

**FOUNDATIONS**  
 To be a minimum 600x225mm deep concrete strip foundations minimum depth 900mm. 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**  
 300mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 100mm cavity, 100mm Thermalite block work, cavity insulation to consist of 75mm Kingspan Thermawall TW50 (or similar approved to achieve minimum U value of 0.30). Provide galvanised steel cavity wall ties (75mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9m Superlux 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 end bearing to all lintels.

**GROUND FLOOR**  
 100mm thick concrete floor slab float finish (garages to be 125mm reinforced) on 55mm Kingspan Thermalfloor T30 insulation (or similar to achieve minimum U value of 0.22) turned up at all edges on 1200g visqueen dpm on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand blinding. All new dpc's to be minimum 150mm above ground level and to overlap into dpm. Provide air bricks at minimum 1800mm 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 150mm 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.

**PITCHED ROOF**  
 Tiles to match existing on 38 x 25mm s/w battens on "tyvec" breathable roofing felt or similar on roof trusses, code 4 lead flashing 100mm glass fibre insulation laid between ceiling joists, 150mm laid 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 10mm wide ventilation gap to eaves and the equivalent of 5mm continuous ventilation gap (file vents) at ridge level. All open ventilation to receive proprietary anti vermin mesh.

**ANCHOR STRAPS**  
 30mm x 5mm galvanised anchor straps to be fixed at rafter, floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 4800mm centres and fixed down minimum 450mm & span over joists, rafters & trusses 1200mm minimum.

**CEILING**  
 Generally to be 12.5mm 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 Spanilite concrete lintels or similar leaving a minimum 50mm clear gap around drainage pipe. Provide cement fibre collars to both sides of openings.

**ABOVE GROUND DRAINAGE**  
 All drainage to connect to existing service. Gutters - 100mm PVCu half round. Rainwater pipes - 60mm Ø PVCu. Soil and vent pipes - 100mm Ø PVCu.

**VENTILATION**  
 Windows and doors to provide a minimum of 1/20th floor area natural ventilation. Background ventilation minimum 8000 sq mm to each habitable room, 4000 sq mm to Kitchens, Sanitary and Utilities.

Provide mechanical extract ducted to the outside air to the following:  
 1) Kitchen - 150mm 60 L/S extractor fan  
 2) W/C - 100mm 15 L/S extractor fan

**WASTE & RAINWATER:**  
 Black upvc: 102mm half round guttering with 68Ø downcomer 100Ø soil stack 40Ø waste's.

**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 16mm air gap to achieve a minimum U value of 1.8. Any glazing to windows under a height of 800mm and to doors under 1500mm to be safety glass. Any glazing in adjacent panels within 300mm of doors to be safety glass, trickle 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 no more than 100mm 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 L/A should be satisfied that the part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued by a person competent to do so.

New internal electrical lighting to use "Philips TL watt energy saver lamps" or similar recommended energy efficiency lamps, with a (Band A) approval.

**SMOKE DETECTORS**  
 Linked smoke alarms 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.

**HEATING**  
 Any new radiators connected to existing heating system to be fitted with Thermostatic Radiator Valves as standard.

