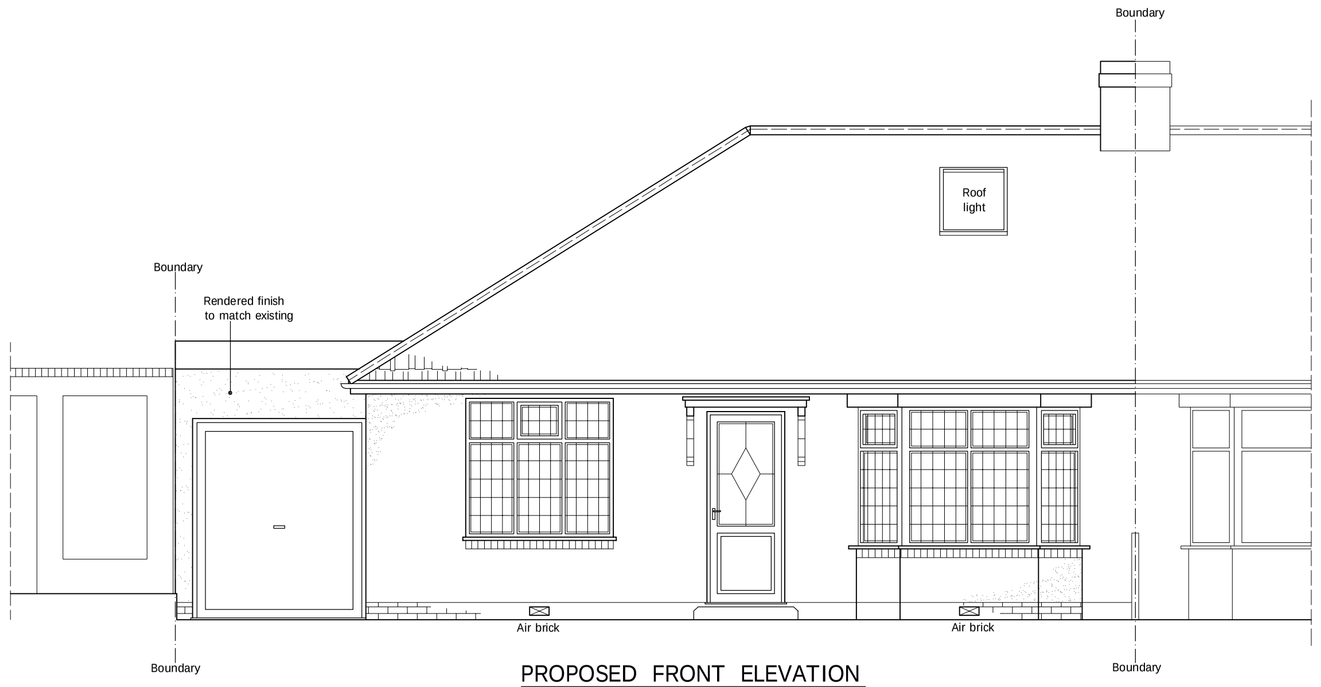
