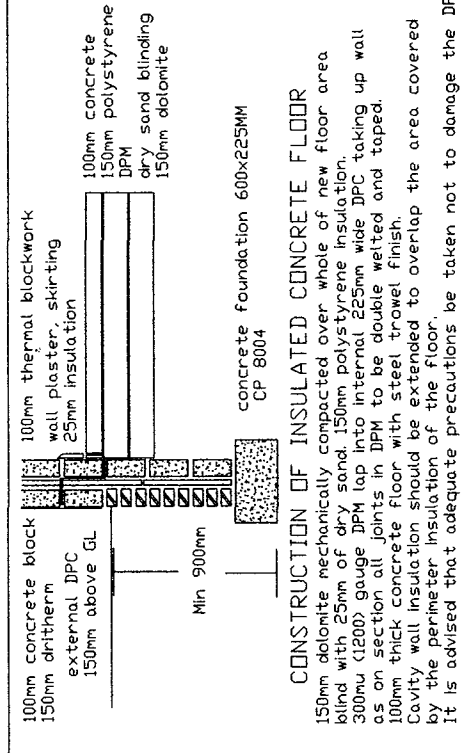
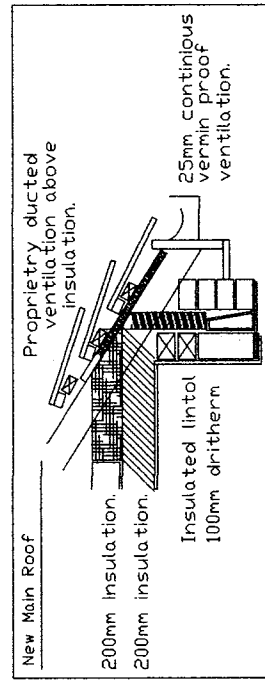
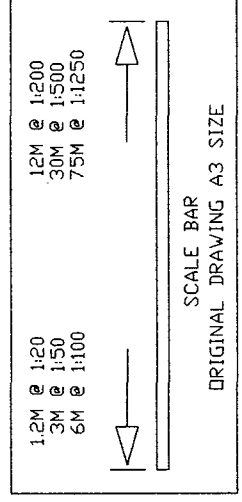


SPECIFICATION

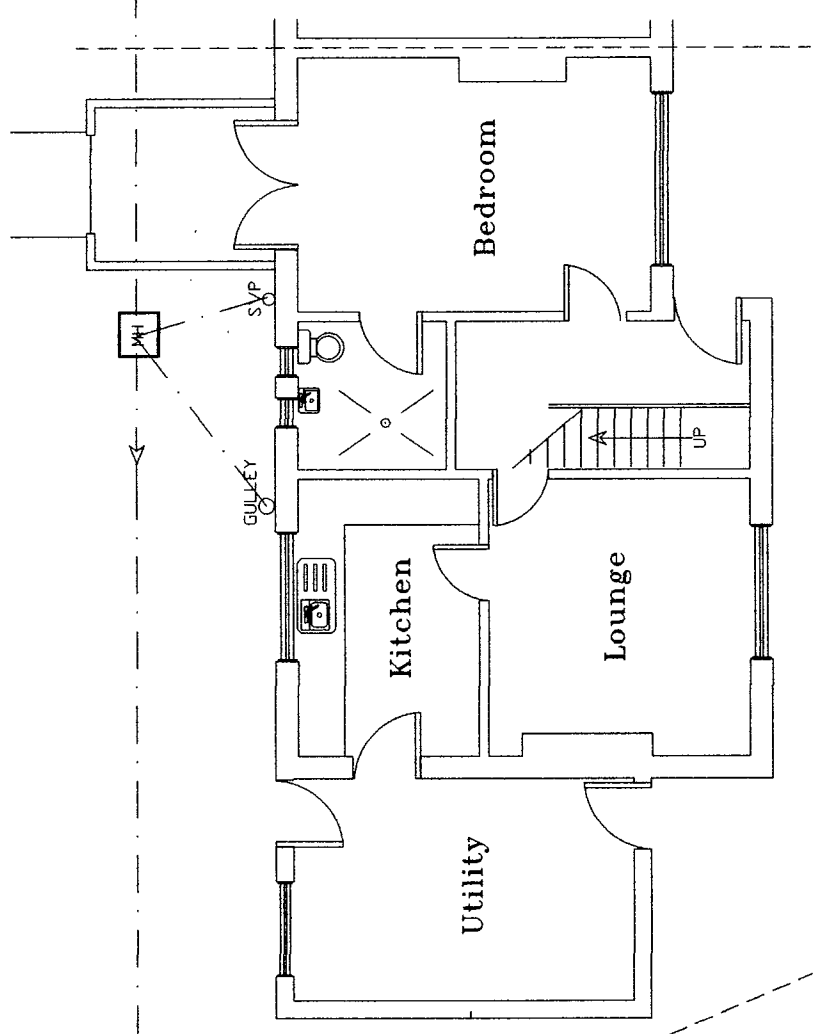
Main roof covering in matching Marley Roof Tile on 30x25mm slater laths
 slaters felt on trusses to match existing @600mm/cc
 100x25mm bracing @ all ridge points longitudinally and laterally.
 Continuous ridge vent 25mm continuous vermin proof vents
 30x5mm galvanized restraint straps to wallplate and end rafters to gable at 2mcc 100x50mm sw wallplate.
 100mm pvc gutter 65mm downcomers.
 lead flashings and soakers. cavity tray to exposed existing wall abutting new extension code 4 lead
 Concrete Block and Render
 150mm dritherm (32), 150mm cavity, 100mm thermalite blocks lightweight plaster internally, stainless steel wall ties at 450mm vertical & 750mm horizontal cc. & every course around door & window reveals all to DJ140 level in outer leaf.
 Inner dpc lapped on to visqueen
 Cavity fill up to 225mm below lowest dpc.
 Insulated closers to all reveals.
 Dpc to all vertical & horizontal reveals.
 150mm above finished externally
 Ventilation opening lights equivalent to 1/20th of room floor area
 Mechanical ventilation to kitchen 60l per second
 Maintain any sub floor ventilation. If required, provide new airbrick to external extension wall and plastic ducting through floor to existing airbrick in existing wall.
 Internal partition 12.5mm plasterboard and skim on 100x50mm sw stud
 access to be maintained for refuse collection.
 Glazing to comply with Part N of the Building Regulations 2010
 All new glazing is to be Pilkington K, argon filled
 Type double glazed 28mm cavity 8000mm2 trickle vents to windows
 3 in 4 lights to be energy efficient.
 TRV valves to all new radiators
 No Trees within 20m