**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.



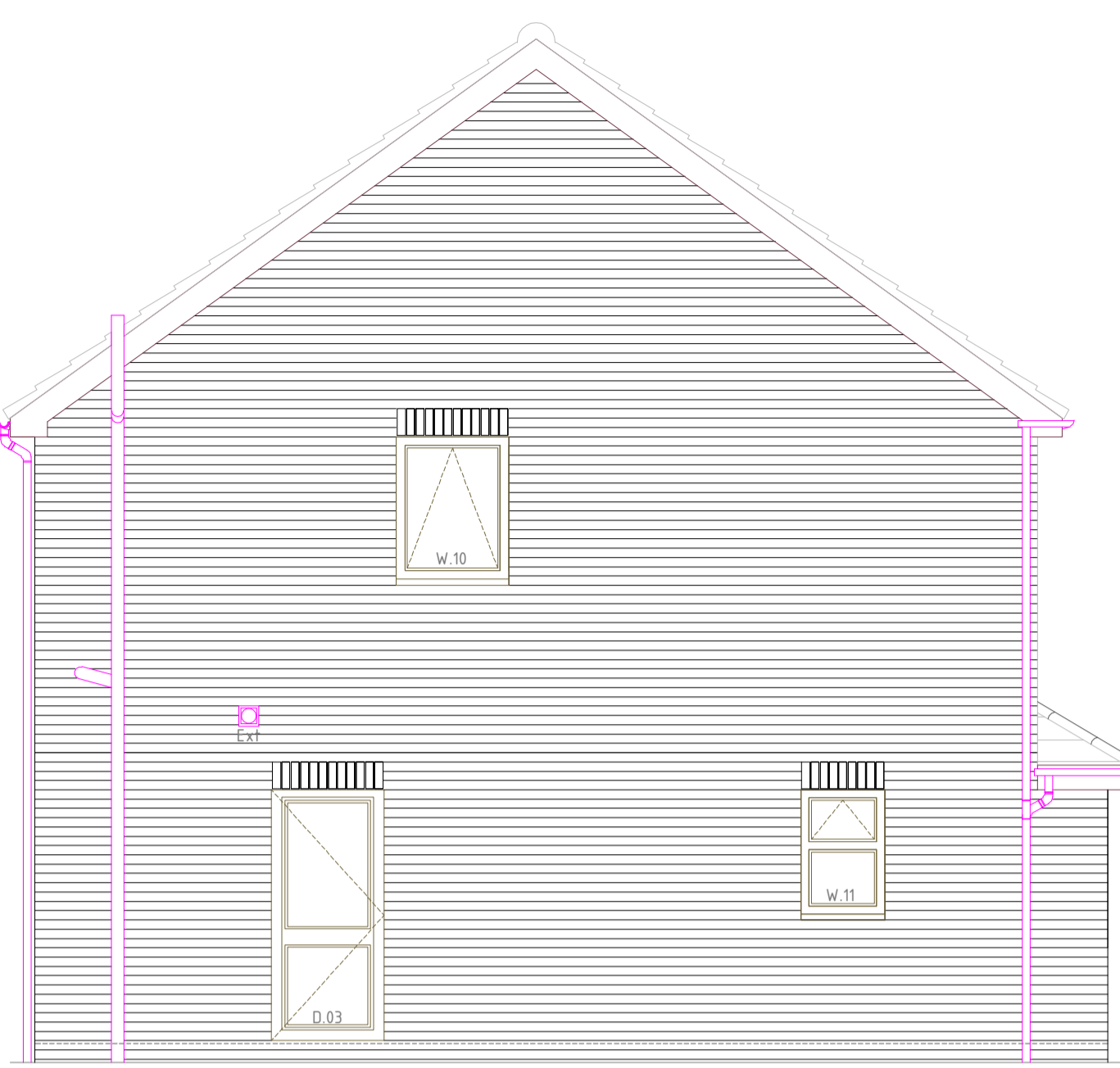
PROPOSED FRONT ELEVATION "DD"



