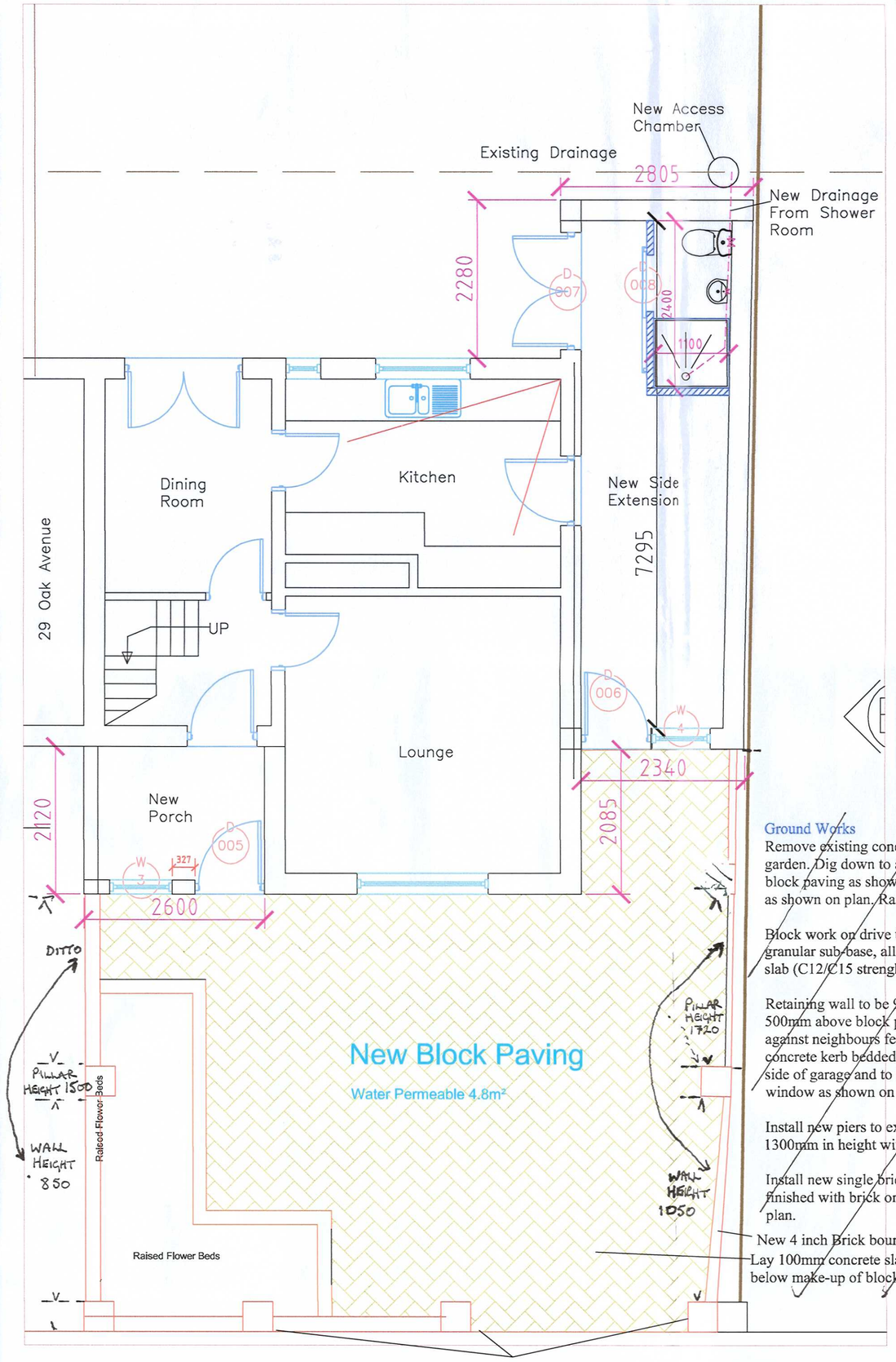


New stone capped piers around existing front wall.

* FOOTNOTE

WROUGHT IRON FENCE TO SIDE WALLS AS FRONT WALLS *

Proposed Ground Floor Plan
Scale 1 : 50

Drainage Installation.
Install all Drainage above & below ground to Approved Document Part H of the current Building Regulations & BS EN 12056 - 2:2000

All pipes underground to be 110mm PVCu laid to a minimum falls of 1:40. To be bedded in 100mm pea gravel to crown. Trench to be backfilled with selected material. Where pipes pass through walls to be sleeved with flexible rot-proof board.

Install 1 x access chamber into existing drainage to take waste water from new toilet and shower room. Grd floor bathroom and 1st floor showerroom.

Install gully to take rainwater from side extension into new shallow access chamber.

