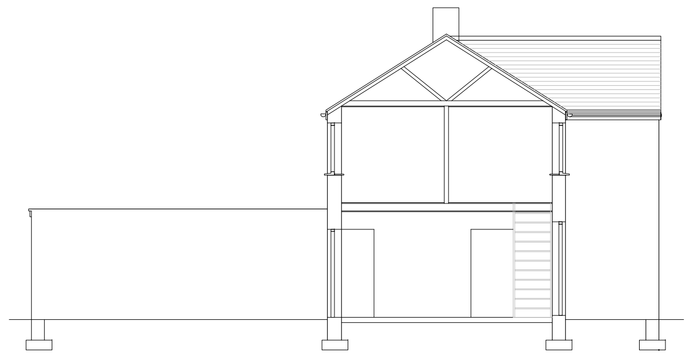
EXISTING WEST SIDE GABLE ELEVATION

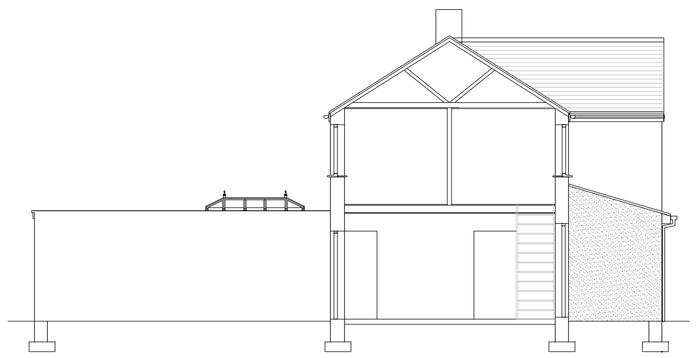


EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING EAST SIDE GABLE ELEVATION

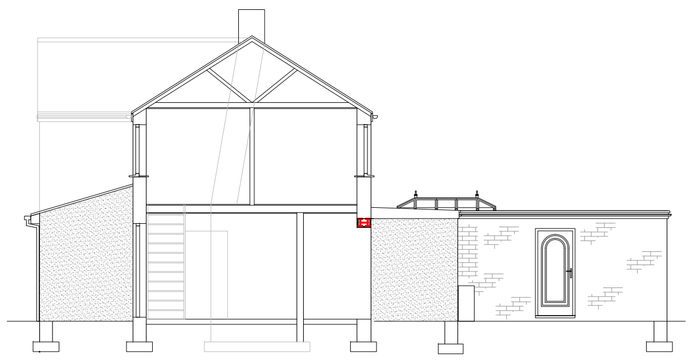
PROPOSED WEST SIDE GABLE ELEVATION



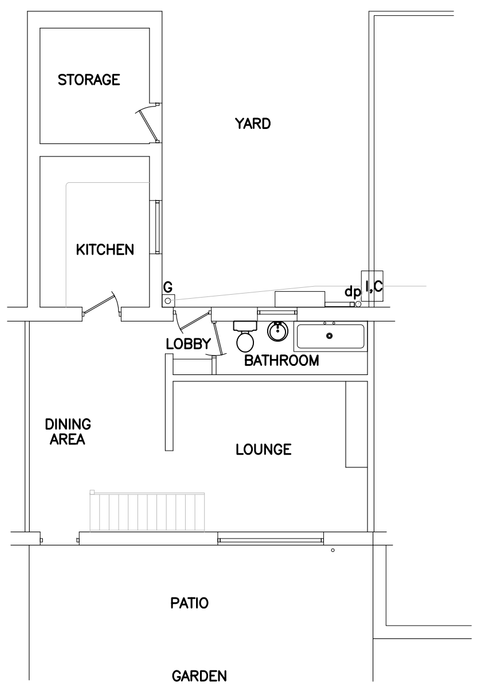
PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