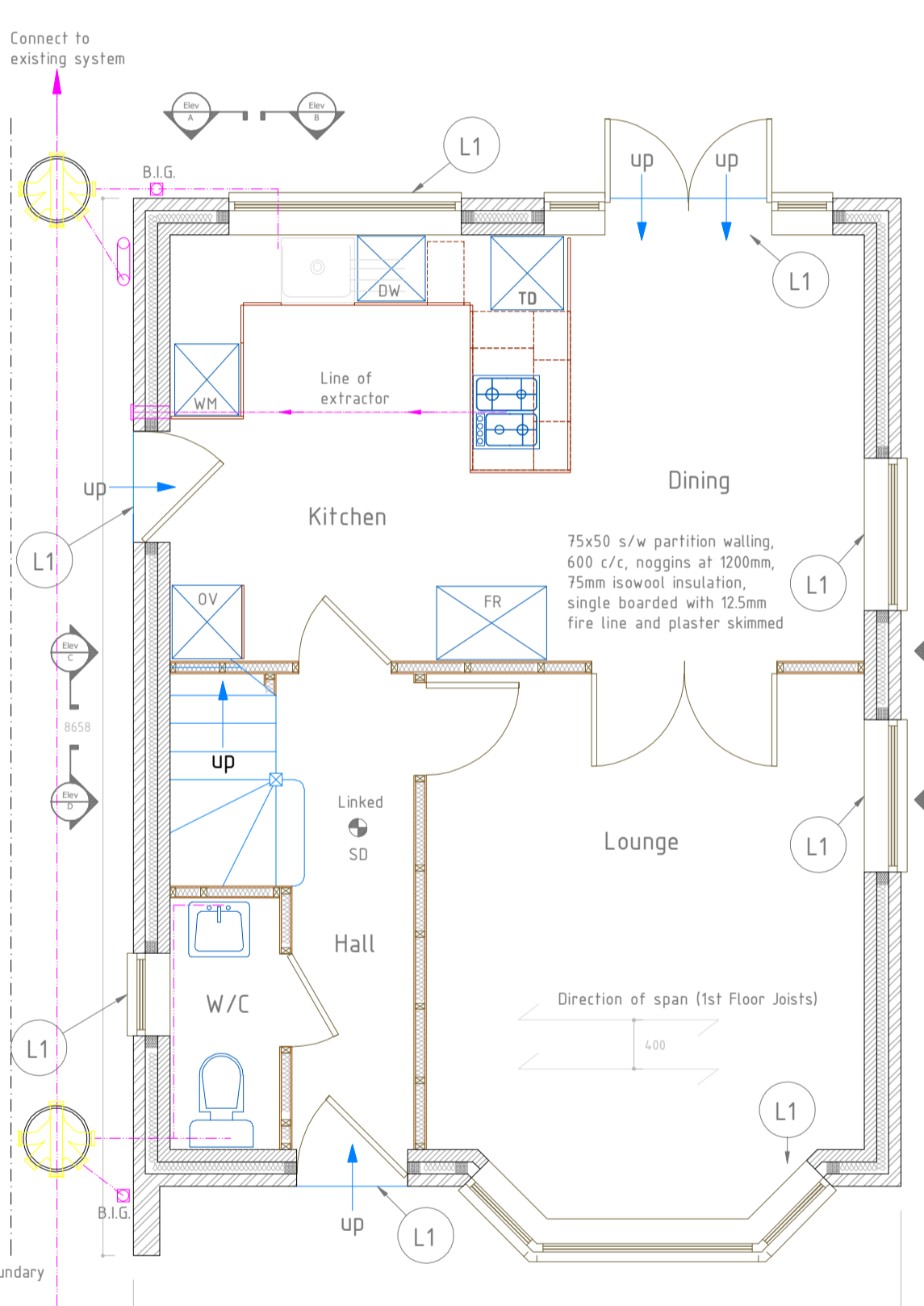
PROPOSED SIDE ELEVATION "BB"



