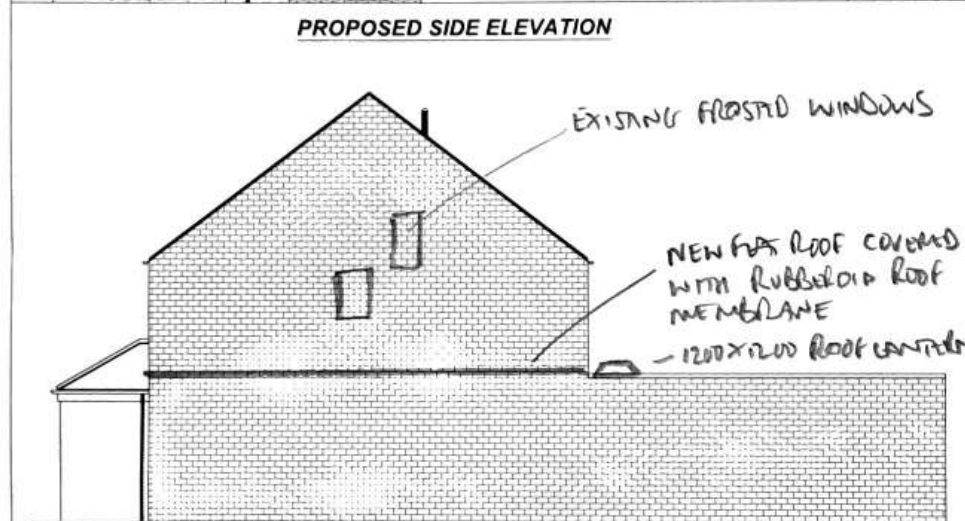




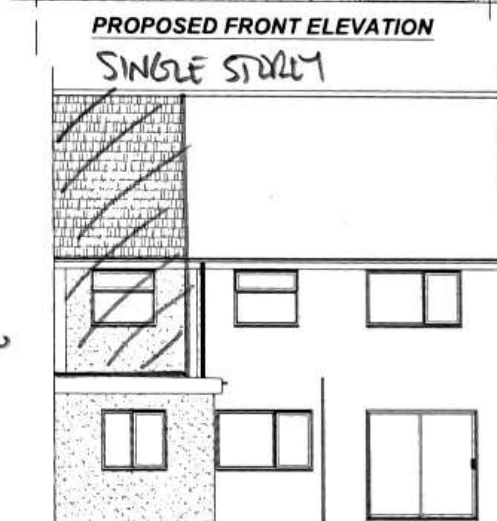
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

GENERAL
 All works to comply with Building Regulations 2000 and associated legislation and to the satisfaction of the Local Authority Building Control Officer. All building materials to comply with BS5 and used in accordance with the relevant Codes of Practice. All structural timber to be C16 or C24 grade.
 All openings to be fitted with vertical and horizontal DPM. All lintels to have 150mm end bearing and 1/2 hour fire resistance. All new electrical work to be 13A ring main and lighting circuit to comply to IEE standards and to clients instructions.

FOUNDATIONS
 Subject to suitable ground conditions, new strip foundations to comply to BS 8004 on suitable loadbearing strata and to the satisfaction of the Local Authority Building Control Officer. Top of foundations to be min 750mm below ground level and reinforced with A193 mesh with 50mm cover top and bottom. Foundations to be lower below level of existing drains. Check existing foundations and underpin if necessary at staggered stages. Any deviation from a strip foundation may require design and calculations from Structural Engineer.
 NOTE - Should the Builder prefer using a raft foundation in lieu of a strip foundation, they must provide details and calculations to the LA Building Control officer prior to commencement of works.

EXTERNAL WALL
 300mm cavity walling shall comprise of an outer leaf of facing brickwork to match existing, an inner leaf of 100mm thick blockwork "Toplite" or similar, 100mm Orthorm full fill insulation taken 225mm below dpc providing minimum U-Value of 0.30W/m2K.
 Stainless steel vertical fixed type wall ties to BS 1343 1978 every 750mm horizontally and 450mm vertically and less within 150mm of openings to be at 225mm on vertical.
 Lateral restraint provided by means of 30mm x 5mm galvannead steel holding down straps @ 2m centres maximum and carried across at least 3 timber members.
 Vertical strapping required to posts / wallties by 30mm x 5mm galvannead steel holding down straps @ 2m centres maximum. All masonry below ground level externally and top level internally shall be either Class B engineering bricks or loadbearing solid type A blocks.
 Cavity fill below ground level shall be ordinary precast mix to BS 5328, grade C10P.
 All cavities to be continuous, all openings trimmed with Kingspan Thermastops (or similar) insulated cavity closers. Where pipes pass through wall PG Lintel to be provided and 50mm compressible material to surround pipework. Dpc to all openings shall be a minimum width of 150mm horizontal Dpc located 150 mm above ground level. Blockwork walls shall be finished in 12.5mm Gyproc wallboard on D-wall dabs with all joints to be taped and sealed.
 Insulated cavity closers to all openings.

