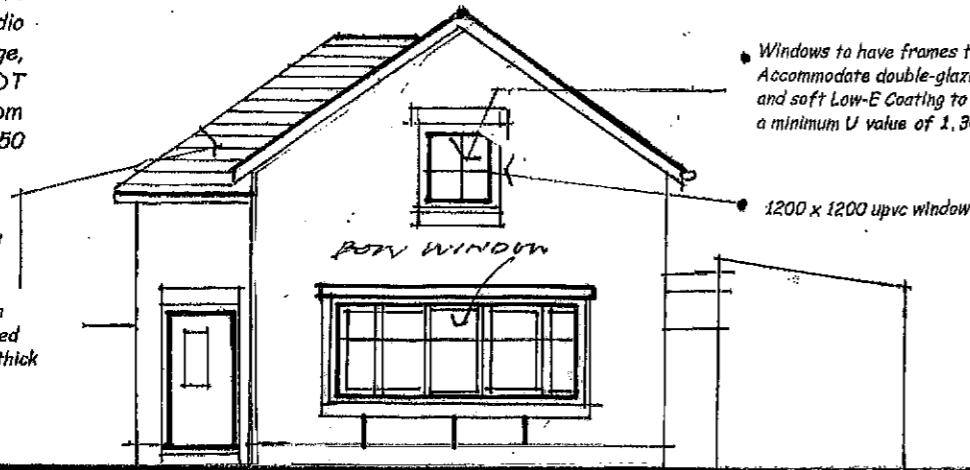


RYDER ARCHITECTS
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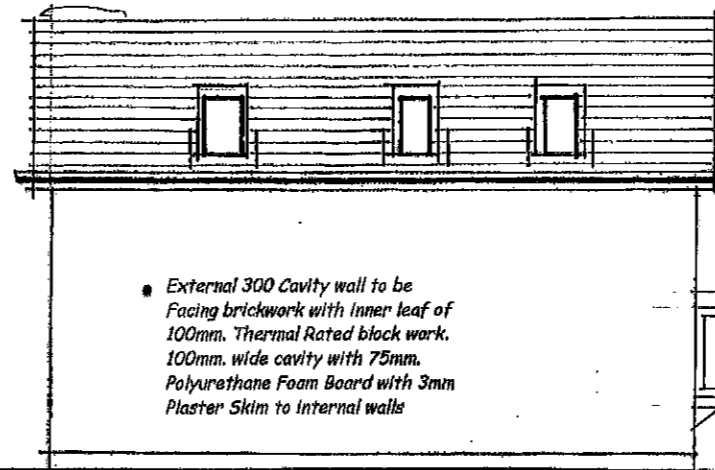
PROPOSED GABLE ELEVATION
 [NORTH] 1:100



Roofing Tiles to match existing roof slopes
 Of existing adjacent dwelling laid over
 50mm. x 25mm. timber battens to
 required gauge fixed over roofing felt with
 100mm. thick Polyurethane foam board fixed
 between Rafters with a further layer 35 thick
 Fixed to underside of rafters to achieve a
 Minimum U value of 0.18

- Extract fans to be located within 400mm of the ceiling and at least 500mm from trickle ventilation points
- Windows to have frames to Accommodate double-glazing and soft Low-E Coating to achieve a minimum U value of 1.30

Tyvac Breathable type roofing felt or equal fitted to manufacturers Requirements for non-vented roof voids.



External 300 Cavity wall to be Facing brickwork with inner leaf of 100mm. Thermal Rated block work. 100mm. wide cavity with 75mm. Polyurethane Foam Board with 3mm Plaster Skim to internal walls