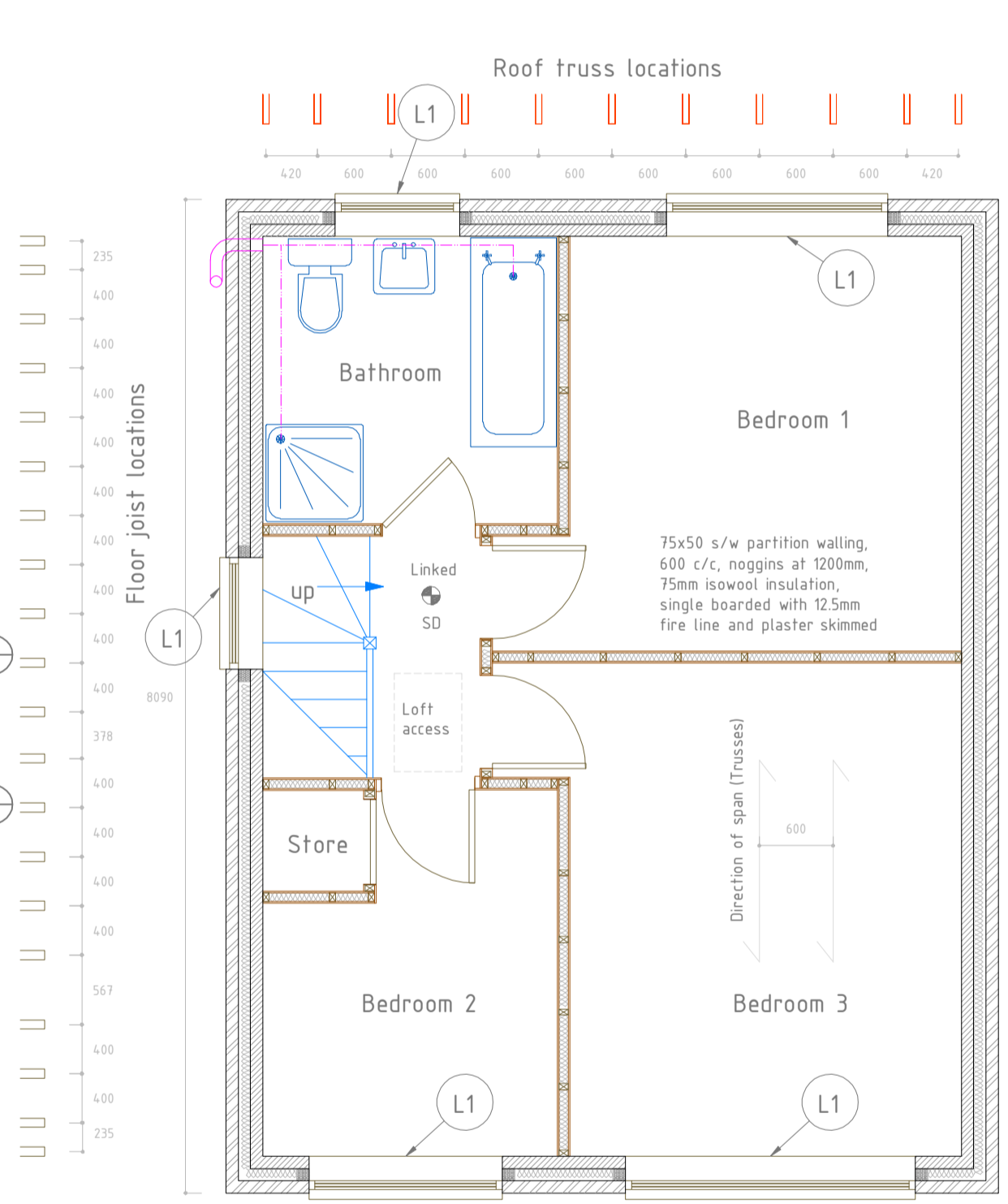
PROPOSED REAR ELEVATION "CC"