EXTERNAL WALL (Rendered)
 As above except, inner and outer leaf of 100mm thick blockwork "Toplite" or similar, 100mm Orthorm full fill insulation taken 225mm below dpc providing minimum U-Value of 0.30W/m2K, 20a Render (or similar) applied to outer face of blockwork all to manufacturers recommendations. Colour to be agreed with client.

EFFICIENCY LIGHT FITTINGS
 Provide lighting fittings as stated below to be fixed lighting that only accepts lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Such fittings would include fluorescent tubes and compact fluorescent lamps but not GLS tungsten lamps with bayonet cap or Edison screw bases.
 Number not less than three per four of all the light fittings.

ABOVE GROUND DRAINAGE
 All waste pipes and fittings from sanitary appliances are to be upvc to BS5355 1076. Branch pipes and vent pipes to be UPVC to BS 4514 1983. All pipes to be fitted with roosting access to all changes of direction and at junctions. All wastes to be fitted with 75 mm down seal trap.

SMOKE DETECTORS
 Smoke detectors are to be installed in complete compliance with Approved Document B1, Section 1 of the Building Regulations. Multiple installations are to be wired together on a separate circuit in accordance with the current IEE regulations.

ROOF CONSTRUCTION (Sarna)
 Lead City Sarna roof laid to manufacturer's recommendations on 100mm TR27 insulation on vapour control layer on roof to engineer's design. Double up rafters and trimmers to support rooflight. All joists to be secured to existing & new masonry with post hangers. Roof to have full corner with gables dressed under existing roof tiles to form a weathertight wall. Fittings to create min 140 fall roof. Rafters are to be supported on 100 x 65mm wallplates at base and held down by means of galvannead mild steel restraint straps type BAT M30s or similar, 30 x 5 mm and 100 x 650 mm twice fixed to top of wallplate using No. 12x50mm countersunk head wood screws and slugged and screwed to blockwork, 30 x 5mm Galvannead steel restraint straps to be installed at gable wall and 75 x 38 mm saw noggins to be between the rafters at each strag. Spacing of straps to be 1800mm centres max. and straps to be installed at eaving level and carried across end 3 rafters.

ROOF CONSTRUCTION (Trusses)
 Approved eiderbock; single lie concrete tiles to match existing on battens on one layer of roofing felt 1F to BS 747 on trussed rafters @ 600mm on approx. Rafters are to be supported on 100 x 65mm wallplates at base and held down by means of galvannead mild steel restraint straps type BAT M30S or similar, 30 x 5 mm and 100 x 650 mm twice fixed to top of wallplate using No. 12x50mm countersunk head wood screws and slugged and screwed to blockwork, 30 x 5mm Galvannead steel restraint straps to be installed at gable wall and 75 x 38 mm saw noggins to be between the rafters at each strag. Spacing of straps to be 1800mm centres max. and straps to be installed at eaving level and up the slope of the roof and carried across end 3 rafters.
 Continuous 10mm ventilators at eaves and ducting trays to rafters for airflow in roof. Roof bracing shall be installed horizontally and diagonally and in strict accordance with engineers design and calculations.

FIRST FLOOR CONSTRUCTION

22mm Weyroc to BS 5669 on 200 x 50 C16 joists @ 600mm c/s approx and built into brickwork both ends. Herring bone slitting spaced at mid span of floor joists. 2 x 12.5mm wallboard with staggered joints to garage ceiling with 200mm Quilt insulation in floor void. 15mm Plasterboard and skim to inside with 100mm Quilt insulation in floor void over Kitchen.

