

**FOUNDATIONS**  
 To be a minimum 900x225mm 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**  
 275mm cavity construction, consisting of 100mm facing brick outer leaf to match existing, 75mm cavity, 100mm Thermacore block work, cavity insulation to consist of 45mm Kingspan ThermaWall TW50 (or similar approved) all to achieve a max u value of 0.30W/m2K. Provide galvanised steel cavity wall ties (175mm horizontally, 450mm vertically, decreased to 225mm vertically around openings). 9mm 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 on min 70mm Celotex floor insulation to achieve a max u value of 0.22W/m2K turned up at all edges on 1200g visqueen dpm on minimum 200mm thick well compacted clean stone hardcore with 50mm minimum clean sand bedding. 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 "lycra" 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**  
 30 x 5mm galvanised steel straps to be fixed at 1800mm centres along 100mm x 50mm wall plate and tied down wall minimum 450mm, also to first floor joist, to span 1200mm over joists if applicable.

**CEILINGS**  
 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 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 - 65mm diameter PVCu  
 Soil and vent pipes - 100mm PVCu

**VENTILATION**  
 Windows and doors are 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 where applicable:  
 1) Kitchen/Utility - 60 ltr/sec  
 2) W/C or En-suite - 15 ltr/sec  
 3) Bathroom - N/A

**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 minimum U value to meet current building regulations. 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 1100mm from floor level and no less than 600mm from floor level.

**ELECTRICAL WORK**  
 All electric 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.

**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.

**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 C90/100 Steel Lintel                      |
| L2              | Boumeleete R15A Precast concrete lintel (100 x 225) |
| L3              | Slabs to be as structural engineers call            |
| L4              | Use existing lintel in situ                         |

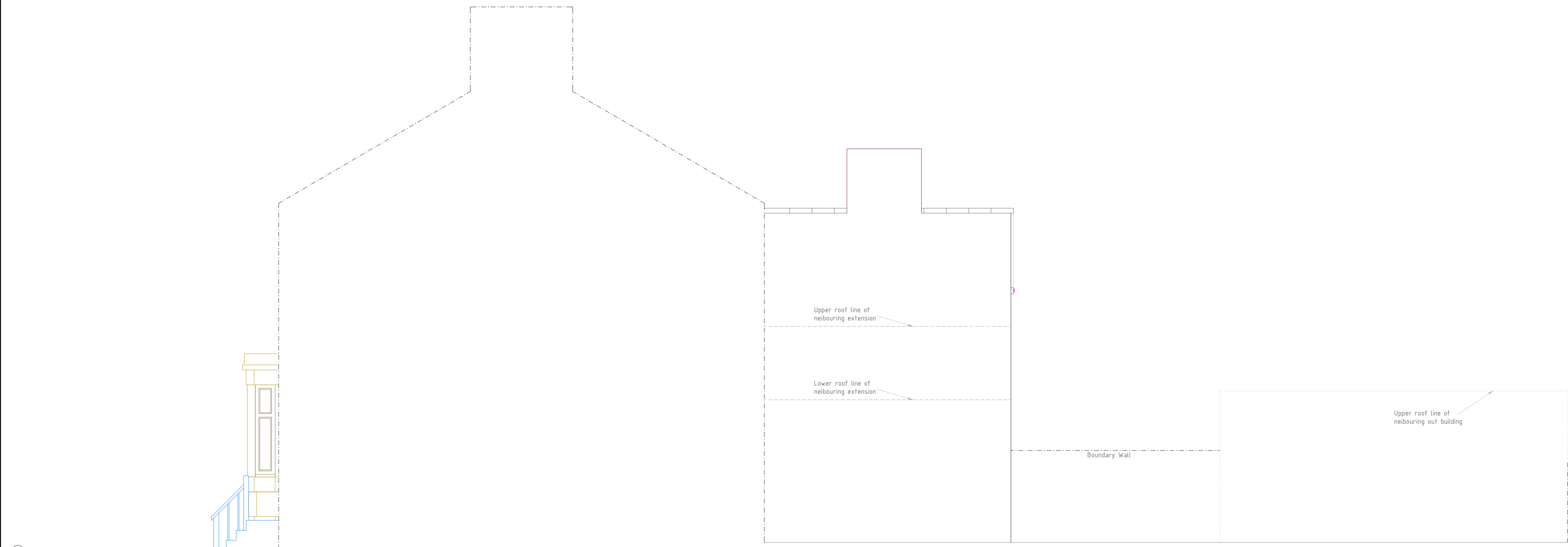
Min. bearing for all lintels to be 150mm

**G.W. Architectural Design**  
 15 St Roman View,  
 Low Fell, Gateshead, NE9 7TF  
 Tel (0844) 884 25 95  
 www.drawingplans.co.uk