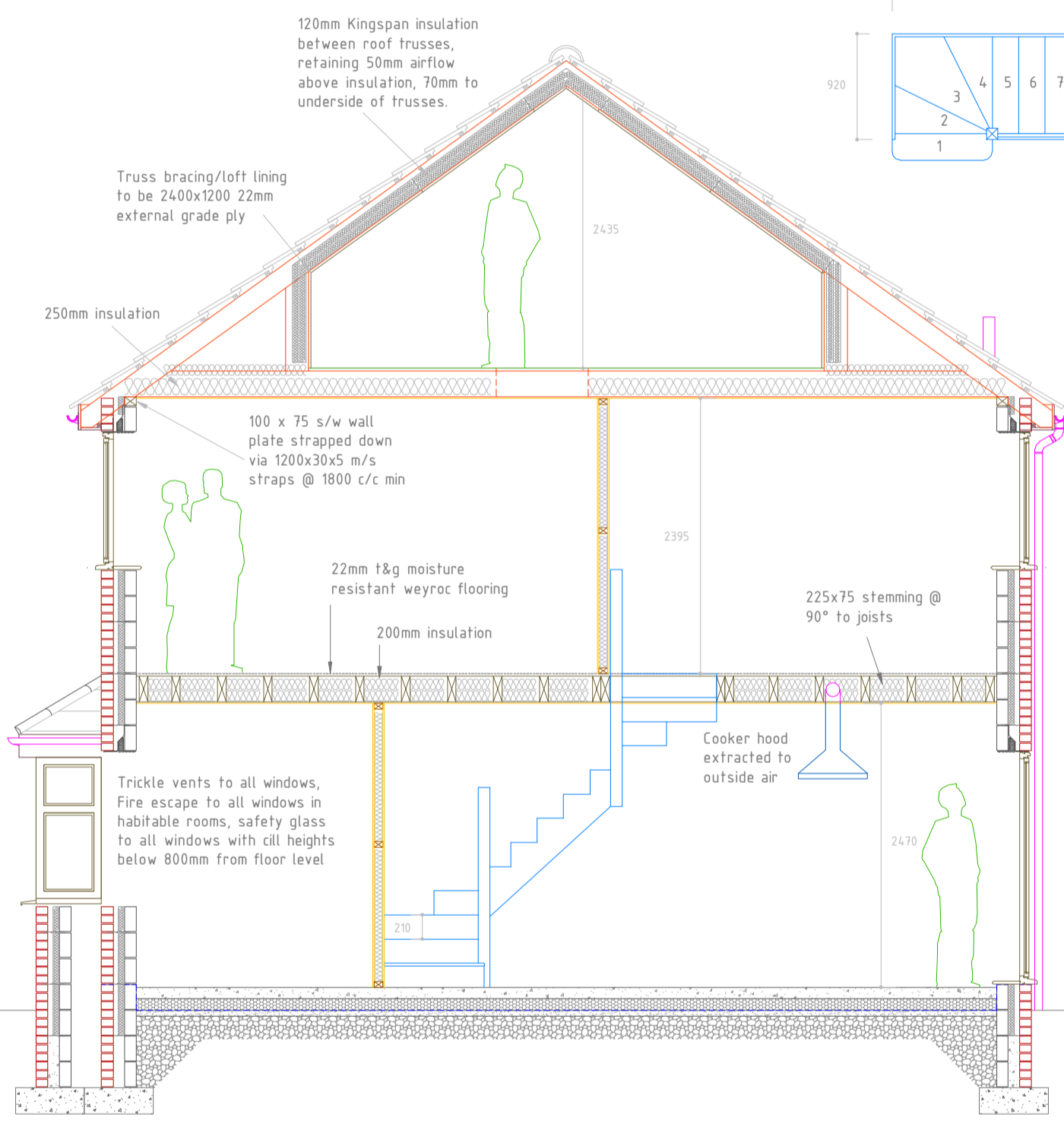
PROPOSED SIDE ELEVATION "AA"



PROPOSED G/F PLAN



PROPOSED FIRST FLOOR PLAN



TYPICAL SECTION THROUGH "BB"

Rooms:	m2	m3
Lounge	15.2478	37.6620
Kitchen/Diner	19.8605	49.0542
Hall	4.0559	10.0427
W/C	1.8538	4.5788
Bedroom 1	11.3552	27.1957
Bedroom 2	6.3039	15.0978
Bedroom 3	13.3937	32.0779
Bathroom	5.5932	13.3957
Landing	1.7321	4.1483
Loft Space	25.5310	41.6903
Property footprint	52.4144	m2

