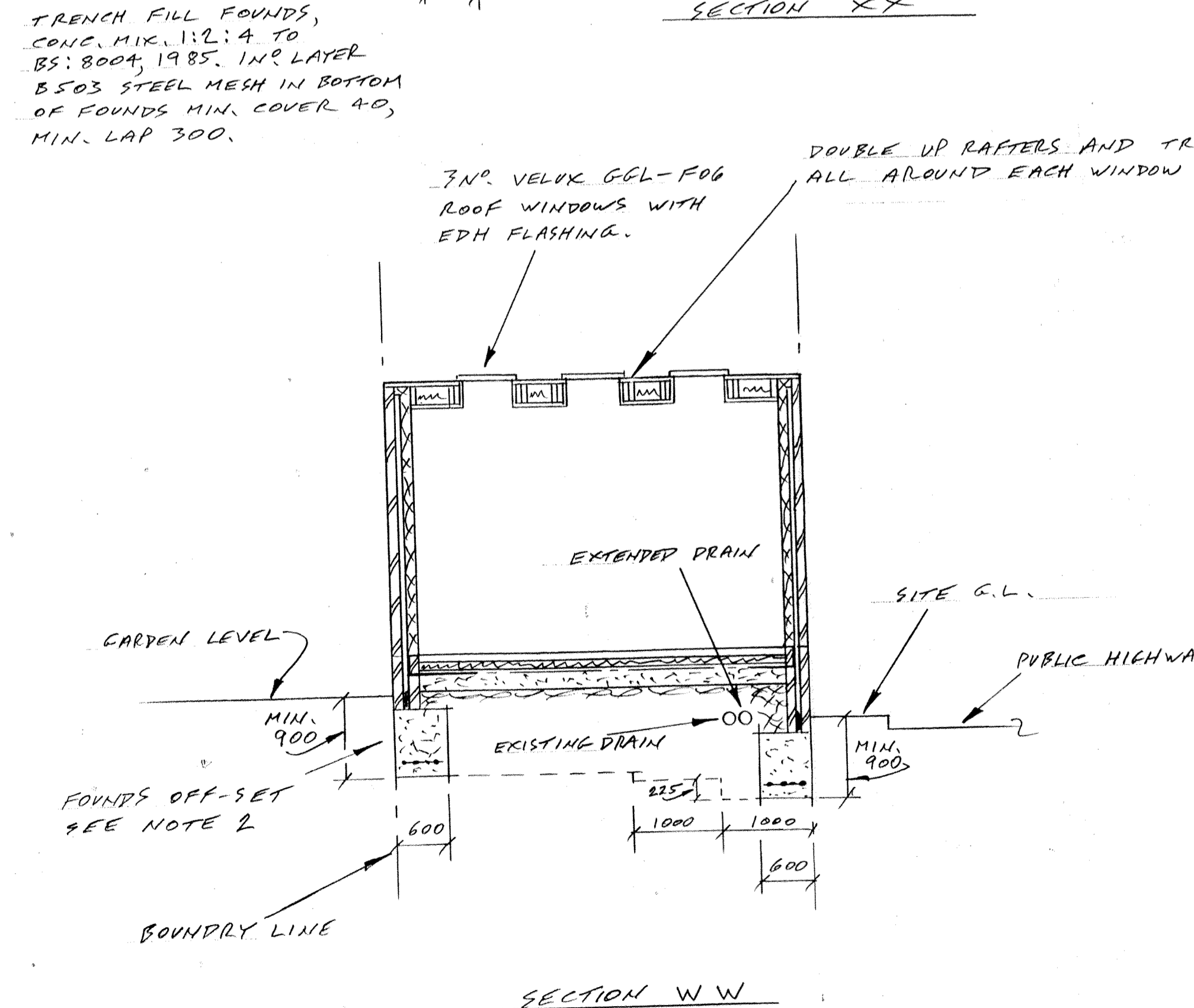
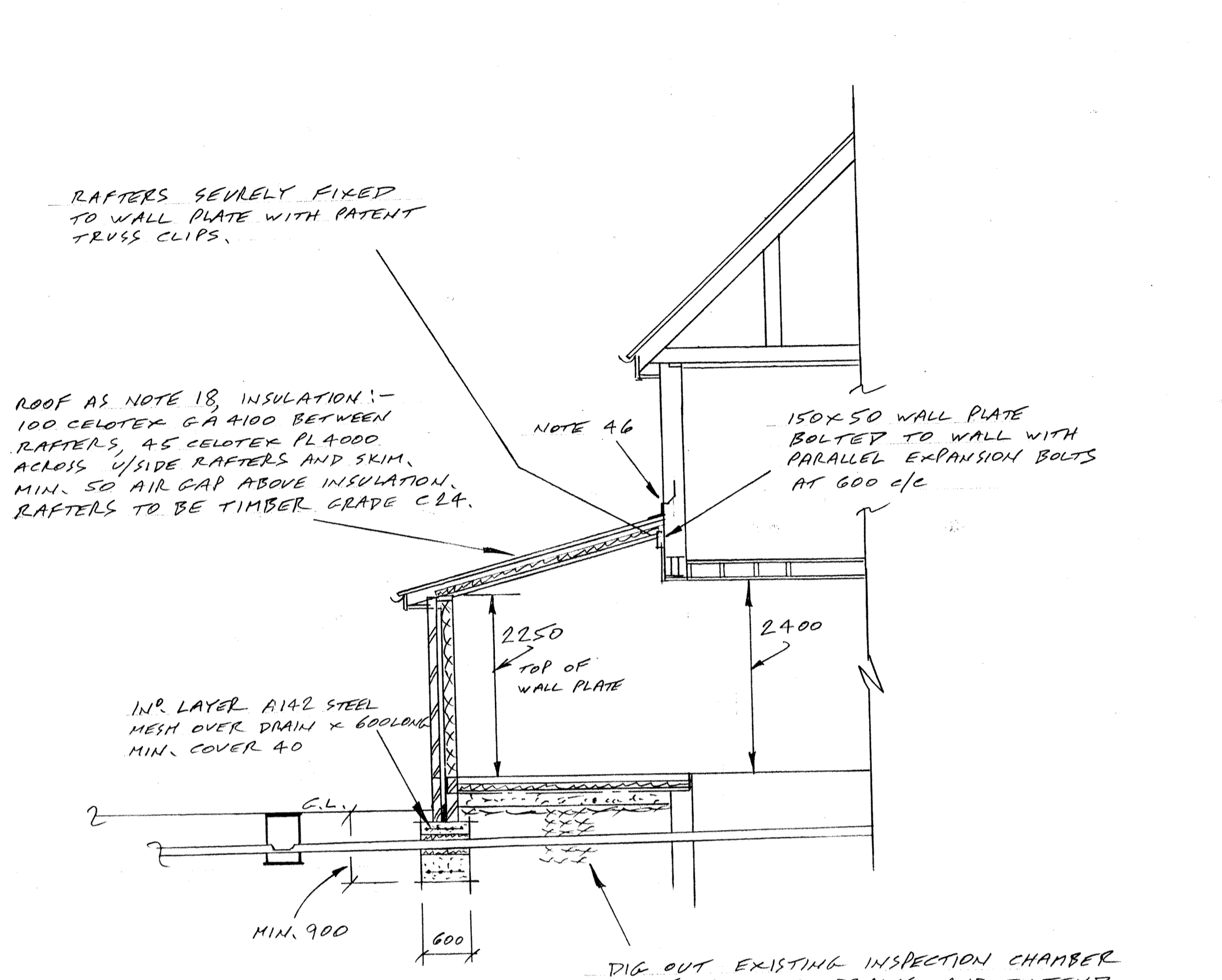
