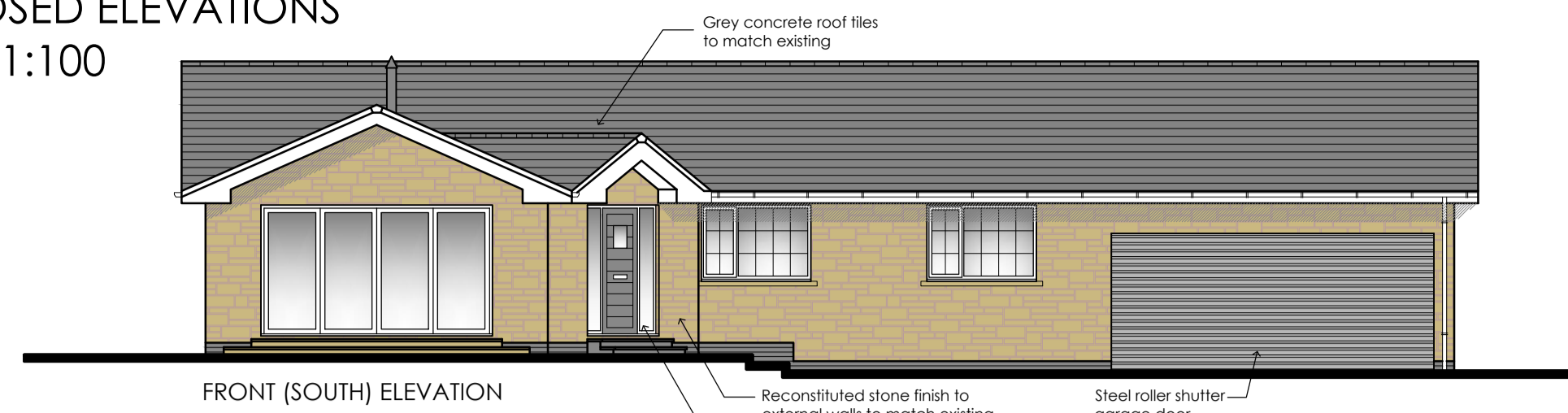
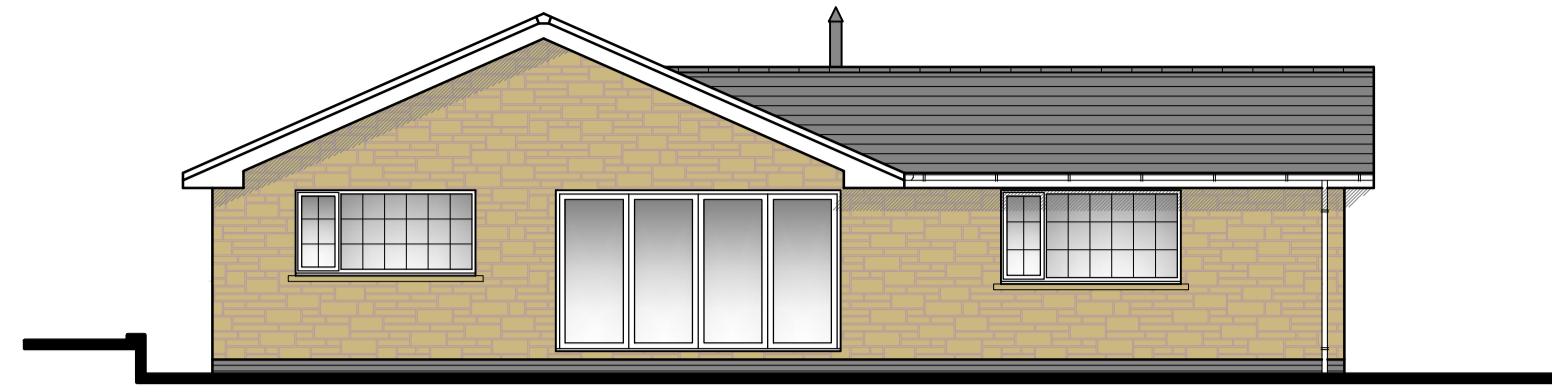