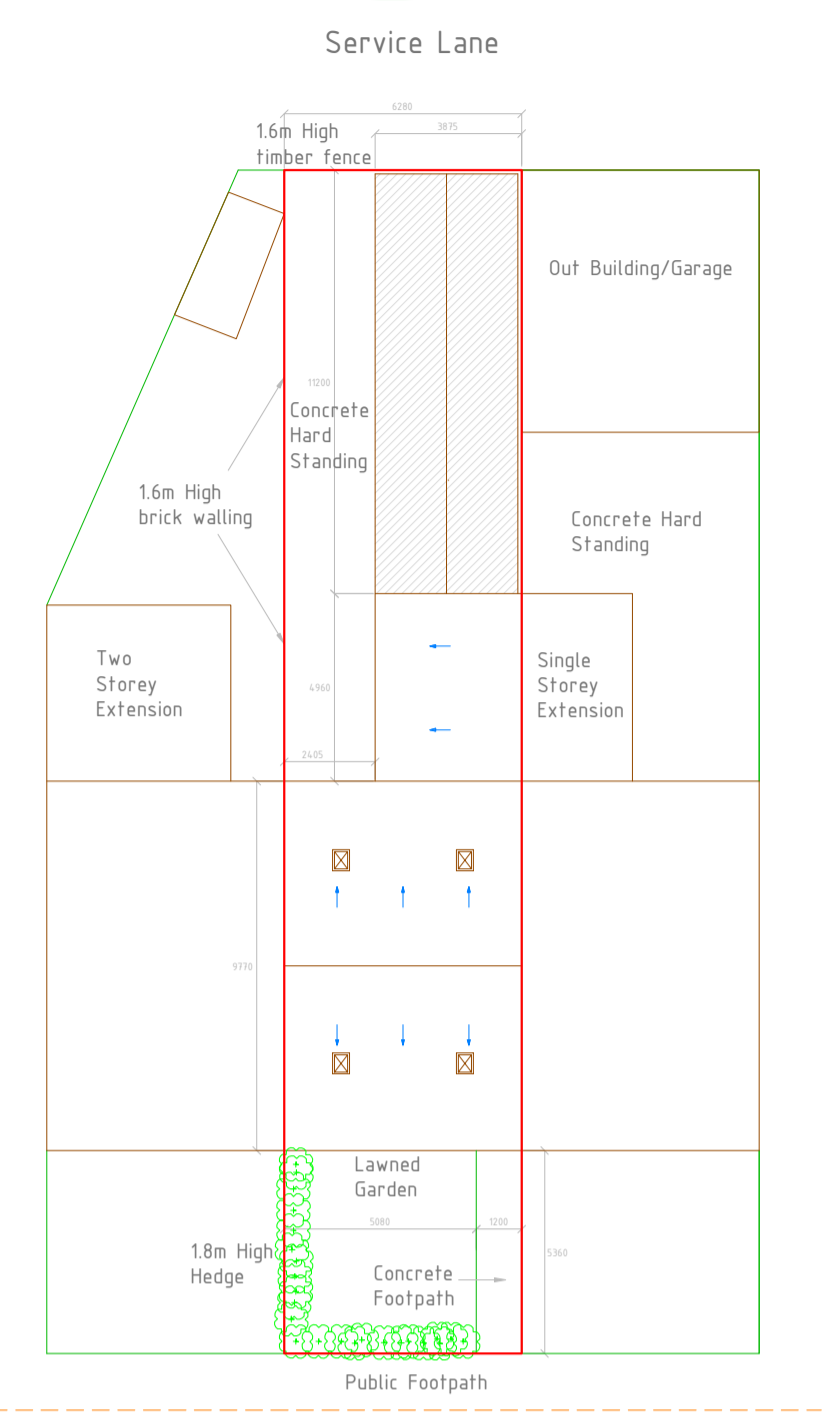
Single storey extension to the rear of HMO to create 2 bedrooms each with en-suite

|                 |                                      |  |   |
|-----------------|--------------------------------------|--|---|
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| Drawing No:     | 102/CH/09/001                        |  | Rev: A  |
| Scale:          | 1:50                                 |  | Date  |
| Drawn by:       | Gary Wheatley                        |  | Jun 09  |

