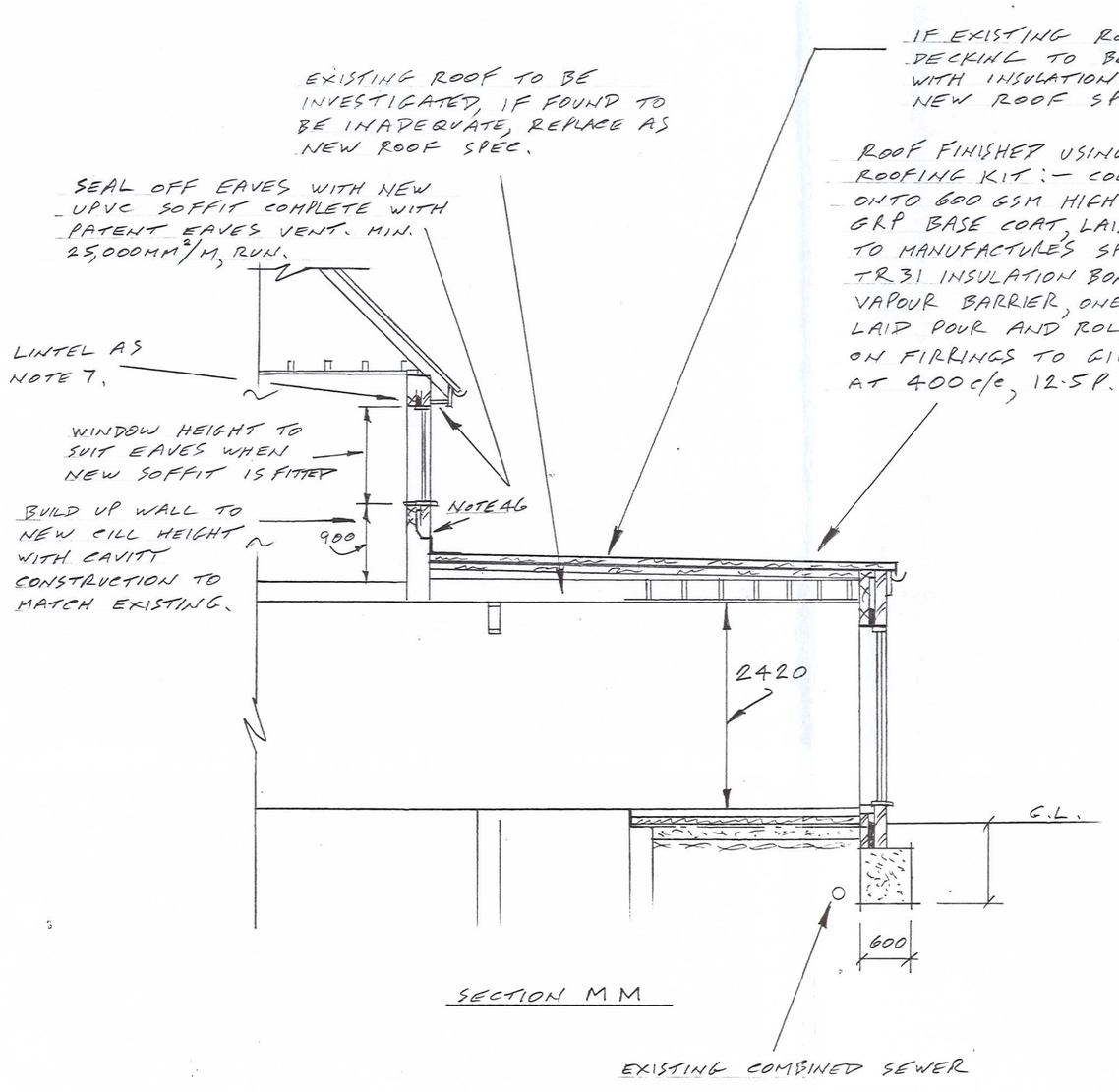
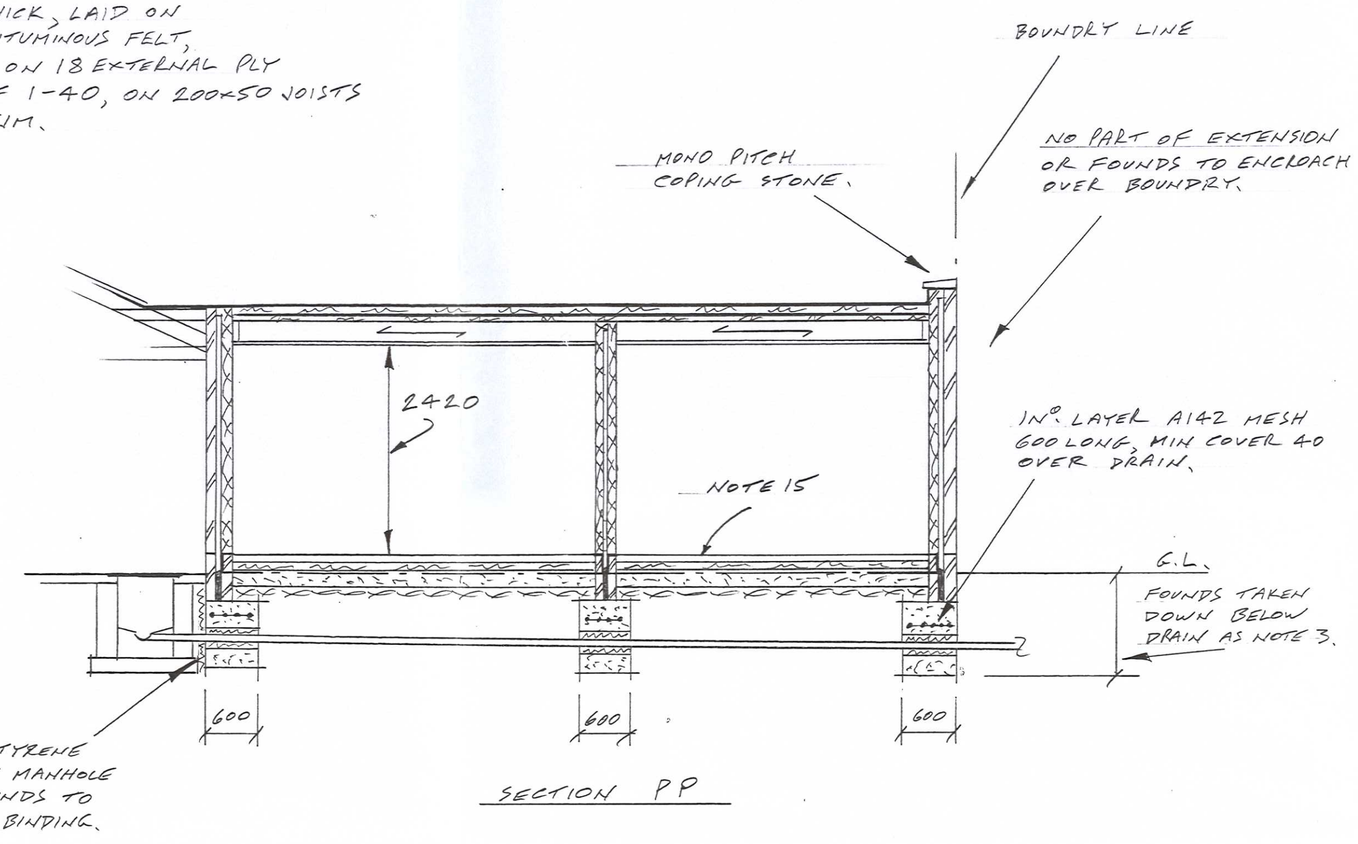
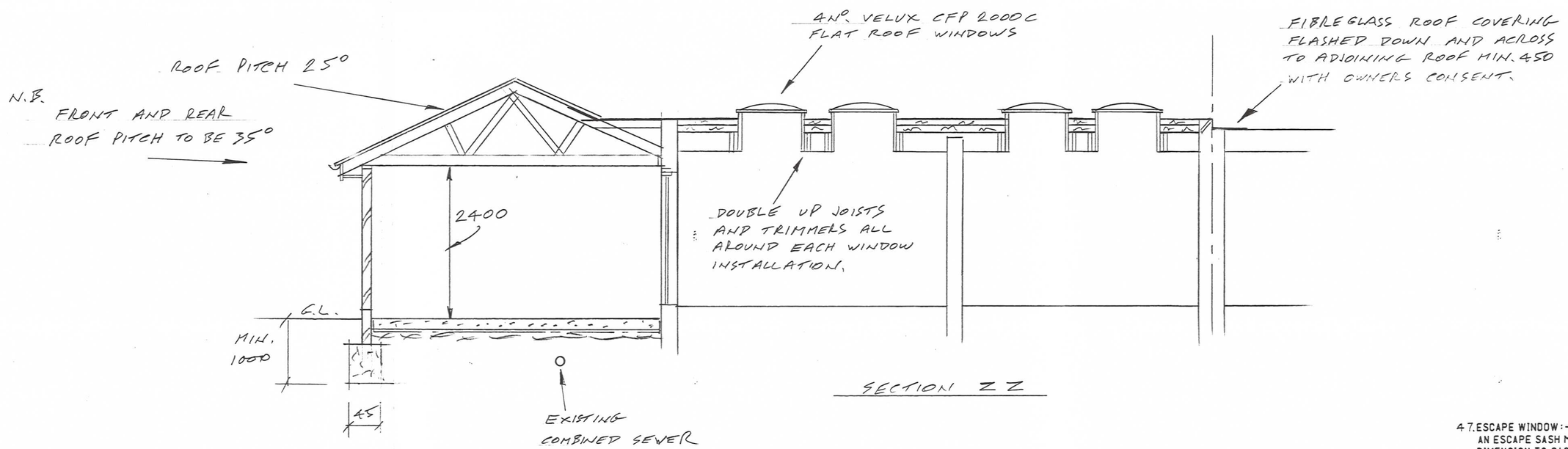
ALL WORK ON OR WITHIN 3M OF BOUNDRY, TO BE WITH ADJ. OWNERS WRITTEN AGREEMENT, RE. PARTY WALL ACT 1996.
ADJ. OWNERS TO BE GIVEN MIN. 2 MONTHS WRITTEN NOTICE OF COMMENCEMENT OF WORK.







