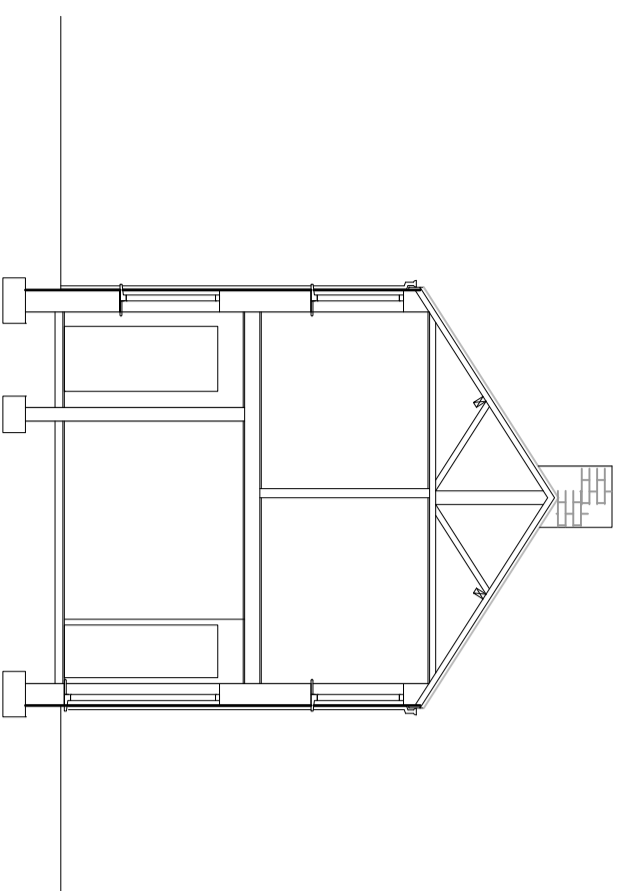
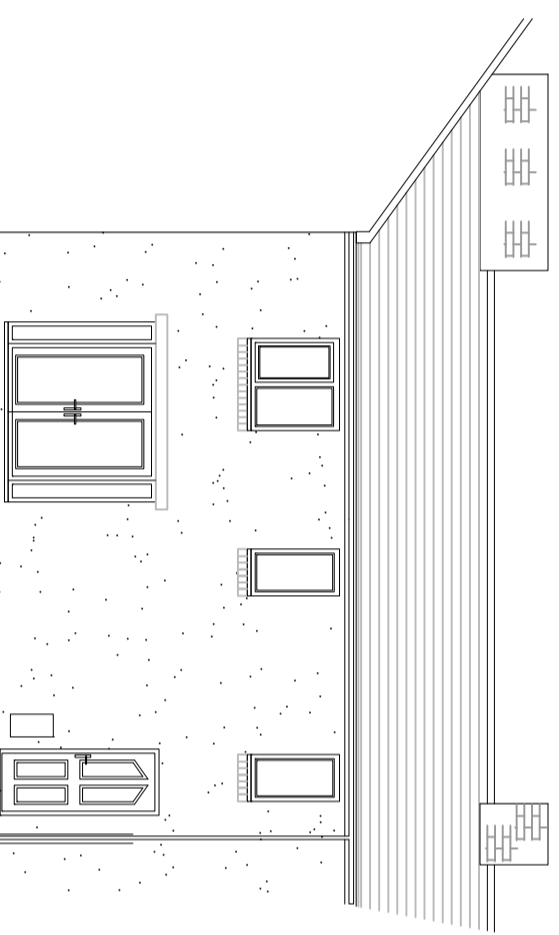


