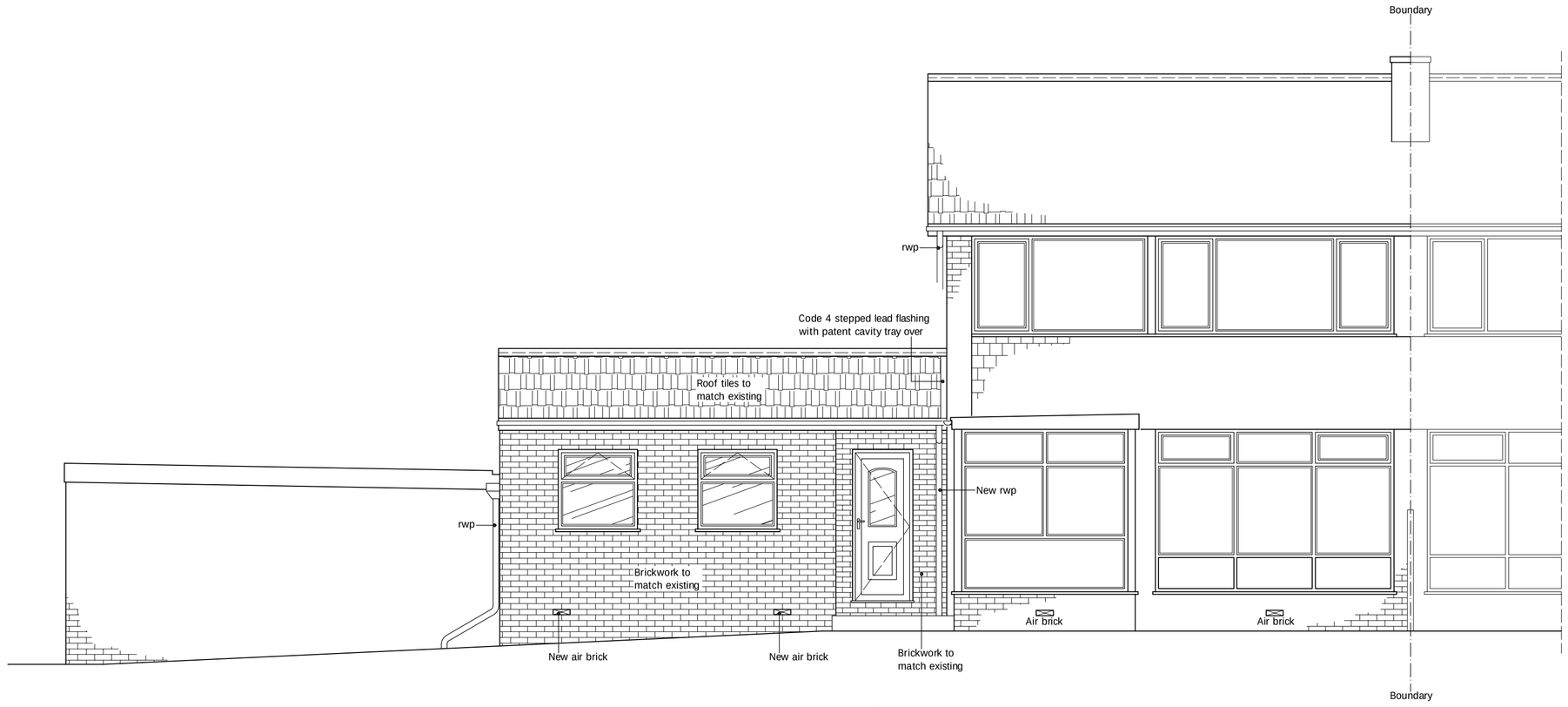
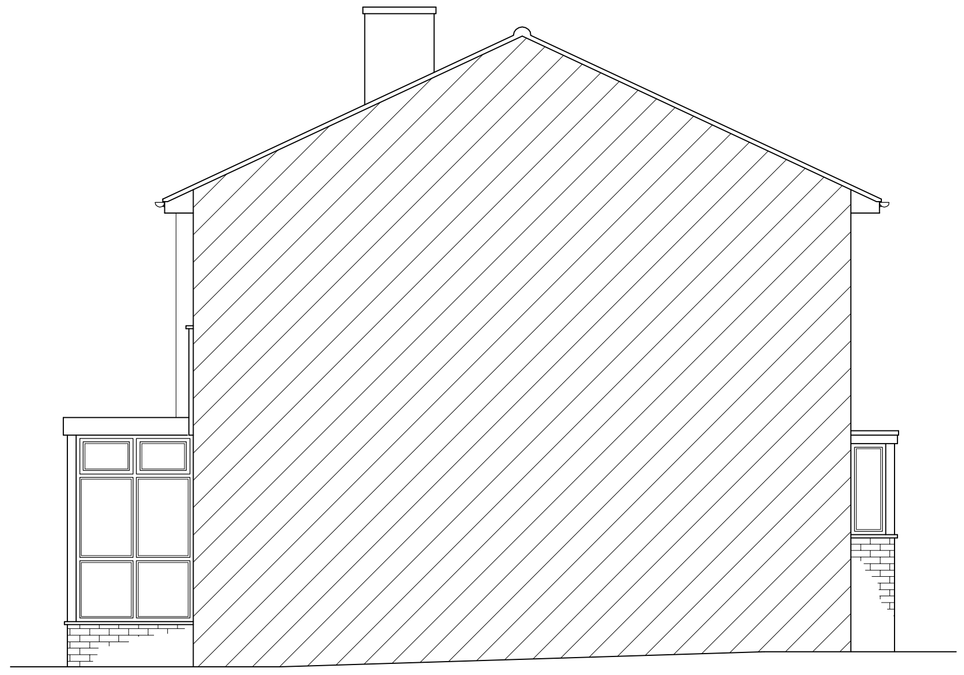