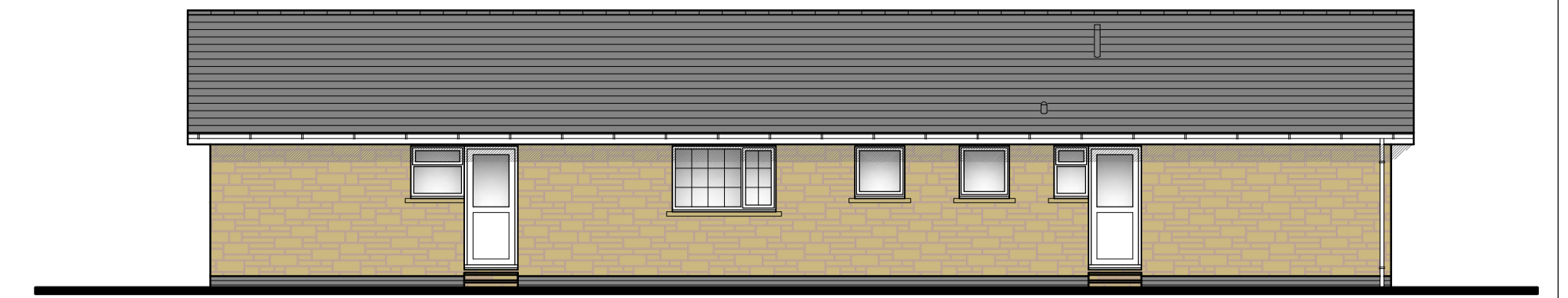
PROPOSED ELEVATIONS
SCALE 1:100



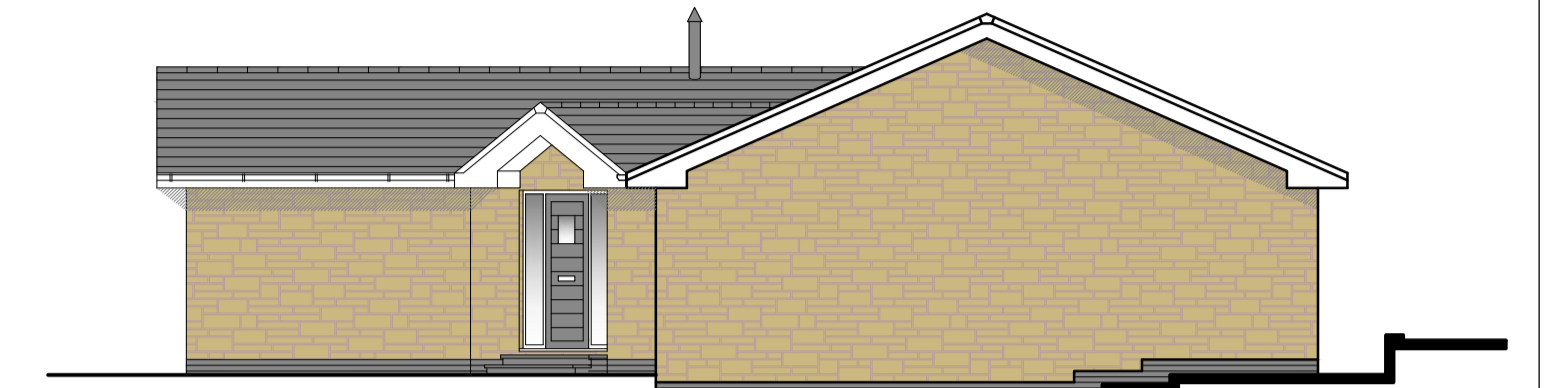
FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



REAR (NORTH) ELEVATION



SIDE (EAST) ELEVATION

GENERAL NOTES

Contractor to make himself familiar with the site as to existing ground levels, access, subsoil conditions, etc. and allow for full insurance cover of the project from start to finish, including fire, third party liability and be responsible for all service connections including supply of building water. Contractor to notify the Building Control at commencement of work and at all stages as required by the Local Authority right through to completion and provide the client with a Completion Certificate. Before work commences on site it is the entire responsibility of the contractor to ensure that he is in possession of copies of all drawings, fully updated, as approved by the Local Authority, together with copies of Planning and Building documents and have carried out a search for any existing underground services. Finished ground levels around the building are indicated on the elevations and it is the contractor's responsibility to allow for any ground grading and backfilling as required, inclusive of any excessive underbuilding required. ALL WORKS TO BE CARRIED OUT TO COMPLY WITH THE CURRENT BUILDING REGULATIONS WITH AMENDMENTS THERETO. DO NOT SCALE DRAWING AS THIS IS A COPY WHICH IS SUBJECT TO DISTORTION WHEN PRINTING AND WORK TO FIGURED DIMENSIONS. ANY DISCREPANCIES TO BE REPORTED TO SJK ARCHITECTURAL SERVICES LTD.