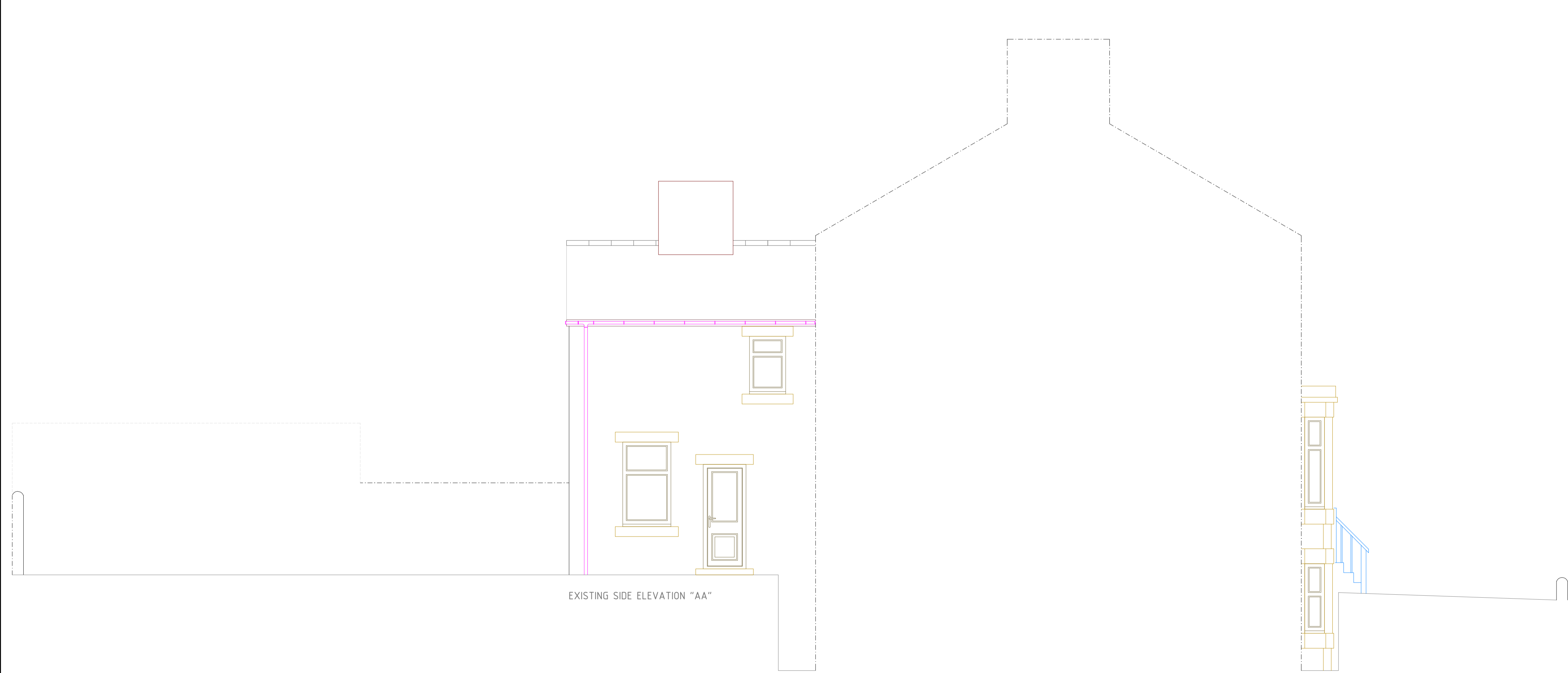
To be read in conjunction with with Drawings:  
 102/CH/09/002  
 102/CH/09/003



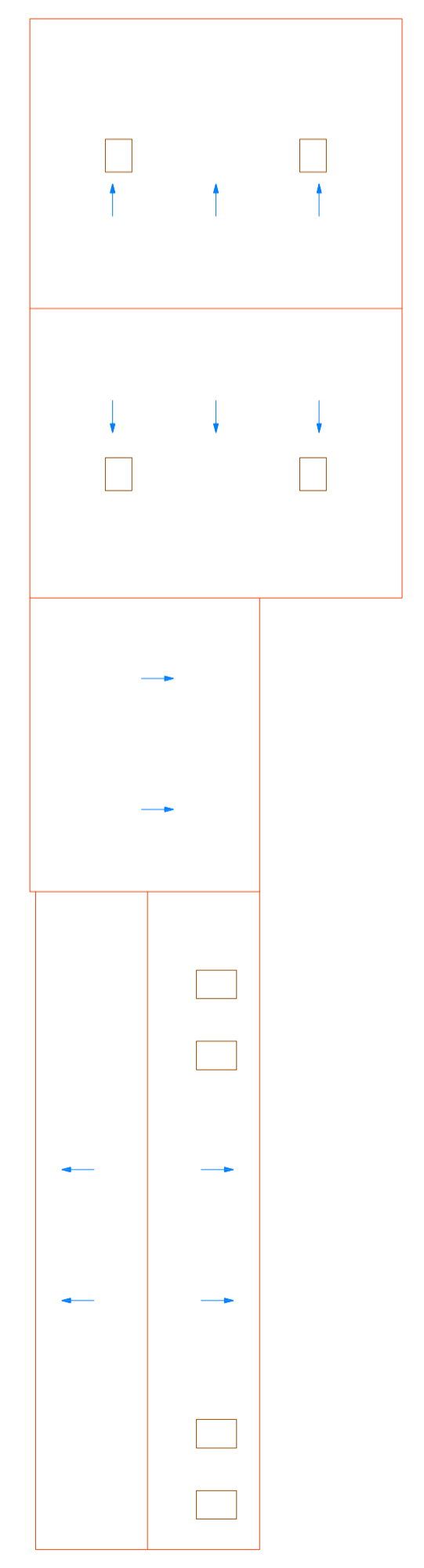
EXISTING SIDE ELEVATION "BB"



