

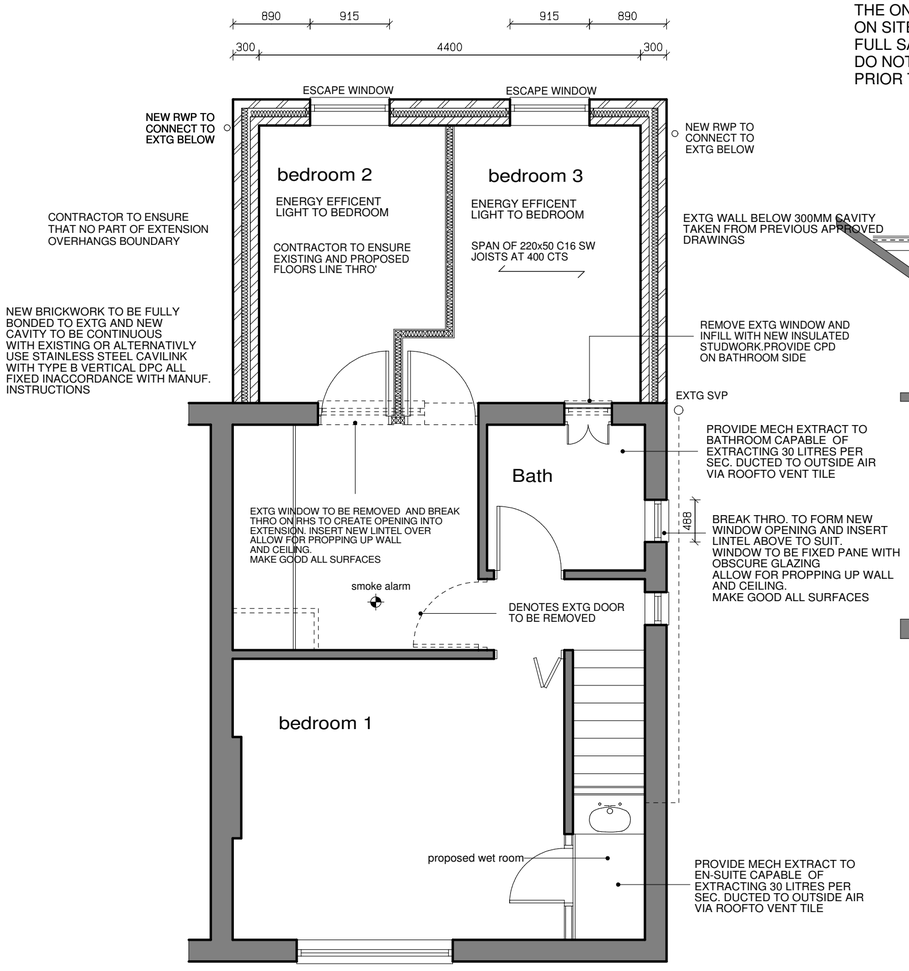
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

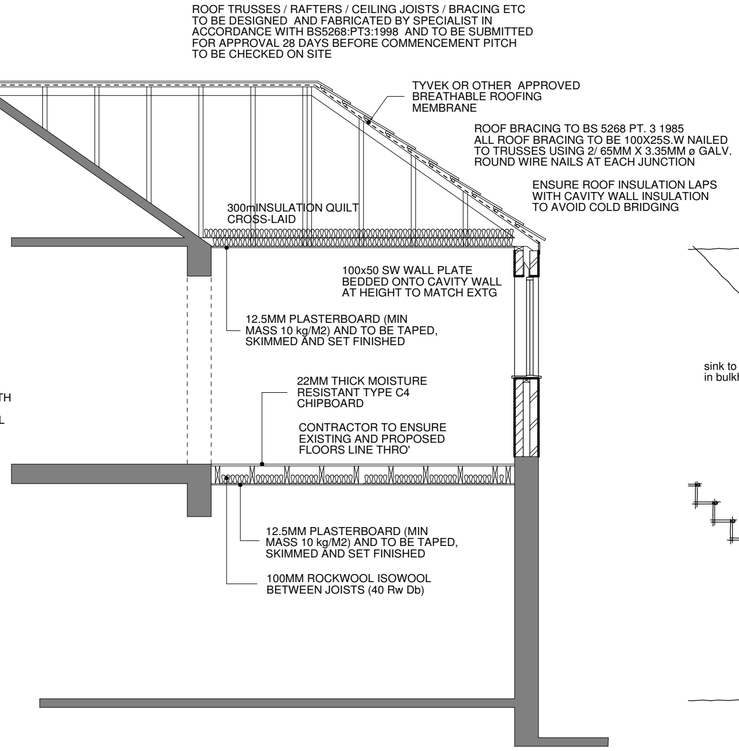
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

