

FOUNDATIONS
 To be a minimum 600x225mm deep concrete foundation, minimum depth 800mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer. All foundations to be taken down beyond any existing drainage levels.

EXTERNAL WALLS
 270mm cavity construction, consisting of 90mm facing brick outer leaf to match existing. 150mm cavity. 100mm Thermaflex brick work. Cavity insulation to consist of 100mm Kingspan Thermaflex T16 (or similar approved to achieve minimum U value of 0.23). Provide galvanneal steel cavity wall ties 1900mm horizontally, 450mm vertically, decreased to 225mm vertically around openings. Insulate Superior board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulate vertical DPC.

LINTELS
 All lintels to be Galvalume insulated steel lintels or similar over all new openings, 100mm and bearing to all sills.

GROUND FLOOR
 100mm thick concrete floor slab finish flush (slab to be 125mm reinforced on 100mm Kingspan Thermaflex T16 insulation (or similar to achieve minimum U value of 0.23) hatched up at all edges on 100mm insulate dim to minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand bedding. All new dpc's to be minimum 100mm above ground level and to overlap into dpm. Provide air bricks of minimum 800mm centres, ducted through to ventilate existing floor void if any existing air bricks are blocked by new extension. All new dpc's to be minimum 100mm above ground level and to lap into dpm.

ROOF TRUSSES
 Roof trusses to be designed & built by specialist manufacturer. All trusses to be installed to manufacturer's specifications. All structural calculations to be submitted to building control for approval prior to installation.

TRADITIONAL ROOF
 Traditional roof design as per drawing, all structural calculations to be submitted to building control for approval prior to installation.

PITCHED ROOF
 Tiles to match existing on 38 x 20mm 4x4 battens on "Tivee" breathable roofing felt or similar on roof trusses, code 4 lead flashing 100mm glass fibre insulation laid between ceiling joists, 100mm lead over joists opposite way to first layer. Provide proprietary rafter trays to ensure insulation does not obstruct the air flow.

VENTILATION TO PITCHED ROOFS
 (if not using breathable roofing felt)
 Provide continuous 100mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (like vent) at ridge level. All open ventilation to receive proprietary anti-verse mesh.

ANCHOR STRAPS
 38 x 3mm galvanneal steel straps to be fixed at 800mm centres along 100mm x 50mm wall glass and lead down wall minimum 450mm, also to first floor joist, to span 1000mm over joists if applicable.

COLUMNS
 Generally to be 125mm plasterboard and 3mm skim to underside. Min 30 min fire check to all structural steelwork.

BELOW GROUND DRAINAGE
 All drainage to connect to existing service. Where drains pass through walls, form opening with Spancrete lintels or similar leaving a minimum 50mm clear gap over drainage pipe. Provide cement floor, cellular to both sides of openings.

ABOVE GROUND DRAINAGE
 All drainage to connect to existing service. Gutters - 100mm PVCU half round. Rainwater pipes - 40mm diameter PVCU. Soil and vent pipes - 100mm PVCU.