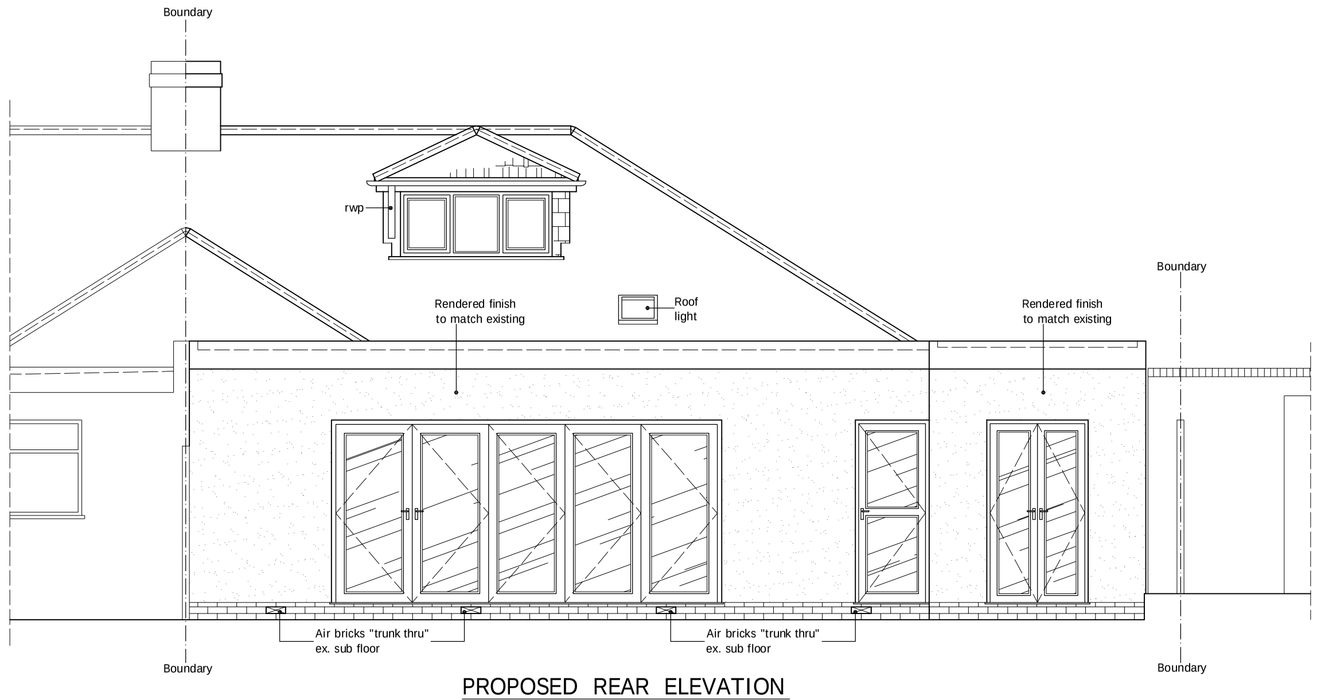