ALL DETAILS TO CHECKED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO COMENCING
THE ONUS IS ON THE CONTRACTOR TO CHECK ALL DETAILS & DIMENSIONS ON SITE PRIOR TO COMMENCING & ADJUST TO SUIT SITE CONDTIONS TO THE FULL SATISFACTION OF L.A BUILDING INSPECTOR & STRUCTURAL ENGINEER.
DO NOT SCALE OF THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ORDERING MATERIALS

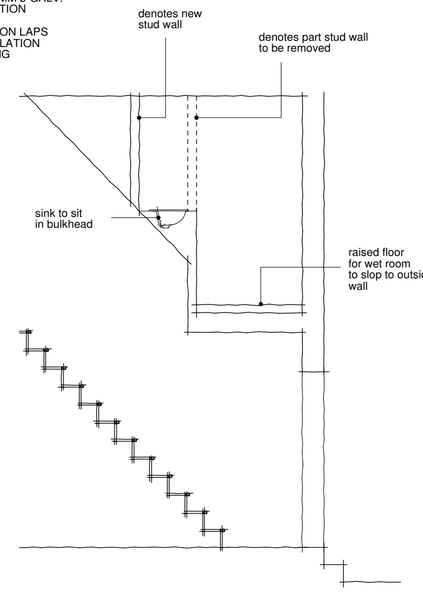


PROPOSED FIRST FLOOR PLAN



TYPICAL SECTION

EXISTING FOUNDATIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMENCMENT WITH BUILDING INSPECTOR TO ASCERTAIN SUITABLITY OF FOUNDATIONS AND ALLOW FOR UNDERPINNING AS / IF REQUIRED



TYPICAL SECTION THRO WETROOM

THIS DRAWING IS TO BE CHECKED & VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON & ANY DISCREPANCY OR QUERY SHALL BE IMMEDIATELY REPORTED & RESOLVED BEFORE PROCEEDING CONSTRUCTION.
THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY,STRENGTH AND STABILITY OF BUILDING DURING THE COURSE OF THE WORKS
ALL BUILDING WORK TO BE COMPLETED TO THE FULL SATISFACTION OF THE L.A BUILDING CONTROL INS AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORES BUILDING WORKS MAY BE REQUIRED ON SITE

EXISTING STRUCTURE- EXISTING FOUNDATIONS TO BE EXPOSED TOGETHER WITH ANY EXISTING LINTEL DIRECTED BY BUILDING LA BUILDING INSPECTOR ON SITE TO ASSESS THEIR SUITABILITY
FOR EXTRA LOADINGS,EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE W THE BUILDING INSPECTORS RECOMMENDATIONS. ENSURE THAT THE EXISTING STRUCTURE IS TEMPORA SUPPORTED DURING CONSTRUCTION.
WHERE POSSIBLE BREAKING THRO / ROOF REMOVAL ETC SHOULD NOT BE UNDERTAKEN UNTIL THE EXTENDED WORKS ATE WATERTGHT. DUST AND DISTURBANCE TO THE UNAFFECTED AREAS O THE HOUSE SHOULD BE MINIMISED
ALLOW TO REMOVE ALL MATERIALS FROM SITE AS A RESULT OF DEMOLITION, UMLESS OTHERWISE REQUESTED BY CLIENT OR IS TO BE REUSED

FORMING NEW CONSTRUCTION OVER EXISTING WATER MAINS,GAS MAINS AND DRAINSIS TO BE AVOIDED IF ANY ARE DISCOVERED DURING EXCAVATIONS THEY MAY NEED TO BE RE-DIRECTED, REPLACED AND S ALL TO RELEVANT BODIES / LA BUILDING INSPECTORS APPROVAL.

