

General notes

- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a client appointed Principal Contractor and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
- Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- NOTE: Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted. Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

FRONT ELEVATION

Note:
All Electrical Work is to be carried out by an approved Electrician registered with the NICEIC and on completion, a design installation and Test Certificate is to be issued in accordance with BS7671

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

LIGHTING
Lighting System is to comply fully with Approved Document L1B and is to have:

- Fixed Energy Efficient light fittings that number not less than the greater of:
 - 1 fitting per 25m² floor area or part thereof
 - 1 fitting per four fixed light fittings
- Energy Efficient fittings are those which will only accept lamps with a luminous rating greater than 40lumens per circuit-watt

REAR ELEVATION

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.35m² and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

WINDOWS
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.6W/m²K and doors to be 1.8W/m²K. Windows and doors to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, 4000mm² to other rooms. All glazing to windows to be in accordance with Part N Building Regulations; i.e., to be toughened/annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

Dragon ties to all hips.
Code 4 lead and valley boards to all valleys.
Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm dia
Downpipes to be 65mm dia

SIDE ELEVATION

ROOF CONSTRUCTION - REAR EXTENSION
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto gang nailed roof trusses fixed at 600mm centres. 150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.
All roof timbers to be vacuum pressure impregnated with preservative.

WIND BRACING - TRUSSED ROOF
All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:
100mm x 25mm diagonal bracing
100mm x 25mm binders
100mm x 25mm runner at ridge level
100mm x 25mm bracing at 45° on top of ceiling joists
100mm x 25mm bracing to 3no. webs of roof trusses.

TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face.
Dragon ties to be included to all hip roofs where applicable.

FOUNDATIONS
Existing Foundations to Front & Rear Extensions are to be checked and verified by District Building Surveyor as to their suitability to accept First Floor Extension

ROOF CONSTRUCTION - FRONT EXTENSION
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 150mm x 50mm rafters on 150mm x 50mm ceiling joists at 400mm centres. 100mm x 50mm vertical tie member. 150mm x 50mm ceiling binder. 150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction. Ceilings to be 9mm plasterboard and skim. Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. All roof timbers to be vacuum pressure impregnated with preservative.

All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

D.P.C.'s to heads; sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.

Balcony floor to be constructed tiles on mastic asphalt laid to falls on 60mm "Styrofoam" insulation or similar approved on 200mm x 50mm joists at 400mm centres with 9mm plasterboard and skim to ceiling joists

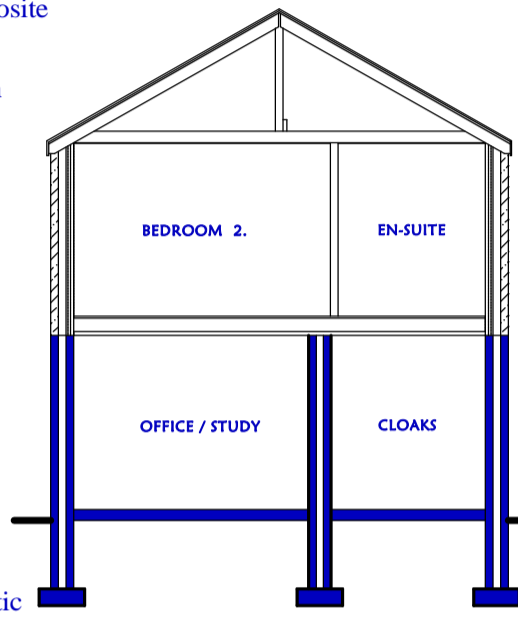
225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor if applicable

Roof Tiles Stonework and Facing Bricks are to match existing and samples are to be submitted and approved by Planning Officer prior to commencement

LINTOLS
Catic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres. All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

FIRST FLOOR
25mm t&g boarding on 200mm x 50mm joists at 400mm centres.
9mm plasterboard and skim ceiling.
50mm x 50mm herringbone strutting to first floor joists at mid span and equal to minimum 2/3rds depths of joists.
100mm insulation to be laid between floor joists with a mass density of 10Kg/m³

SIDE ELEVATION



SECTION A - A

SMOKE DETECTION
Existing Smoke Detection system to be examined and verified with District Building Surveyor to ensure it sufficiently covers the new layout.
Any new Smoke Detectors required are to be interconnected to existing system and wired to a separate fuse at the distribution board. They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