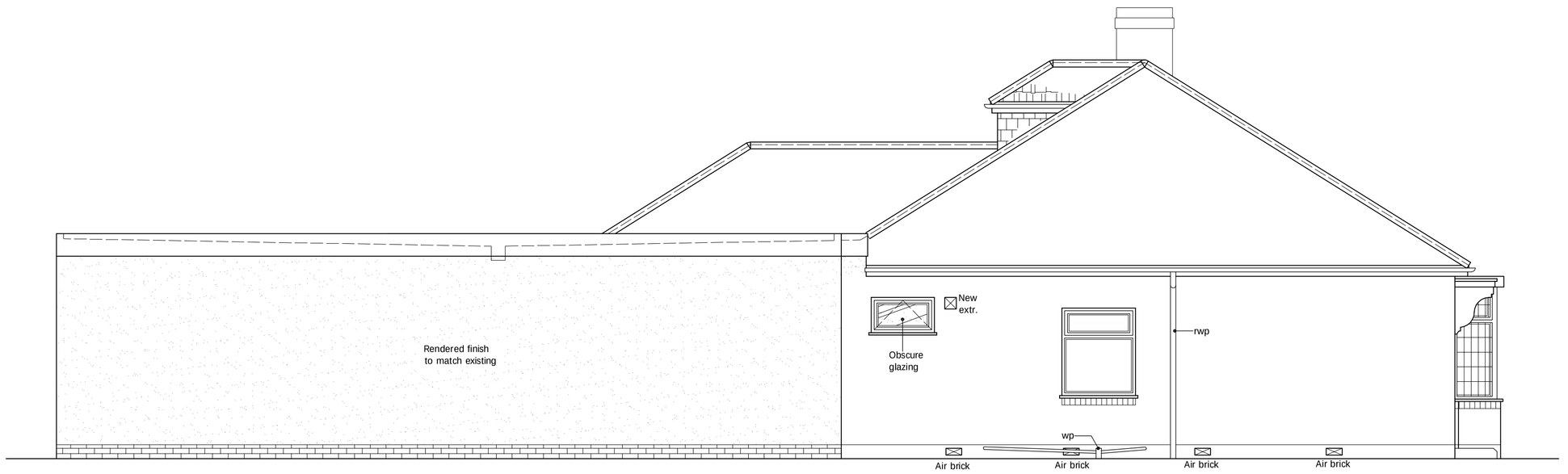
PROPOSED FRONT ELEVATION

scale 1:50



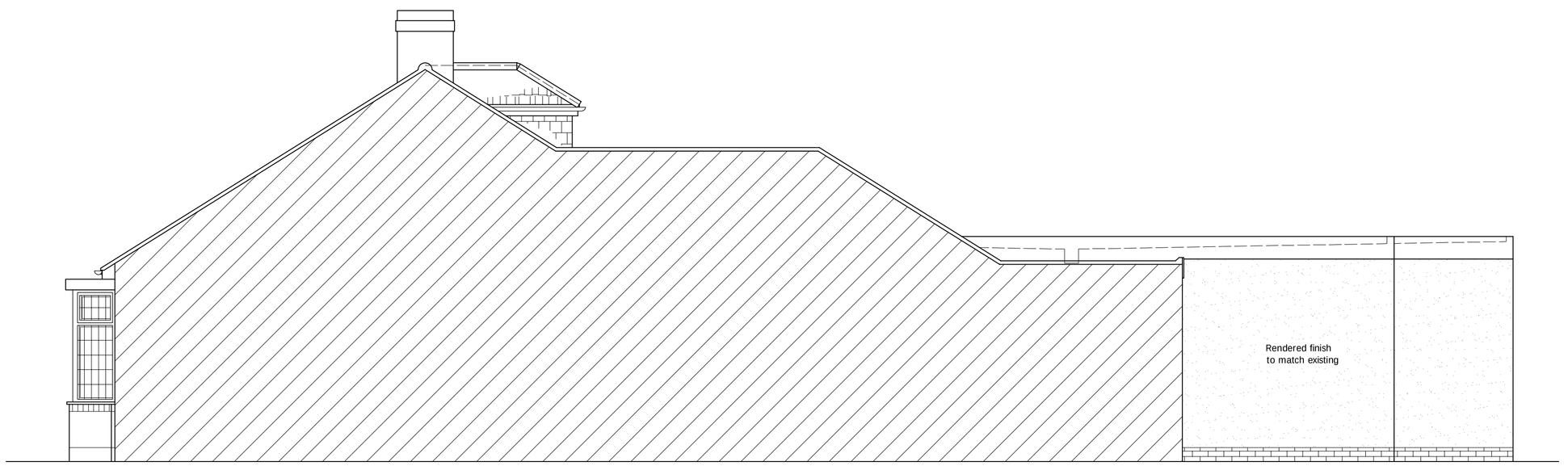
PROPOSED REAR ELEVATION

scale 1:50



PROPOSED SIDE ELEVATION

scale 1:50



PROPOSED Adj. SIDE ELEVATION

scale 1:50

0 1 2 3 4 5 6 7 8 9 5m 1:50
0 1 2 3 4 5 6 7 8 9 10m 1:100

The walls are to be 225mm, class 'B' engineering brick to BS 3921 to the required invert depth. 150mm concrete cover slab with haunching forming the cover level complete with frame and lid. Where foul and surface water are available on site connections must be proved. Priority order for surface water is 1. Soakaway which must be designed to comply with BRE 365 and BS 8301:2000. Soakaways to be at min. 5.0m away from any building (foundations). 2. A watercourse or 3. A sewer. Rainwater connections to foul sewers may only be made where soakaway and watercourse cannot be used. On completion the system is to be water pressure tested and cleansed.