PROPOSED FRONT ELEVATION

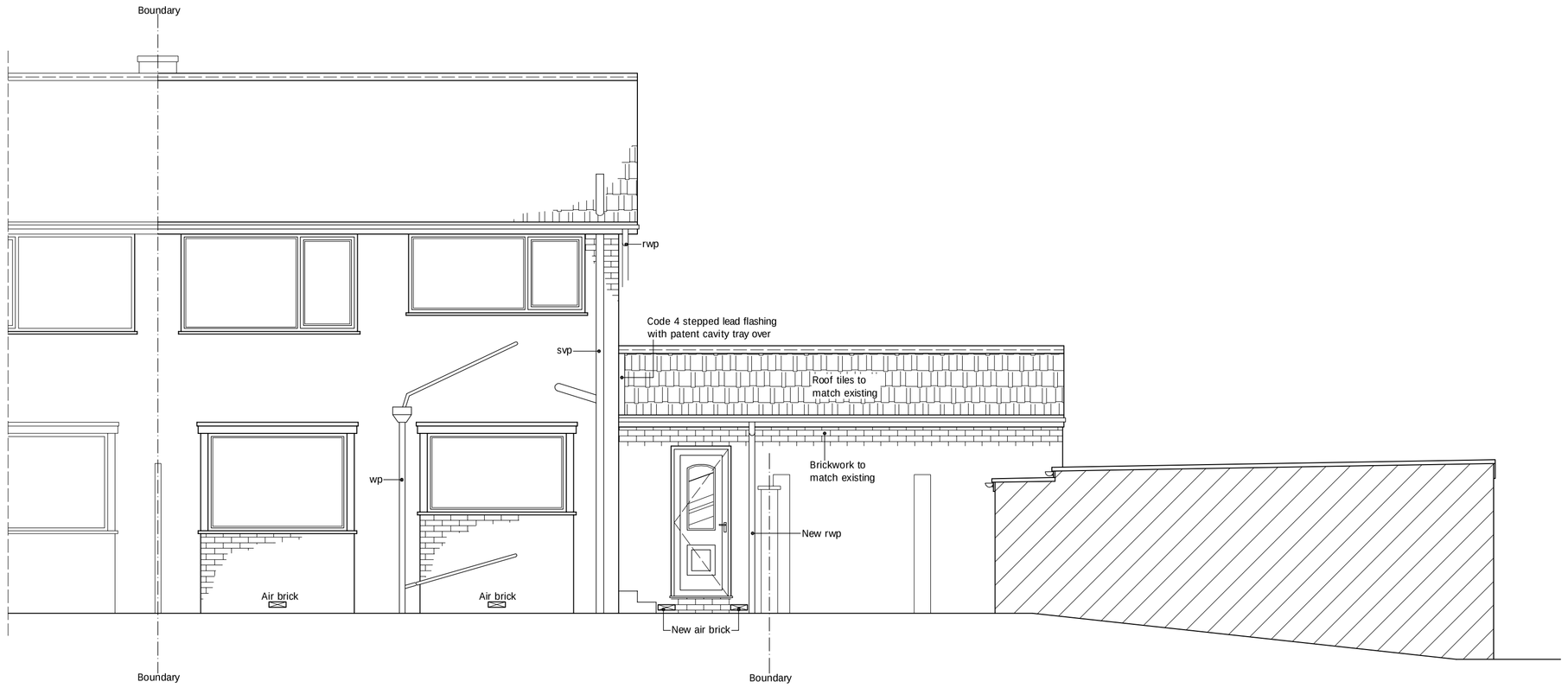
scale 1:50