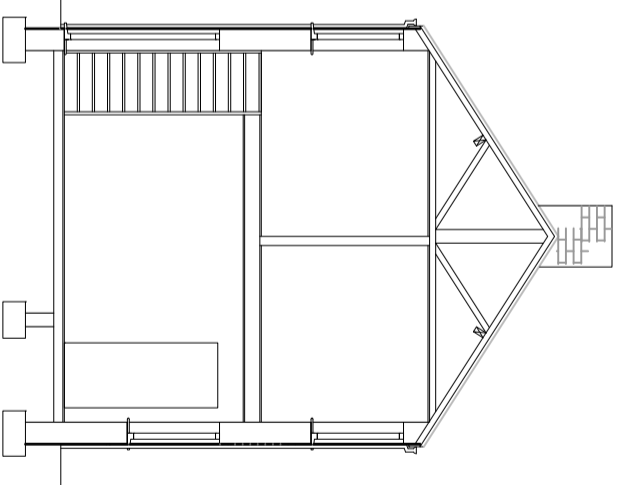
EXISTING SOUTH SIDE ELEVATION



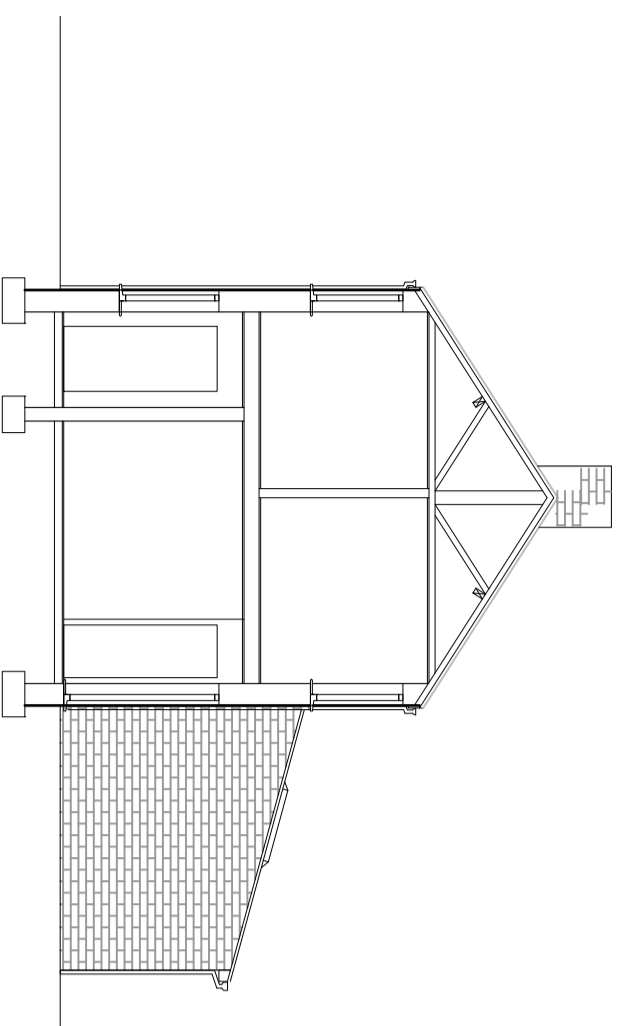
EXISTING REAR ELEVATION



