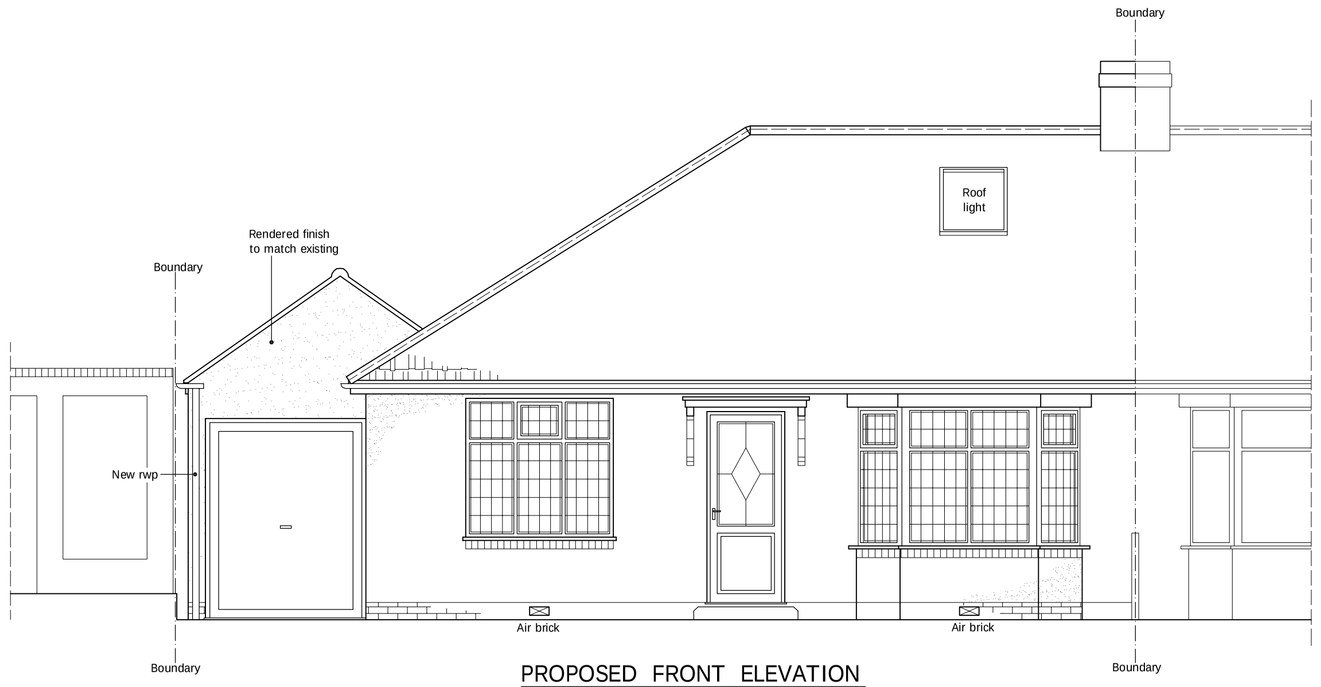
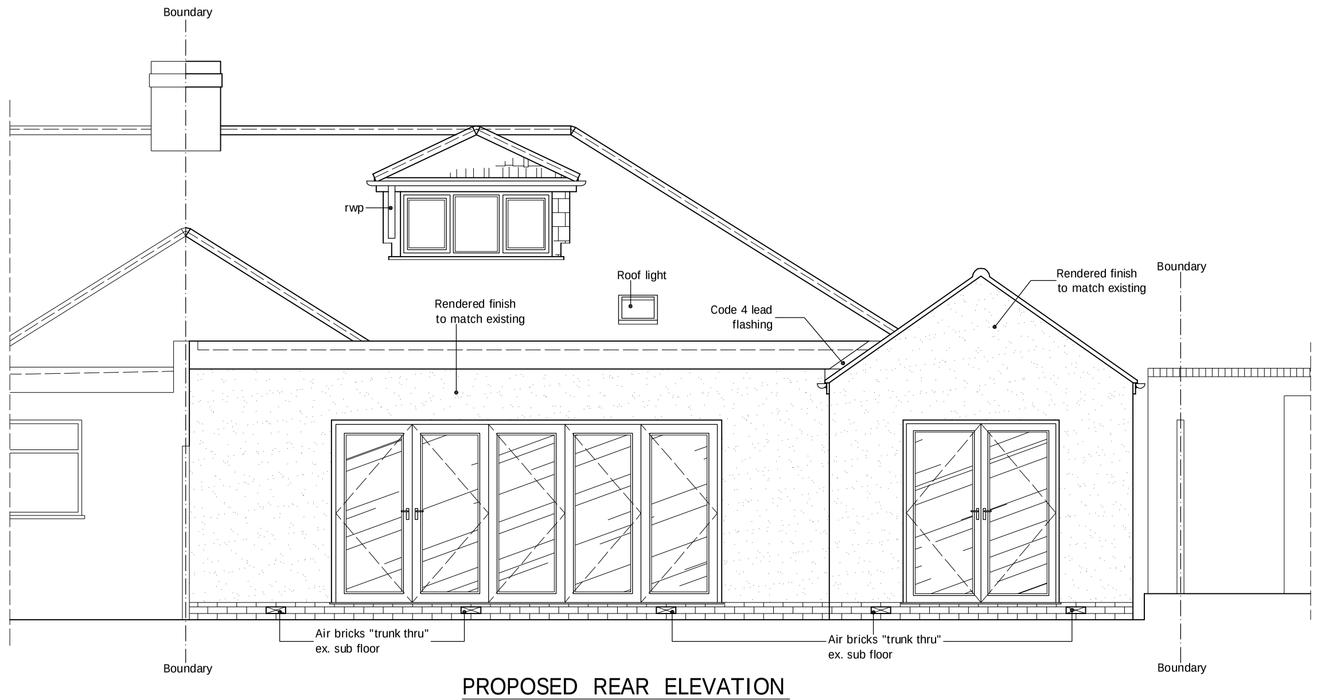