FOUNDATIONS & UNDERBUILDING

All turf, vegetable matter, roots and top soil to be stripped from the ground to be covered by the extension and the ground immediately adjoining it to a depth that will prevent future growth. Concrete strip foundations, minimum size 600 x 225mm, reinforced with one layer A193 mesh fabric reinforcing with 50mm bottom cover. The foundations have been designed for a safe bearing pressure of 75 Kn/sq m which equates to firm clay or medium dense sand - if in doubt please inform a structural engineer. Concrete to be Grade C35P concrete to Tables 1 & 2 of BS 5328 (or stronger) and compacted mechanically and cured to the recommendation of BS 8110: Part 1. The nominal maximum size of aggregate to be 20mm. Foundations should be on a horizontal bearing and stepped if necessary. At all changes in level they should be lapped at the steps for a distance at least equal to the thickness of the foundation or twice the height of the step, whichever is the greater. Underbuilding to consist of 300mm wide concrete trench blocks below ground level. New drainage passing through walls to be above foundation level and be linteled over. NOTE: Final foundation depths to be confirmed with Building Control following inspection of trench.

GROUND FLOOR

Solum of 100mm battlement with covering of 50mm lean mix 1:8 concrete on 1200g Visqueun DPM. The maximum difference between the internal solum level and external finished ground level either side of the external cavity wall is not to exceed 300mm, the solum being the higher level. 150 x 50mm C16 joists at 400mm centres, 18mm V313 grade chipboard flooring with all joints glued and screwed. 100mm Celotex GA4000 insulation tightly fitted between joists supported by saddle clips at 1m centres or galvanised nails spiked to sides of joists leaving a 25mm airspace between underside of flooring and top of insulation.

SOLIM VENTILATION

Solum vents, with fly screens, ducted through cavity with fireclay liners and to be at maximum 2.0m centres and be located 450mm from all corners (measured external face).

STRUCTURAL STEELWORK

All steelwork, connections and ends bearings as structural engineers details. Steelwork to be encased in 12.5mm plasterboard and skimmed to provide half hour fire protection. All steelwork to be thoroughly cleaned of mill scale, rust, dirt and grease by shot blasting to BS7079 grade SA2.5, prior to the application of a zinc rich primer.

EXTERNAL WALLS

Outer leaf to be 100mm thick art. stone to match existing. 100mm wide cavity, 100mm Celcon (or similar) standard 7N blockwork inner leaf. 100mm Rockwool fullfill cavity insulation (or similar) fixed as per manufacturers instructions. Insulation to stop min. 225mm below lowest DPC level. Insulation to extend 150mm below top of floor insulation. Ancor Staffix RT2 stainless steel wall ties at 600mm horizontal centres, 450mm vertical centres, maximum 300mm centres vertically at openings and within 225mm of the sides of the opening. Cavity closed at openings with Rockwool Rockclose insulated DPC - 150mm wide x 20mm thick. Superglue CB90 HD lintel over opening, with 150mm minimum end bearing. Stepped DPC directly above lintel with weep holes at 900mm c/c and minimum of 2 per opening. Internal finish to be 13mm 2 coat plaster finish consisting of 11mm Gypsum Thistle Bonding Coat and 2mm Gypsum Thistle Plaster Finish. Form open clear perpendicular joints through outer leaf, immediately above base of cavity at 900mm maximum centres. Bitumen based DPC to BS 4398. New walling tied to existing with Ancor Staffix Universal Wall Starter System.

