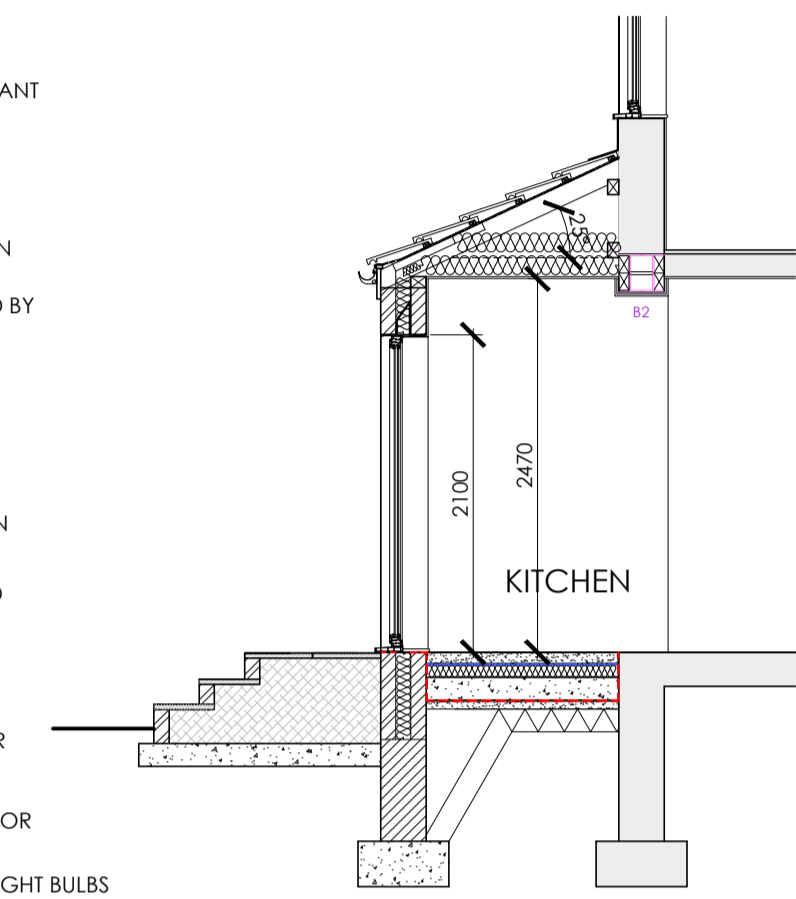
CONSTRUCTION NOTES:

FOUNDATIONS:
CONCRETE STRIP FOUNDATIONS (GRADE C20/40, ALL IN ACCORDANCE WITH CP8004 & PART A OF THE BUILDING REGULATIONS).
FOUNDATIONS TO BE 600x300mm DEEP, AS SHOWN DOTTED ON ELEVATIONS.
PROVIDE A142 MESH REINFORCEMENT TO BOTTOM OF FOUNDATIONS WITH 40mm COVER.
FOUNDATIONS TO BE LAID 750mm MIN BELOW GROUND OR ON SUITABLE LOAD BEARING STRATA.
ALL NEW FOUNDATIONS MUST BE BELOW INVERT LEVEL OF ANY NEARBY DRAINAGE.
INVERTS TO BE CHECKED ON SITE.
FOUNDATIONS TO BE OFFSET ON PARTY LINE

EXTERNAL WALLS:
18mm RENDER FINISH (TYROLEAN OR EQUAL APPROVED), ON 100mm 7N BLOCKWORK OUTERLEAF. 100mm CAVITY FULLY FILLED WITH ROCKWOOL CAVITY BATT INSULATION, 100mm THERMALITE SHIELD BLOCKWORK WITH 13mm 2 NO. COAT PLASTER FINISH.
WALL TIES TO BE STAINLESS STEEL TO BS 1243, POSITIONED AS FOLLOWS: 600mm HORIZONTALLY, 450mm VERTICALLY AND 225mm AROUND DOOR AND WINDOW REVEALS, IN A STAGGERED PATTERN.
PROVIDE ROCKWOOL ROCKCLOSE TO ALL WINDOW & DOOR JAMBS TO PREVENT COLD BRIDGING.
ALL CAVITY WALLS TO BE CONTINUOUS
USE CLASS B' ENGINEERING BRICKWORK OR TRENCH BLOCKS BELOW GROUND LEVEL.
DPM TO BE TIED TO DPC.
INSERT BITUTHENE DPC TO CAVITY WALLS 150mm MIN ABOVE GROUND LEVEL.
PROVIDE HORIZONTAL AND VERTICAL DPC AROUND DOOR AND WINDOW REVEALS.