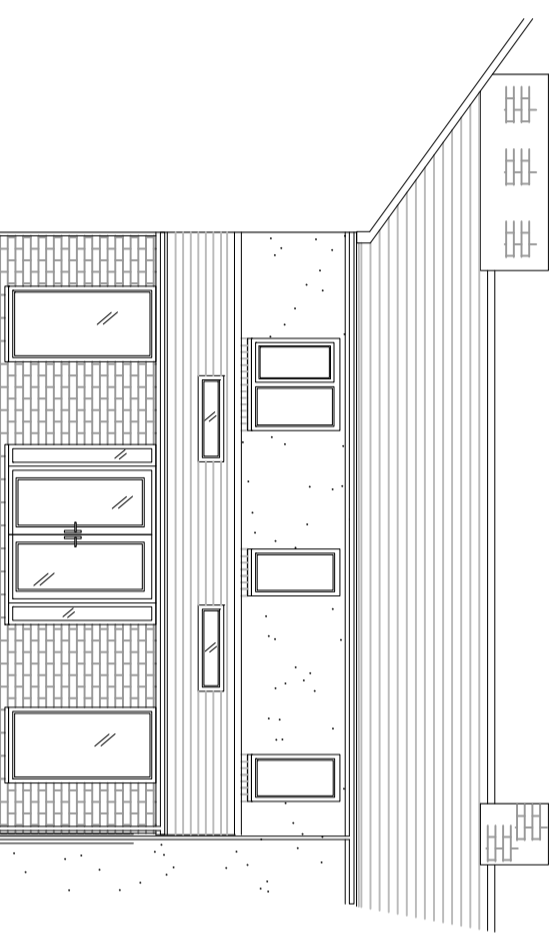
EXISTING NORTH SIDE ELEVATION



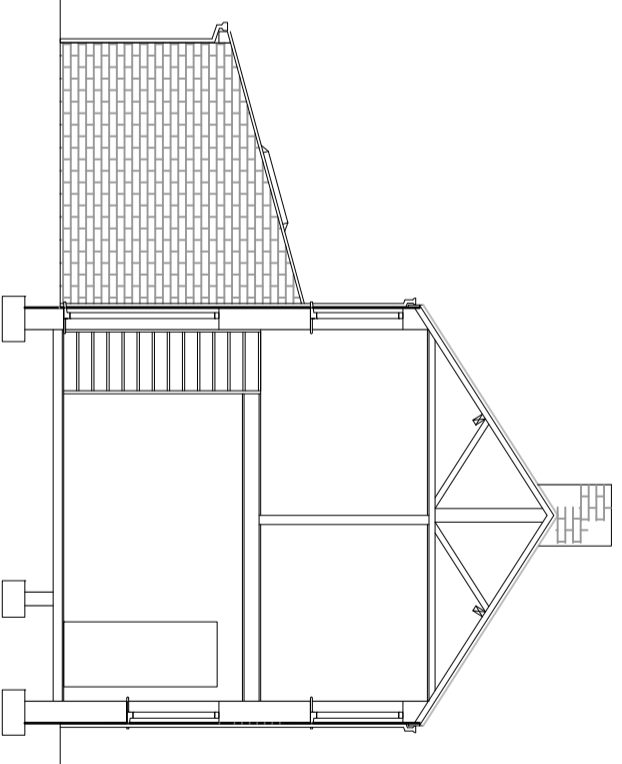
PROPOSED SOUTH SIDE ELEVATION