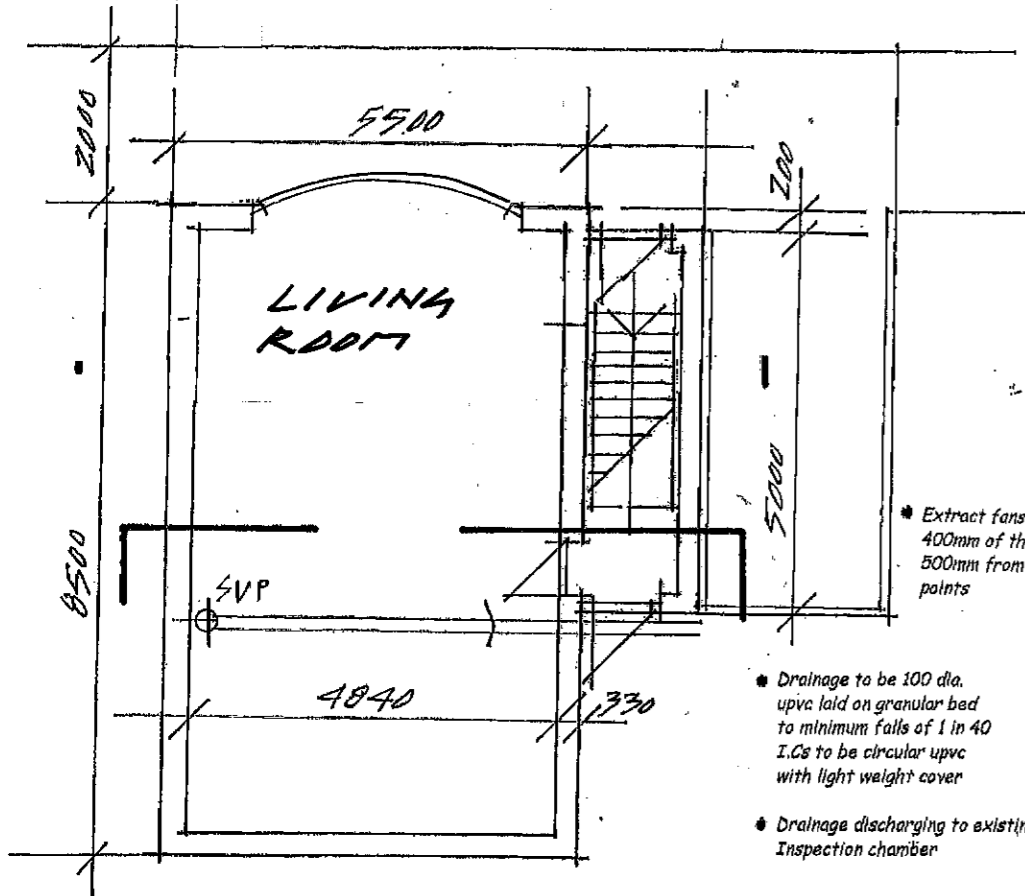
All new electrical work is to be designed inspected and tested in accordance with BS7671 (IEE wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control on completion of the works.

- Glazing fitted to part N of Building Regulations. Glass within 800 of floor level and 300 from doors to be toughened or laminated safety glass to BS 6206
- Switches and all other controls to be positioned with regards to the disabled at positions between 450 and 1200 from floor level

Switches and all other controls to be positioned with regards to the disabled at positions between 450 and 1200 from floor level

All lighting points to be fitted with low Energy bulbs

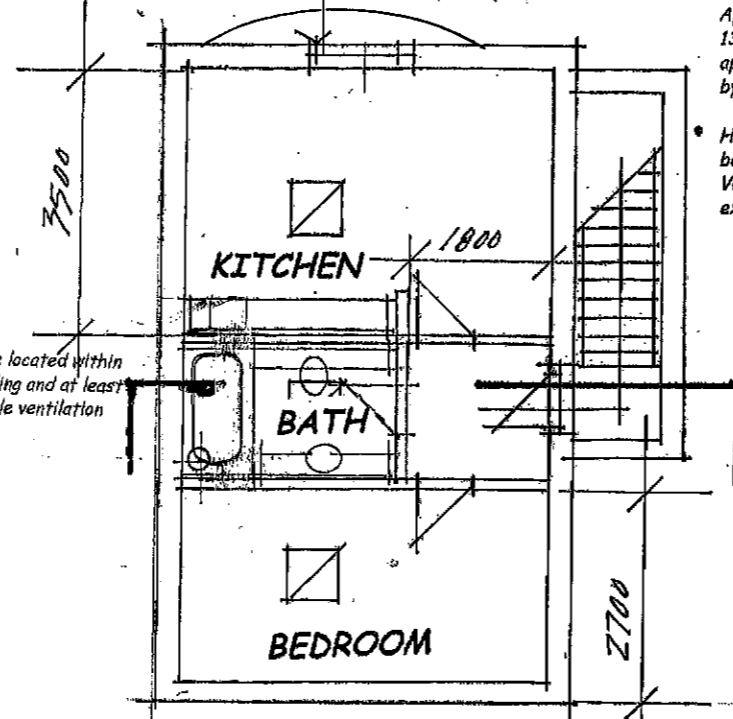
3.4 x 2.1 Garage Door



PROPOSED GROUND FLOOR PLAN
 1:100

- Drainage to be 100 dia. upvc laid on granular bed to minimum falls of 1 in 40 I.C.s to be circular upvc with light weight cover
- Drainage discharging to existing Inspection chamber
- Connect soil and surface water drainage To existing separate systems on site
- Diameter of internal waste pipes
 Hand Basin 32 mm.
 WC 100 mm.