SITE PLAN 1:500  
 Additions & Alterations shown in hatch  
 N  
 W E  
 S



EXISTING SIDE ELEVATION "AA"



PROPOSED ROOF PLAN 1:100

| LINTEL SCHEDULE |  |
|-----------------|--|
| L1              | Catric cougar CG90/100 Steel Lintel  |
| L2              | Bournecrete R15A Precast concrete lintel (100 x 225)<br>Steels to be as structural engineers calls |
| L3              | Use existing lintel in situ  |
| L4              | Use existing lintel in situ  |

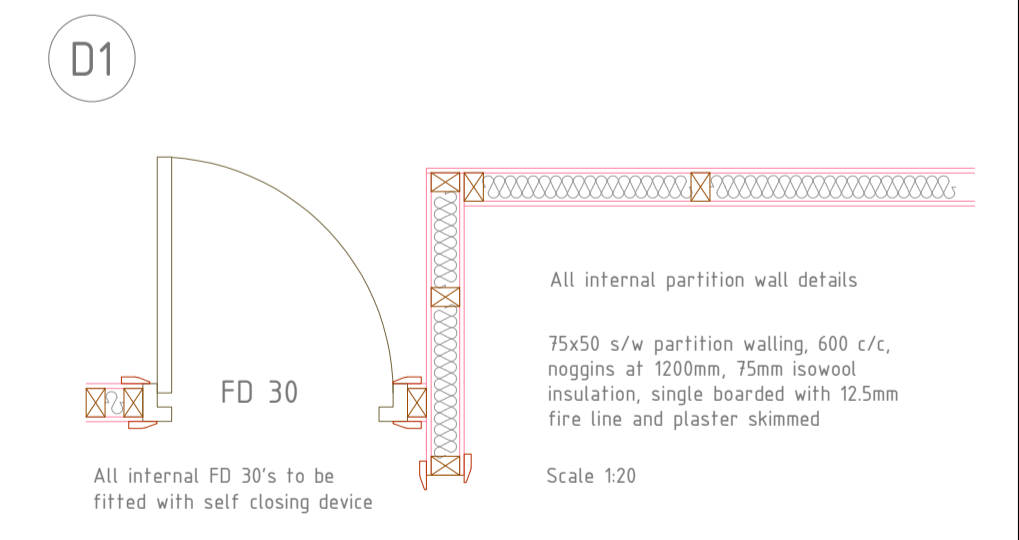
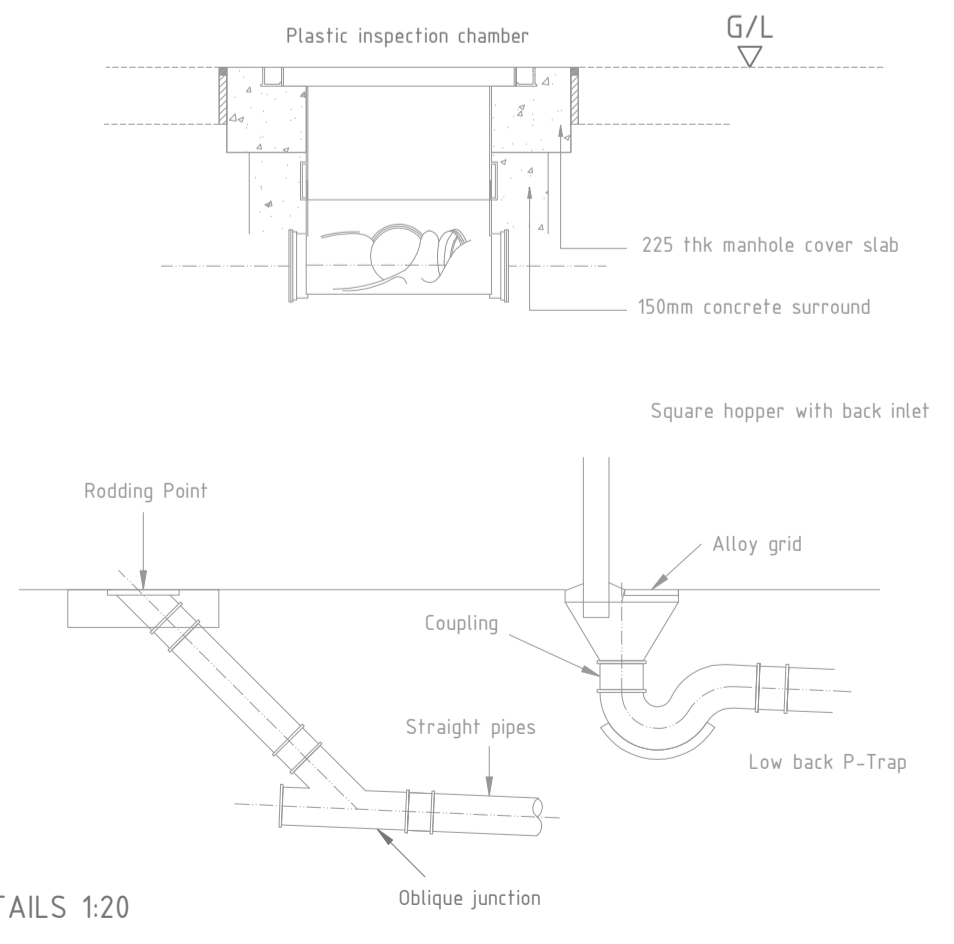
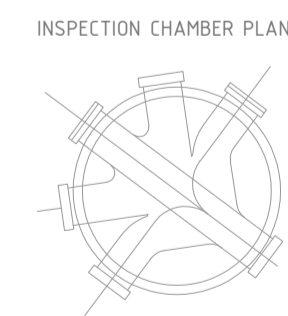
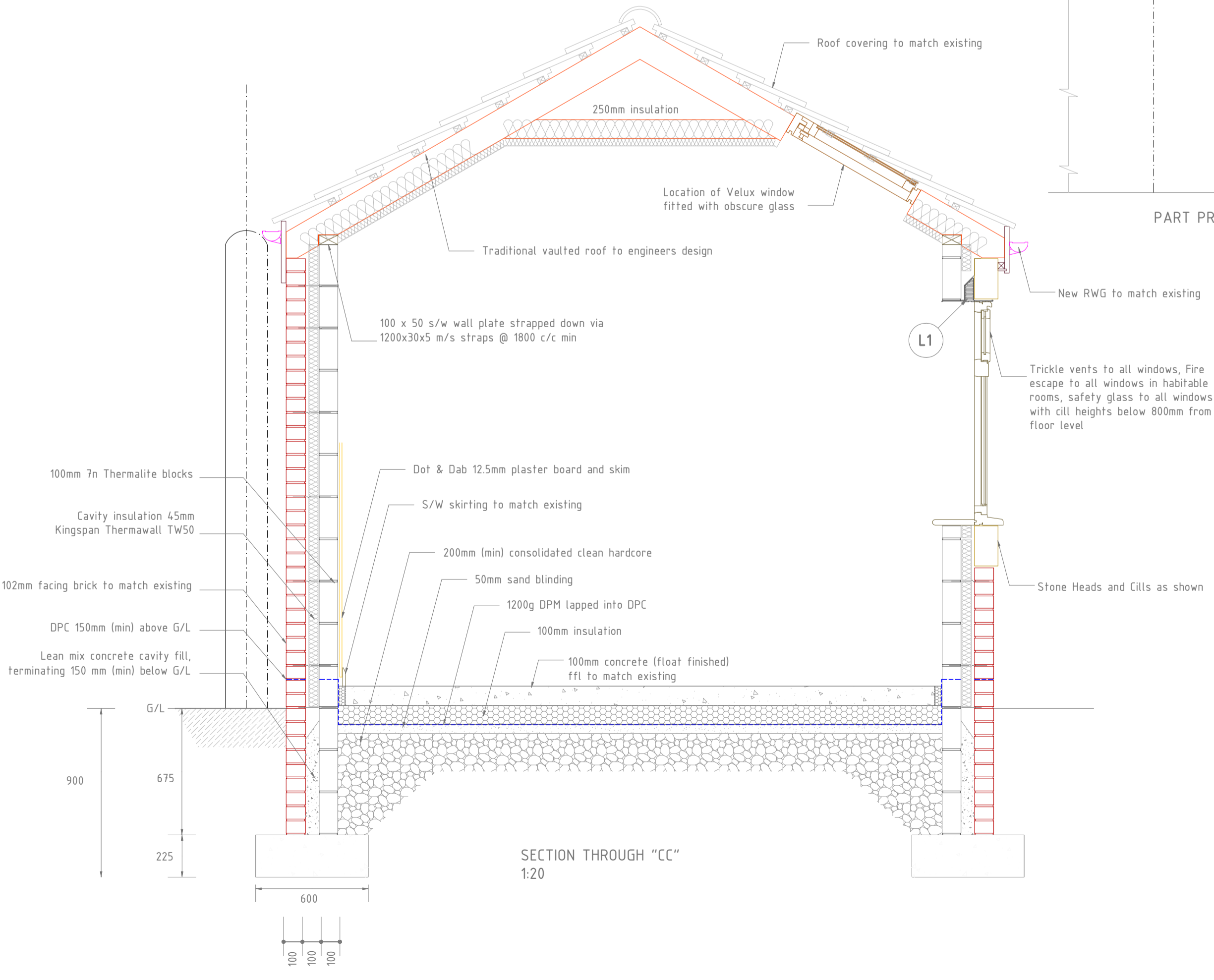
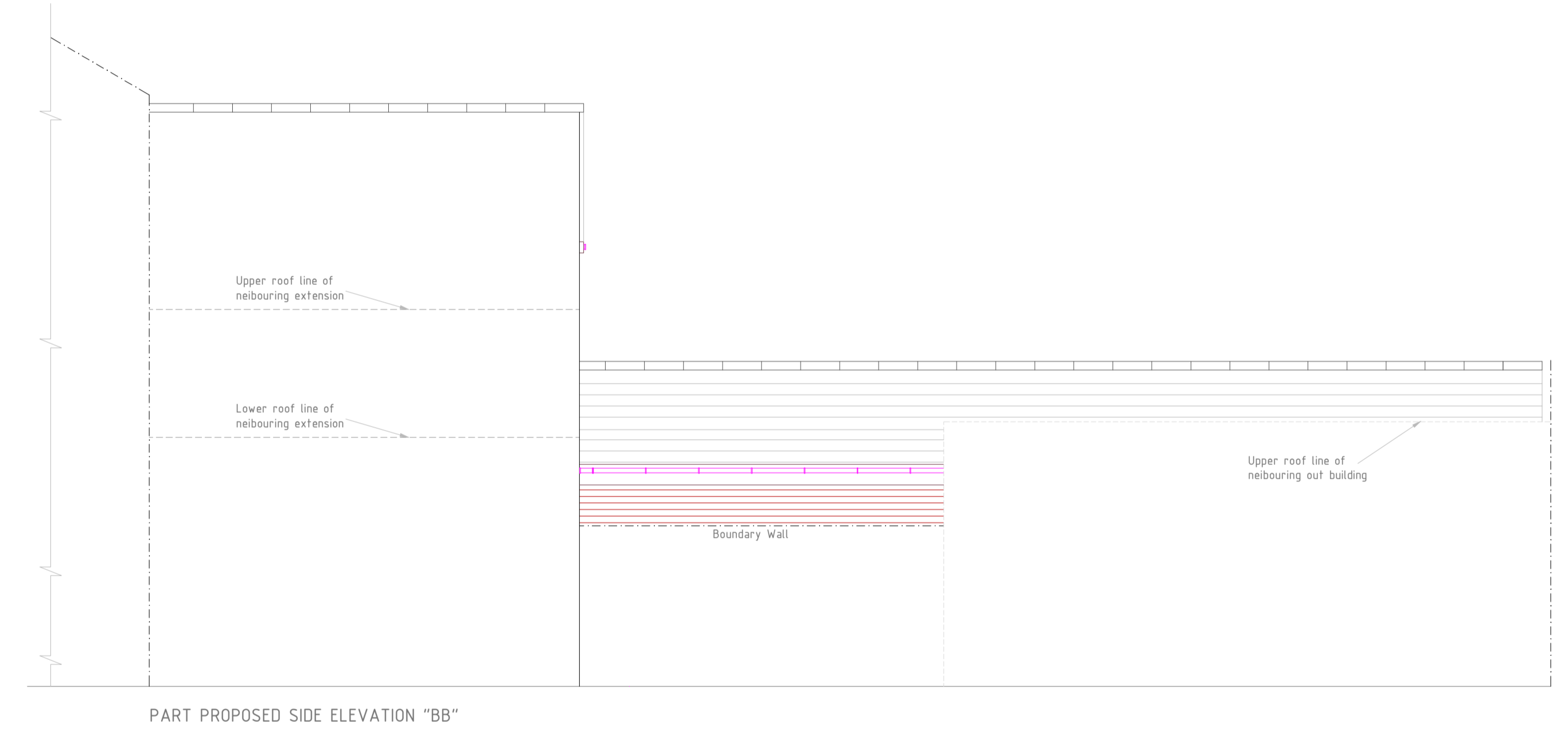
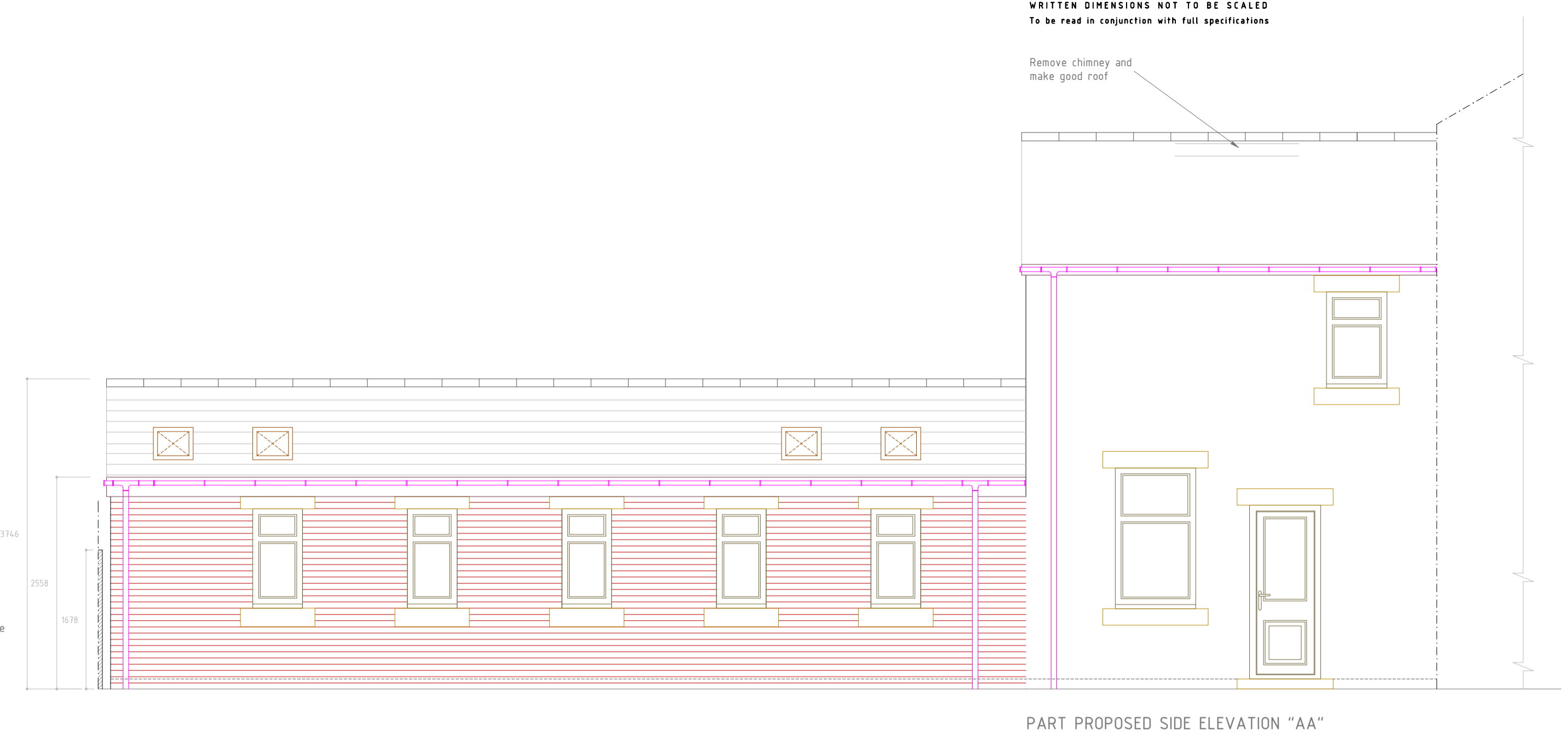
