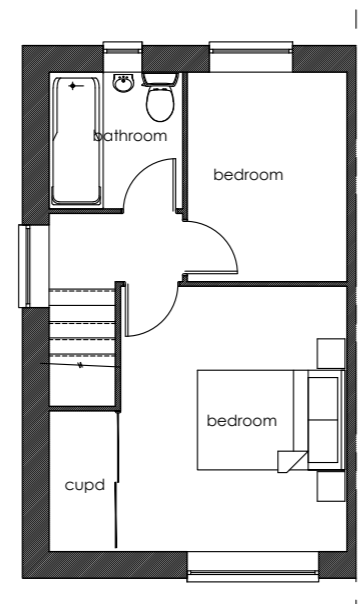


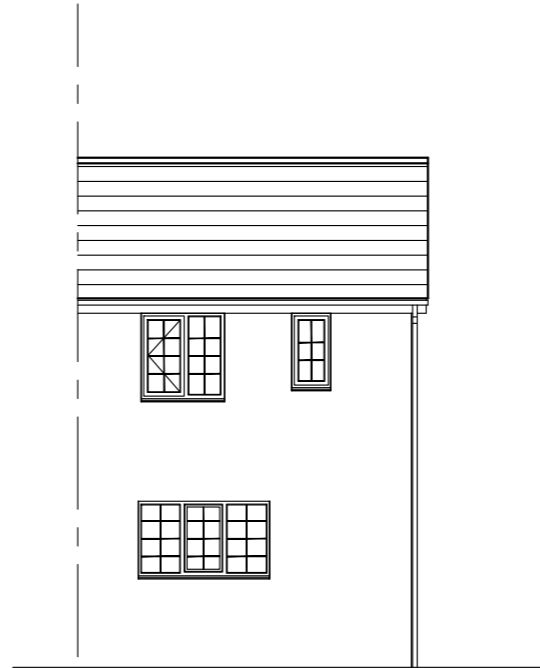
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