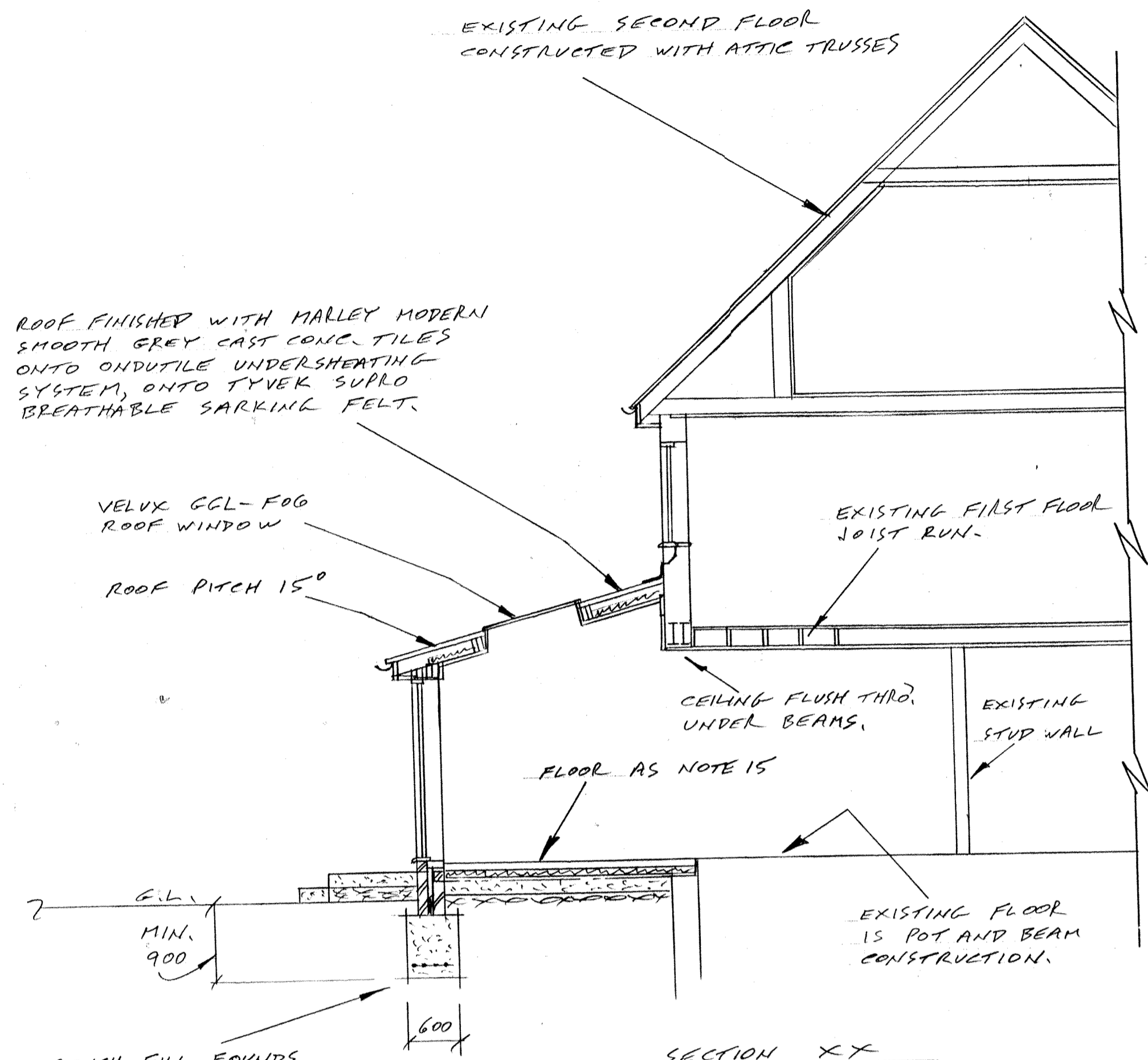


ALL WORK ON OR WITHIN 3M OF BOUNDRY, TO BE WITH ADJ. OWNERS WRITTEN AGREEMENT, RE. PARTY WALL ACT 1996.  
