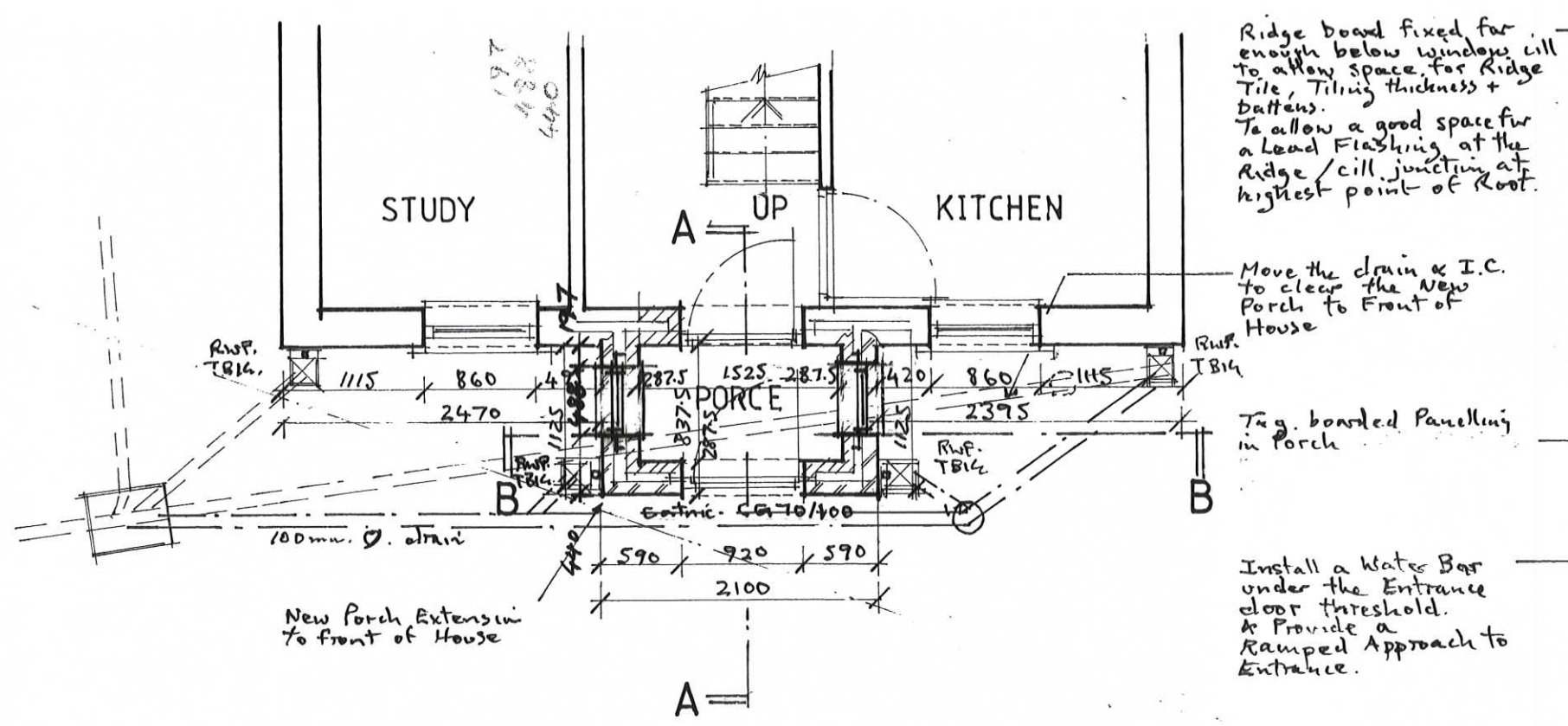