PROPOSED Adj. SIDE ELEVATION

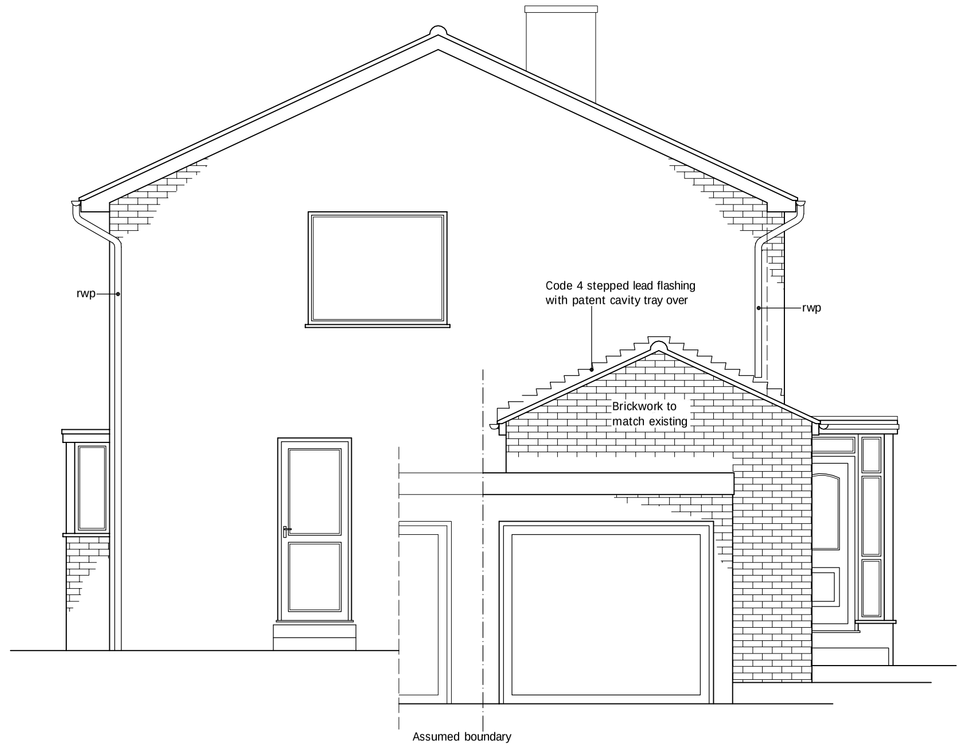
(No changes)