EXTERNAL WALLS - REAR EXTENSION
Are to have minimum 'U' value of 0.28W/m²K achieved by 100mm facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and 100mm Thermatite "Shield 2000" blockwork and 13mm lightweight plaster and skim.
NOTE:
Insulation to walls to be taken up to ridge level to all gable ends. External walls to have 5no. stainless steel wall ties/m² and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels. All external reveals to have 'U' value of 0.28W/m²K achieved by using "Damcoor" or similar approved cavity insulation. "Flexcell" or similar approved expansion joints to external walls at maximum 12 metre centres. Damp proof course to all external walls at heads; sills; and jambs, and cavity walls to be sealed at roof level and openings. Concrete cavity fill to external walls minimum 225mm below dpc level. No projection over boundaries of walls or foundations.

new brickwork and blockwork to be bonded to existing and cavities to be maintained where applicable

SANITARY PIPEWORK
Baths; Showers; Bidets; to have 40mm p.v.c. wastes and 75mm deep seal trap.
Wash basins to have 32mm p.v.c. waste and anti-vac trap. All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection. Soil and vent pipe to be 100mm p.v.c. and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated if taken through roof construction. 100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in. Non-return valves to be incorporated to stub-stacks.

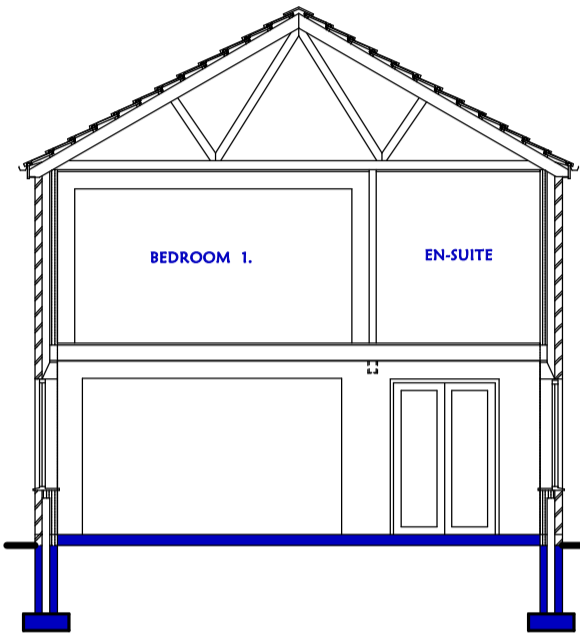
INTERNAL WALLS
Non-load bearing walls to be 75mm x 50mm timber studing with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel. 100mm brick honeycomb sleeper walls minimum 150mm high and shown dotted.

EXTERNAL WALLS - FRONT EXTENSION
To be as Rear Extension with 100mm Stone in lieu of facing Brick

