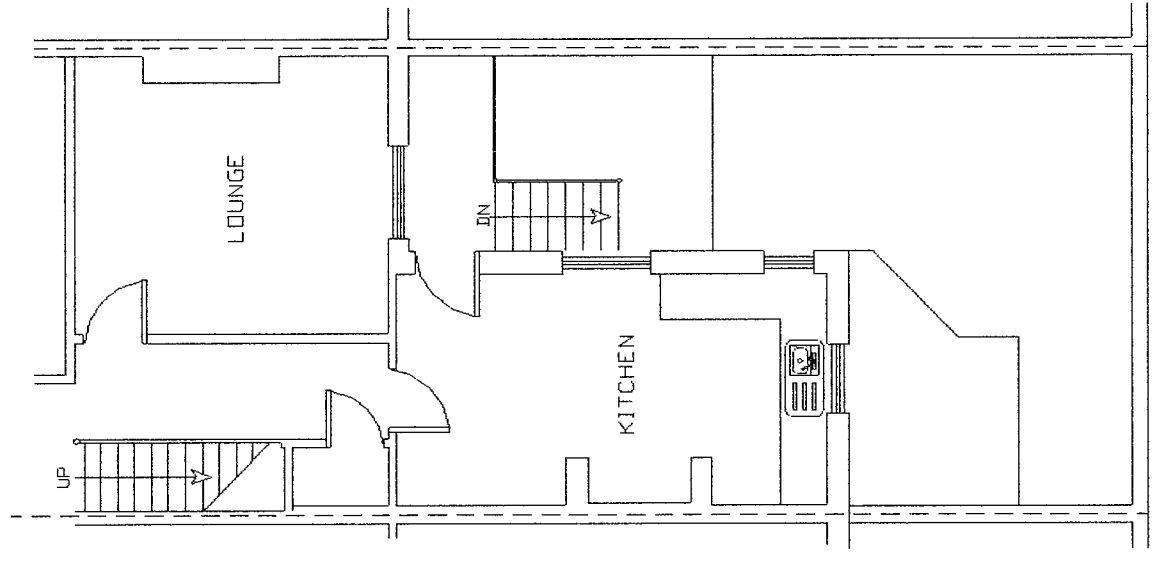


New Stairs
 Handrail to be between 900mm - 1000mm high
 Riser - No more than 220mm
 Going - No less than 220mm
 Pitch no more than 42°
 Balcony Handrail to be min - 1100mm high

ELECTRICAL
 All electrical work to be designed, installed, inspected and tested by a person competent to do so in accordance with Part P (Electrical Safety) accessible switches and sockets minimum of 450mm and maximum of 1200mm from floor level.

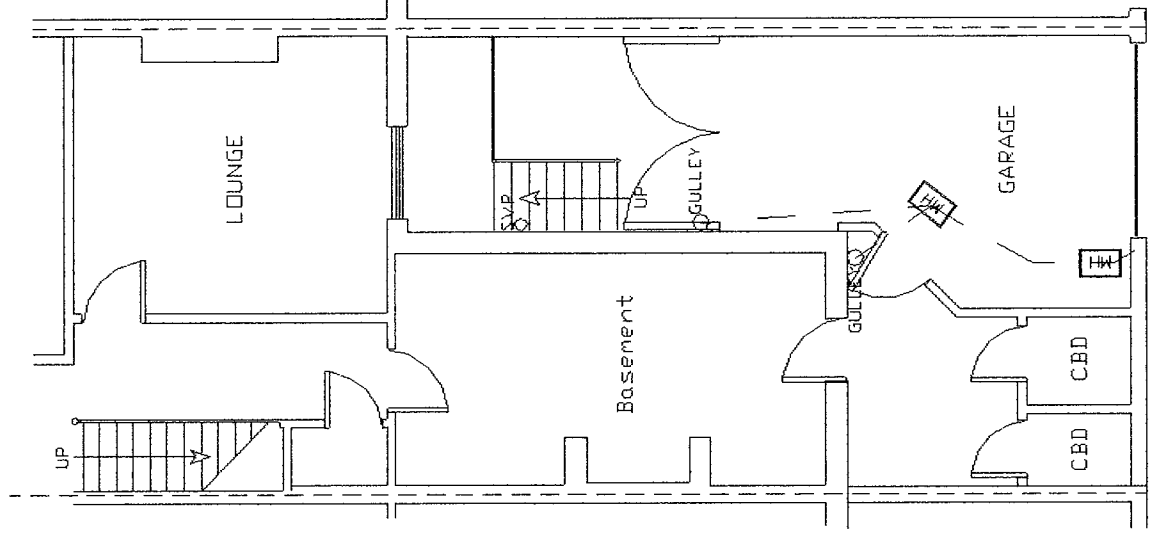
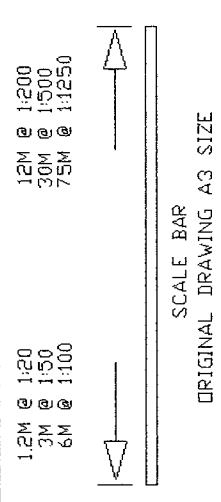
30x5mm galvanized restraint straps to wallplate and end rafters to gable at 2mcc
 abutting new extension code 4 lead
 112mm wire cut red rustic bricks,
 100mm drithern, 100mm thermalite blocks applied continuously to upper surface of all joists/noggins corresponding with board edges to provide continuity of foil vapour control.
 No Trees within 20m