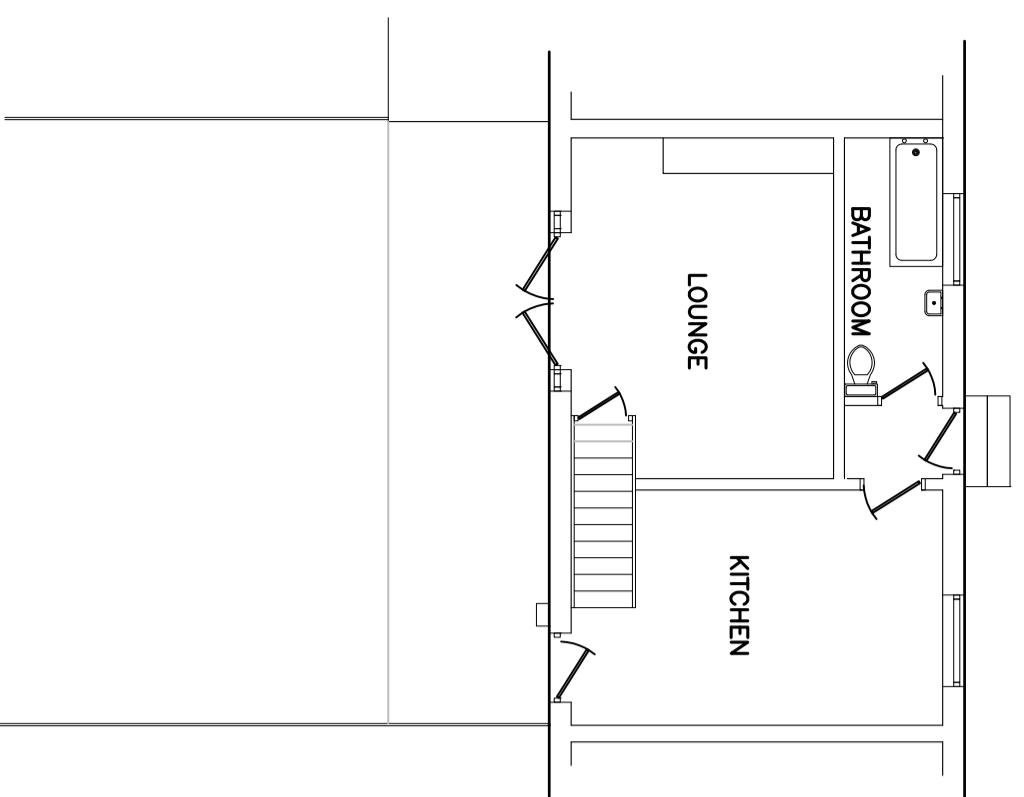
PROPOSED REAR ELEVATION



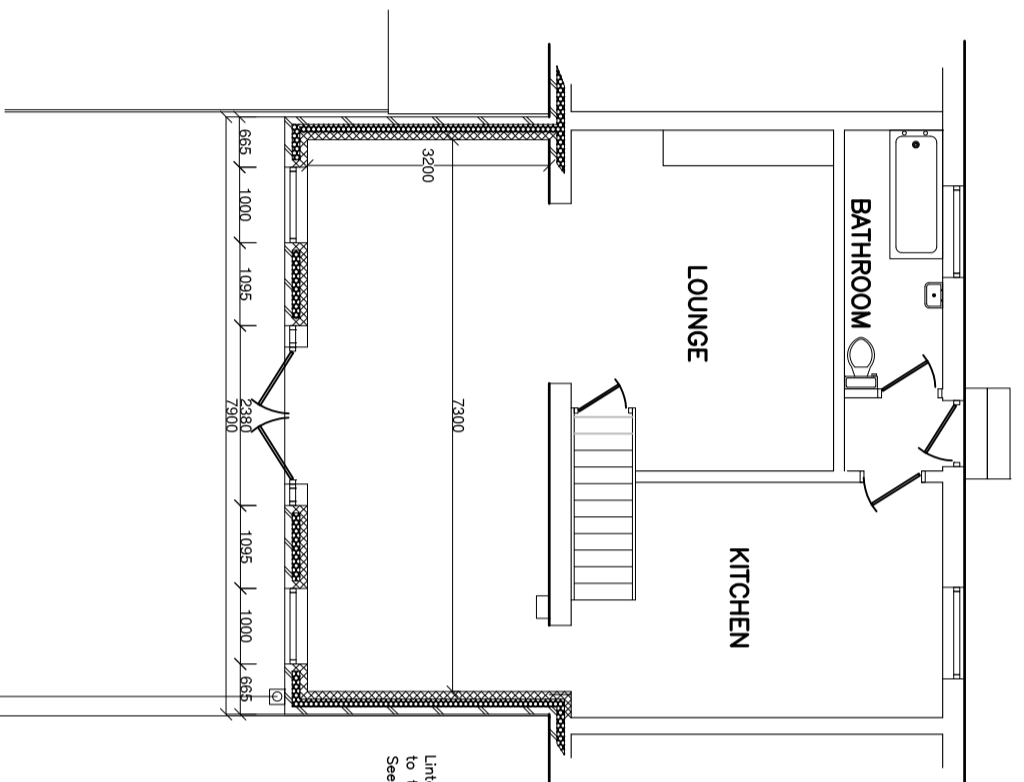
PROPOSED NORTH SIDE ELEVATION