REVISION 'A' DATE 12-3-2015
GARAGE RE-POSITIONED AND REDUCED IN SIZE

NOTES MARKED THUS:- ● NOT APPLICABLE

ALL MEASUREMENTS AND DRAIN RUNS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

1. FOUNDATION DETAILS SUBJECT TO SITE EXCAVATION REVEALING LOADBEARING STRATA, UNSUITABLE STRATA WILL NECESSITATE AMENDED FOUNDATION DETAILS BEFORE WORK CONTINUES. ALL CONCRETE AND MORTAR BELOW D.P.C. IS TO COMPLY WITH B.R.E. DIGEST 250, CLASS 2 SULPHATES.
2. FOUNDATIONS ON BOUNDRY OFFSET SO AS NOT TO ENCROACH ON ADJOINING PROPERTY.
3. FOUNDATIONS TAKEN DOWN BELOW DRAINS RUNNING UNDER PROPERTY, SHUTTER OUT AND PACK MIN. 50mm POLYSTYRENE AROUND DRAIN, R.C. LINTEL OVER DRAIN.
4. OUTER WALLS CAVITY CONTRUCTION:- 295mm CAVITY, 110mm BRICK, 85mm CAVITY INSULATED WITH ROCKWOOL CAVITY WALL BATTS. AGREMENT NO. 79/696, 100mm THERMOLITE SHIELD, WALL TIES TO BE ST. STEEL, INNER FACE 12.5 PB, ON DABS, D.P.C. MIN. 150mm ABOVE G.L. WEAK MIX CONCRETE INFILL TO 225mm BELOW D.P.C., ALL CAVITIES CLOSED OFF AT TOP, NOT TO OBSTRUCT ROOF VENTILATION, WALL TIE C/C:- 450 VERTICAL, 750 HORIZONTAL, CAVITIES CLOSED WITH PATENT INSULATED D.P.C.
- INNER WALLS TO BE 100 X 50mm WOOD STOOTHING, P.B. AND SKIM, PACKED WITH FIBREGLASS QUILT.
6. INNER WALLS TO BE 100mm BLOCKWORK, 12mm PLASTER EACH SIDE. PROVIDE FUR D.P.C. MIN. 150mm ABOVE GROUND LEVEL.
7. LINTELS TO BE I.G. L.V.S UNLESS OTHERWISE STATED, MIN. END BEARING 150mm EXTERNAL LINTELS TO BE INSULATED.
8. ALL LINTELS AND STEEL BEAMS TO BE ENCASED WITH 19mm P.B. AND 7mm SKIM TO GIVE 1/2HR. FIRE RESISTANCE.
9. DOORS AND WINDOWS TO HAVE VERTICAL AND HORIZONTAL D.P.C. AND TO BE DRAUGHT STRIPPED.
10. MASTIC SEAL TO ALL NEW WOODWORK AND U.P.V.C. FITTINGS.
11. WINDOWS TO BE DOUBLE GLAZED AND HAVE TRICKLE VENT. AT HIGH LEVEL MIN. 8000sq.mm PER ROOM, OPENING LIGHTS WILL BE MIN. 1/20 FLOOR AREA. ANY GLAZING WITHIN 800mm OF FLOOR LEVEL AND WITHIN 1500mm OF FLOOR LEVEL TO DOORS AND SIDE PANELS TO BE TOUGHENED SAFETY GLASS TO BS:6206 C 1981 J MIN. 16mm AIR GAP TO DOUBLE GLAZING, ALL GLAZING TO HAVE MIN. SOFT E COATING, TO HAVE MAX. U VALUE 1.6W/SQ.MK, DOORS TO BE 1.8W/SQ.M.k
12. KITCHEN TO HAVE FAN TO PROVIDE 8000sq.mm BACKGROUND VENTILATION AND EXTRACT AIR NOT LESS THAN 60 LITRES/SEC. INTERMITENT OPERATION. ALL HOT WATER PIPES TO BE INSULATED.
13. SUSPENDED TIMBER FLOOR:- 19mm T&G WEYROCK BOARD [FLOORING GRADE] ON 150 X 50mm JOISTS AT 400mm C/C. WEYROCK IN HAZARDOUS AREAS TO BE GRADE II-III.
14. OVERSITE:- 150mm CONCRETE ON 1200 GUAGE VISQUEEN D.P.M. ON 25mm COARSE SAND BLINDING ON 100mm CLEAN, WELL CONSOLIDATED HARDCORE, D.P.M. LAPPED INTO D.P.C.
15. CONCRETE FLOOR:- 75MM SCREED ON 500 GUAGE POLYTHENE SHEET ON 80 CELOTEX INSULATION BOARD ON 1200 GUAGE VISQUEEN D.P.M. ON 150mm CONCRETE ON 100mm CLEAN WELL CONSOLIDATED HARDCORE D.P.M. LAPPED INTO D.P.C.