FOUNDATIONS -EXISTING FOUNDATIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMENCMEN BUILDING INSPECTOR TO ASCERTAIN SUITABILITY OF FOUNDATIONS AND ALLOW FOR UNDERPINNING AS REQUIRED

EXTERNAL WALLS: 100MM BRICKS , 100MM CAVITY FULLY FILLED WITH ROCKWOOL / DRITHERM OR 55MM DRI THERM CAVITY WALL BATTS & 100MM CELCON SOLAR BLOCKBLOCK INNER LEAF.
12.5MM PLASTERBOARD ON DABS TO ACHEIVE MAX U VALUE OF 0.28W/M²°C. WHERE CAVITY WALL IS BU 250MM WALL BELOW DRYLINE INTERNALLY AS NOTED ON PLANWALL TIES TO BE SPACED AT 750MM CNTS HORIZONTALLY & 450MM VERTICALLY & STAGGERED WITH TIES AT 225MM VERTICAL CNTS TO JAMB PROVIDE THERMABATE OR SIMILAR APPROVED CAVITY CLOSERS TO ALL OPENINGS TO AVOID COLD BRI TO HEADS, JAMBS & CILLS OF ALL OPENINGS THROUGH EXTERNAL WALLS & MIN 150MM ABOVE G.L. TO B LINTOLS TO EXT. WALLS TO BE DATNIC FIXED INACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

WINDOWS AND EXTERNAL DOORS-PROVIDE NEW WINDOWS TO REAR TO MATCH FRONT. WINDOWS TO P MINIMUM OPENING LIGHTS OF 1/20(5%) OF THE FLOOR AREA OF THE ROOM SERVED AND PROVIDE A MIN BACKGROUND VENTILATION OF 8000 SQ MM TO ALL HABITABLE ROOMS INCLUDING KITCHEN, BATHROOM UTILITY. THE WINDOWS TO BE GLAZED WITH 24MM (4:16:4) SEALED DOUBLE GLAZED LOW EMISSIVITY UNI A MINIMUM U VALUE OF 1.6 W/M2K/K.DOORS 50% GLASS TO HAVE A U VALUE OF 2.2W/MSQ/K
ALL GLASS TO BE INACCORDANCE WITH BS 6262:1978,OBSCURE GLAZING IS TO BE PROVIDED TO ALL BA AND CLOAKROOMS.
ALL WINDOWS AND DOORS ARE TO BE WETHER STRIPPED.
SAFETY GLAZING INACCORDANCE WITH BS6206:1981 AND APPROVED DOCUMENT N IN CRITICAL LOCATIO FULLY GLAZED DOORS AND SIDE LIGHTS,ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UPTO A H 1500MM, AND ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE FFL,OPENABLE WINDO 800MM ABOVE FINISHED FLOOR LEVEL (ABOVE GROUND LEVEL) TO BE PROVIDED WITH A SUITABLE GUA OF NOT LESS THAN 800MM ABOVE FINISHED FLOOR LEVEL
NOTE ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEA AND HAVE AN UNOBSTRUCTED DIMENSION OF AT LEAST 450X450MM. THE BOTTOM OF THE OPENABLE AR NOT BE MORE THAN 1100M MM ABOVE FINISHED FLOOR LEVEL
INTERNAL WALLS: WALLS TO BE 75X50 STUD WALLS LINED BOTH SIDES WITH 12.5MM PLASTERBOARD AND SKIM.