PITCHED ROOF

Roof formed with 145 x 45mm C16 timber rafters at 400mm c/c spanning between 22mm thick ridge board and wall plate. Rafters fixed to wall plate with truss clip fixings. Covering to consist of Tyvek Supro Plus vapour permeable membrane (or similar) complete with eaves protector all fitted as per manufacturers instructions. 50 x 25mm tanalised softwood battens and counter battens and new interlocking concrete tiles to match existing. New tiles fixed as manufacturers instructions and to BS 5534 (code of practice for sloping and tiling). Concrete ridge tiles to match existing. 300mm thick mineral wool insulation to horizontal section of ceiling laid in two layers (150mm along ceiling ties and 150mm across). Valley gutters to be lined with Code 4 lead and have 125mm minimum clear space between cut edges of files. Fascias and soffits to be white upvc to match existing. Linear verge capping to match existing.

ROOF RESTRAINT STRAPS

3no. rafters tied to new gable with 1200mm long x 30mm wide x 5mm thick galvanised mild steel horizontal restraint straps with 150mm turn down into cavity at 1200mm maximum intervals. Joists to have 50mm thick x full depth blockings directly under restraint straps. Minimum four No12 x 50mm wood screw fixings per strap. Wall plate secured to blockwork internal leaf with 1200mm long x 30mm wide x 2.5mm thick galvanised mild steel vertical restraint straps with 100mm turn over wall plate at 1200mm maximum intervals. Minimum six 8swg x 75mm masonry nail fixings per strap.

INTERNAL PARTITIONS (NON-LOAD BEARING)

89 x 38mm CLS timber studs at 600mm maximum centres with 89 x 38mm top and bottom plates. 12.5mm plasterboard both sides with 3mm polished skim finish. 100mm mineral wool insulation between all studs and surrounding SVP in boxing.