GROUND FLOOR CONSTRUCTION

60mm Mesh reinforced screed to be laid on a 500 gauge separation membrane on 75mm Kingspan K3 floor insulation or similar on 2000 gauge visqueen turned up 100mm at wall abutments with all laps and intersections taped and sealed in accordance with Agreement Certificate 8711796 on 100mm oversite on 150mm approved consolidated hardcore. Must achieve minimum U-value of 0.22 W/m2K. Ventilation must be maintained to the existing house 1st floor through the new ground supported floor. This can be achieved using 100mm diameter pipes and telescopic vents.

GARAGE FLOOR CONSTRUCTION

Power floated 150 mm thick concrete slab (concrete mix should be in accordance with BS 8110 BS 5328, mix type ST2 or GEN1), with 1 layer A252 steel mesh positioned mid span of slab on 1200g visqueen DPM/ardon barrier on sand blinding on min. 150 well consolidated sulphate free clear hardcore. (no reclaimed demolished material is permitted) 180 fall on floor from back of garage to front garage door, floor to be thickened to 300mm at garage entrance. Provide 25mm polystyrene compressible clay board to perimeter of walls. If hardcore is more than 600mm deep-slab to be reinforced further, to NHBC/LA's engineers requirements.

RADIATORS

All new radiators to be provided with Thermostatic valves. Client to agree locations with Builder prior to commencement of works.

INTERNAL GARAGE WALL

12.5mm plasterboard and skim to both sides of sanded 100 x 50 studs, 100mm TW55 in void with mesh reinforced quilt at head of wall for fire protection. 30 mins fire door with 25mm rebated frame, cold smoke seats and self-closing device (perko or similar) with step down to garage (or non-combustible threshold provided).

WINDOWS

New windows to be double glazed in UPVC frame to match existing to pattern shown and are to be supplied pre-fitted with permanently fixed controllable Insect ventilators having an area not less than 8000 square millimeters.

All glazing below 800mm above floor level and in doors or 300mm adjacent doors, to be either toughened or laminated safety glass in accordance with BS 6206 1981.

SOFT COAT LOW E GLAZES TO INTER SKIN

Certification to verify Part L1.1 compliance 1 (W/m2K) to be issued from suppliers.
 New UPVC windows to First floor Bedrooms, to be fitted with an unobstructed openable area of 0.33m2 with minimum dimensions of 450mm high x 450mm wide (i.e. clear opening of 750 x 450mm) Window not to be fitted with removable key and bottom of openable area to be between 800mm and 1100mm above floor level. 800mm2 trickle vents required.

RAINWATER GOODS

Gutters to be molded upvc to match existing Rainwater pipe to connect to existing drains. All pipes to be fitted with roosting access to all changes of direction and at junctions. All new underground pipes to be 110mm UPVC laid 140 fall min. with granular encasement. Rainwater gully to be trapped.

ELECTRICS

Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

INTERNAL WALL CONSTRUCTION

Non loadbearing internal walls shall be stud partitions comprising 75 x 75mm sole and head plates and 75 x 50 mm vertical studs at 600 mm maximum centres. 75 x 50mm noggins are to be incorporated between studs at 600 mm centres vertically. 50 x 38 mm intermediate noggins as required for radiators, shelves, socket and switch boxes etc. Stud Partitions to be dry-lined with 12.7 mm British Gypsum wallboard. Arnes mechanical jointing. Top-coat finish: 80mm rockwool quilt in void and moisture resistant plasterboard and skim to bathroom walls.

VENTILATION

Mechanical extractor capable of 15 litres / second to be vented through on-suite wall.
 Mechanical extractor capable of 30 litres / second to be vented from utility (route agreed with building control officer).
 Mechanical extractor capable of 60 litres / second (or 30 L/s adjacent to or incorporated in cooker hood) to be vented kitchen (route agreed with building control officer).

Rev.	Revision Note	Date
	Proposed Alterations to No. 9 Linton Road Whitley Bay Tyne and Wear - NE26 4NX	Scale 1:100 Date 04.05.21
	Title Proposed Elevations	Sheet No 003 A

14/11/23

All new underground drain runs to be 110mm UPVC laid min 1.40 fall and surrounded in 150mm min pea gravel and a min 50mm concrete haunching provided over pipes less than 450mm below ground level.