scale 1:50



PROPOSED REAR ELEVATION

scale 1:50



PROPOSED SIDE ELEVATION

scale 1:50

0 1 2 3 2 4 5 3 6 7 4 8 9 5m 1:50
0 1 2 4 10m1:100

4. SUSPENDED TIMBER FLOORS:- 18mm tongued & grooved flooring grade chipboard (V313 grade water resistant to kitchens, utilities and bathrooms) on 120x47mm SC3 softwood treated floor joists laid at 400mm c/c with 140mm Celotex XR4000 insulation laid between joists. Joists set on 100x75mm SC3 softwood treated wallplate on Hyload DPC, 103mm class 'B' engineering brick honeycomb sleeper walls at max. 2.0m c/c with continuous opening to allow 3000mm² per metre ventilation. External walls adjoining timber floors should have airbricks to BS493 ensuring that ventilated air will have a continuous path between two opposite sides of all sub-floor voids. The air bricks openings must not be less than either 1500mm2/m run of external wall or 500mm2/m2 of floor area, whichever gives the largest overall opening area. 125mm thick oversite concrete (grade ST2 or GEN 1 to BS 8500-1.), on 1200 gauge DPM, on 25mm sand blinding on min. 150mm clean consolidated hardcore fill (for hardcore deeper than 600mm, further advice is required from the structural engineer). All to give 'U' value of 0.18. Airspace between concrete surface and underside of joists to be 300mm for ground with a high volume change potential, 250mm for a medium volume change potential and 200mm for a low volume change potential.

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. INTERNAL WALL LININGS:- Existing utility walls to be upgraded with 100mm Celotex GA4000 insulation fixed via dabs to existing 215mm brick solid wall, breathable membrane fixed over the insulation with min. 100mm laps, 25x50mm battens fixed to insulation face at max. 600mm c/c to provide support for 12.5mm plasterboard and skim finish, all to provide a 'U' Value of 0.18 or less.

7. 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 protion to steelwork as above.

8. 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).

9. 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. 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 60mm Celotex PL4000 insulation and finished with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. 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.

10. FRAMES, CASINGS, SKIRTINGS, ARCHITRAVES :- 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 with safety glazing to all doors, side panels, and all areas extending below 800mm from floor level and to be in accordance with BS 6206 and or BS EN 12600. New or replacement doors and windows to be UPVC and double or triple glazed, argon filled gaps and finished soft low 'E' coating to achieve U-value of 1.40W/m2K or window energy rate - Band B or better. New rooflights with kerb/upstands can have a value no worse than 2.2W/m2K. New external doors with more than 60% of internal face glazed to have a U value of 1.40W/m2K or doorset energy rate - Band C or better, other external doors to have a U value of 1.40W/m2K or doorset energy rate - Band B or better. Installed either by Fensa registered installer or compliance via certificate from L.A. Building control (fee Payable). All roof lights/lanterns to be glazed. If polycarbonate or uPVC roof lights/lanterns are to be used, ensure rating is class C-s3,d2 which can be regarded as having a BRoof(t4) classification. BRoof(t4) units can be used within 6m of the boundary. However, they are not to be used within 1500mm of a compartment wall line separating property's. Max. area of windows, doors and roof lights should not exceed the sum of the following:

a. 25% of the floor area of the extension and

b. the total area of any windows and doors which no longer exist or are no longer exposed

due to the extension.

When glazing area is more than the sum of a. and b. then SAP calculations must be provided and the new sets of U-values must be followed.

drawnplans.co.uk

Project:

Single Storey Front Extension.

For:

Mr. George Robertson
9 Ganton Court
South Shields
NE34 8AW

Scale:	Dwg. no:	Ref. no:
As Shown	Sheet 2	A00
Drawn by:	Date Drawn:	
I.M.	30-May-2024	

For Drawings Tel: 0800 7836790

E-mail :- drawnplansco@aol.com