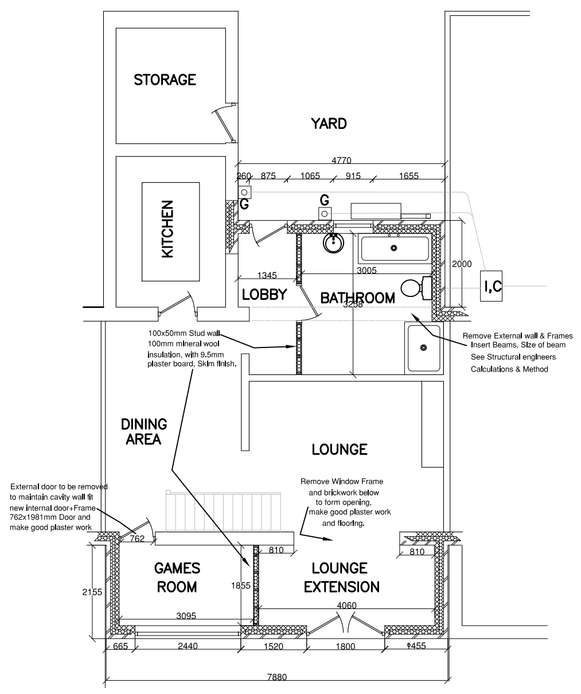
PROPOSED EAST SIDE GABLE ELEVATION



EXISTING GROUND FLOOR PLAN

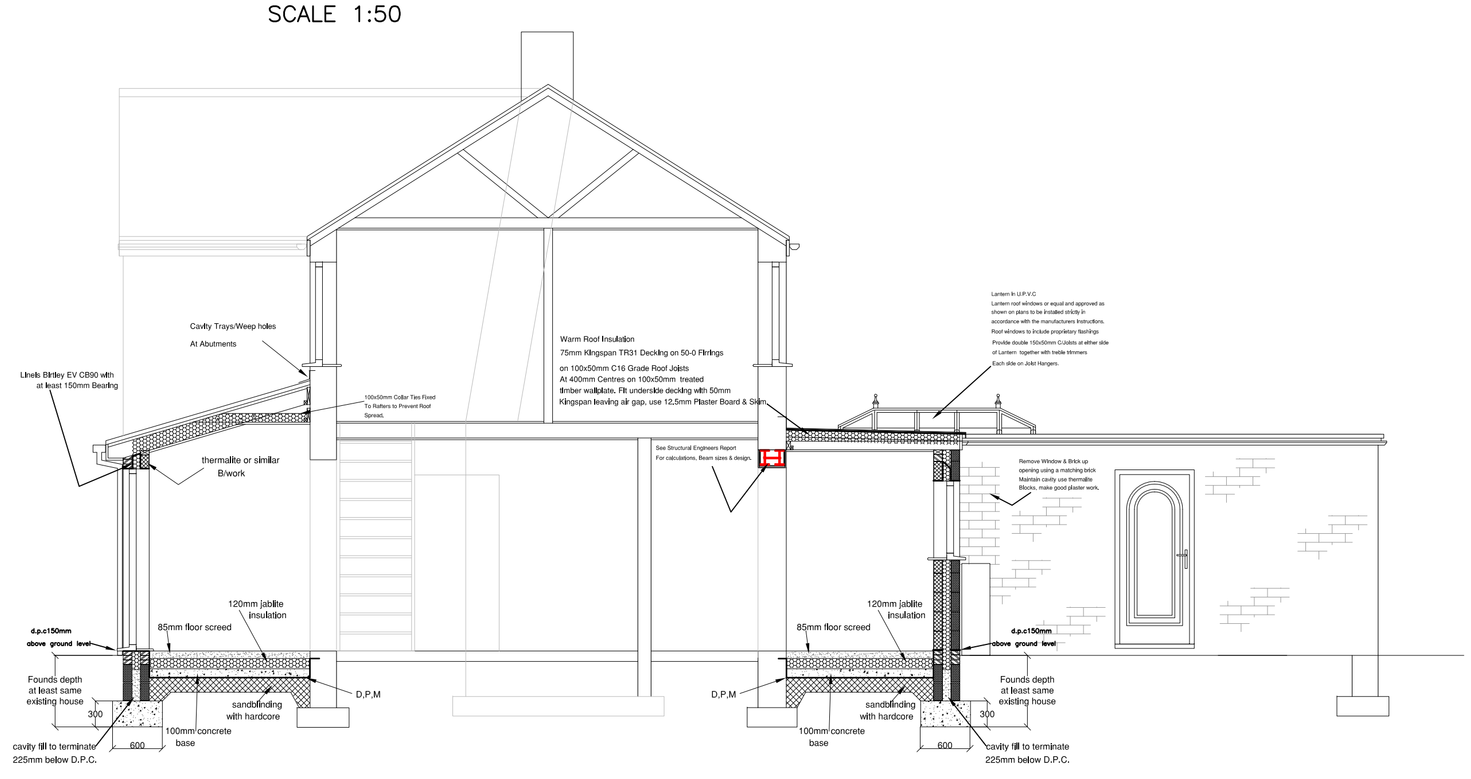


PROPOSED GROUND FLOOR PLAN



PROPOSED EAST SIDE SECTION THRU ELEVATION

SCALE 1:50



J+C Drawing Services
Tel 0191 5226312
jacdrawingservices@gmail.com

Foundations in accordance with B.S. 8004 and
agreed on site with building control officer.
New strip foundations Depth at least
the same as existing House foundation
must be taken down to firm load
bearing strata and reinforced at bottom with
one layer of C.283 mesh a minimum of 40mm
concrete cover,strength a minimum of 30n.
All drains beneath new approved extension
to be bed and surround in granular fill
or concrete surround as appropriate.
Where drains pass through external walls
they are to be protected with pre-stressed
concrete lintel over with minimum 150mm
end bearings, with 50mm clearance all round
pipe and the opening is to be masked with
ridgid sheet material to prevent the ingress
of vermin or fill.
Hard-core
to be thoroughly compacted in layers not exceeding
230mm, surface of hard-core to have a sufficient
consolidated of sand to fill interstices and provide
a close smooth surface for a 1200 gauge D.P.M.
laid with edges lapped with not less than 300mm
and turned up the perimeter walls and lapped under
D.P.C. to provide a complete water proof membraine.
WALLS
WALLS Outer leaf Concrete Block
7 Newton 100mm, Inner leaf standard
100mm thermalite, Engineering Bricks
Up to D.P.C Trench Blocks bellow
Engineer Bricks.
Outer skin to comprise 100mm concrete
blockwork with a 100mm cavity
to accomadate and a 100mm Insulation
Batts. Cavity to be closed at all windows
door junctions at eaves level
with blockwork or a proprietary cavity closure.
Skins to be tied together with vertical twist
stainless steel wallties to DD140 and EN845.
Every 750mm horizontal and 450mm vertically
staggerd vertically
blockwork to be tied into existing and all cavitys
to be maintained.
Horizontal insulation D.P.C. to all reveals.
External texture finish to be two coates
of fine washed sand, first coat scratched coat