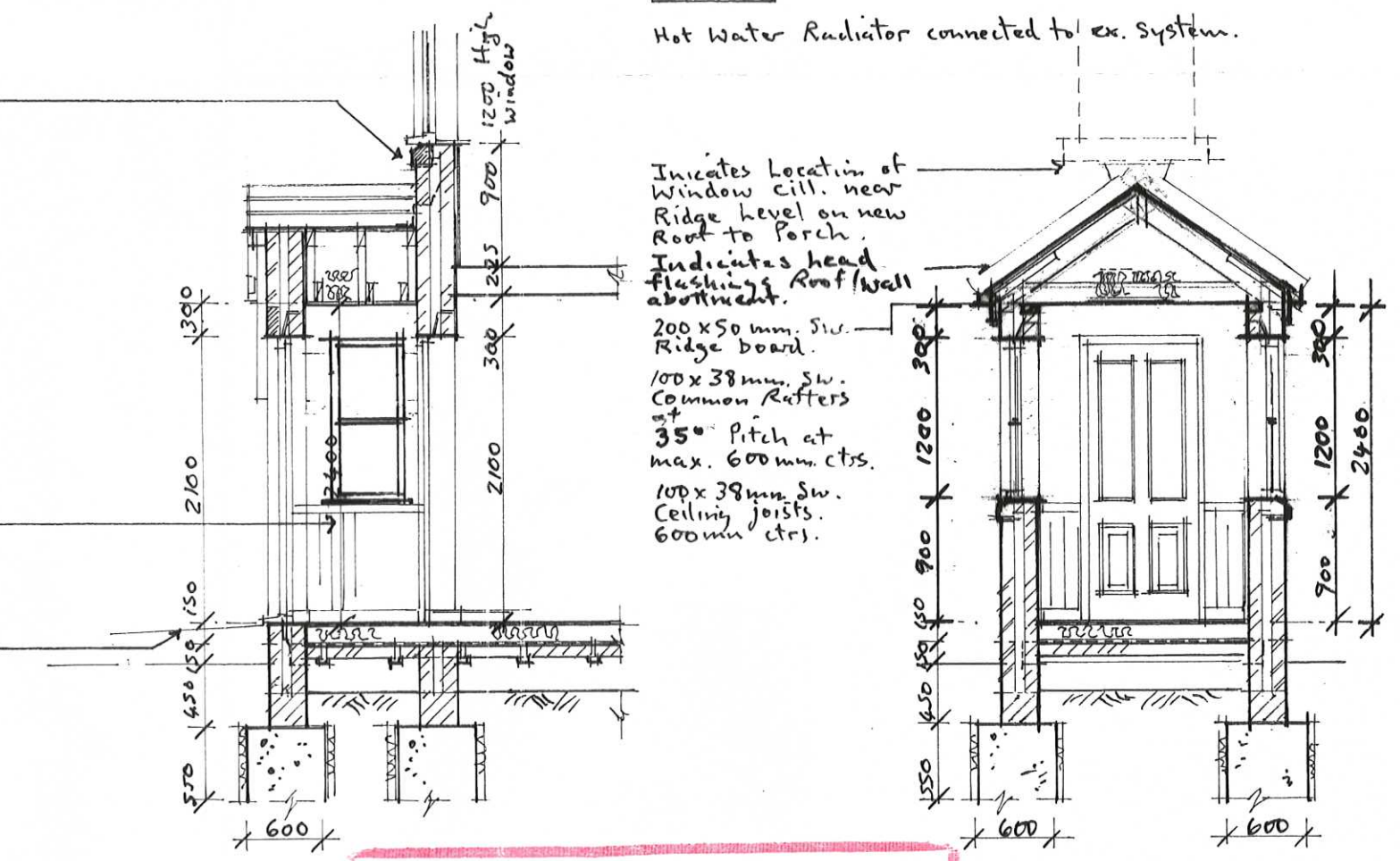


