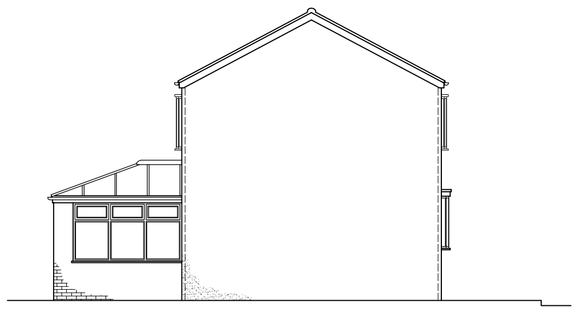
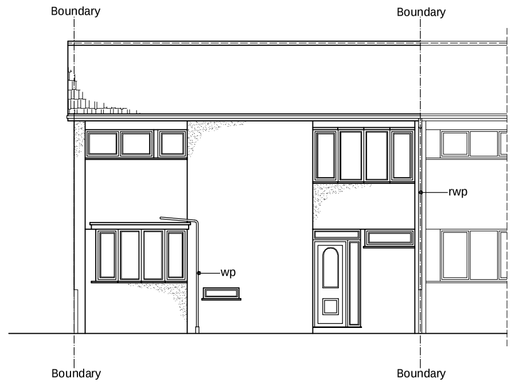
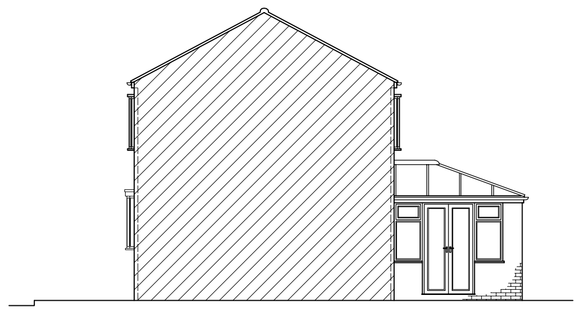