finish with a polybond D.P.C. solution mix
2nd coat fine washed sand & cement.
INSULATE Cavity with 100mm Dritherm
All to achieve a U-Value of .28W/m.
SOLID GROUND FLOOR CONSTRUCTION
Granular material, free from harmfull matter, well
graded and passing a 75mm BS sieve. Crushed
hard rock or quarry waste, not chalke, or crushed
concrete, bricks or old tiles free from old plaster.
Average thickness of hard-core bed to be 170mm.
Increase thickness as necessary to make up levels
and back fill foundation trench. Hard-core
to be thoroughly compacted in layers not exceeding
170mm. surface of hard-core to have a sufficient
consolidated of sand to fill interstices and provide
a close smooth surface for a 1200 gauge D.P.M.
laid with edges lapped with not less than 300mm
and turned up the perimeter walls and lapped under
D.P.C. to provide a complete warter proof membraine.
Concrete to be grade C10P to B.S.5328 thickness
to be 100mm on 120mm KingSpan or Celotex
Insulation laid directly on additional 1200 gauge D.P.M.
on concrete floor slab to achieve a u-value
of 0.22/m2K. Off cuts of Insulation to be placed
around perimeter of walls, beneath skirting,
to prevent cold bridging.
VENTILATION AND WINDOWS
All windows to have opening sashes equivalent
to 1/20th of the floor area of the room.
for purge ventilation with hinges to allow min .
60 degrees sash opening, 90 degree to any
fire escape openings,
All windows to be fitted with background
Controllable trickle ventilators in window head.
To be not less than 5000 square millimetres
equivalent ventilation free area in all habitable Rooms
All windows and doors to be double glazed 25mm
air gap and manufactured in material specified
By Client.
Glazing to be Pilkington K,LOW-E,
ARGON Filled, minimum U-VALUE 1.6 W/M2.K-band A
W,E,R,[W,E,R, of 1.6 w Building,Reg, requirements
Band C-or better] note doors can be 1.8w/m2.k]
Doors and windows to be high performance
Fitted with neoprene tin type gasket in openings.
P.V.C. frames, Frames to be positioned to link
with vertical d.p.c,-Insulated closer, Mastic
sealant to frame perimeter/brickwork.