NEW MAIN PITCHED ROOF
CONCRETE PLAIN ROOF TILES TO MATCH MAIN ROOF, ON 38x25mm SW BATTENS ON ROOFING FELT UNDERLAY TO BS 747 ON 150x47mm SW C16 RAFTERS AT 450mm C/CS FIXED ONTO 100x75mm SW WALLPLATE ANCHORED DOWN WITH 1000x30x3mm ONCE BENT GALV MS STRAPS AT MIN 1200mm C/CS, RAFTERS SUPPORTED OVER THEIR LENGTH WITH 200x63mm SW PURLINS AT HIGH LEVEL.
PROVIDE 100mm INSULATION LAID BETWEEN RAFTERS (KINGSPAN K7) AND 30mm INSULATION (KOOLTHERM K118) WITH 12.5mm PLASTERBOARD (42.5mm OVERALL THICKNESS) TO ACHIEVE 0.18 'U' VALUE.
FASCIA - 150x16mm UPVC BOARD
SOFFIT BOARD - 300x9mm UPVC BOARD.
BARGE BOARD - 200x16mm UPVC BOARD.
RIDGE BOARD - 225x50 SW PURLINS 200x63mm SW

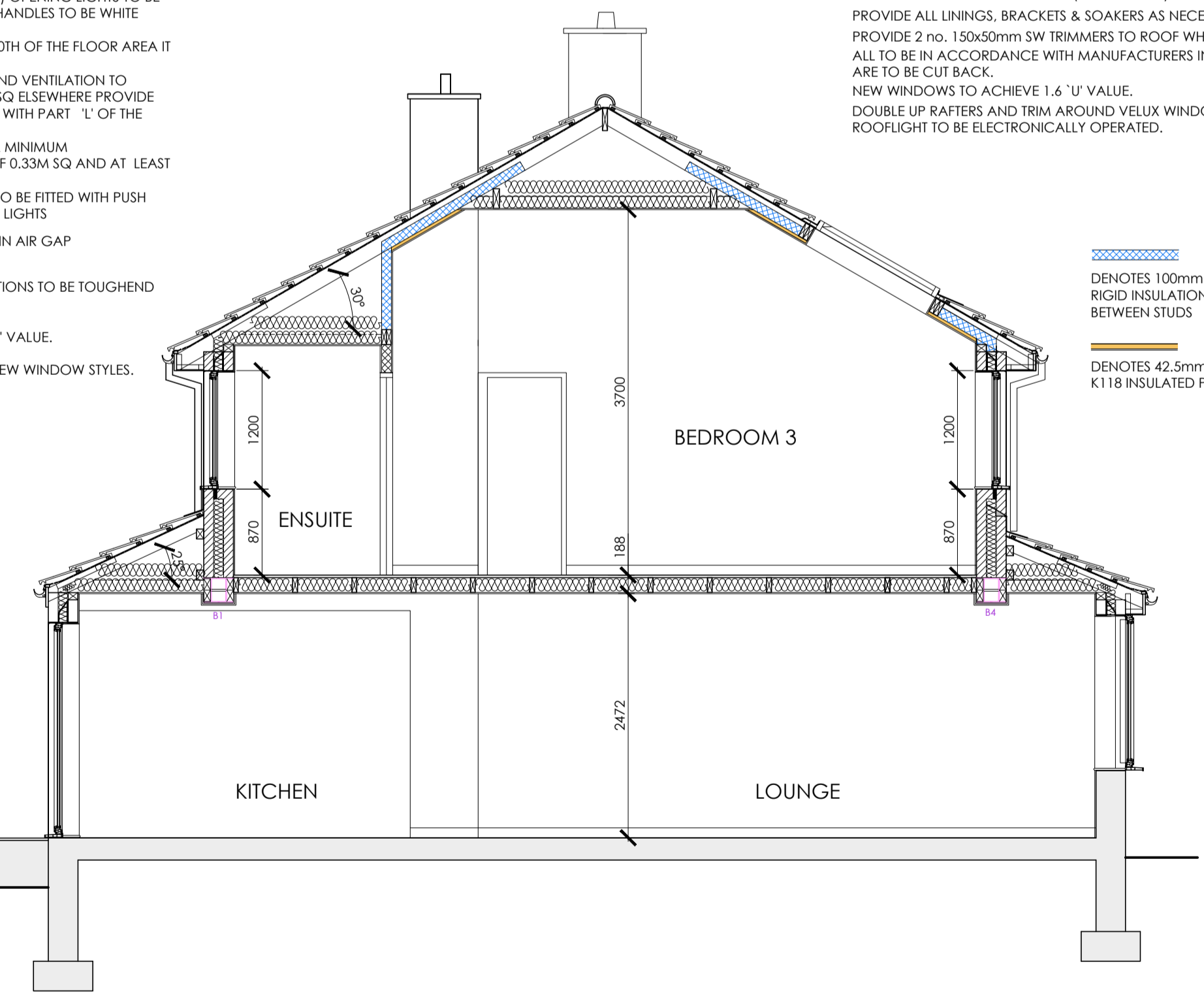
PROVIDE 300mm ROCKWOOL INSULATION LAID BETWEEN 120x47mm SW C16 CEILING JOISTS AT 450mm C/CS
PROVIDE 250G VISQUEUEN VAPOUR BARRIER WITH 12.5mm PLASTERBOARD AND SKIM TO UNDERSIDE
PROVIDE PROPRIETARY EAVES AND ABUTMENT VENTILATION TO BE THE EQUIVALENT OF 25mm CONTINUOUS TO EAVES AND 5mm CONTINUOUS TO ABUTMENT.
MAKE GOOD TO EXISTING ROOF WHERE NEW ROOF IS CONNECTED.