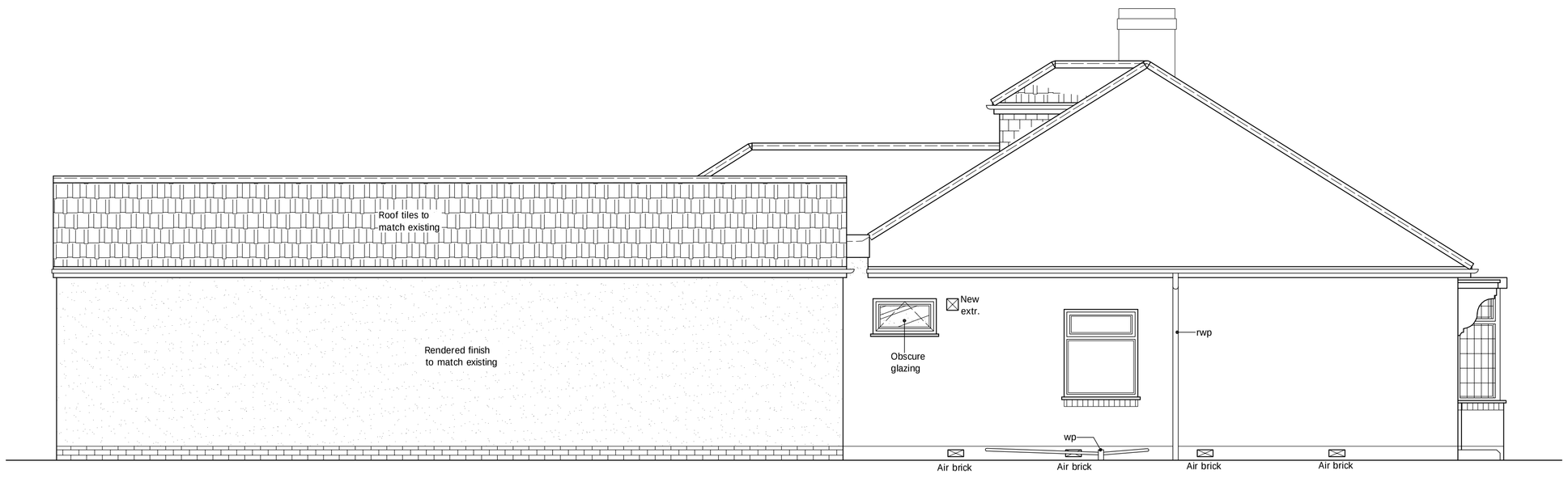
PROPOSED FRONT ELEVATION

scale 1:50



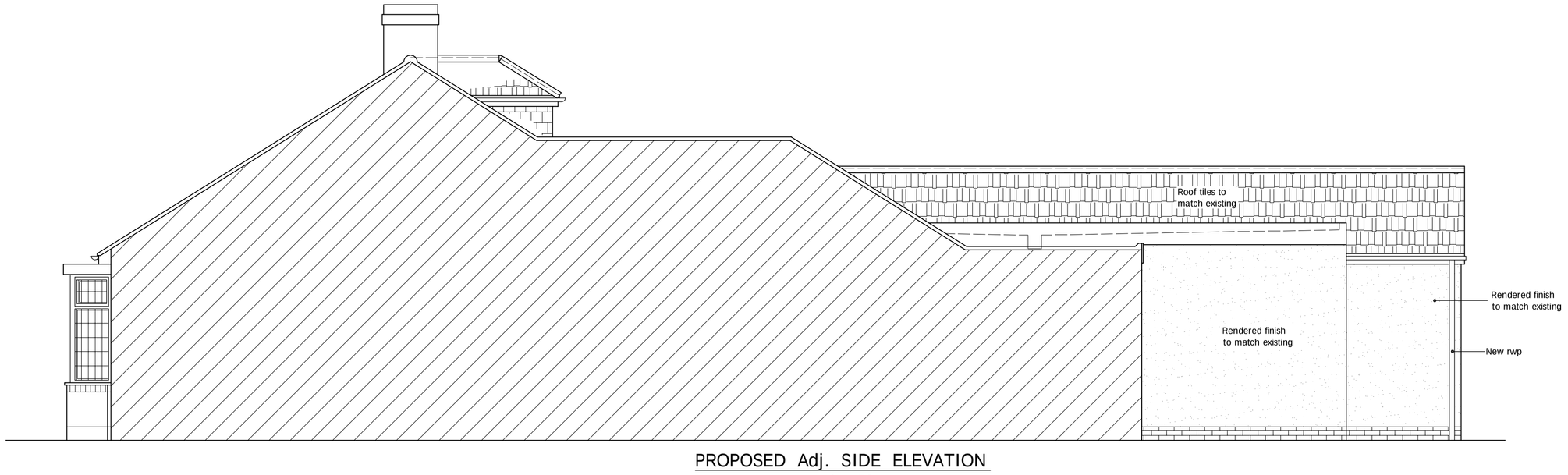
PROPOSED REAR ELEVATION

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.

PITCHED ROOF CONSTRUCTION:- Roof tiles to match existing in colour and style laid to gauge with 75mm headlaps on 50x25mm tanilised softwood battens secured with wire nails to BS5534. "TYVEK" breathable membrane laid to manufacturer's instructions (150mm laps), laid horizontally over specified rafters. Timber rafters as specified by Structural Engineer secured to a 100x50mm SC3 softwood wallplate strapped down to the external cavity walls. 100mm quilt insulation laid between the ceiling joists with 175mm insulation cross laid over to give total thickness of 275mm glass fibre quilt insulation. Ceiling joists as specified by Structural Engineer. 12.7mm Gyproc Duplex plasterboard and skim finish ceiling. All to provide 'U' value of 0.16 or better. All valleys to be lined with code 4 lead work on treated softwood valley boards. Where new roofs abut new or existing brickwork provide for code 4 lead flashing stepped where required with patent cavity trays fitted over where required. Horizontal and vertical straps for lateral support as described above positioned at intervals not exceeding 1.8m.

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.

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:	Rev.:
As Shown	Sheet 2 Rev 1	A01
Drawn by: I.M.	Date Drawn: 17-March-2020	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com