**Notes**

**EXTERNAL MATERIALS:**

**WALLS:**  
 65mm lbstock (Calderstone Gold)

**ROOF:**  
 Marley Ludlow Major Interlocking concrete tile (Antique Brown)

**WINDOWS & DOORS:**  
 White U-pvc double glazed, purpose made to fit openings

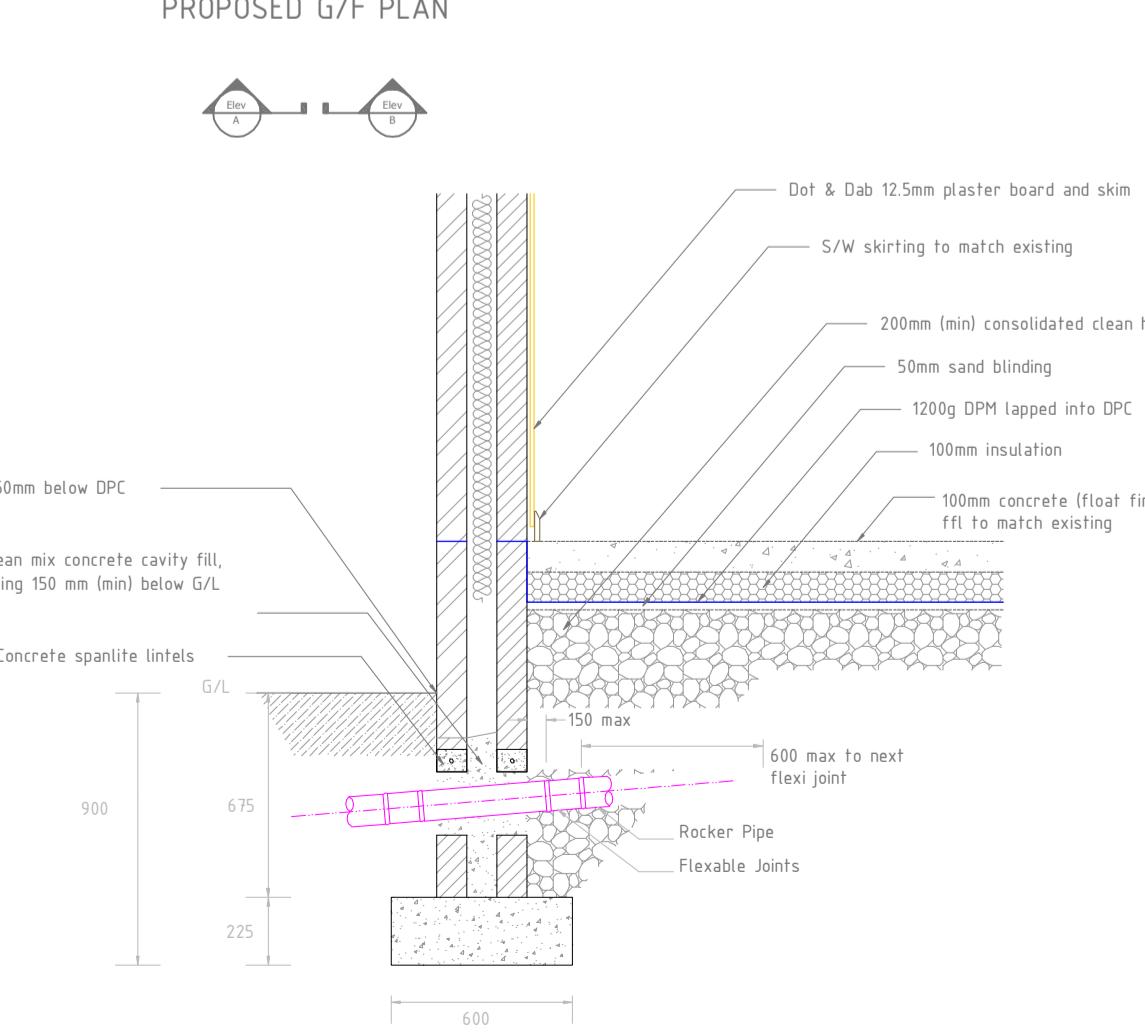
WIDTH X HEIGHT (Tolerance ± 0.5% - 1%)

W.01 - 1575 X 1200  
 W.02 - 2362 X 1200  
 W.03 - 759 X 1275  
 W.04 - 1275 X 1872  
 W.05 - 1247 X 1275  
 W.06 - 1800 X 1200  
 W.07 - 1012 X 1050 OBTUSCURE GLASS  
 W.08 - 500 X 1275  
 W.09 - 1907 X 1050  
 W.10 - 910 X 1200  
 W.11 - 675 X 1050 OBTUSCURE GLASS