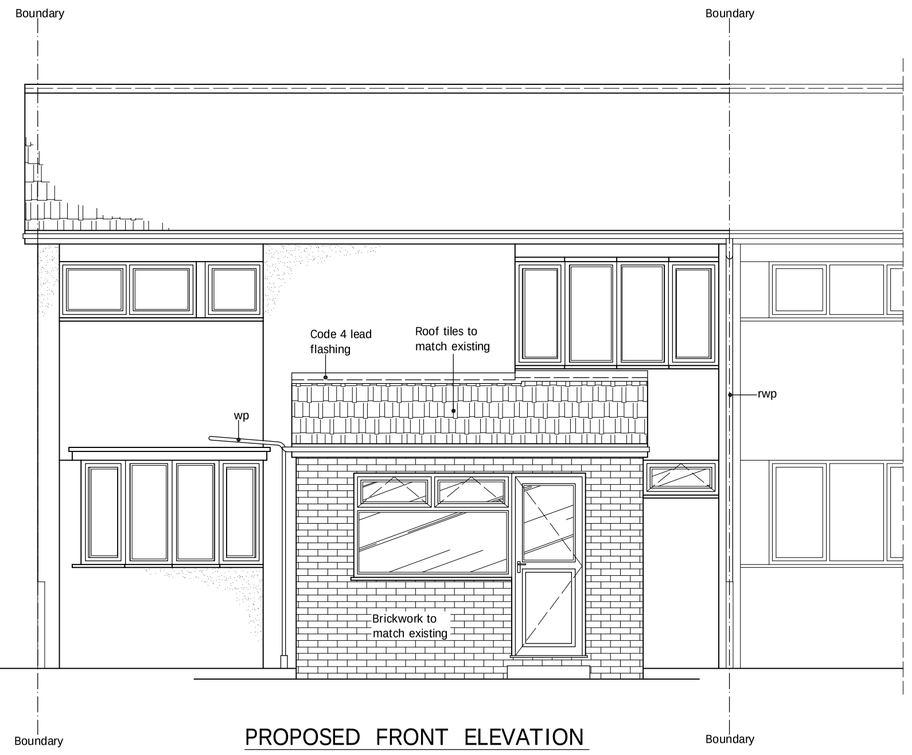
EXISTING SIDE ELEVATION
scale 1:100



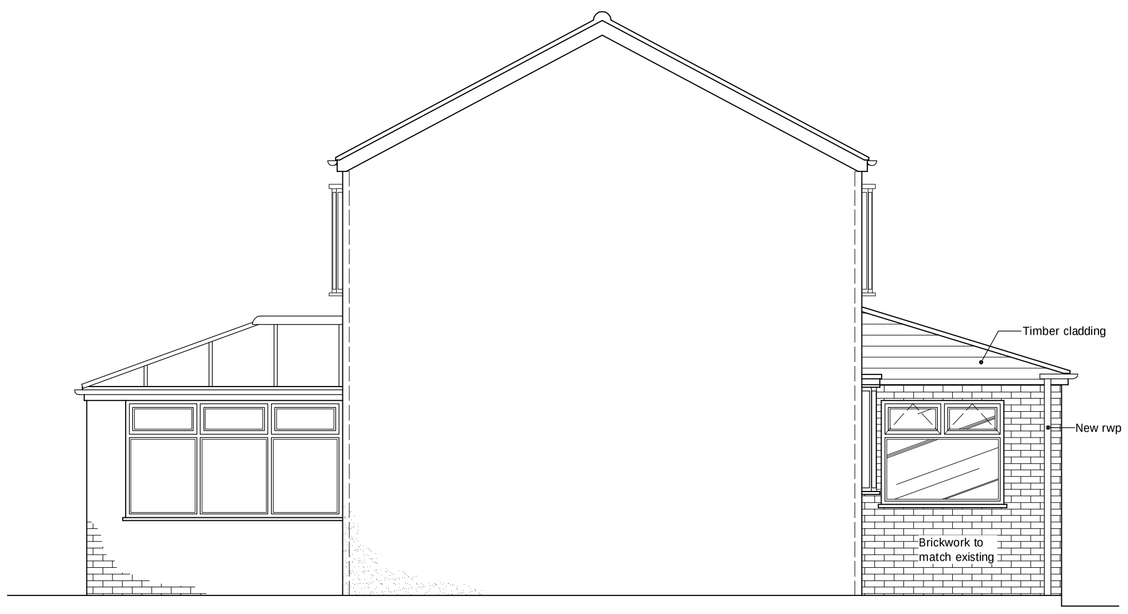
EXISTING FRONT ELEVATION
scale 1:100



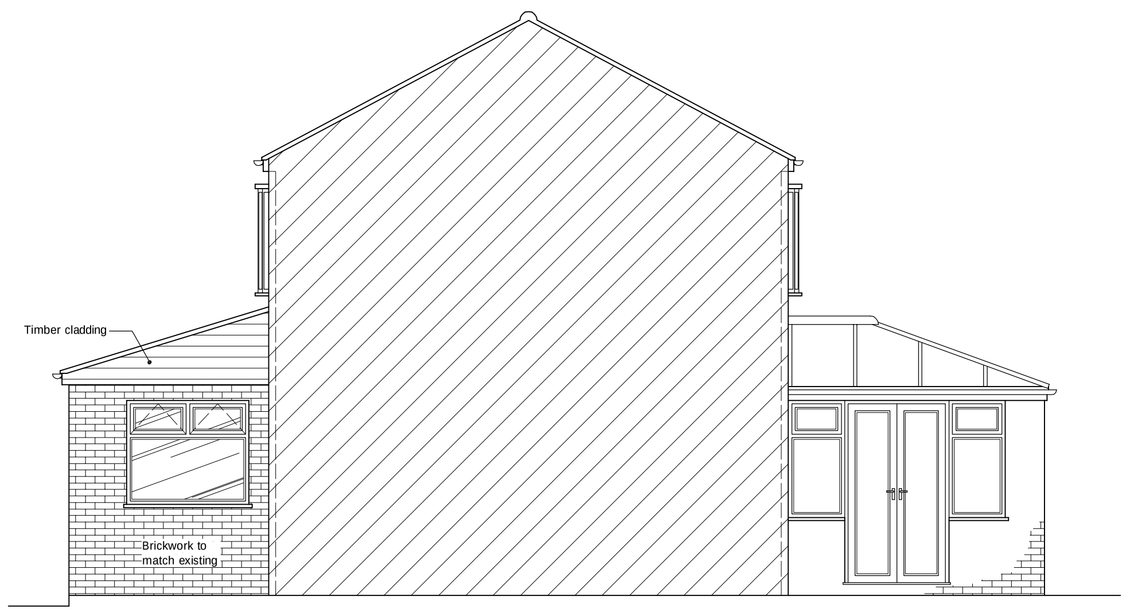
EXISTING Adj. SIDE ELEVATION
scale 1:100



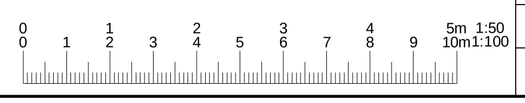
PROPOSED FRONT ELEVATION
scale 1:50



PROPOSED SIDE ELEVATION
scale 1:50



PROPOSED Adj. SIDE ELEVATION
scale 1:50



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. 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 and to existing house wall via wallplate bolted at 400mm c/c. Rigid connection (use truss clips) to be provided between top of rafters and wallplate. 100mm Celotex GA4100 insulation set beween rafters with min 25mm ventilation gap maintained to underside of breathable membrane and fixed across face of rafters with a further 50mm Celotex PL4000 and finished with 12.5mm plaster board (vapour check type). All to give a U-value of 0.18. 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.

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.

11. GAS INSTALLATION & HEATING:- The proposed gas installation shall be designed and installed by GASSAFE registered person and a relevant certificate provided to Building Control pre-completion. Extend existing central heating to new areas to client's instructions. Where new or replacement boilers are installed must be a condensing boiler and must have a SEDBUK rating of Class A or B and the condensate outlet must be taken to the foul drainage system. New radiators fitted with thermostatic type valves with pipework insulated to non heated locations.

12. NATURAL AND MECHANICAL VENTILATION:- Prior to completion details of commissioning and testing of mechanical systems for extracts to be deposited with building Control to show complaince with F1 (2).

a) Habitable room:

- Rapid ventilation - 1/20th of floor area - for a hinged or pivot window that opens 30° or more, or for sliding sash windows. 1/10th of floor area - for a hinged or pivot window that opens less than 30°.
- Background ventilation - 8000 mm²

THE CONTRACTOR SHALL ALLOW FOR MAKING GOOD OF ALL DISTURBED WORKS.

Other Notes, Alterations.

Notes:

All existing foundations, beams and/or lintels accepting additional load, are to be exposed, if necessary, for consideration by the Building Control Surveyor and upgraded if found necessary.

drawnplans.co.uk

Project:

New Porch to Front.

For:

Therese Bull
20 Druridge Crescent
South Shields
Tyne And Wear
NE34 7TQ

Scale:	Dwg. no:	Ref. no
As Shown	Sheet 2	A0(
Drawn by:	Date Drawn:	
I.M.	19-October-2021	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com