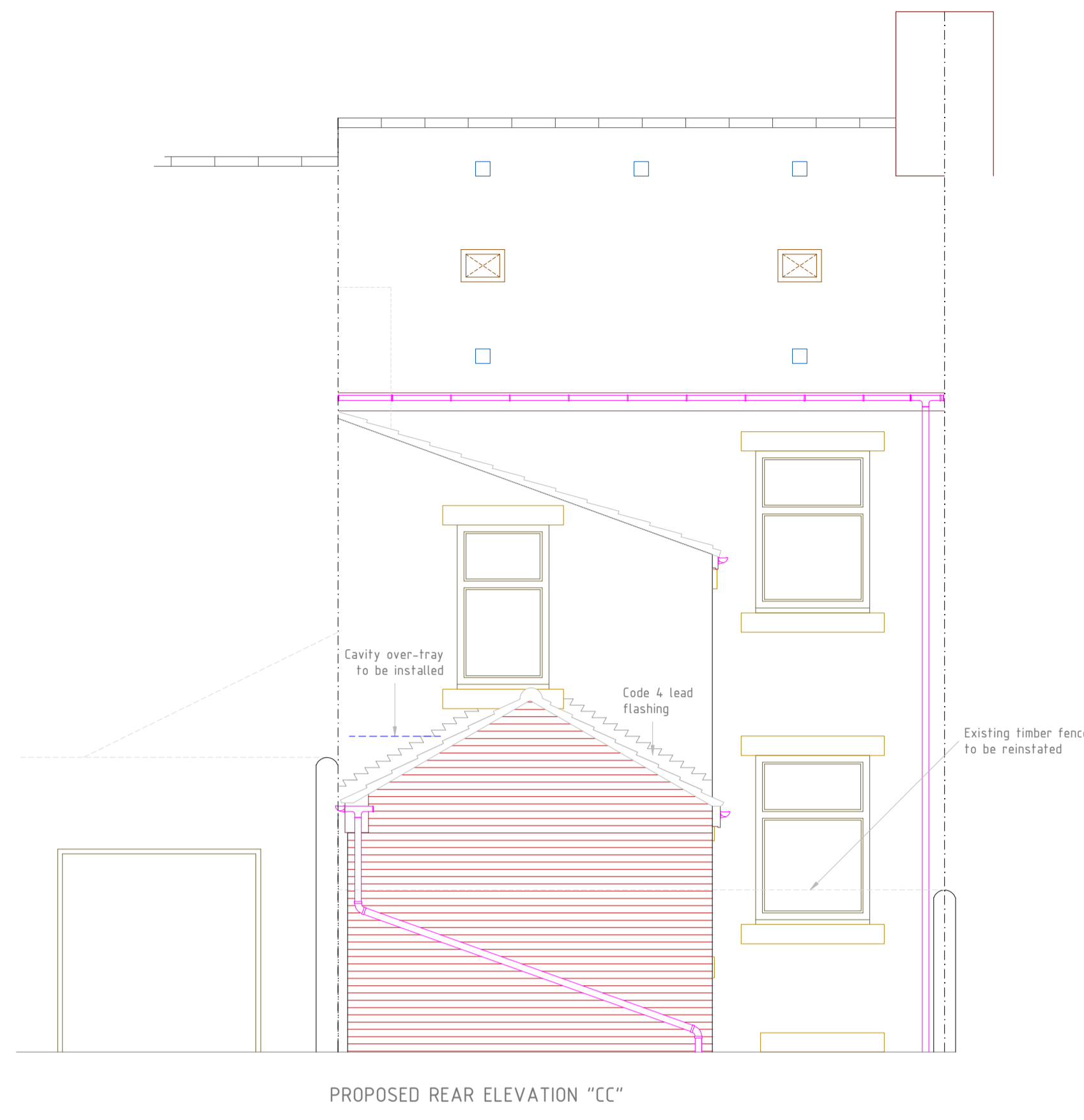
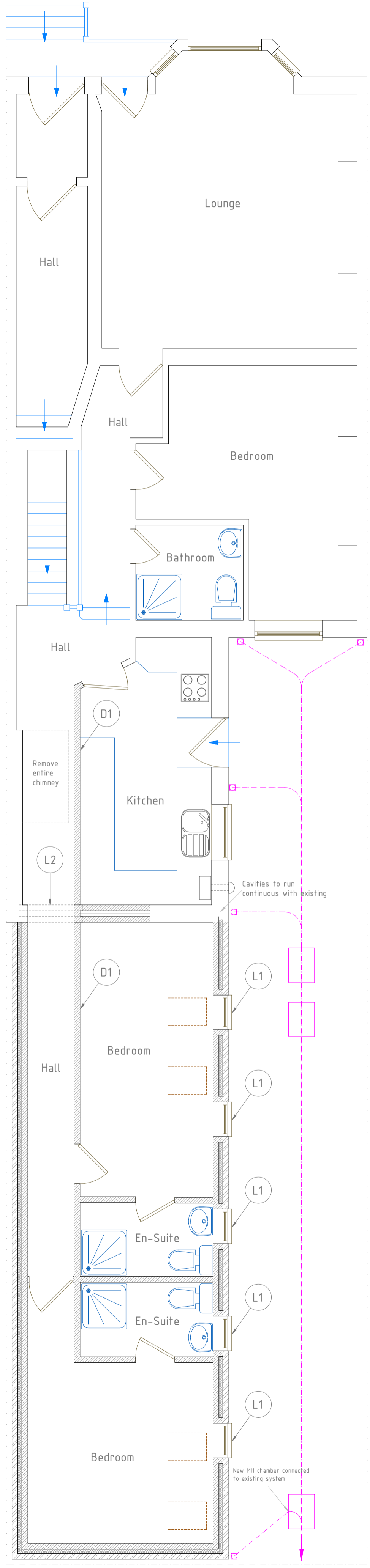
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Single storey extension to the rear of HMO to create 2 bedrooms each with en-suite  
 Location