Ground Works
Remove existing concrete drive and vegatation to front garden. Dig down to a suiatble bearing strata and install new block paving as shown on plan. Install new raised flower beds as shown on plan. Raised flowerbeds to be brick.

Block work on drive to be Block, on sharp sand, on 100mm granular sub-base, all well compacted, on 100mm concrete slab (C12/C15 strenght class) on sound bearing ground.

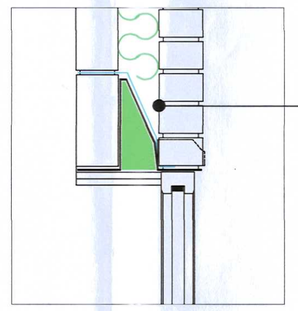
Retaining wall to be 9inch, brick-on-edge top. Hight of wall 500mm above block paving level. Finish block paving against neighbours fence and all open edges with Flat top concrete kerb bedded in concrete. Lay block paving down side of garage and to the front drive and path under front bay window as shown on plan.

Install new piers to existing wall. Height of piers to be 1300mm in height with stone coping to piers.

Install new single brick boundary wall to drive. wall to be finished with brick on edge and piers added where shown on plan.

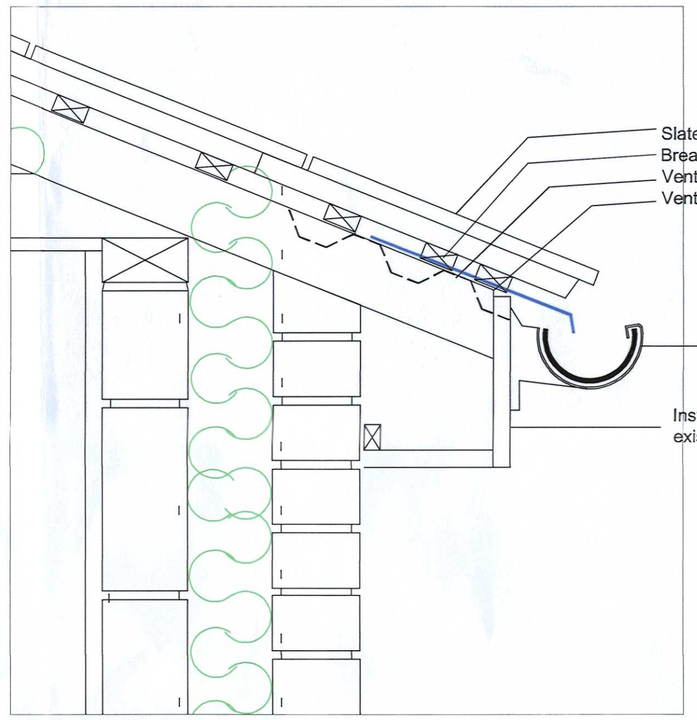
New 4 inch Brick boundary wall with piers

Lay 100mm concrete slab (C12/C15 strenght class) below make-up of block paving.



Birtley Standard Duty 100 Galvanised Lintel above all openings, with 1200g site formed cavity tray turned up at ends and Perp joint weeps @ 430c/c

Typical Window Door Head Detail
Scale 1 : 5

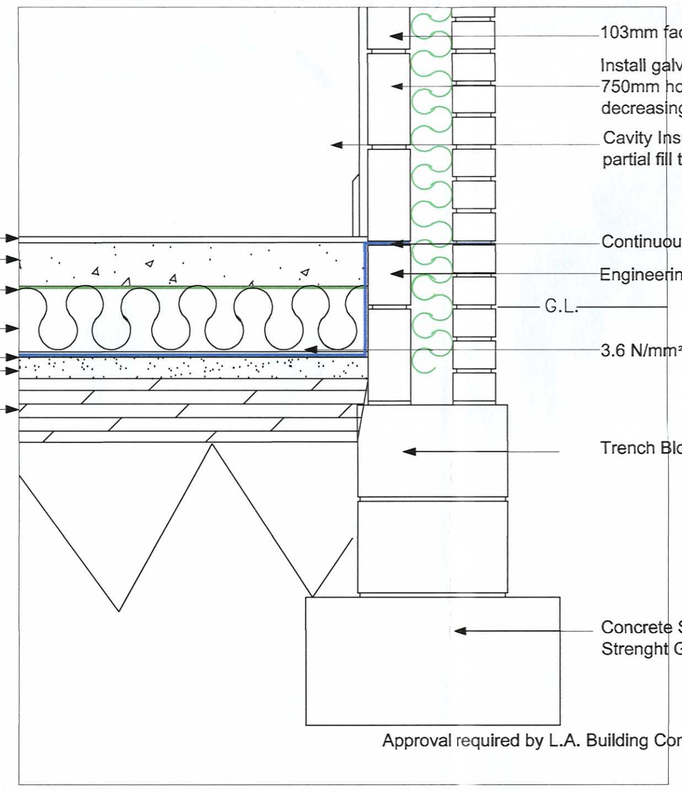


Slate to match existing
Breathable membrane lapped 150mm below 50mmx25mm treated lats.
Vent roll at eaves: Rytons Rafter Roll Ventilator Ref: RRV250.
Vented eaves tray: Rytons EavesGuard® Ref: EG920

Install PVC-u guttering, downcomer and fittings to match existing on main house.