4. SOLID FLOOR SLAB:- 65mm concrete screed, on vapour barrier, on 80mm GA4080 Celotex insulation with a 25mm upstand of insulation provided to perimeter edges of floors, on 100mm concrete slab (grade ST2 or GEN 1 to BS 8500-1.) on 1200 gauge DPM lapped to wall DPC. Sand blinding and min. 150mm clean compacted hardcore. All to give 'U' value of 0.22.

5. TIMBER PARTITIONS:- 100x50mm SC3 vertical softwood studs at 600mm c/c secured to 100x50mm SC3 head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deadening. Floor joists to be doubled up when running parallel with and under timber partitions.

6. LINTELS:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. Where steel beams are used they are to be braced together 350mm from each bearing point and at mid span and set to concrete padstones each end as per Structural Engineer's drawings and details. Half hour fire protection to steelwork as above.

7. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x5mm mild steel). Straps to be secured to timber elements and walls min. 1.0m long at max. 1.2m c/c (1.8m c/c in single storey construction).

8. FLAT ROOF CONSTRUCTION:- High performance fibreglass roof bonded with fire retardant top coat resin, to 18mm WBP plywood to BS 1088 to 130mm Celotex XR4000 roofboards or other equal approved insulation to provide a 'U' value at 0.18 or better. Vapour barrier on 18mm WBP plywood to BS 1088 all laid to falls via softwood firrings. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 12.7mm Duplex Gyproc plasterboard and skim finish ceiling internally. Set to new and existing either via Catnic type joist hangers or 100x50mm SC3 wallplates. All velux windows for flat roof to have EDN type flashing for flush fit installation. Velux windows are AA rated.

9. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- New external doors and windows to be UPVC and double glazed. Internal door linings shall be 100 x 38 with planted stops. Skirting boards shall be 100 x 19mm. chamfered. Architraves shall be 75x19 chamfered. All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. Window frames to be double glazed with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level. New or replacement windows double glazed with 16mm air gap or 12mm argon filled gap and a both finished soft low 'E' coating to achieve U-value of 1.60 and to have window energy rate - Band C or better. New external doors to have a U value of 1.80. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). Max. area of windows, doors and roof lights should not exceed 25% of floor area of the extension. Door to garage to be half hour self closing fire door and frame fitted with cold smoke seals and intumescent strips.

10. ELECTRICAL INSTALLATION and PART P BUILDING REGULATIONS ELECTRICAL SAFETY:-
Where electrical work is required to comply with Schedule 1 of the Building regulations it will either:

a. Be installed, by electrician who is registered as Part P approved by an authorised body (a completion certificate/certificate of compliance will need to be obtained from their authorised body (NICEIC, ELECSA, NAPIT etc.).
b. Any other electrician will require and Electrical Safety Building Notice application.

The proposed electrical installation, earthing and bonding to be installed to current IEE regulations & to comply with Part P requirements of the Building regulations. Inter-linked, slef-contained smoke alarms shall be provided in the circulation areas of the dwelling. The smoke alarms shall be mains operated in accordance with Section 1 of Appeoved Document B Volume 1. Fixed fitting taking only lamps having a luminous efficiency of 40 lumens per circuit watt shall be used at one per 25 m2 of floor area or three of four or 75% fittings which ever is the greater. Fixed external lighting shall be either lamp capacity not exceeding 150w per light fitting that switches off automatically or fittings taking only lamps of 40 lumens per circuit watt.

drawnplans.co.uk

Project:
Single Storey Extension to Side and Rear.

For:
Marie Graham
58 Lisle Road
South Shields
Tyne And Wear
NE34 6DH

Scale:	Dwg. no:	Ref. no
As Shown	Sheet 2	A0C
Drawn by: I.M.	Date Drawn: 30-October-2019	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com