Forn new timber frame a top of new flat roof to allow decking to be layed inline with heights
 Cronor PRD GRP layed to attached Manufacturers Specification installation guide. Product approved by Building Control. Vapour Resistant Product.
 22mm Weyrac sheets
 50 to 0mm firrings
 195x50mm c.j's @ 400mmcc,
 all structural timbers pressure impregnated with preservative,



EXISTING GROUND FLOOR PLAN

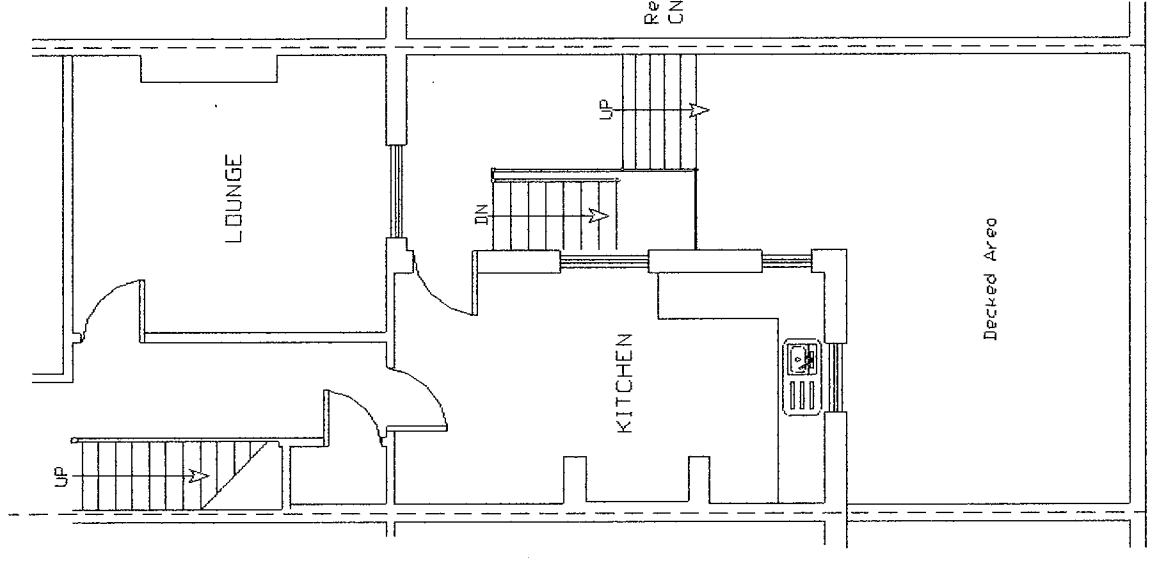
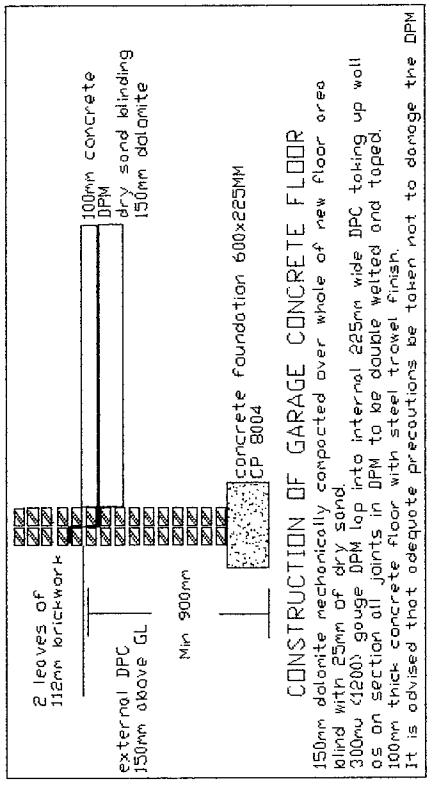
All drainage to be in accordance with CP 301 & to be pvc or similar laid on a bed of pea gravel & laid to fall a min of 1:40
 Above ground drainage to be UPVC fittings to BS525 and BS4514. Any drainage passing through foundations to have concrete lintol over.