PLOT 4
PROPOSED GROUND FLOOR PLAN



PLOT 3
PROPOSED GROUND FLOOR PLAN



AMENDED PLAN

SECTION A-A SECTION B-B

AMENDMENTS
B 27/01/2016 Roof pitch reduced.
Side windows each side of Porch

S/O 853/15/VC
Recd 28/1/16

ROOF CONSTRUCTION Continued -
Provide Cross-Ventilating to roof space. 10mm. min. continuous ventilation gaps at eaves.

Install lead flashings or stepped cavity trays where the roof abuts the House walls.

Rafters built off 100x65mm. Sw. Wall plates secured to top of walls with 5x38mm. thick stainless steel holding down straps. Fixed to walls at max. 2.0m. ctrs. with ends of straps built into walls.

Provide Lateral restraint to Gable wall by fixing 5x38mm. thick stainless steel lateral restraint straps across at least 3. No rafters at max. 2.0m. ctrs. and building ends of straps into walls.

LINTELS
Provide Cast-iron or similar approved Steel lintel above openings in external walls. All to have min of 150mm bearing onto walls at ends. Box out back & soffit of lintels with 12.5mm. thick plasterboard to achieve 1/2 hr. FR.

ELECTRICAL INSTALLATION
To be designed, Tested & Approved to Satisfaction of Council Officers by a person competent to carry out the inspections. See General Spec. for House Type.

STRUCTURAL TIMBERS
Structural Timbers to be of at least Strength Class 3 and be subject to double vacuum preservative pressure impregnation treatment in accordance with BS 5268: Part 5 1977

DRAINAGE
65mm. square section Rain Water Pipes with 112mm. wide plastic gutters. discharging into trapped roddable back inlet gully's. Connected to drainage system.

HEATING
Hot Water Radiator connected to ex. System.

Indicates location of Window cill near Ridge level on new Roof to Porch.
Indicates head Flashing Roof/Wall abutment.

200x50mm. Sw. Ridge board.
100x38mm. Sw. Common Rafters at 35° Pitch at max. 600mm. ctrs.
100x38mm. Sw. Ceiling joists. 600mm. ctrs.

GENERAL NOTES

FOUNDATIONS
Provide 600mm. wide mass concrete trench fill foundation to external walls. To have 50mm. thick Clayboard to inner & outer faces.

Foundations to be laid at a min depth 1000mm. below ground level or further to good base. See Elevations which indicate where founds. may have to be stepped down to greater depths.

Concrete to be composed of Cement to BS 12:1989 and fine & coarse aggregate to BS 882:1983. All foundations to be laid in accordance with the recommendations of BS 8004:1986 Code of Practice for Foundations.

EXTERNAL WALLS
All to match General Spec. for Main House. Briefly :-
Outer leaf of Clay facing brickwork. 85mm. wide cavity completely filled with glass fibre mineral insulation batts.
100mm. thick inner leaf of Aircrete Concrete insulation blocks.

Line walls internally with 12.5mm. thick Gyproc Plasterboard on Gyproc Metal Fittings with 20mm. thick Celotex CW 4000 wall insulation between fittings.

Tie inner & outer leaves together with stainless steel vertical twist wall ties spaced at 750mm. horizontal ctrs. & 450mm. vertical ctrs.

Provide additional ties within 150mm. of unbonded joints of structural openings at 225mm. vertical ctrs.

See General Wall Spec. for House Type. for further details. Porch Extension to be of identical construction to match Approved Spec. For House.

GROUND FLOOR CONSTRUCTION
To match existing Approved Floor Spec. in House Type. Briefly :-
20mm. thick T&G. edged Flooring Grade Chipboard. Laid on a 1000g. polythene vapour barrier.
On 125mm. thick expanded polystyrene floor insulation. laid on a 1200 gauge Polythene D.P.M. to be lapped with dpc's. in walls.
On a Bim or Jett floor Standard or similar Approved Suspended concrete block & beam floor system.
Provide a cross-ventilated space below the floor. Air bricks placed to give equivalent of 1500mm² per m. run of wall.

ROOF CONSTRUCTION
Provide concrete interlocking tiles to match ex. House type.
All laid on 25x38 sw. tile battens fixed at makers recommended batten gauge.
All on an approved sarking felt lapped min 150mm. horizontally & vertically & carried well into gutters. Secured to rafters with galv. clout nails.
Provide 100x38mm. Sw. Strength Class SC3 common rafters at max. 600mm. ctrs. at 35° pitch. With 100x38mm. Sw. Ceiling ties spiked to sides of rafters. To prevent the rafters spreading & to form a structure for the ceiling. SC3 structural Timbers.
Provide a 200x50mm. Sw. SC3. Strength Class Ridge board.
Provide a continuous 10mm. wide ventilation gap at eaves to cross-ventilate roof space filled with mesh insect screen.
Insulate roof at Ceiling level with 2 layers of 100 + 150mm. Glass Fibre or Rockwool quilt.
Provide a Polythene vapour check, & 12.5mm. thick Plasterboard + skim Ceiling.

J. R. BOLAM DESIGN 103, Browning Hill, Coxhoe Durham, DH6 4SA Tel. No. 0191 377 3690	
Housing Development at Belsfield Gardens Jarrow	
Porch Extensions to Plots 3 & 4 Plans & Sections as Proposed.	
Date	27/01/2016
Drawing No	502-53 B Scale 1:50