PROPOSED SECTION B-B
SCALE 1:50

NEW VELUX WINDOWS

PROVIDE 1 NO. VELUX WINDOWS (1400x942mm) IN BEDROOM 3
PROVIDE ALL LININGS, BRACKETS & SOAKERS AS NECESSARY.
PROVIDE 2 no. 150x50mm SW TRIMMERS TO ROOF WHERE RAFTERS ALL TO BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
ARE TO BE CUT BACK.
NEW WINDOWS TO ACHIEVE 1.6 'U' VALUE.
DOUBLE UP RAFTERS AND TRIM AROUND VELUX WINDOWS ROOFLIGHT TO BE ELECTRICALLY OPERATED.



PROPOSED SECTION A-A.
SCALE 1:50

NEW SOLID FLOOR

45mm SAND/CEMENT SCREED ON 80mm KOOLTHERM K3 FLOORBOARD INSULATION ON 150mm CONCRETE SLAB ON 200g VISQUEUEN DPM ON 50mm SAND BUNDING ON 150mm WELL COMPACTED HARDCORE.
NEW FLOOR TO BE LEVEL WITH EXISTING FLOOR.
DPM TO BE BONDED TO DPC.

NEW TIMBER FIRST FLOOR

NEW FIRST FLOOR TO BE 22mm V313 WEYROC FLOOR BOARDS, NAILED TO 150x50mm SW JOISTS (C16) AT 600mm C/CS. PROVIDE 200mm INSULATION QUILT LAID BETWEEN JOISTS
PROVIDE EXPANMET MS STRUTTING BETWEEN JOISTS FOR LATERAL SUPPORT
JOIST TO BE SUPPORTED ON MS JOIST HANGERS INTO EX. AND NEW STRUCTURE.