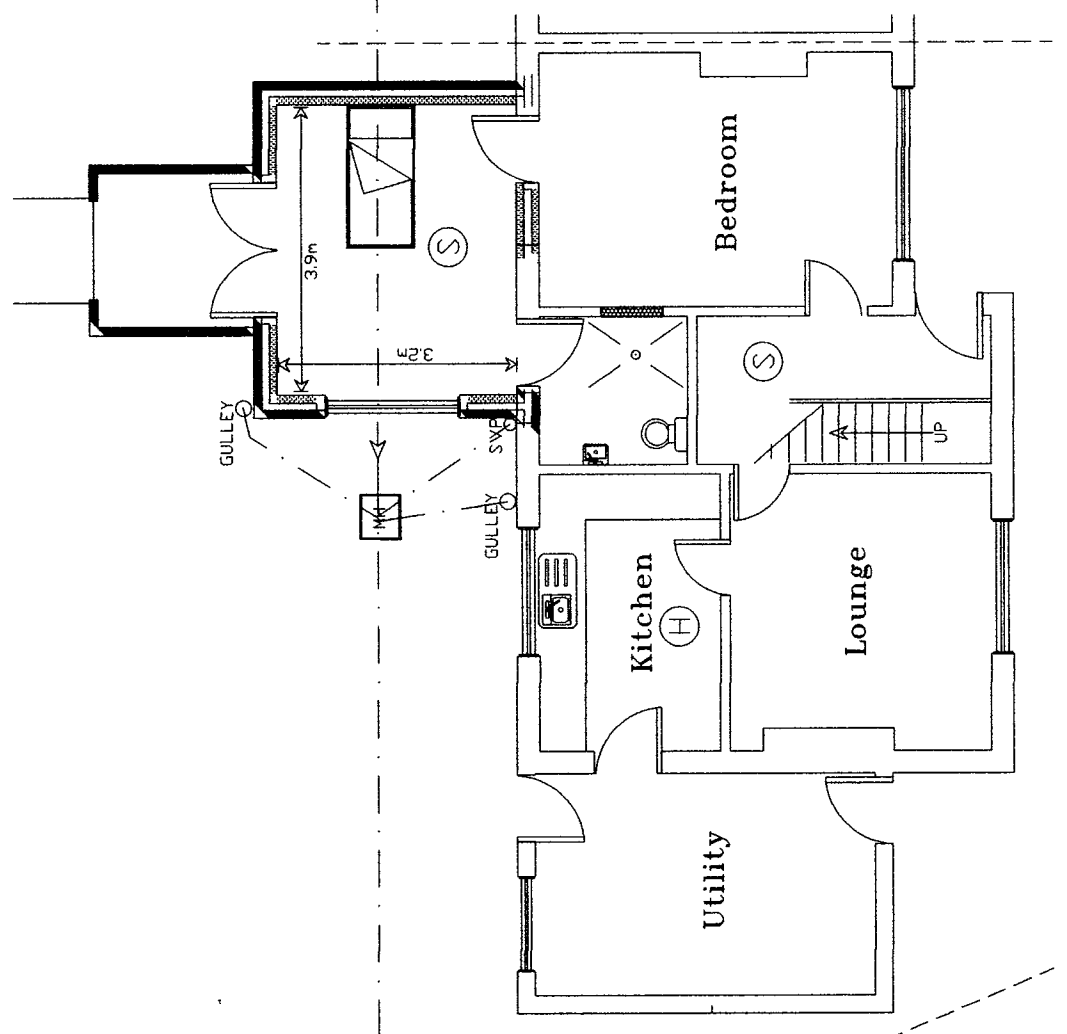
46 Peasemore Road, Sunderland,
 Tyne and Wear, SR4 0HN.
 Single Storey Rear Extension

Date 24/11/2023
 Drawing No. P41a
 Scale 1:100

Mr AM Watt
 Sunderland SR3 1TN
 Tel No. 0191 5226401
 078116 050 33



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

(H) interlinked independently fused mains heat detector, to kitchen.
 (S) interlinked independently fused mains smoke detector, to bottom & top of stairs.

protective birdcages

New inner leaf brickwork to be tied to ex bkww. 100mm insulation in stud work

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.

Sound insulation quilt to stud walls
 All loadings, pillars and new beams to be designed and approved before work commences

All new below ground drainage to be 100mm DIA
 All svp's to have

Reinforced concrete lintels over new openings