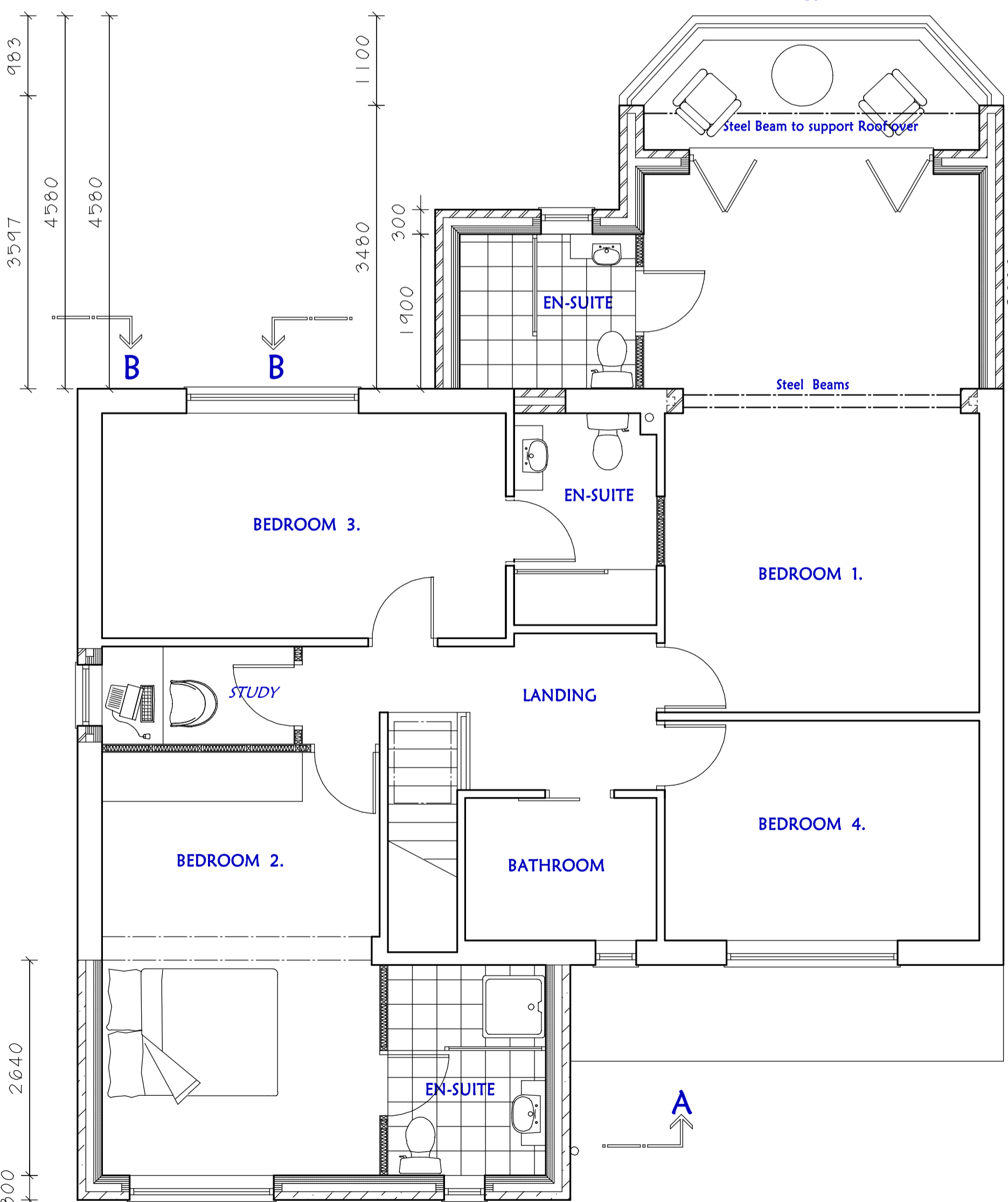
STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement. Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

Soil and vent pipe to Front to be 100mm U.P.V.C. and to terminate minimum 1 metre above window heads.

DRAINAGE
Wastes to Rear En-Suite to be connected to existing svp serving existing En-Suite. Wastes to Front En-Suite to be connected to new SVP which is to be connected to existing drainage serving existing Ground Floor Cloaks. All new drainage to be 100mm "Hepslve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40. Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls. Inspection chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1 metre are to have step-froms incorporated and internal sizes of chambers to comply with B.S. 8301. All drainage is to be to the satisfaction of and approval of the District Building Surveyor.



SECTION B - B



FIRST FLOOR PLAN

GROUND FLOOR PLAN

NOTE:
Due to the Proposals being relevant to the position and arrangements of Existing Walls and Structure ALL Dimensions shown are indicative only and are to be fully checked and verified prior to the commencement of work.

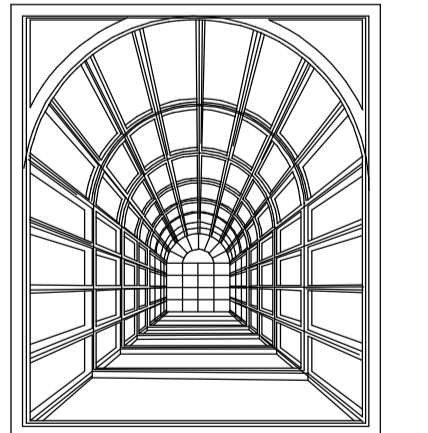
PROPOSED DRAWING

REVISION	DATE	DESCRIPTION

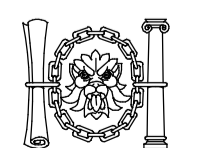
PROJECT : PROPOSED EXTENSIONS
ADDRESS : 11, LUNDHILL FARM MEWS HEMMINGFIELD BARNESLEY, S73.0PJ
CLIENT : MR & MRS WALLER

DRAWING No : 2017-51-2
DATE JANUARY 2017

SCALE : 1:50 & 1:100 @ A1



JOHN KNOWLES ARCHITECTURAL DESIGN
Deancroft, Chestnut Court, Thrybergh, Rotherham, S65, 4RA.
Telephone: 07966 394425
e-mail johnknowles1@btconnect.com



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