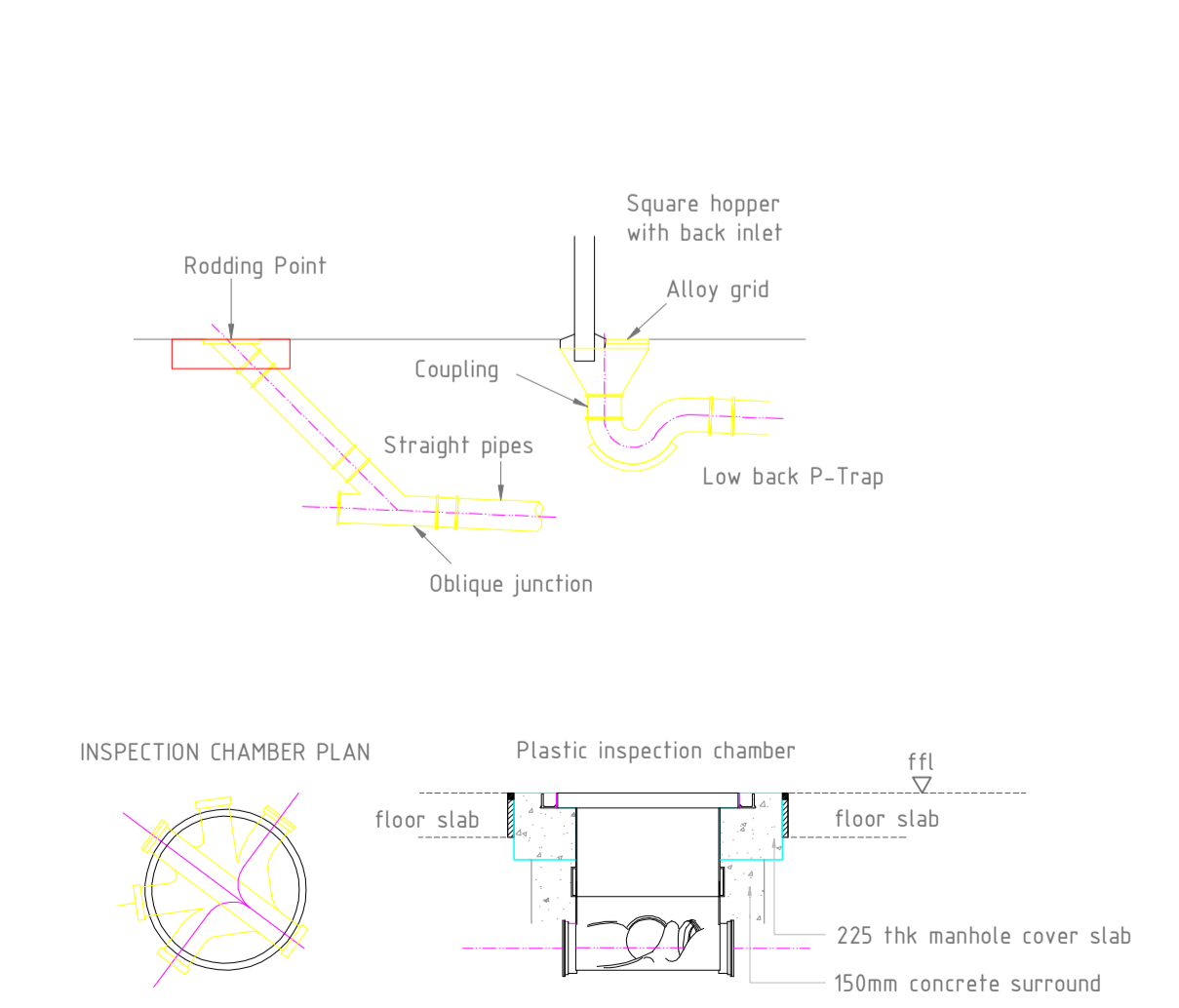
D.01 - 910 X 2025  
 D.02 - 1367 X 2025  
 D.03 - 910 X 2025