LINTELS

ALL NEW LINTELS TO BE BIRLEY SUPAGALV. LINTELS AND AS FOLLOWS:
CODE REF: CB 90(CAVITY)
LINTELS TO HAVE A MIN END BEARING OF 150mm AT EACH END.
ALL EXPOSED LINTELS TO BE ENCASED WITH 2 NO. LAYERS OF 12.5mm PLASTERBOARD AND SKIM TO GIVE 1 HR FIRE PROTECTION.
ALL PADSTONES TO BE GRADE C30 CONCRETE.

NEW STUD PARTITIONS

ALL INTERNAL PARTITIONS TO BE 75x50mm SW STUDS AT 600mm C/CS WITH 75x50mm SOLE AND HEAD PLATES AND NOGGINS. ALL WITH 12.5mm PLASTERBOARD AND SKIM FINISH TO BOTH SIDES.
PROVIDE ROCKWOOL INSULATION QUILT BETWEEN NOGGINS.

RAINWATER GOODS:

100mm DIA. UPVC HALF ROUNDED GUTTERING WITH 68mm DIA. UPVC RAINWATER PIPES. (COLOUR TO MATCH EXISTING)

UNDERGROUND DRAINAGE:

NEW RWP & GULLY CONNECTED INTO EX. MH.1
NEW 100mm DIA. SVP CONNECTED INTO EX. MH.1
ALL DRAINAGE TO BE IN ACCORDANCE WITH CP 301 & TO BE OR SIMILAR LAID ON A BED OF PEA GRAVEL & HEPSLEEVE LAID TO A MIN. OF 1:40.
ALL DRAINAGE PASSING UNDER A BUILDING TO BE ENCASED IN 150mm CONC. ANY DRAIN PASSING THRO' A FOUNDATION TO BE SUPPORTED USING PRE-CAST CONCRETE LINTELS.
ALL DRAINAGE TO BE TO THE COMPLETE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
ALL NEW BELOW GROUND DRAINAGE TO BE 100mm DIA.

ABOVE GROUND DRAINAGE:

KITCHEN
NEW 40mm DIA. SINK & WASHER WASTES TO BE CONNECTED IN NEW BITG.
FF BATHROOM
EX. 100mm DIA. UPVC WC AND 40mm DIA. WHB, BATH AND SHOWER WASTES TO BE CONNECTED TO NEW 100mm DIA. UPVC SVP.
FF EN-SUITE
NEW 100mm DIA. UPVC WC AND 40mm DIA. WHB, AND SHOWER WASTES TO BE CONNECTED TO NEW 100mm DIA. UPVC SVP.
PROVIDE 75mm DEEP SEAL TRAPS TO ALL SANITARY FITTINGS.

MECHANICAL VENTILATION:

PROVIDE MECHANICAL EXTRACT IN ENSUITE THROUGH WALL FAN TO EXTRACT 15 LITRES/SECOND WITH 15min. OVERRUN.
PROVIDE MECHANICAL EXTRACT IN KITCHEN THROUGH WALL FAN TO EXTRACT 60 LITRES/SECOND WITH 15min. OVERRUN.

GENERAL:

EXTEND EXISTING HEATING SYSTEM TO COMPLY WITH RELEVANT AUTHORITIES REQUIREMENTS. ALL WORK TO COMPLY WITH BUILDING REGULATIONS.
REFUSE COLLECTION TO BE MAINTAINED BY CLIENT
THERE ARE NO TREES IN THE VICINITY OF THE NEW EXTENSION ALL ELECTRICAL WORK TO BE FITTED IN ACCORDANCE TO CURRENT I.E.E. REGULATIONS. ALL NEW FITTINGS TO BE SITED BY CLIENT.
CLIENT TO GAIN ADJOINING OWNER OCCUPIERS WRITTEN CONSENT PRIOR TO COMMENCING WORK, UNDER THE PARTY WALL ACT 1996
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETANT TO DO SO.
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETANT TO DO SO
TRUSS CALCULATIONS TO BE PROVIDED BY MANUFACTURER PRIOR TO COMMENCING ON SITE
NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
3 IN 4 LIGHT FITTING TO BE FITTED WITH ENERGY EFFICIENT LIGHT BULBS
ROOF TILE TYPES TO MATCH ROOF PITCHES. PLEASE REFER TO MANUFACTURERS LITERATURE.
STRUCTURAL ENGINEERS CALCULATIONS REQUIRED PRIOR TO COMMENCING WORKS TO CONFIRM BEAM SIZES