ROOF TO SUN LOUNGE TO FRONT
Tiles to Match existing & Pitch of roof with
38x20 softwood battens on Tyvek Breathable
Sarking felt, To BS747 ROOF DETAILS
170x50mm C16 grade rafters at 400 Centres
on 100x50mm Wallplate,
VERTICAL RESTRAINT STRAPS
at a maximum of 1.5m centres using 30x5mm
galvanised steel straps turned down 150mm
minimum over blockwork and fixed over solid
blocking, to a minimum of three rafters.
ROOF INSULATION
Insulate between 170mm Rafters 120mm
Kingspan or Celotex, leaving a 50mm air gap
And 25mm Insulated Plasterboard
To give a "U" value of .22W/mK
Abutments to be weatherproofed, Using Code 4
Lead flashing not to exceed 1500mm in length.
With Laps of not less than 100mm.
Flashings to be chased into mortar joints
25mm deep and at least 75mm above
The tiling level and lead wedges in place.
The joints should then be pointed in cement
Mortar of 1:3, cement : sharp sand.
Cavity trays to be linked to flashing,
FLAT ROOF CONSTRUCTION TO REAR
WARM ROOF SYSTEM + EPDM COVERING
Covering supplied & layed by specilist contractor,
Specification to be confirmed & agreed with Client
Prior to laying coverings full maufactures warranty
and Garantee to be provided.
20mm weatherproof-plywood decking laid to falls
Diminishing timber battens (tilings) to form
A 50mm fall (50-0mm) to new gutter/rwp
position 220x50mm timber joists at 400mm c/c
100x50mm treated timber wallplate, Vertical
Restraint straps of 35x6 galvanised mild
steel to be provided at 1500mm maximum centres.
Flat Roof Insulation Warm Roof
Warm Roof Insulation
75mm Kingspan TR31 Decking on 100x50mm C16
grade Roof Joists 400mm Ctrs on 100x50mm
treated timber wallplate, Fit underside decking with 50mm
Kingspan leaving air gap, use 12.5mm Plaster Board & Skim.
To give a "U" value of .18 W/mK
Fasia 180x20mm with 38x20mm Drip
RAINWATER GOODS
100mm wide PVCu semi circular section gutters
laid to falls to discharge into 65mm diameter
round rainwarter down pipes. new gullies
LINTELS
Use Birtley EV CB 90 or Similar Approved
All Lintels with 150mm end Bearing,
Double Plaster Board 12.5mm
for 1/2 Hour Fire Break.
SPACE HEATING
Existing central heating system to be extended
into new rooms in accordance with BS5449.
All new radiators to be fitted with thermostactic
controlled valves.
Heating System
If Boiler is to be relocated
It must be fitted by a gas safe installer
And to comply with Part J of building Regs.
MECHANICAL VENTILATION
Mechanical ventilation to Kitchen a minimum
extraction rate of 60 litres/second.
to be ducted to the outside air.
ALL ELETRICAL WORK
To meet the requirments of part P (electrical safety)
Must be designed, Inspected, and tested
By a person competent to do so,
Prior to completion the council should be satisfied
That part P, has been complied with. This will
Require an appropriate BS 7671 electrical
Installation certificate to be issued for work
By a person competent to do so.
GENERAL NOTES.
1. Dimension to be checked on site
2. All work to comply with current building regulations
3. all works may be subject to revision on site
4. this drawing may not be copied without prior permission
From Allan Connolly J.A.C Drawing Services.
It is the responsibility of the contractor to ensure
that all their work is in compliance with the appropriate
requirements of the relevant building regulations and other
allied legislation.
"Work/ Notice to Comply with the Party Act 1996.

CLIENT
Mr & Mrs D, Snowdon

CONTRACT
10 BRYDON CRESCENT
SOUTH HETTON, DH6 2SP

TITLE
EXISTING AND PROPOSED ELEVATIONS, FLOOR PLANS
FOR REAR GROUND FLOOR FRONT & REAR EXTENSIONS
AND INSTALL LANTERN TO KITCHEN FLAT ROOF.

J.A. CONNOLLY | DATE 01/06/2021 | Scale 1:100/ 1:50

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