 ADJ. OWNERS TO BE GIVEN MIN. 2 MONTHS WRITTEN NOTICE OF COMMENCEMENT OF WORK.

NOTES MARKED THUS: ● NOT APPLICABLE



- THIS DRAWING IS THE PROPERTY OF: JOHN HORTON WHO RETAINS THE SOLE COPYRIGHT OF ITS CONTENTS IN ENTIRETY. IT MAY NOT BE USED BY A THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT.
- 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 /MENDED 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 BOUNDARY OFFSET SO AS NOT TO ENCRONCH 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 CONSTRUCTION:- 250mm CAVITY, 110mm BRICK, 85mm CAVITY INSULATED WITH ROCKWOOL CAVITY WALL BATTS. AGREEMENT NO. 78/686, 100mm THERMOLITE SHIELD, WALL TIES TO BE ST. STEEL, INNER FACE 125 PB, ON DABS, D.P.C. MIN. 150mm ABOVE G.L. WEAK MIX CONCRETE INFILL TO 250mm 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.
- 5. INNER WALLS TO BE 100 X 50mm WOOD STOOTING, P.B. AND SKIM, PACKED WITH FIBREGLASS QUILT.
- 6. INNER WALLS TO BE 100mm BLOCKWORK, 12mm PLASTER EACH SIDE, PROVIDE FOR D.P.C. 1 IN. 150mm ABOVE GROUND LEVEL.
- 7. LINTELS TO BE I.G. L/V'S UNLESS OTHERWISE STATED, MIN. END BEARING 150mm EXTERN/L 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. 800sq.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 (1991) 3 MIN. 16mm AIR GAP TO DOUBLE GLAZING, ALL GLAZING TO HAVE MIN. SOFT COATING TO HAVE MAX. U VALUE 1.8W/50.M.K. DOORS TO BE 1.8W/50.M.K. KITCHEN TO HAVE FAN TO PROVIDE 8000sq.mm BACKGROUND VENTILATION AND EXTRACT AIR NOT LESS THAN 60 LITRES/SEC. INTERMITTENT OPERATION, ALL HOT WATER PIPES TO BE INSULATED.
- 12. SUSPENDED TIMBER FLOOR:- 18mm T+G WEYROCK BOARD (FLOORING GRADE) ON 150 X 50mm JOISTS AT 400mm C/C. WEYROCK IN HAZARDOUS AREAS TO BE GRADE II-III.
- 13. OVERSITE:- 150mm CONCRETE ON 1200 GUAG: VISQUEEN D.P.M. ON 25mm COARSE SAND BLINDING ON 100mm CLEAN, WELL CONSOLIDATED HARD CORE, D.P.M. LAPPED INTO D.P.C.
- 14. CONCRETE FLOOR:- 75mm SCREED ON 500 GUAG: POLYTHENE SHEET ON 80 CELOTEX INSULATION BOARD ON 1200 GUAG VISQUEEN D.P.M. ON 150mm CONCRETE ON 100mm CLEAN WELL CONSOLIDATED HARD CORE D.P.M. LAPPED INTO D.P.C.
- 15. AIR BRICKS:- TIMBER FLOOR:- 220x150mm AIR BRICKS TRUNKED THROUGH CAVITY WITH D.P.C. OVER SUB-FLOOR VENTILATED THROUGH FLOOR TO VENTILATE EXISTING TIMBER FLOOR, MIN. 1500sq.mm/M RUN.
- 16. AIR BRICKS:- CONCRETE FLOOR:- 220 X 150mm AIR BRICKS TRUNKED THROUGH CAVITY WITH D.P.C. OVER, THEN TRUNKED THROUGH INO. 100mm P.V.C. PIPE PER AIR BRICK THROUGH FLOOR TO VENTILATE EXISTING TIMBER FLOOR, MIN. 1500sq.mm/M RUN.