FIRST FLOOR: 22MM T & G S.W. FLOOR BOARDS ON C16 GRADE S.W. JOISTS SEE PLANS FOR DETAILS. ST AT MID SPAN WITH 5X30 MM GALV.M.S. STRAPS PINNED TO 3NO. JOISTS PARALLEL TO WALLS [SUPPORTE 50X50MM S.W. NOGGINS] AT MAX 2.0M CNTS. 12.7MM PLASTERBOARD & SKIM TO ALL CEILINGS. JOISTS TO SUPPORTED ON BAT HEAVY DUTY GALV. M.S. JOIST HANGERS TO STAIRWELL. DOUBLE JOISTS TO BE PR UNDER ALL PARTITIONS RUNNING PARALLEL. PROVIDE 100MM SOUND ABSORBENT INSULATION QUILT W FLOOR VOIDS

ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 25X38MM S.W. BATTENS ON UNTEARABLE S ON TRUSSED RAFTERS TO BS5268 1985 AT MAX 600MM CNTS. 5X30MM GALV. M.S. STRAPS AT MAX 2.0M C AT CEILING TIE & RAFTER LEVEL TO EXTEND OVER 3NO. TRUSSES. STRAPS TO BE SUPPORTED BY 50X50 NOGGINS BETWEEN TIES. BUTTRESSING WALLS TO BE RESTRAINED AT CEILING LEVEL WITH 5X30MM GA STRAPS AT MAX 2.0M CNTS. 12.5MM PLASTERBOARD & SKIM TO CEILINGS.300MM FIBREGLASS INSULATIO BE CROSSLAID BETWEEN CELING TIES TO GIVE U VALUE OF 0.16W/M²°C. 10MM AIR GAP TO BE PROVIDED EAVES FITTED WITH FLY PROOF SREENS. COLD TANK SUPPORTS CONSISTING OF 25MM C4 GRADE CHIPB ON 2NO. 50X75MM MEMBERS ON 2NO. 50X125 MM MEMBERS ON 2 NO. 50X75MM MEMBERS SPANNING OV RAFTERS. ALL TILES TO BE NAILED & VERGES CLIPPED.ROOF DETAILS TO ROOF TRUSS MANUF. DETAILS TO BE SUBITTED 28 DAYS PRIOR TO COMMENCEMENT.VALLEYS TO BE FORMED USING CODE 5 LEAD

ROOF VENTILATION:ROOF VENTILATION USING PROPRIETORY EAVES AND RIDGE VENTS IN ACCORDANC APPROVED DOCUMENT F2 OR ALTERNATIVELY USING BREATHABLE MEMBRANE (TYVEK OR OTHER SIMIL

PLUMBING-ABOVE GROUND FOUL DRAINAGE TO BE PVC-U TO BS 4514
PIPEWORK MUST BE DESIGNED INACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIA EFFICENTLY
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:
WC SOIL PIPES 100MM DIA NOM SIZE
COMMON PIPE WASTES 50MM DIA NOM SIZE
BATH SINK 50MM DIA NOM SIZE
SHOWER 40MM DIA NOM SIZE
OVERFLOW 10MM DIA NOM SIZE

ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS.PROVIDE WASTE FOR WASHING MACHINE,DISHWASHERS APPLICABLE.ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN) THE MAXIMUM LENGTH WASTE PIPE SHALL BE AS FOLLOWS
32MM PIPE 1.7M MAX LENGTH
40MM PIPE 3.0M MAX LENGTH
50MM PIPE 4.0 M MAX LENGTH
100MM PIPE 6.0 M MAX LENGTH

SOIL AND VENTILATING STACKS AT HEAD OF RUN TO BE VENTILATED TO THE EXTERNAL AIR VIA RIGID DU WITHIN ROOF VOID TO TERMINATE VIA VENT TILE/RIDGE TILE VENTILATOR A MIN 900MM ABOVE OPENABL WINDOW HEAD WITHIN 3M HORIZONTALLY.SOIL PIPES PASSING THROUGH ROOMS TO BE LAGGED WITH S DEADENING QUILT AND WITH 2 LAYERS OF 12.5MM PLASTERBOARD AND SKIM.ALL RISING MAINS TO BE INSULATED