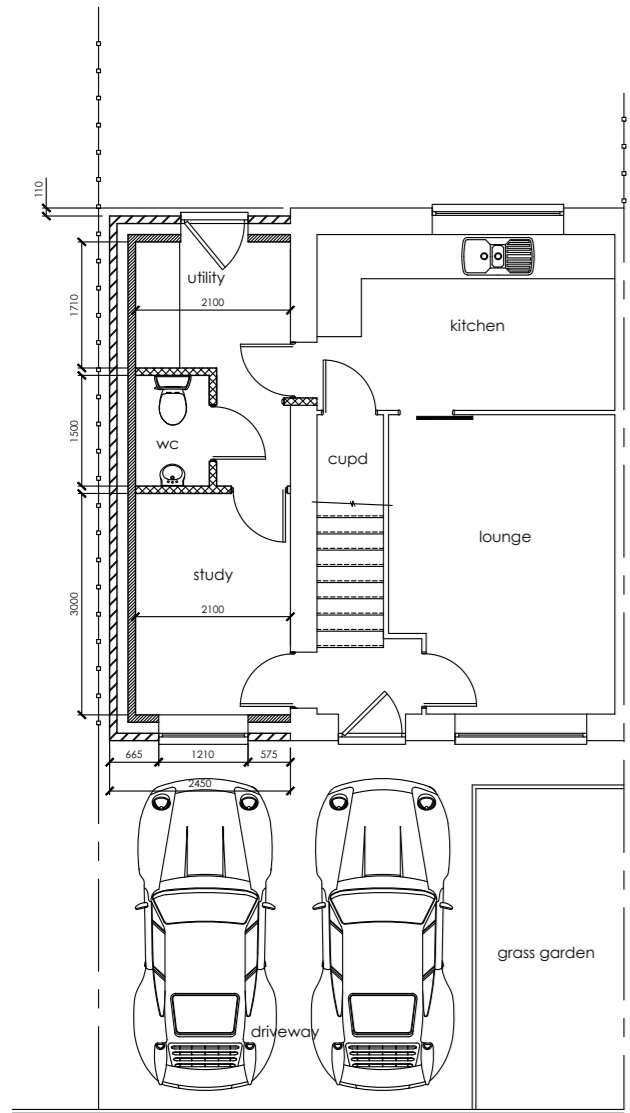
EXISTING FRONT ELEVATION



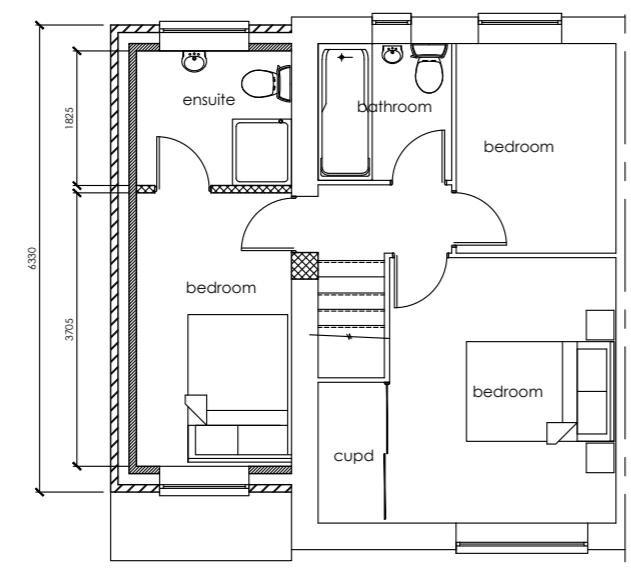
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



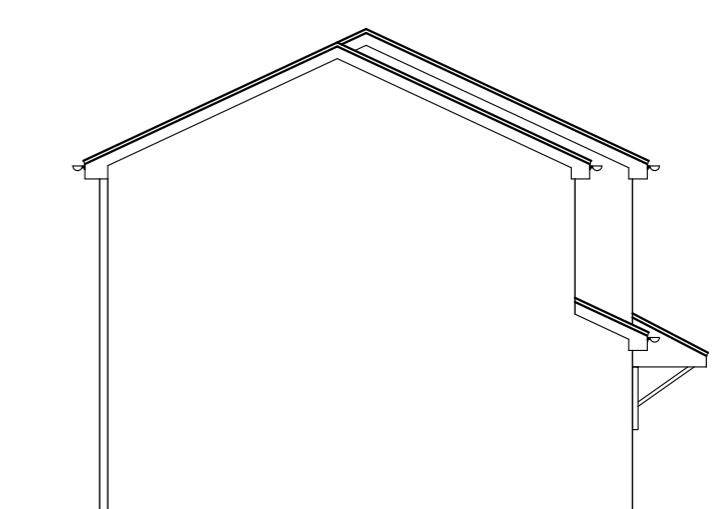
PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

GENERAL NOTES
 ALL BRITISH STANDARDS AND CODES OF PRACTICE ARE TO BE ADHERED TO. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED OFF DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING AND ANY DISCREPANCIES REPORTED TO THE AGENT. ALL WORK TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL. THE CONTRACTOR SHALL PROVIDE SAMPLES/COLOUR OF PAINT, TILESANITARY FITTINGS AND FLOORING.

LIGHTING
 ALL NEW ROOMS TO BE FITTED WITH ENERGY EFFICIENT LIGHTING.

TIMBER
 ALL NEW SOFTWOOD TO BE KNOT, STOPPED, PRIMED AND PAINTED WITH TWO COATS UNDERCOAT AND ONE COAT GLOSS.

ELECTRICAL INSTALLATION - GENERAL
 ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS7671 (IEE WIRING REGULATIONS 19th EDITION). THE WORKS ARE TO BE UNDERTAKEN BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF WORKS (ALL TO PART F).

HEATING
 EXTEND EXISTING HEATING SYSTEM TO PROVIDE RADIATORS TO SUIT. RADIATORS TO BE SIZED TO ACHIEVE 22 DEGREES FOR ROOM WITH BASE TEMP OF -1 DEGREES. SIZED AS APPROPRIATE BY HEATING ENGINEER. PLUMBING AND MECHANICAL INSTALLATION THE WHOLE OF THE WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL AUTHORITY. GAS BOARD AND WATER BOARD. ALL NEW RADIATORS TO HAVE THERMOSTATIC RADIATOR VALVES