**FACIA, BARGEBOARD & SOFFITS**  
 White upvc moulded incorporating soffit vent

**WASTE & RAINWATER:**  
 Black upvc: 102mm half round guttering with 68Ø downcomer 100Ø soil stack 40Ø waste's.



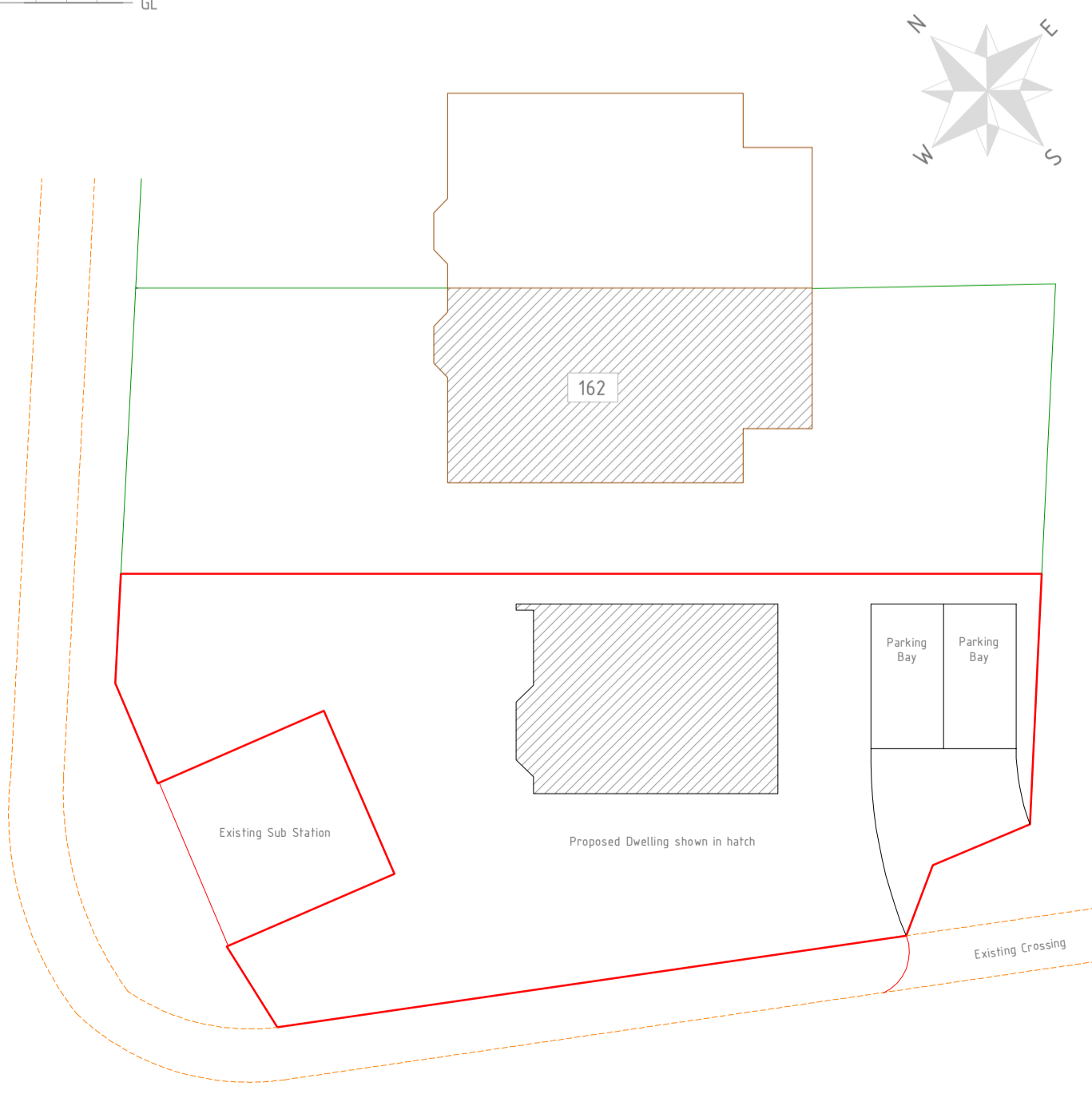
TYPICAL FOUNDATION & DRAINAGE DETAIL 1:25



TYPICAL DRAINAGE DETAILS 1:25



LOCATION PLAN 1:250



EXISTING & PROPOSED SITE PLAN 1:200

LINTEL SCHEDULE	
L1	Galvalume C90/100 Steel Lintel
L2	Bounecrete R15A Precast concrete lintel (100 x 225dp)
L3	Steel to be on structural engineers coits
L4	Use existing lintel in situ

Min. bearing for all lintels to be 150mm

**G.W. Architectural Design**  
 15 St Romans View,  
 Low Fell, Gatehead, NE9 7TF  
 Tel/Fax/Ans (0191) 420 8844  
 www.drawingplans.co.uk

Proposed:  
 Detached, two storey,  
 three bed dwelling with  
 off street parking

**DRAWING STATUS:**  
 [ ] FEASIBILITY [X] PLANNING [ ] BUILDING REGULATIONS

Drawing No: **051/JR/07/001**  
 Scale: 1:50 Drawn by: Gary Wheatley Date: Sep 07