WINDOWS:

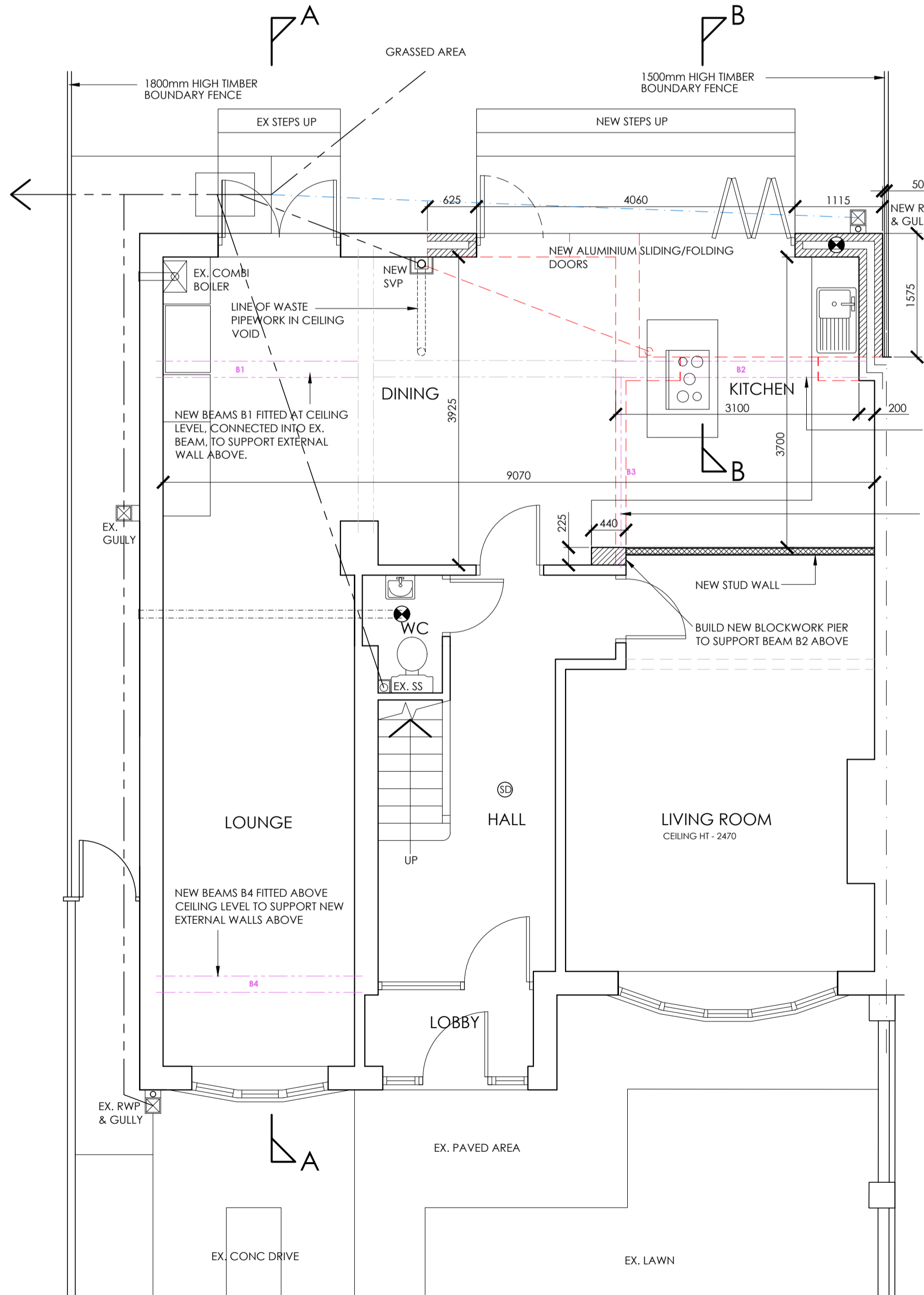
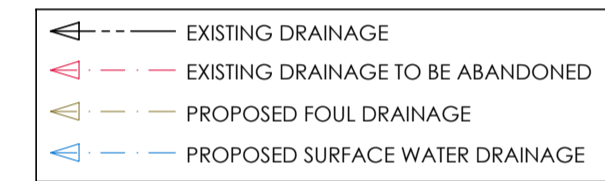
NEW REINFORCED PVC-U FRAME, DOUBLE GLAZED UNITS INTERNALLY SEALED WITH PVC-U EXTERNAL SILL & MDF INTERNAL SILL (WHITE GLOSS FINISH) OPENING LIGHTS TO BE SHOOT BOLT TYPE LOCKING AND HANDLES TO BE WHITE CRANKED.
OPENING SASHES TO PROVIDE 1/20TH OF THE FLOOR AREA IT SERVES.
PROVIDE 8000mm SQ BACKGROUND VENTILATION TO HABITABLE ROOMS AND 4000mm SQ ELSEWHERE PROVIDE LOW EMITTING GLASS TO COMPLY WITH PART 'L' OF THE BUILDING REGULATIONS.
ALL HABITABLE ROOMS TO HAVE A MINIMUM UNOBSTRUCTED OPENING AREA OF 0.33M SQ AND AT LEAST 750mm HIGH X 450mm WIDE.
ALL HABITABLE ROOM WINDOWS TO BE FITTED WITH PUSH BUTTON MECHANISM TO OPENING LIGHTS
NEW WINDOWS TO HAVE 16mm MIN AIR GAP TO DOUBLE GLAZED UNITS.
ANY GLAZING IN CRITICAL CONDITIONS TO BE TOUGHEND SAFETY GLASS.
NEW WINDOWS TO ACHIEVE 1.6 'U' VALUE.
SEE PROPOSED ELEVATIONS FOR NEW WINDOW STYLES.