DRAWING STATUS  
 FEASIBILITY  PLANNING  BUILDING REGULATIONS

Drawing No: 102/CH/09/002 Rev: A  
 Scale: 1:50  
 Drawn by: Gary Wheatley Date: Jun 09

To be read in conjunction with Drawings:  
 102/CH/09/001  
 102/CH/09/003



| LINTEL SCHEDULE  |   |
|--|---|
| L1   | Catic cougar C690/100 Steel Linel   |
| L2   | Boumeirete R15A Precast concrete linel (100 x 225)  |
| L3   | Steels to be as structural engineers calcs  |
| L4   | Use existing linel in situ  |
| Min. bearing for all lintels to be 150mm   |   |
| <b>G.W. Architectural Design</b><br>15 St Ronans View,<br>Low Fall, Gateshead, NE9 7TF<br>Tel (0844) 884 25 95<br>www.drawingplans.co.uk |   |
| Project  | Strapfire extension to the rear of HMO to create 2 bedrooms each with en-suite  |
| Location   |   |
| Drawing Status   | <input type="checkbox"/> FEASIBILITY <input checked="" type="checkbox"/> PLANNING <input type="checkbox"/> BUILDING REGULATIONS |
| Drawing No:  | 102/CH/09/003 Rev: A  |
| Scale  | Drawn by: Date  |
| 1:50   | Gary Wheatley Jun 09  |

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