- AIR BRICKS:- TIMBER FLOOR:- 220X150mm AIR BRICKS TRUNKED THROUGH CAVITY WITH D.P.C OVER SUB-FLOOR VENTILATION MAINTAINED TO EXISTING TIMBER FLOOR THROUGH 220 X 150mm APERTURES THROUGH ORIGINAL OUTER WALL, MIN. 1500sq.mm/M RUN.
17. AIR BRICKS:- CONCRETE FLOOR:- 220 X 150mm AIR BRICKS TRUNKED THROUGH CAVITY WITH D.P.C. OVER, THEN TRUNKED THROUGH 1No. 100mm P.V.C. PIPE PER AIR BRICK THROUGH FLOOR TO VENTILATE EXISTING TIMBER FLOOR, MIN 1500sq.mm/M RUN.
18. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25mm BATTENS ON SARKING FELT ON 100 X 50mm RAFTERS AT 400c/c, 12.5 X 50mm CEILING JOISTS AT 400c/c 270mm FIBREGLASS QUILT ONTO 500 GAUGE POLYTHENE VAPOUR BARRIER AND SKIM.
- FLAT ROOF:- COLD DECK CONSTRUCTION:- 3No. LAYERS BUILT UP ROOFING FELT, 1No. LAYER GREEN MINERAL FELT 36K g/10s q.m ONTO 2 No. LAYERS FELT 13KG/10s q.m ON 19mm T&G WEYROCK BOARD CROOFING GRADE] ON FIRRINGS TO GIVE TILT OF 1-40 ON X 50mm JOISTS AT 400C/C 125 KINGSPAN BETWEEN JOISTS, 25 KINGSPAN ACROSS U/SIDE JOISTS, 500 GAUGE VAPOU BARRIER BELOW INSULATION, 12.5 P.B. AND SKIM, ROOF VENTILATED WITH 50mm AIR GAP BEHIND FASCIA COMPLETE WITH VERMIN SCREEN TO COMPLY WITH BS:5250, MIN. THICKNESS TO FIRRINGS 50mm RE. CROSS VENTILAION.
- FLAT ROOF:- WARM DECK CONSTRUCTION:- 3No. LAYERS BUILT UP ROOFING FELT, 1No. LAYER GREEN MINERAL FELT 36k g/M ON SINGLE PLY VENT LAYER HAVING 8mm DIA. HOLES AT 50mmC/C LAID FULLY BONDED ON 95 THERMOROOF KINGSPAN INSULATION BOARD LAID ON VAPOUR BARRIER, ONE LAYER OF BITUMINOUS FELT LAID POUR AND ROLL METHOD ON 18mm T & G WEYROCK BOARD (ROOFING GRADE) ON 30 KINGSPAN ON FIRRINGS TO GIVE TILT OF 1-40, ON X 50 JOISTS AT 400 C/C, 12.5 P.B. AND SKIM.
21. ROOF INSULATION:- 120 FIBREGLASS QUILT BETWEEN JOISTS, 150 FIBREGLASS QUILT COUNTER LAID ACROSS JOISTS.
22. 30 X 3mm GALVANIZED STEEL LATERAL RESTRAINT STRAPS AT FIRST FLOOR AND ROOF LEVEL, STRAPS NAILED ACROSS MIN. 3No FLOOR JOISTS AND RAFTERS.
23. ROOF TIED DOWN WITH 30 X 3mm MILD STEEL STRAPS ANCHORED TO WALL 450mm BELOW TOP COURSE AND MAXIMUM 2M C/C.
24. ROOF TO HAVE 150mm [redacted] UPSTAND FLASHED TO BRICKWORK AND TUCKED IN, WITH CODE 4 LEAD COVER FLASHING OVER.
25. TILT FILLETS TO ROOF.
26. TILT ROOF TOWARDS 100mm HALF-ROUND P.V.C. GUTTER WITH 63mm P.V.C. R.W.P.
27. ALL TIMBER JOIST ENDS TREATED WITH PRESERVATIVE WHERE BUILT IN.
- R.W.P. DISCHARGING ONTO ROOF FITTED WITH ANTI-SLASH BACK SHOE, DISCHARGING ONTO 450 x 450 x 8mm SLATE, SET IN HOT APPLIED BITUMEN.
- PATENT COLLAR TO ANY WASTE PIPES PASSING THROUGH ROOF.
30. STEELWORK DETAILS:- DOUBLE BEAMS BOLTED TOGETHER AT MID. QUARTER POINTS WITH BARREL SPACERS, BEAMS TO BE GRADE 43 STEEL TO BS:449 PAINTED WITH 2No. COATS RED OXIDE PRIMER.