DOORS:

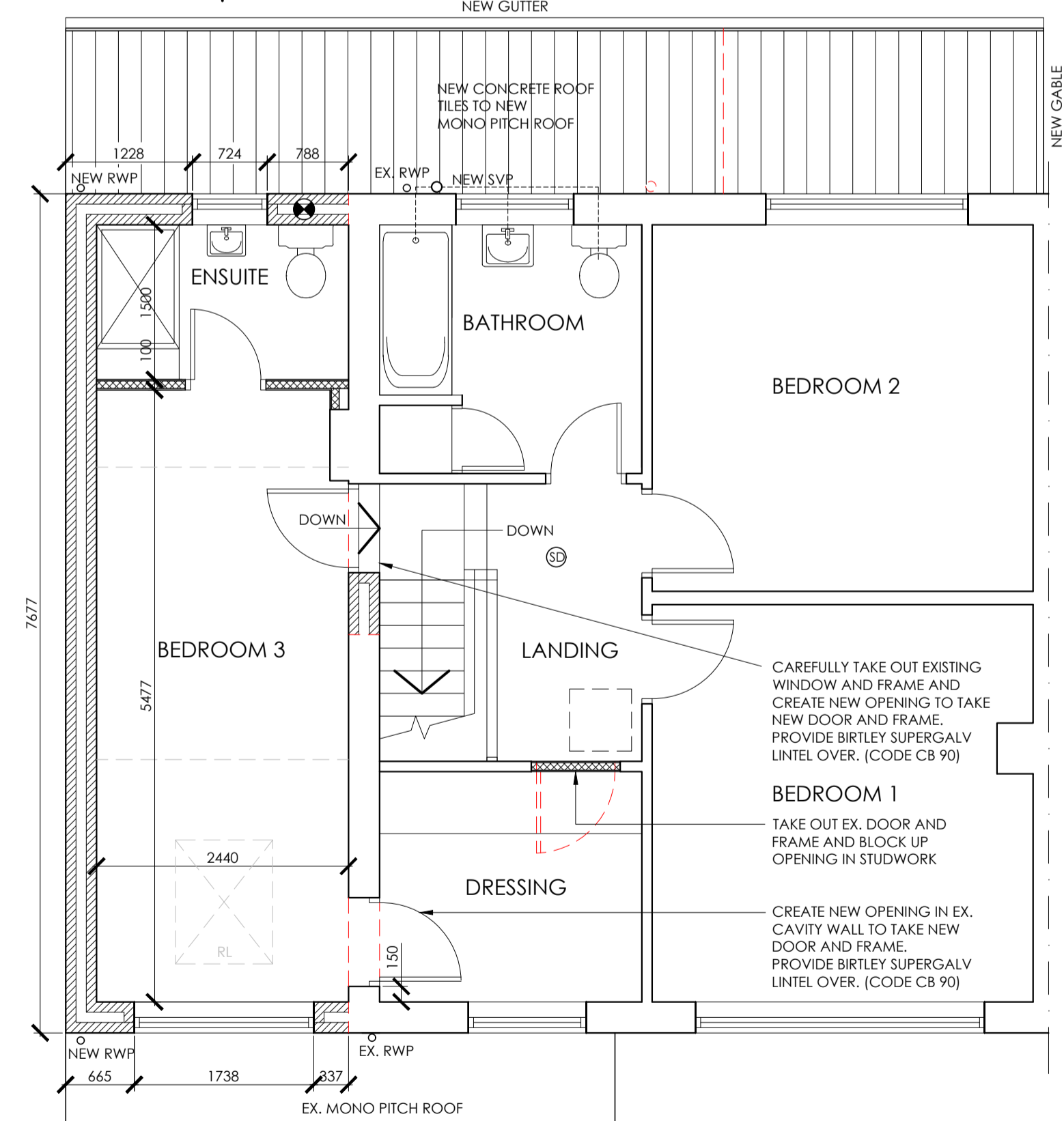
PROVIDE NEW POWDER COATED ALUMINIUM SLIDING/ FOLDING DOORS AS SHOWN ON ELEV. NEW DOORS TO ACHIEVE 1.8 'U' VALUE.

GLAZING:

ALL NEW GLAZING TO COMPLY WITH APPROVED DOCUMENT 'K' AND 'L' OF THE BUILDING REGS.
ANY GLAZING BELOW 800mm TO BE TOUGHEND SAFETY GLASS.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN

MONO - PITCHED ROOF TO KITCHEN / DINING

PITCHED ROOF TO COMPRISE: CONCRETE ROOF TILES TO MATCH EXISTING ON 38x25mm SW BATTENS ON SARKING FELT TO BS 747 ON 125x47mm SW RAFTERS AT 600mm C/CS (PITCH 25 DEG), FIXED TO 100x75mm SW WALLPLATE HELD DOWN BY 30x3x1000mm MS B4 STRAPS AT 1200mm C/CS AT ONE SIDE AND 100x75mm SW WALLPLATE BOLTED TO EX. WALL WITH RESIN ANCHOR BOLTS AT THE OTHER.

FASCIA TO BE 200x16mm UPVC.
CEILING TO COMPRISE: 120x47mm SW C16 JOISTS AT 400mm C/CS WITH 12.5mm PLASTERBOARD ON VAPOUR BARRIER FIXED TO UNDERSIDE. PROVIDE 2 NO. LAYERS OF 150mm ROCKWOOL INSULATION BETWEEN JOISTS (OVERALL THICKNESS 300mm).

PROVIDE PROPRIETARY EAVES AND ABUTMENT VENTILATION TO BE THE EQUIVALENT OF 25mm CONTINUOUS TO EAVES AND 5mm CONTINUOUS TO ABUTMENT. (INSERT 2 NO. VENT TILES FOR ABUTMENT VENTILATION)

PROPOSED SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION.
15, RINGMORE COURT, TUNSTALL, SUNDERLAND
PROPOSED PLANS, ELEVATIONS & SECTIONS
SCALE: 1:50/1:100@A1 DATE: APR 21 REVISION: --