- 17. PITCHED ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25mm BATTENS ON SARKING FELT ON 150 X 50mm RAFTERS AT 400c/c, 125 P.B. AND SKIM.
- 18. FLAT ROOF:- COLD DECK CONSTRUCTION:- 3No. LAYERS BUILT UP ROOFING FELT, INO. LAYER GREEN MINERAL FELT 36kg/M ON SINGLE PLY VENT LAYER HAVING 8mm DIA. HOLES AT 50mm C/C LAID FULLY BONDED ON 96 THERMOFOOT KINGSPAN INSULATION BOARD LAID ON VAPOUR BARRIER, ONE LAYER OF BITUMINOUS FELT LAID POUR AND ROLL METHOD ON 19mm T+G WEYROCK BOARD ROOFING GRADE 3 ON 30 KINGSPAN ON FIRTINGS TO GIVE TILT OF 1-40 ON X 50 JOISTS AT 400 C/C, 125 P.B. AND SKIM.
- 19. ROOF INSULATION:- 120 FIBREGLASS QUILT COUNTER LAID ACROSS JOISTS.
- 20. 30 X 3mm GALVANIZED STEEL LATERAL RESTRAINT STRAPS AT FIRST FLOOR AND ROOF LEVEL, STRAPS NAILED ACROSS MIN. 3No FLOOR JOISTS AND RAFTERS.
- 21. ROOF TIED DOWN WITH 30 X 3mm MILD STEEL STRAPS ANCHORED TO WALL 450mm BELOW TOP COURSE AND MAXIMUM 2M C/C.
- 22. ROOF TO HAVE 150mm FELT UPSTAND FLASHED TO BRICKWORK AND TUCKED IN, WITH CODE 4 LEAD COVER FLASHING OVER.
- 23. TILT FILLETS TO ROOF.
- 24. TILT ROOF TOWARDS 100mm HALF-ROUND P.V.C. GUTTER WITH 63mm P.V.C. R.W.P.
- 25. ALL TIMBER JOIST ENDS TREATED WITH PRESERVATIVE WHERE BUILT IN.
- 26. 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.
- 27. PATENT COLLAR TO ANY WASTE PIPES PASSING THROUGH ROOF.
- 28. STEELWORK DETAILS:- DOUBLE BEAMS BOLTED TOGETHER AT MID. QUARTER POINTS WITH BARREL SPACERS, BEAMS TO BE GRADE 43 STEEL TO BS: 448 PAINTED WITH 2No. COATS RED OXIDE PRIMER.
- 29. SUPPORT BRICK / BLOCKWORK TO BE OF CRUSHING STRENGTH 3.5N/MIN. WITH 1:1:6 CEMENT, LIME, SAND MORTAR C.P. III, PART 1.
- 30. UNDERGROUND DRAINS:- 100mm HEAVY DUTY P.V.C. DRAINS SURROUNDED IN 100mm PEA-GRAVEL, MIN. FALL 1 - 60. CONCRETE SLAB OVER TRENCH WHERE DRAIN PASSES UNDER BUILDING OR DRIVE.
- 31. ALL INTERNAL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS, 30mm WASTE TO BATH AND SHOWER, 32mm TO W.H.B., 100mm TO W.C., 38mm WASTE TO SINK. ALL HOT WATER PIPES TO BE INSULATED.
- 32. ALL WASTES TO BE U.P.V.C. AND TO HAVE RODDING EYE AT EACH CHANGE OF DIRECTION.
- 33. 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.
- 34. LIGHTING TO BATHROOM AND EN-SUITE OPERATED BY PULL-CORD SWITCH.
- 35. STAIR DETAIL CLEAR WIDTH:- 800mm RISE:- 200mm, MAX., GO:- MIN. 225 PITCH:- 42° MAX. HEADROOM:- 2M MIN. AT NOSING MIN. GOING TO TAPERED TREAD:- 50mm MAX. GAP TO VERTICAL BALUSTRADES:- 100mm HANDRAIL HEIGHT:- 900 - 1000mm
- 36. SMOKE ALARMS INDICATED THUS: ● TO BE INTERLINKED AND SEPARATELY WIRED AND FUSED AT DISTRIBUTION BOARD IN ACCORDANCE WITH BS: 5461, AND FITTED WITH BATTERY BACKUP.