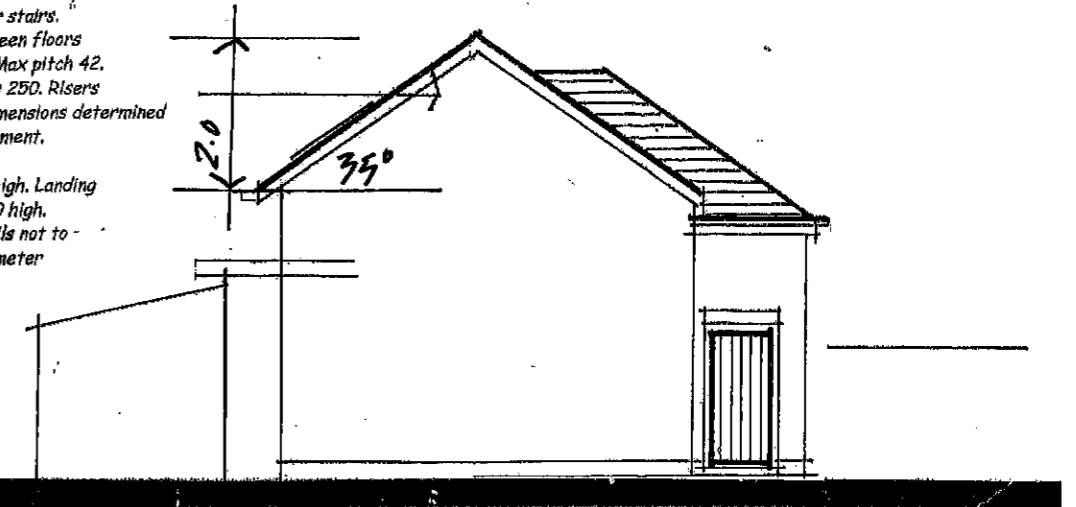
Window Jams to be closed with 30 minute Fire Rated And insulated cavity closers



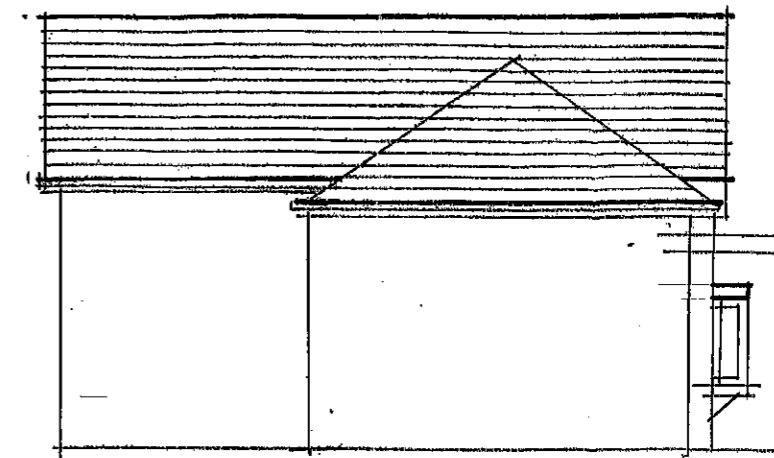
PROPOSED FIRST FLOOR PLAN
 1:100

- Flight of timber stairs. Total Rise between floors Approx. 2550. Max pitch 42. 13 x 220 treads 250. Risers approx. 200. Dimensions determined by site measurement.
- Handrails 900 high. Landing balustrade 1000 high. Voids in handrails not to exceed 100 diameter

PROPOSED GABLE ELEVATION
 [SOUTH] 1:100



PROPOSED SIDE ELEVATION
 [EAST] 1:100



PROPOSED FRONT ELEVATION
 [WEST] 1:100

PROPOSED GARAGE AND ANNEX
 28 FORSTER AVENUE SHERBURN