Install PVC-u fascia and soffit to match existing on main house.

Eaves Detail
Scale 1 : 5



103mm facing brick to match existing

Install galvanised Ancon wall ties for general masonary. 750mm horizontally, 450mm vertically, decreasing to 250mm vertically around openings.

Cavity Insulation to consist of 100mm Celotex CW4100 cavity board partial fill to achieve U value of 0.17m²K

Continuous Polyethylene BS6515 DPC 150mm above ground level.

Engineering Brick below DPC

G.L.

3.6 N/mm² Concrete Blockwork internal leaf - Half lap stretchers

Trench Block Minimum 7N/mm² below Ground

Concrete Strip foundation sunk minimum 1000mm below ground. Strenght Grade C12/15 to meet BS EN 206-1 /BS 8500

Ground Floor Construction
Self levelling compoud to accept floor finish

100mm concrete slab C20/25 to meet BS EN 206-1/BS8500

Vapour control layer type 500-1000 gauge polythene (250mu BBA approved)

100mm Celotex XR4000 Insulation. Install 20mm TB4000 to perimeter of slab.

DPM 1200 gauge Polythene lapped into DPC (300mu BBA approved)

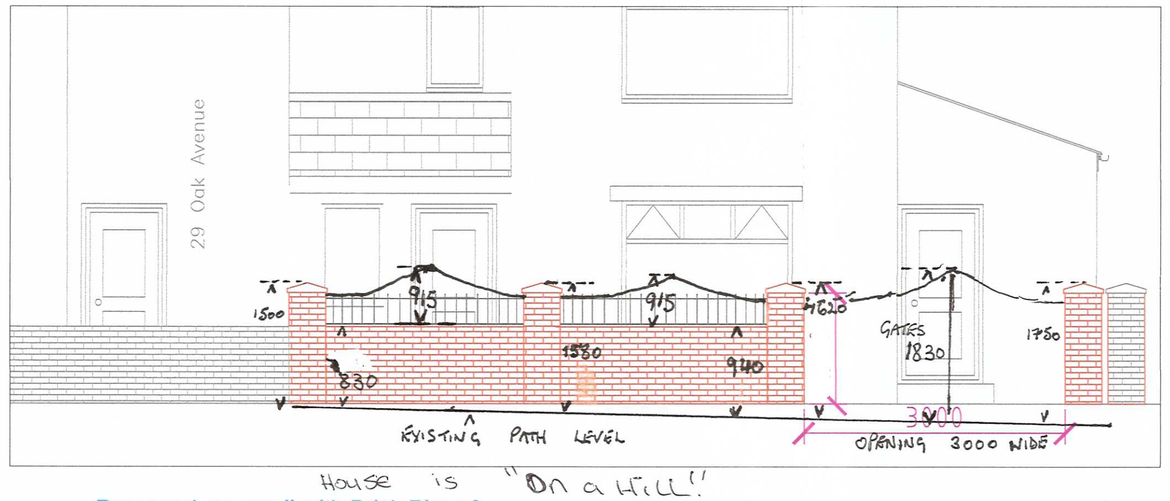
50mm soft sand blinding

Minimum 200mm of well compacted Type 1 Limestone.

Approval required by L.A. Building Control relating to ground conditions & installation on site

Proposed Wall / Foundation / Floor Details For Porch & Side Extension
Scale 1 : 10

ST0285/15 HFUL
SOUTH TYNESIDE COUNCIL
25 MAR 2015
AREA PLANNING



House is "On a Hill"

Proposed new wall with Brick Piers & Single brick boudary wall up drive
Scale 1 : 50

Wall Details
Contractor shall build new brick piers with stone copings as shown on plan using brick to match and copings to clients choice. Build new 9 inch boudary wall between 27 & 29 and 4inch between 25 & 27. as shown on plan.
Install galvanized railings to Clients choice.

Electrical Installation.
Electrical Installation installed by Part P qualified electricain who will test and supply certificates at the end of the job.
Fit sockets, switches & light fittings as per client instruction.
Install fan wiring and extraction fan for new shower room in side extension.
Install externall light over french doors.

Position of switches, sockets and extraction fan to be decided by client. Client to provide own light fitting.

	27 Oak Avenue, South Shields
	Proposed Porch & Side Extension Drive & Wall details
	General Construction Specification
Date 30/04/14	Scale : as marked @ A1