Proposed Layout

SOUTH TYNESIDE COUNCIL
- 1 AUG 2019
PLANNING

Roof:

Roof to consist of 2 layers asb based underfelt 13Kg/10sqMtr, 1 layer green mineral felt finish 36Kg/10sqMtr laid to CP 144 cp part 3, 1970 on 3/4" roofing grade Weyroc on 10" x 2" joists at 16" centres. Roof joists to be tied down with M.S. straps 1 1/4" x 3/16" every 3rd joist and taken down brickwork 18" to give lateral restraint.

Fibreglass quilt between joists & 1000g Visqueen membrane to underside of joists as vapour barrier. 3/8" thick plasterboard with 6mm skim finish to give 1/2hr FR. New roof to overlap 25mm to give vent to roof void. All joists to be treated with preservative.

Carport:

Carefully dismantle existing carport and store in back garden.

Floor

6" concrete with 1200g Visqueen DPM. with blinded hardcore below - DPM. joined to DPC in wall.

Brickwork

Outerleaf 4-1/2" brickwork to match existing as near as possible. 50mm cavity - inner leaf to dpc. 100mm thermolite blocks - 25mm Jablite cavity insulation board fitted against inner leaf.

Wall ties to be to BS 1263,1978 to be at 900mm horizontal x 450mm vertical. All cavities to be mainained to ex.

Boundary wall to be within boundary line by smallest amount consistant with brick and facia sizes etc.

Foundations

24" x 9" concrete strip to CP 2004 1976 set at minimum 2'-0" below GL.

General

DPCs to be min. 6" above GL. Both vertical and horizontal to all external jambs. 9" Catnic / DL. Lintles above all new openings with min. 6" end bearing - 50mm - Jablite insulation board inserted into lintels along sloping edge to give 'U' value as Reg. by part F, 1981 amendments.

Rainwater goods to be PVC - 2.5" downcomer x 4" H.R. gutters on 11" x 1" facia boards.

All new brickwork to be block tied into existing walls. Cavities to be sealed at roof and jamb levels.

Underfloor ventilation to ex. house underfloor to be maintained via trunking from ABs. Min. flashings to be 6" up brickwork stepped & cavity tray inserted. Window openings to be 1/20th floor area.

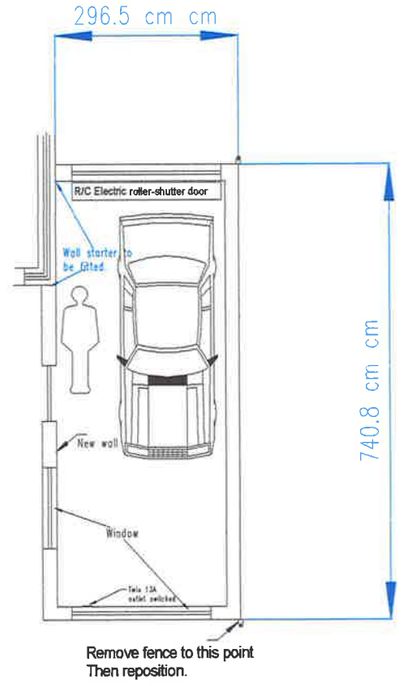
Sample of brick to be used to be submitted to local planning authority prior to commencment on works.

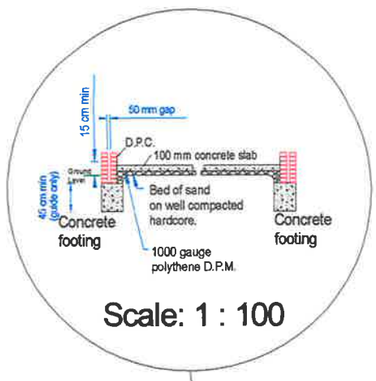
Bricks to be used on both leaves below DPC.

Cavity below GL to filled with weak concrete mix.

All construction to comply with 1976 building regs.and amendments.

**NOTE: BUILDER MUST CHECK ALL HEIGHTS, LEVELS & DIMENSIONS TO THE SATISFACTION OF THE CLIENT BEFORE CONSTRUCTION BEGINS.





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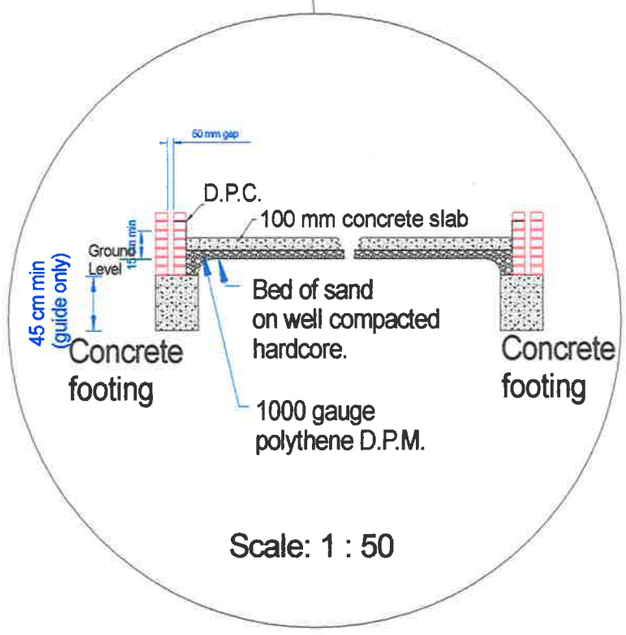

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Drawn by: J.H.Taylor
Date: 29/6/2019

Plans, sections and elevations of proposed garage extension for:
Mr J.H.Taylor, 12 West Drive, Cleadon, Sunderland, SR6 7SJ

Drawing No. Garext12West Sheet 3 of 5