



FOUNDATIONS
 To be a minimum 600x250mm deep concrete strip foundation, minimum depth 1000mm. Actual type and depth of foundation to be determined on site following inspection of ground conditions by local Authority Building Control Officer. If cleared 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 or grade levels.

EXTERNAL WALLS
 300mm cavity construction, consisting of 100mm facing brick outer leaf to match existing 100mm cavity 100mm Thermafloor block work. Cavity insulation to be consist of 100mm Kingspan Thermafloor TFS18 (or similar approved to achieve minimum U value of 0.30). Provide galvanneal steel cavity wall ties 1000mm horizontal, 400mm vertically, decreased to 225mm vertically around openings. 100mm Sigafoam board cavity closer. New cavities to run continuous with existing. Close cavities at openings including installation of insulated vertical dpc.

LINTELS
 All lintels to be Galvalume insulated steel lintels or similar over all new openings, 150mm and bearing to all lintels.

GROUND FLOOR
 100mm thick concrete floor slab floor finish on 150mm Kingspan Thermafloor TFS insulation for similar to achieve minimum U value of 0.30. Turned up at all edges on 1000kg vapour gap on minimum 200mm thick wall construct crash show hardware with 50mm minimum clear solid bracing. All new dpc's to be minimum 50mm above ground level and to overlap into gap. Provide an brick of minimum 1800mm courses ducted through the ventilate existing floor void if any existing air intake is affected by new extension. All new dpc's to be minimum 50mm above ground level and to lap into dpc.

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

PITCHED ROOF
 Tiles to match existing on 38 x 25mm s/w battens on "Type" breathable roofing felt or similar under roof trusses, code 4 lead flashing 100mm gaps. Provide insulation laid between rafter joists 50mm lead over joints 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 50mm continuous ventilation gap (this needs to be ridge level). All open ventilation to receive proprietary anti-suction mesh.

ANCHOR STRAPS
 30" 3mm galvanneal steel straps to be fixed at 1800mm centres, along 100mm x 100mm wall plates and tie down wall minimum 400mm, also to first floor joist, to span 100mm over joists if applicable.

CEILING
 Generally to be 15mm plasterboard and 3mm skim to underside. Max 30mm thick check to all structural steelwork.

BELOW GROUND DRAINAGE
 All drainage to connect to existing services, where drains pass through walls form openings with Sigafoam concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement flow stops to both sides of openings.

ABOVE GROUND DRAINAGE
 All drainage to connect to existing services (if not using breathable roofing felt) to existing services Gutterers - 100mm PVCu half round Rainwater goods - 100mm diameter PVCu. Sill and vent pipes - 100mm PVCu.

VENTILATION
 Windows and air to provide a minimum of 1000mm floor area per habitable room. Background ventilation minimum 8000 l/s m² to each habitable room, 4000 l/s m² to offices, sanitary and kitchen.

Provide mechanical extract ducted to the outside air to the following where applicable:
 1) Kitchen
 2) WC
 3) Bathroom

GLAZING
 All glazing to be double glazed sealed units into new uPVC frames with Pilkington "K" glass, to comply with Part L Building Regulations with a minimum U-value or g-value to achieve a minimum U value of 2.0. Any glazing to windows under a height of 1800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass. Inside vents to be fitted to all new windows to provide 8000 l/s per habitable room. Any glazing to a habitable room must have provision for an emergency escape, opening to be no more than 1800mm from floor level and no less than 400mm from floor level.

ELECTRICAL WORK
 All electrical work to comply with approved document P (electrical safety) must be designed, installed, inspected and handed by a person competent to do so. Prior to completion this work should be certified that the work 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
 Linked smoke alarms to be fitted at bottom and top of staircases 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 work. 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

L.1	Conc. cover 100/100 Steel Lintel
L.2	Burmers P14 Precast concrete lintel (100 x 225mm)
L.3	Steel to be structural engineers detail
L.4	Low setting lintel in situ

Min. bearing for all lintels to be 150mm

G.W. Architectural Design
 15 St Bonas Way, 1st Fl., Garsfield, NE5 7JT
 Tel/Fax/Ans 0191 420 8842
 www.gwarchitectural.co.uk

Single story extension for rear elevation to provide utility & kitchen store, and hard standing for 2 cars

REVISIONS
 [] Proposed [X] Revised [] Amended [] Deleted

Drawing No: PB/06/002
Scale: 1:50
Drawn by: Gary Wheatley
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