    SUPPORT BRICK / BLOCKWORK TO BE OF CRUSHING STRENGHT 3.5N/mm MIN. WITH 1:1:6 CEMENT, LIME, SAND MORTAR C.P.111, PART 1.
31. UNDERGROUND DRAINS:- 100mm HEAVY DUTY P.V.C. DRAINS SURROUNDED IN 100mm PEA-GRAVEL. MIN. FALL 1 - 80. CONCRETE SLAB OVER TRENCH WHERE DRAIN PASSES UNDER BUILDING OR DRIVE.
32. ALL INTERNAL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS, ~~38mm WASTE TO BATH AND SHOWER, 32mm U.W.H.B., 100mm U.W.C.~~ 38mm WASTE TO SINK. ALL HOT WATER PIPES TO BE INSULATED.
33. ALL WASTES TO BE U.P.V.C. AND TO HAVE RODDING EYE AT EACH CHANGE OF DIRECTION.
- BATHROOM TO HAVE FAN TO EXTRACT AIR NOT LESS THAN 15 LITRES/SEC. INTERMITTENT OPERATION. FAN TO HAVE 15MIN. RUN ON RELAY, EN-SUITE ALSO.
- LIGHTING TO BATHROOM AND EN-SUITE OPERATED BY PULL-CORD SWITCH.
- STAIR DETAIL CLEAR WIDTH :- 800mm RISE:- 200mm. MAX., GO:- MIN. 225 PITCH:- 42° MAX. HEADROOM:- 2M MIN. AT NOSING MIN. GOING TO TAPERED TREADS:- 50mm MAX. GAP TO VERTICAL BALUSTRADES:- 100mm HANDRAIL HEIGHT:- 900 - 1000mm
37. SMOKE ALARMS INDICATED THUS: (S) TO BE INTERLINKED AND SEPARATELY WIRED AND FUSED AT DISTRIBUTION BOARD IN ACCORDANCE WITH BS: 5446, AND FITTED WITH BATTERY BACKUP.
38. DOOR MARKED THUS:- ✳ TO BE 1/2 HR.F.R. SELF-CLOSING WITH 32 X 25 SCREWED AND GLUED STOPS WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS.
39. ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25 TANALISED TILING BATTENS, ON SARKING FELT ON TRUSSED RAFTERS AT 600 C/C. CALCS. TO BE SUPPLIED BY MANUFACTURER, DESIGNED TO BS: 5268: PART 3: 1985.
- CEILING:- 250mm FIBREGLASS QUILT ON 500 GUAGE POLYTHENE VAPOUR BARRIER, 12.5mm P.B. AND SKIM.
41. LONGITUDINAL AND DIAGONAL WIND BRACING LAP-JOINTED AS NECESSARY, TO ABUT EACH GABLE WALL.
42. COMPOUND HIP GIRDER TRUSSES SECURELY NAILED TOGETHER AT 400 C/C.
43. HIP MONO TRUSSES TRIMMED TO HIP BOARD ON SITE.
44. N.B. 200 X 38mm HIP BOARD TO EACH CORNER.
- SIMPSON STRONG-TIE JOIST HANGERS TYPE
46. 150mm UPSTAND TO ~~FASCIA~~ [redacted] FLASHING TUCKED INTO BRICKWORK WITH CAVITY TRAY OVER.
47. ESCAPE WINDOW:- WINDOW DESIGN TO PROVIDE AN ESCAPE SASH MIN. 0.33M. IN AREA, NO DIMENSION TO SASH NO LESS THAN 450mm AND FITTED WITH EGRESS TYPE HINGES I.E. MUST OPEN THROUGH 90 AND NOT BE LOCKABLE WITH A KEY.
- PITCHED ROOF:- WARM CONSTRUCTION:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25 TANALISED TILING BATTENS ON SARKING FELT ON 50 X 50 TANALISED BATTENS IN LINE WITH RAFTERS ON 35 CELOTEX ACROSS FACE OF X 50 RAFTERS AT 400mmC/C WITH A FURTHER LAYER 100 CELOTEX INSULATION BETWEEN RAFTERS. CEILING:- X 50 JOISTS AT 400C/C 12.5 P.B. AND SKIM.
49. ELECTRICAL WORK TO COMPLY WITH PART P OF BUILDING REGULATIONS. (ELECTRICAL SAFETY).