FIREPLACE AND CHIMNEY

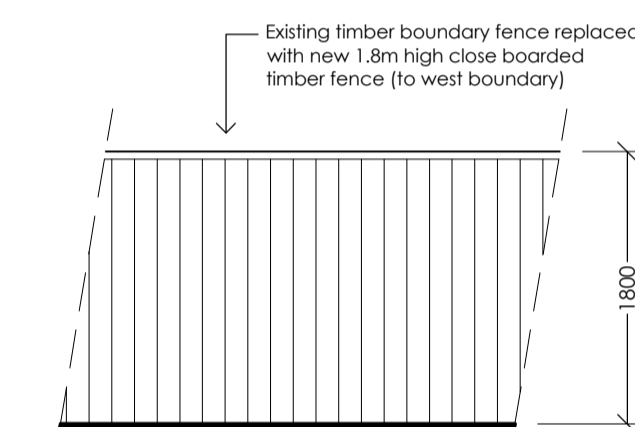
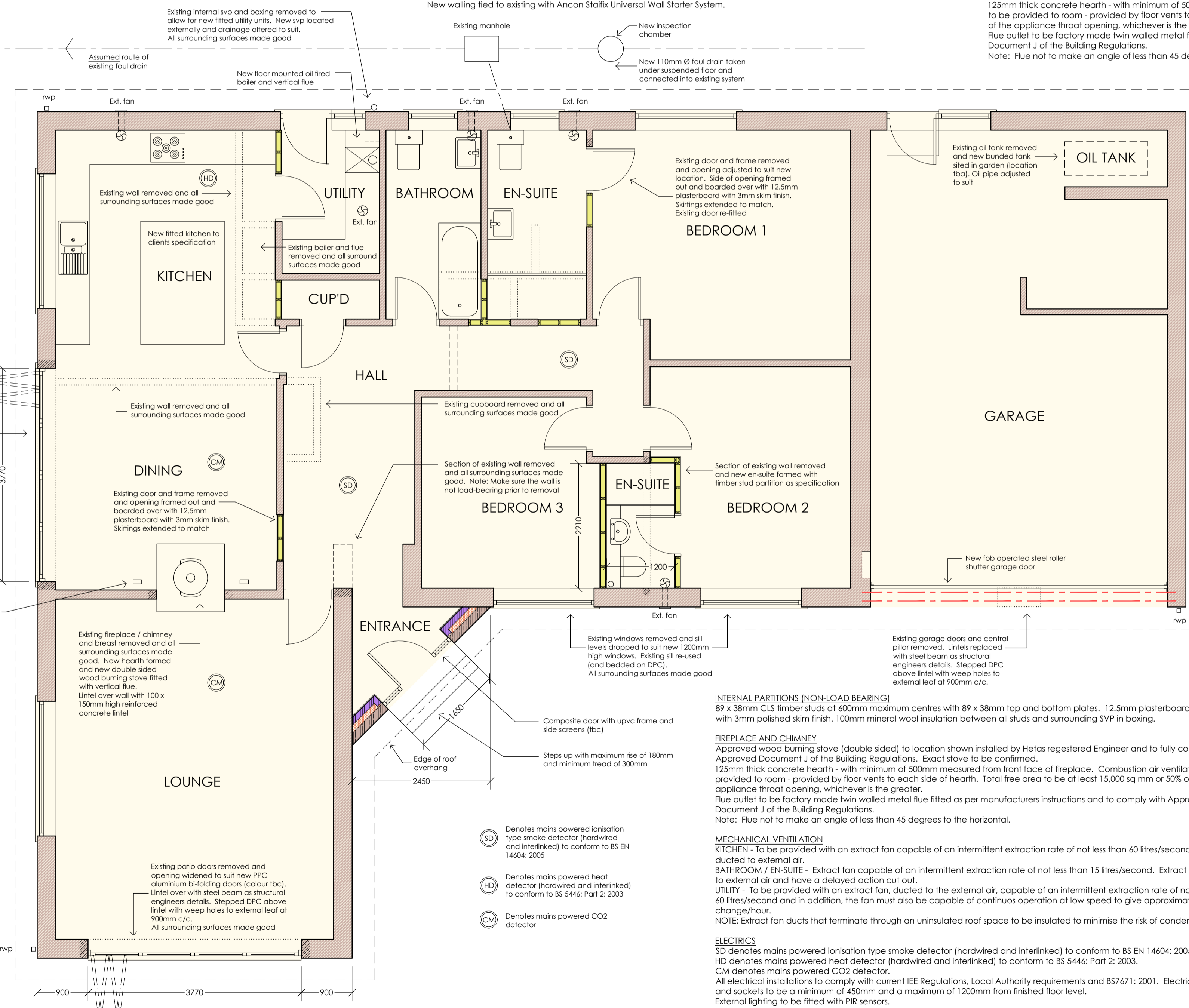
Approved wood burning stove (double sided) to location shown installed by Hetas registered Engineer and to fully comply with Approved Document J of the Building Regulations. Exact stove to be confirmed. 125mm thick concrete hearth - with minimum of 500mm measured from front face of fireplace. Combustion air ventilation to be provided to room - provided by floor vents to each side of hearth. Total free area to be at least 15,000 sq mm or 50% of the appliance throat opening, whichever is the greater. Flue outlet to be factory made twin walled metal flue fitted as per manufacturers instructions and to comply with Approved Document J of the Building Regulations. Note: Flue not to make an angle of less than 45 degrees to the horizontal.