New RWP to be positioned as shown and connected to existing main SW drain. All works to be to the satisfaction of the LA Building Control Officer

Block bond to existing & ensure continuity of cavities

Kitchen

Heat detector
 ⊗
 Electrics must be Part P compliant with full certification that all works are carried out in accordance with BS7671 to be provided, if not Part P credited then separate application to be made through Local Authority Building Control Dept.

Any new radiators to be provided with Thermostatic valves. Client to agree radiator locations with main contractor prior to commencement of works.

Lounge

Roof over porch to be 125 x 50 C16 rafters at 600mm c/s. 300mm quilt insulation in roof void. Valley base formed using 19mm timber supports cut between rafters and supported by 38 x 25 battens nailed to rafters. Top surface of board must be flush with top of trussed rafters Code No 4 lead to be laid and dressed in lengths not exceeding 1.5m on 4mm plywood sheathing Min 125mm width provided between vertical faces of valley. Roof bracing shall be installed horizontally and diagonally and in strict accordance with BS 5268, Part 2 1985. Glidevale abutment ventilator where roof abuts cavity wall. 150mm lead soaker and cavity tray to be supplied

Hall

Smoke detector
 ⊗

Garage

Fire collar required
 ⊙ 12.5mm plasterboard to both sides of tanalised 100 x 50 studs. 100mm TW55 in void with mesh reinforced quilt at head of wall for fire protection. 30 minute fire door with 25mm rebated frame and cold smoke seals. Step down to garage

Utility

2172 Steel beam and bearing details as per design and calculations of Structural Engineer

New door and window with toughened and clear laminated inner, CG90 / 100 fire door with 150mm min end bearing

New UPVC window with clear annealed glass units. Lintel above to be Catric CG90 / 100 with min 150mm end bearing.

AS SHEET 2
 USE EXISTING GARAGE, INSTEAD OF DOOR UPVC WINDOW

2000x1200mm ROOF LANTERN

ALL SIZES TO BE CHECKED PRIOR TO COMMENCEMENT OF WORKS
 EXISTING DRAIN ROUTES TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS

PROPOSED GROUND FLOOR PLAN

Rev.	Revision Note	Date
	Proposed Alterations to No. 9 Linton Road Whitley Bay Tyne and Wear - NE26 4NX	Scale 1:50 Date 01.05.21
	Proposed Ground Floor Plan	Sheet No. 004 A

14/11/23

Demolition

Demolish existing garage floor. Demolish driveway from new garage door entrance all the way back to existing garage door entrance. Demolish existing roof on the existing garage. Demolish a door opening into what will be the new utility room from the kitchen area.

Foundation

Dig out trench for new concrete foundations to be poured. There will be reinforced mesh in foundation.

Brickwork and Blockwork

Brickwork and blockwork will be built up to roof height leaving out window and door openings as per the drawing.

Ground Floor

New ground floor will consist of 150 mm of hardcore, we will then lay a dampproof membrane before laying 100 mm oversite concrete, 100 mm insulation and a 75 mm sand and cement screed. This new floor level will match the same floor level as existing house.

Garage Floor

Garage floor will be concreted of 150 mm of hardcore, a dampproof membrane and 100 mm of concrete, this will be to a floated finish.

Drainage

We will install rainwater gulleys and drainage for utility as per the drawing.

Joinery

There will be a new flat roof built, this will be insulated as a warm roof deck. We will also build two partition walls as per the drawing, one for the utility and one for the office. We will also supply and fit two standard 6 panel internal doors. We will also fit skirting boards and back moulds to office area and utility area.

Roof Covering

The new flat roof will be covered with a rubberoid roof membrane. All trims will be fitted at the edges of the roof.

UPVC Windows and Doors

We will supply and fit two windows to the office area as per the drawing. We will change the door opening in the office to a window. We will also supply and fit a UPVC door and two small windows to the side of the door as per the drawing.

Electrics

In this estimate I have allowed for six spotlights and four double docket in the office area and six spotlights and four double sockets in the utility area. We will also install a fluorescent tube and switch for the garage area.

Plumbing

Hot and cold feeds will be fixed to a point where necessary in the utility room. We will also supply and fit one standard radiator to the utility and one standard radiator to the office.

Plastering

Utility and office will be boarded and skimmed, this will be on the walls and ceilings. The garage ceiling only will be boarded and skimmed with fireboards.

Garage Door

We will also supply and install a new garage door.

If customer requires 1200mm x 1200mm roof lantern the cost for this will be £1500.00, this is supplied and fitted.