WINDOWS
 DOUBLE GLAZED WINDOWS TO HAVE TRICKLE VENTS. WINDOWS TO MATCH EXISTING HOUSE. WINDOW BOARDS TO BE 25MM SOFTWOOD WITH ROUNDED EDGE. ALL NEW GLAZING TO WINDOWS BELOW 800MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLAZING, AND ALL DOORS / SIDE WINDOWS INCLUDING ANY WINDOWS WITHIN 300MM OF DOORS TO HAVE SAFETY GLASS UP TO 1500MM FROM FINISHED FLOOR LEVEL. ALL REVEALS TO HAVE THERMAL CAVITY CLOSERS. ALL WINDOWS AND ROOF LIGHTS TO HAVE AN MIN. U-VALUE OF 1.6W/m2K (16mm AIR GAP, ARGON FILLED, SOFT LOW -E COATING). ALL FASTENERS TO BE NON KEY LOCKABLE BUT ALLOW FOR WINDOWS TO BE LOCKED PART OPEN FOR BACKGROUND VENTILATION. NEW WINDOWS TO BE FITTED WITH TRICKLE VENTS TO GIVE MIN. 5000MM2.

JOINERY
 SKIRTINGS AND ARCHITRAVES TO MATCH EXISTING

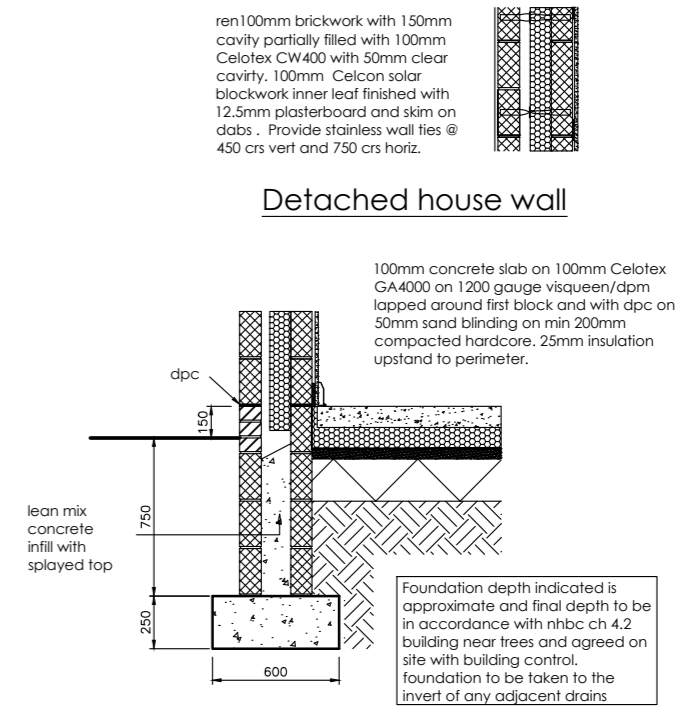
LINTELS
 ALL LINTELS ARE TO BE INSULATED 'SUPERGALV CB' PRODUCTS. U.N.O. LINTELS TO MANUFACTURERS SIZE AND RECOMENDATIONS (OR SIMILAR APPROVED)

EXTRACTION
 ENSUITE TO BE FITTED WITH A MECHANICAL EXTRACT FAN TO ACHIEVE MINIMUM 15L/M

DRAINAGE - ROOF
 UPVC FASCIAS AND SOFFITS WITH 100MM HR U.P.V.C. GUTTER CONNECTING INTO EXISTING DOWNPIPE

ROOF
 TILES TO MATCH EXISTING ON 25X50MM TILING BATTENS ON BREATHABLE SARKING FELT (INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS) ON TIMBER TRUSSES (BY SPECIALIST TRUSS MANUFACTURER). PROVIDE 270mm MINERAL QUILT INSULATION WITH 12.5mm PLASTERBOARD AND SKIM TO UNDERSIDE. VALLEYS TO BE GRP.

FIRST FLOOR
 FIRST FLOOR TO BE 22MM CHIPBOARD ON 200X50 C16 JOISTS @ 0.6M CTRS WITH 100MM ACOUSTIC INSULATION BETWEEN AND 12.5MM PLASTERBOARD AND SKIM TO UNDERSIDE



Detail thro' ground floor slab and foundations

CLIENT	
PROJECT	12 Eskdale Close, Yarm
TITLE	GA of Extension

SIZE	A2	BY		DATE	
DRAWN				Dec 23	
CHECKED					
DES APP.				P3	ISSUED FOR CLIENT COMMENT
ACAD REF:				P2	ISSUED FOR CLIENT COMMENT
				P1	ISSUED FOR CLIENT COMMENT
				REV	
				BY	
				DATE	
				CHK	
				APP	

SCALE	DRG No	REV
1:100	EC-2023-12-D004	P3