PITCHED ROOF

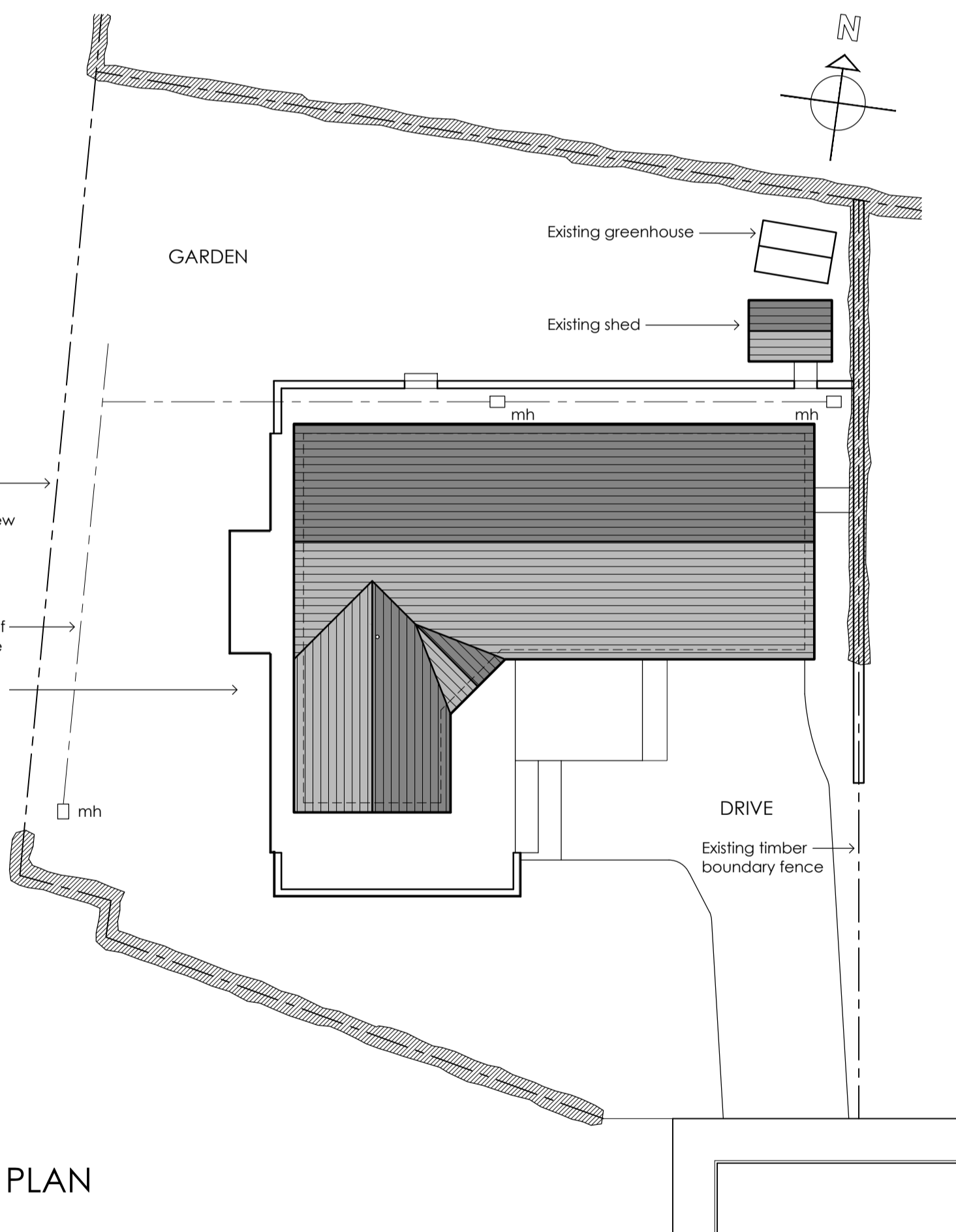
Roof formed with 145 x 45mm C16 timber rafters at 400mm c/c spanning between 22mm thick ridge board and wall plate. Rafters fixed to wall plate with truss clip fixings. Covering to consist of Tyvek Supro Plus vapour permeable membrane (or similar) complete with eaves protector all fitted as per manufacturers instructions. 50 x 25mm tanalised softwood battens and counter battens and new interlocking concrete tiles to match existing. New tiles fixed as manufacturers instructions and to BS 5534 (code of practice for sloping and tiling). Concrete ridge tiles to match existing. 300mm thick mineral wool insulation to horizontal section of ceiling laid in two layers (150mm along ceiling ties and 150mm across). Valley gutters to be lined with Code 4 lead and have 125mm minimum clear space between cut edges of files. Fascias and soffits to be white upvc to match existing. Linear verge capping to match existing.

ROOF RESTRAINT STRAPS

3no. rafters tied to new gable with 1200mm long x 30mm wide x 5mm thick galvanised mild steel horizontal restraint straps with 150mm turn down into cavity at 1200mm maximum intervals. Joists to have 50mm thick x full depth blockings directly under restraint straps. Minimum four No12 x 50mm wood screw fixings per strap. Wall plate secured to blockwork internal leaf with 1200mm long x 30mm wide x 2.5mm thick galvanised mild steel vertical restraint straps with 100mm turn over wall plate at 1200mm maximum intervals. Minimum six 8swg x 75mm masonry nail fixings per strap.