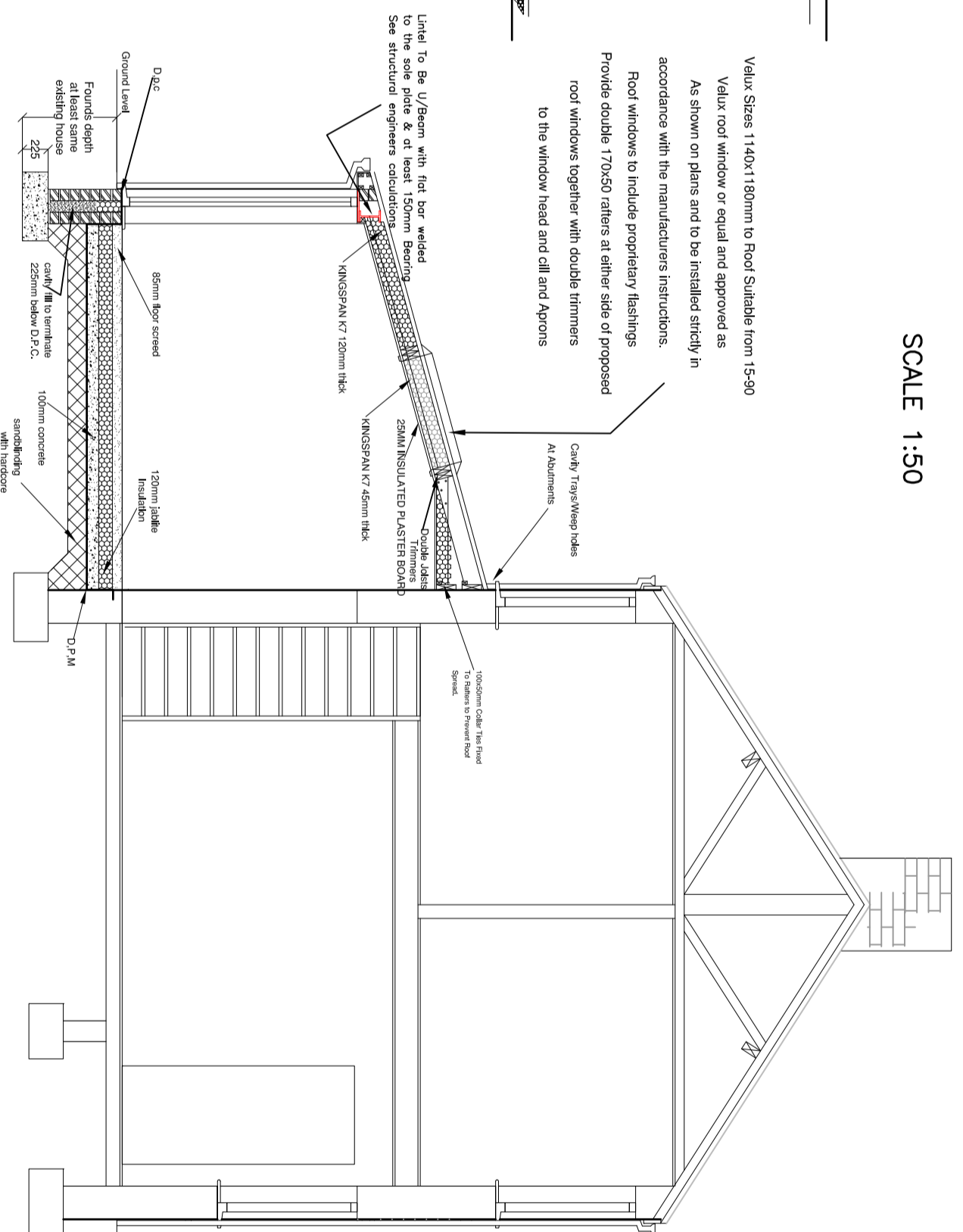
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SECTION THRU OF PROPOSED NORTH ELEVATION
SCALE 1:50