    PRIOR TO COMPLETION THE COUNCIL MUST BE SATISFIED THAT EITHER:-

    A) AN ELECTRICAL INSTALLATION CERTIFICATE TO BS: 7671 ISSUED UNDER A COMPETENT PERSON SCHEME HAS BEENISSUED OR,

    B) AN APPROPRIATE ELECTRICAL INSTALLATION CERTIFICATE TO BS: 7671 HAS BEEN ISSUED FOR THE WORK AND THAT IT HAS BEEN SIGNED BY A PERSON COMPETENT TO DO SO.
50. ELECTRICAL WORK AND HEATING TO BE DISCUSSED IN DETAIL WITH CLIENT, I.E. POSITION OF SWITCHES, NUMBER OF SOCKETS, POSITION OF RADIATORS ETC.

ITS HOME IMPROVEMENT TIME

SOUTH TYNESIDE COUNCIL 16 MAR 2015 PLANNING

PLANS DRAWN FOR YOUR HOME EXTENSION

TEL. JOHN HORTON
0191- 454 3870
MOBILE 07435 969 151

CLIENT MR. D. JEFFELS S7/00551/S/HFUL

ADDRESS 28 THE BROADWAY SOUTH SHIELDS NE33 3NH

AMENDED PLAN

JOB TITLE ~~PROPOSED~~ DOUBLE STOREY FRONT SINGLE STOREY SIDE AND REAR EXTENSION, GARAGE, FRONT, SIDE AND REAR BOUNDRY WALLS.

DRAWING TITLE REAR EXTENSION CONSTRUCTION DETAILS

DATE	SCALE	DRAWING NUMBER
18-12-2014	1:50	2014-171
		SHEET 7 OF 9 SHEETS
		REVISION 'A'