EXISTING LOWER GROUND FLOOR PLAN

Confirm existing foundations and walls are capable of taking new loadings.
 If required, underpin or rebuild brickwork to be done.

Beam 1:
 152x89x16 UB S275 Compact
 Padstone Sizes:
 300x100x100hmm
 300x100x100hmm

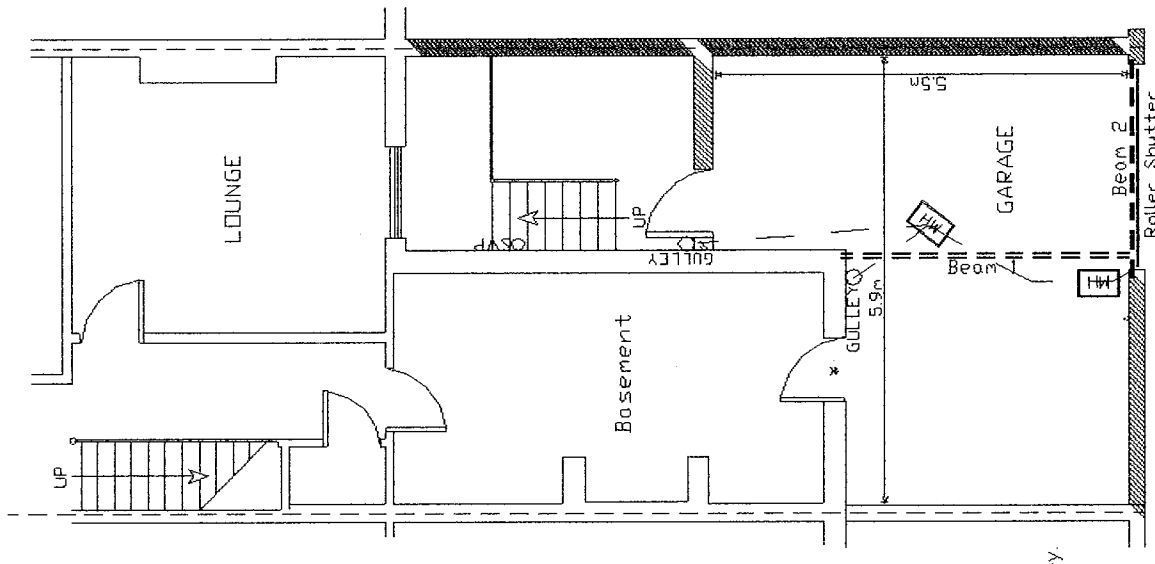


PROPOSED GROUND FLOOR PLAN

Reinforced Openable Roof Light

Forn new timber frame a top of new flat roof to allow decking to be layed inline with heights
 Vapour proof non-setting gungrade mastic sealant applied continuously to upper surface of all joists/noggins corresponding with board edges to provide continuity of foil vapour control.

Cronor PRD GRP layed to attached Manufacturers Specification installation guide. Product approved by Building Control. Vapour Resistant Product.
 22mm Weyrac sheets
 50 to 0mm firrings
 195x50mm c.j's @ 400mmcc,
 all structural timbers pressure impregnated with preservative,



PROPOSED LOWER GROUND FLOOR PLAN

* - 1/2hr Firedoor, New lintol above opening to intumescent strips garage door, CN99 HD Lintel
 Made to have airtight, screwdown lid

ALL DETAILS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
 ALL WORK TO COMPLY WITH THE BUILDING REGULATIONS
 FOUNDATION DETAILS SUBJECT TO SITE EXCAVATIONS REVEALING LOAD BEARING STRATA TO SATISFACTION OF BUILDING CONTROL OFFICER UNSUITABLE STRATA WILL NECESSITATE THE DEPOSIT OF AMENDED FOUNDATION DETAILS TO BE APPROVED BEFORE WORK CONTINUES.

3 Holmlands Park South, Sunderland.
 Tyne and Wear, SR2 7SG.
 New Garage Extension and Raised Decked Area Above
 Drawing No. H41a
 Scale 1:100
 Date 12/05/2021
 Mr AM Watt
 20 Alpine Way Sunderland SR3 1TN
 Tel No. 0191 5226401/078116 050 33