Velux Sizes 1140x1180mm to Roof Suitable from 15-90
Velux roof window or equal and approved as
As shown on plans and to be installed strictly in
accordance with the manufacturers instructions.
Roof windows to include proprietary flashings
Provide double 170x50 rafters at either side of proposed
roof windows together with double trimmers
to the window head and sill and Aprons

Jacqui@wingservevic.es@gmail.com



VENTILATION AND WINDOWS
All windows to have opening sashes equivalent to 1/20th of the floor area of the room.
New sash openings Depth at least the same as existing frame foundation must be taken down to firm load bearing strata and reinforced at bottom with one layer of C25 steel a minimum of 40mm concrete cover/depth a minimum of 50%.
All sashes beneath new approved extension to be bed and surround as appropriate or concrete surround as appropriate.
Where drains pass through external walls they are to be protected with pre-stressed concrete fixed over with minimum 150mm end bearings, with 50mm clearance all round pipes and the opening to be masked with rigid sheet material to prevent the ingress of weather or rain.
Hand core to be thoroughly compacted in layers not exceeding 225mm, surface of hand-core to have a sufficient consolidation of sand to fill fractures and provide a dense smooth surface for a 1500 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 membrane.
WALLS 100mm heavy brick, cavity to accommodate 100mm insulation bats with 100mm thermalite turbo blocks or alternative approved to be fixed with 12mm high/length plaster nails, terminate 225mm below D.P.C. 100mm insulation bats to accommodate and a 100mm insulation bats. Cavity to be closed at all windows door junctions at eave level with blockwork or a proprietary cavity closure. Sills to be tied together with vertical metal stainless steel wallties to D/D 40 and EN484. Every 750mm horizontal and 450mm vertically stagger vertically. Blockwork to be fixed two rafting and all cavity ties to be installed.
INSULATE Cavity with 100mm Chemem A1 to achieve a U-Value of 28W/m².

SOLID GROUND FLOOR CONSTRUCTION
General material free from harmful matter, well graded and passing a 75mm BS sieve. Crushed hard rock or quarry waste, not chalk, or crushed concrete, bricks or old tiles free from all plaster.
Average thickness of hardcore bed to be 170mm. Increase thickness as necessary to make up levels and back fill foundation trench. Hand core to be thoroughly compacted in layers not exceeding 170mm, surface of hand-core to have a sufficient consolidation of sand to fill fractures and provide a dense smooth surface for a 1500 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 membrane.
Concrete to be grade C15/P to S.S.5328 thickness to be 100mm on 120mm Hogspon or Cobex insulation laid directly on additional 1200 gauge D.P.M. on concrete floor able to achieve a u-value of 0.22m²K. Or cast in situ of insulation to be placed around perimeter of walls, beneath slabbing to prevent cold bridging.

MECHANICAL VENTILATION
Mechanical ventilation to achieve a minimum extraction rate of 60 litres/second. To be ducted to the outside air.
ALL ELECTRICAL WORK
To meet the requirements of part P (electrical safety) Must be designed, inspected, and tested by a person competent to do so.
Prior to completion the circuit should be earthed that part P has been complied with. This will require an appropriate BS 7571 electrical installation certificate to be issued for work.
9. 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 Alan Connolly J.A.C. Drafting Services.
It is the responsibility of the contractor to ensure that all work is in compliance with the appropriate requirements of the relevant building regulations and other applicable legislation.
Work Notes to Comply with the Party Act 1996.

CLIENT	Mr. S. Wood
CONTRACT	7 PHALP STREET SOUTH HETTON, DH6 2FF
TITLE	ELEVATIONS & FLOOR PLANS FOR GROUND FLOOR REAR EXTENSION TO THE REAR KITCHEN & LOUNGE
DRAWN	J.A. CONNOLLY DATE 07/03/2022
1 of 2	Scale 1:100 1:50 A2