PROPOSED BOUNDARY FENCE ELEVATION
SCALE 1:50



PROPOSED SITE PLAN
SCALE 1:200

PROPOSED FLOOR PLAN
SCALE 1:50

INTERNAL PARTITIONS (NON-LOAD BEARING)
89 x 38mm CLS timber studs at 600mm maximum centres with 89 x 38mm top and bottom plates. 12.5mm plasterboard both sides with 3mm polished skim finish. 100mm mineral wool insulation between all studs and surrounding SVP in boxing.

FIREPLACE AND CHIMNEY
Approved wood burning stove (double sided) to location shown installed by Hetas registered Engineer and to fully comply with Approved Document J of the Building Regulations. Exact stove to be confirmed. 125mm thick concrete hearth - with minimum of 500mm measured from front face of fireplace. Combustion air ventilation to be provided to room - provided by floor vents to each side of hearth. Total free area to be at least 15,000 sq mm or 50% of the appliance throat opening, whichever is the greater. Flue outlet to be factory made twin walled metal flue fitted as per manufacturers instructions and to comply with Approved Document J of the Building Regulations. Note: Flue not to make an angle of less than 45 degrees to the horizontal.

MECHANICAL VENTILATION
KITCHEN - To be provided with an extract fan capable of an intermittent extraction rate of not less than 60 litres/second. Fan ducted to external air.
BATHROOM / EN-SUITE - Extract fan capable of an intermittent extraction rate of not less than 15 litres/second. Extract fan ducted to external air and have a delayed action cut out.
UTILITY - To be provided with an extract fan, ducted to the external air, capable of an intermittent extraction rate of not less than 60 litres/second and in addition, the fan must also be capable of continuous operation at low speed to give approximately 1 air change/hour.
NOTE: Extract fan ducts that terminate through an uninsulated roof space to be insulated to minimise the risk of condensation.

ELECTRICS
SD denotes mains powered ionisation type smoke detector (hardwired and interlinked) to conform to BS EN 14604: 2005.
HD denotes mains powered heat detector (hardwired and interlinked) to conform to BS 5446: Part 2: 2003.
CM denotes mains powered CO2 detector.
All electrical installations to comply with current IEE Regulations, Local Authority requirements and BS7671: 2001. Electrical switches and sockets to be a minimum of 450mm and a maximum of 1200mm from finished floor level.
External lighting to be fitted with PIR sensors.
Electrical Works to be carried out by a suitably qualified contractor who is registered with a self certification scheme in accordance with Approved Document P (Electrical Safety)(England). If the work is to be carried out by a non-registered contractor, then Building Control should be notified at first fix stage in order to carry out the required inspection of the electrical installation.

WINDOWS, DOORS AND GLAZING
New windows (to Bed 2 and Bed 3) are to be white upvc framed units fitted with neoprene draught seals and aluminium adjustable trickle ventilators, opening part 8000 sq mm. All windows to have double glazed units and have an opening area in excess of 1/20th of the floor area of the room served.
New bi-folding doors to be thermally broken polyester powder coated aluminium with double glazed units with a U-value not more than 1.6W/m.sq.K. Frame colour to be confirmed.
New front door to be composite with upvc framed side screen (double glazed). Door style to be agreed.
All external and internal doors, screens and windows with a sill height lower than 800mm from floor level to have safety glazing complying with BS6262 Part4: 1994 fitted in and within 300mm of doors to a minimum height of 1500mm above adjacent level and to glazed areas elsewhere within 800mm of the adjacent level.
Windows and external doors to be WER band C or better and to have a U-value of not more than 1.6W/m.sq.K. Glazing designed and installed to comply with BS6262: Part 4: 1994.

Rev -	-	-	-
Project	PROPOSED EXTENSION & ALTERATIONS TO PENDELTON HEBRON NE61 3LA	Client	MR & MRS SCOTT
Scale	(BA1) 1:500 1:100 1:200	Date	JULY 2021
Project No.	2159	Dwg No.	02
9 Churchburn Drive, Morpeth, Northumberland, NE61 2BL Tel: 01670 516257 Mob: 07989 232509 e-mail: s.jk@sky.com © SJK Architectural Services Ltd			