- 37. DOOR MARKED THUS: \* TO BE 1/2 HR. P.B. SELF-CLOSING WITH 32 X 25 SCREWED AND GLUED STOPS WITH INTUMESCENT STRIPS AND COLD SMOKE SEALS.
- 38. ROOF:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25 TANALISED TILING BATTENS, ON SARKING FELT ON TRUSSED RAFTERS AT 600c/c. CALCS. TO BE SUPPLIED BY MANUFACTURER, DESIGNED TO BS: 5268: PART 3: 1985.
- 39. CEILING:- 250mm FIBREGLASS QUILT ON 500 GUAG POLYTHENE VAPOUR BARRIER, 125mm P.B. AND SKIM.
- 40. LONGITUDINAL AND DIAGONAL WIND BRACING LAP-JOINTED AS NECESSARY, TO AVOID EACH GABLE WALL.
- 41. COMPOUND HIP GIRDER TRUSSES SECURELY NAILED TOGETHER AT 400 C/C.
- 42. HIP MONO TRUSSES TRIMMED TO HIP BOARD ON SITE.
- 43. N.B. 200 X 38mm HIP BOARD TO EACH CORNER.
- 44. SIMPSON STRONG-TIE JOIST HANGERS TYPE 45. 150mm UPSTAND TO CODE 4 LEAD FLASHING TUCKED INTO BRICKWORK WITH CAVITY TRAY OVER.

RAFTERS TIMBER GRADE CLA.

- 46. ESCAPE WINDOW:- WINDOW DESIGN TO PROVIDE AN ESCAPE SASH MIN. 0.33M<sup>2</sup> IN AREA, NO DIMENSION TO SASH NO LESS THAN 450mm AND FITTED WITH EGRESS TYPE HINGES I.E. MUST OPEN THROUGH 80 AND NOT BE LOCKABLE WITH A KEY.
- 47. PITCHED ROOF:- WARM CONSTRUCTION:- MARLEY CAST CONC. TILES TO MATCH EXISTING ONTO 32 X 25 TANALISED TILING BATTENS ON SARKING FELT ON 50 X 20 TANALISED BATTENS IN LINE WITH RAFTERS ON 35 CELOTEX ACROSS FACE OF X 50 RAFTERS AT 400mm C/C WITH A FURTHER LAYER 100 CELOTEX INSULATION BETWEEN RAFTERS. CEILING:- X 50 JOISTS AT 400 C/C 125 P.B. AND SKIM.
- 48. 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 BEEN ISSUED 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.
- 49. ELECTRICAL WORK AND HEATING TO BE DISCUSSED IN DETAIL WITH CLIENT, I.E. POSITION OF SWITCHES, NUMBER OF SOCKETS, POSITION OF RADIATORS ETC.

REVISION 'A' DATE 26-11-2015  
 EXTENSION REDUCED IN HEIGHT TO MAX. 4.0M ABOVE SITE LEVEL

ITS HOME IMPROVEMENT TIME	CLIENT
	MRS. C. BENTHAM
	ADDRESS
27 NOV 2015	33 HOWBRAY VILLAS
AREA PLANNING	SOUTH SHIELDS
ST/1096/15/HAUL	NE33 3GA
PLANS DRAWN	JOB TITLE
FOR YOUR HOME EXTENSION	PROPOSED SINGLE STOREY REAR EXTENSION
TEL. JOHN HORTON	DRAWING TITLE
0191-454 3870	CONSTRUCTION DETAILS
MOBILE 07435 969 151	DATE
	10-11-2015
	SCALE
	1:50
	DRAWING NUMBER
	2015-142
	SHEET 3 OF 3 SHEETS
	REVISION 'A'