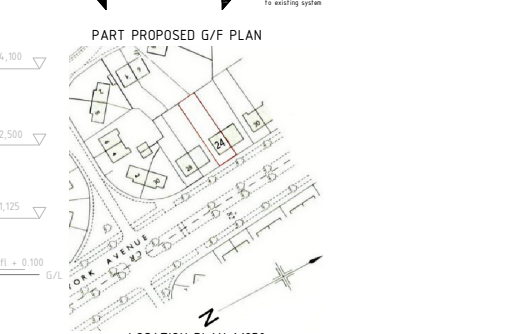
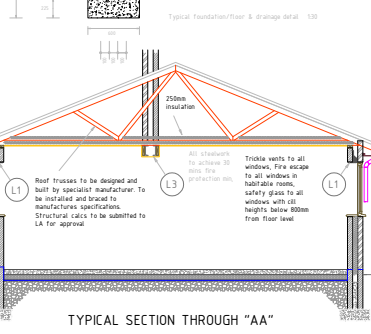
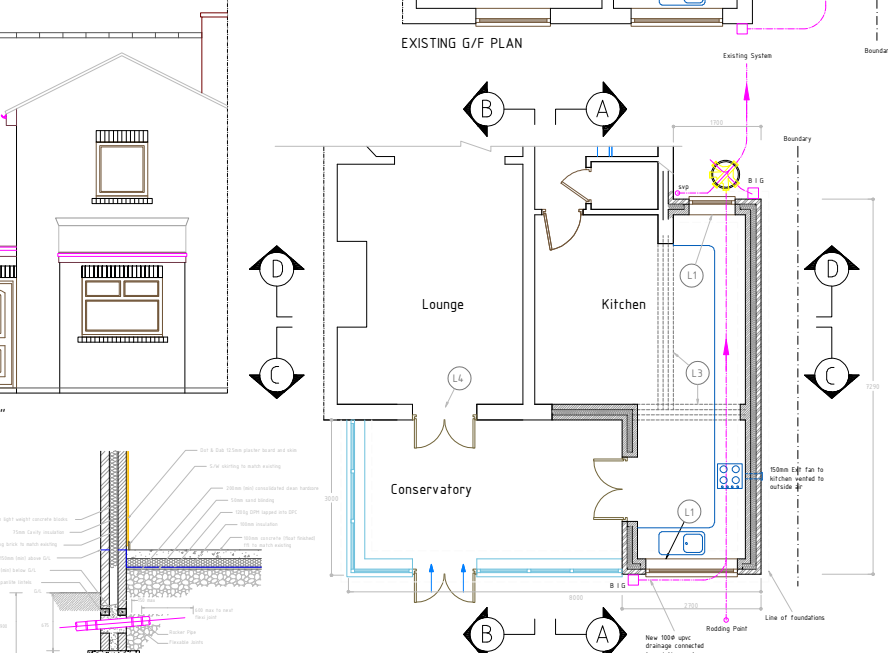
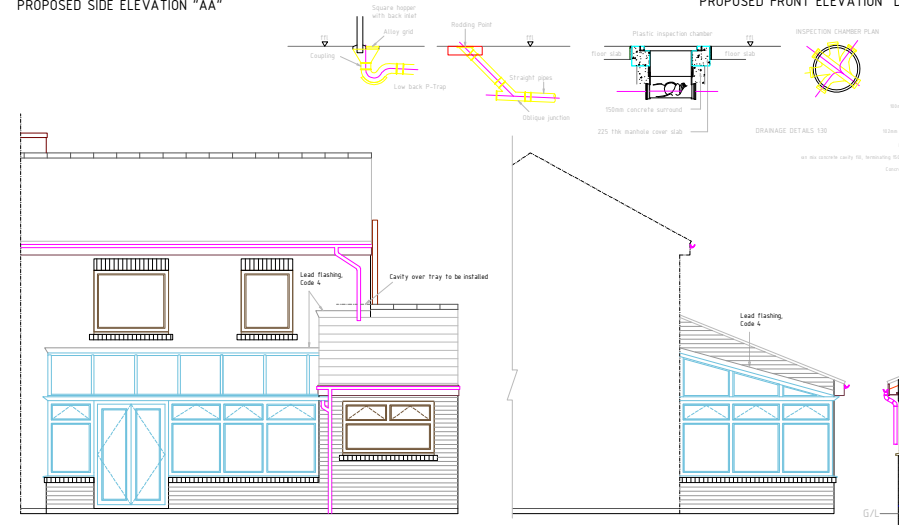
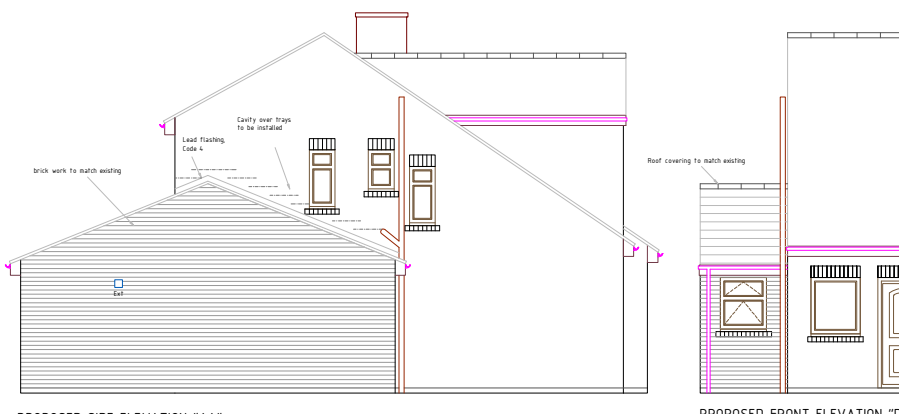
VENTILATION
 Windows and air to provide a minimum of 1000mm floor area natural ventilation. Background ventilation minimum 800 sq m to each habitable room, 4000 sq m to kitchen, Sanitary and toilets. Provide mechanical extract ducted to the outside air to the following:
 1) Kitchen
 2) W.C.

GLAZING
 All glazing to be double glazed sealed units into new PVCU frames with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum 16mm air gap to achieve a minimum U value of 1.0. Any glazing to windows under a height of 800mm and to doors under 1000mm to be safety glass. Any glazing in side walls to be minimum 300mm high to be safety glass. Frickle vents to be fitted to all new windows to provide 8000 sq mm per habitable room, any glazing to a habitable room must have provision for an emergency fire escape opening to be more than 1000mm from floor level and no less than 600mm from floor level.

ELECTRICAL WORK
 All electrical work to comply with approved document P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so prior to completion. The LVA should be satisfied that the part P has been completed with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

SMOKE DETECTORS
 Lintels where applicable to be fitted at bottom and top of staircase so that activation of one will trigger the other, to be wired into mains on a separate fused circuit.

NOTE
 All dimensions are to be checked on site prior to the commencement of works. Any modifications considered an improvement by the builder are to be submitted to the Local Authority and comply with any approval necessary. All work to comply with current Building Regulations and good building practice. If the Contractor wishes to use any alternative materials to those specified, they must be submitted to the Building Control Officer for approval.



LINTEL SCHEDULE

L1	Galvalume C200/100 Steel Lintel
L2	Minimum 150kg Pressure concrete lintel (100 x 225mm)
L3	Steel to be installed by structural engineers only
L4	Use existing lintel in situ

Min. bearing for all lintels to be 150mm

G.W. Architectural Design
 15-21 Bazaar Way
 Low Fell, Garthside, NE17 7TF
 Tel: 0191 433 1200
 www.drawingtons.co.uk

Single storey extension to provide kitchen extension to side and rear elevation with conservatory to rear elevation.

REVISIONS

NO.	DATE	DESCRIPTION
1	15/06/06	ISSUED FOR PERMIT

Drawing No: TH/06/001
 Scale: 1:50
 Drawn by: Gary Whealley
 Date: May 06