RAINWATER GOODS:
112MM SECTION PVC GUTTERS & 69MM SQUARE SECTION DOWN PIPES TO DISCHARGE INTO B.I.G. THEN TO HOLLOW BRICK SOAKAWAY MIN 5.0M FROM ALL DWELLINGS. ALTERNATIVELY CONNECT TO EXISTING COMBINED SEWER TO FULL SATISFACTION OF LOCAL AUTHORITY BUILDING SURVEYOR

ENSUITE/ BATHRROM- LAYOUTS TO CLIENTS REQUIREMENTS,PROVIDE MECH EXTRACT CAPABLE OF EXTRACING 15 LITRES PER SECOND LOCATED IN THE CEILING OR WALL WHICH WILL BE OPERATED INTE LINKED TO ROOM LIGHT. SWITCHING TO BE BY MEANS OF LIGHT SWITCH WITH ISOLATOR SWITCH EXTER ROOM.

ENERGY EFFICENT LIGHTING-PROVIDE 1 ENERGY EFFICENT LIGHT TO PROPOSED BEDROOMS

HEATING-EXISTING CENTRAL HEATING SYSTEM TO BE EXTENDED INTO NEW ROOMS.ALL NEW RADIATOR FITTED THERMOSTATIC VALVES.NEW/REPLACMENT BOILER IF REQUIRED TO BE CONDENSING BOILER WI RATING OF 86% WITH APPROPRIATE CONTROLS. POSTION OF FLUIE OUTLETS TO COMPLY WITH PART J O BUILDING REGULATIONS AND IS DEPENDANT ON THE TYPE OF APPLIANCE.DOMESTIC HOT WATER PIPES INSULATED WITH WRAP MAX 0.045 W.MSQ K.

ELECTRICAL-ALL ELECTRICAL INSTALLATIONS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN WITH CHAPTER 13 OF BS7671:2001, AND SUFFICIENT INFORMATION WILL BE PROVIDED SO THAT PERSON TO OPERATE, MAINTAIN OR ALTER THE ELECTRICAL INSTALLATION CAN DO SO WITH REASONABLE SAFE OR ALL ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN UNDER THE AUSPICE OF AN ELECTRICAL SELF- SCHEME AUTHORISED BY THE SECRETARY OF STATE AND WHERE THE PERSON OR ORGANISATION CARR THE ELECTRICAL WORK IS A COMPETENT PERSON UNDER SUCH A SCHEME
FOR EXTENSION AND ALETERATIONS TO EXTG INSTALLATION WORKS ON THE EXISTING FIXED ELECTRIC INSTALLATIONS IN THE BUILDING AR AS NECESSARY TO ENABLE THE ADDITIONS AND ALTERATIONS. THE WHICH FEED THEM,THE PROTECTIVE MEASURES AND THE RELEVANT EARTHING AND BONDING SYSTEM REQUIREMNTS TO ESTABLISH THAT THE MAINS SUPPLY EQUIPMENT IS SATISFACTORY.

SMOKE ALARMS-SMOKE ALARMS SHALL BE INSTALLED I AS NOTED ON PLAN. SMOKE ALARM UNIT TO BS5 AND IS TO BE FITTED MIN 300 MMFROM LIGHT FITTING AND WALL. ALARMS MUST BE CONNECTED TO A SE FUSED MAINS ELECTRICITY SUPPLY AND TO BE INTERCONNECTED.

STEEL WORK- NEW STEEL WORK AS SHOWN ON PLAND TO STRUCTURAL ENGINEERS DETAILS.
ALL STEEL WORK TO LINED WITH 2 LAYERS OF 12.5MM FIRELINE BOARD WITH ALL JOINTS STAGGERED AN WHERE IT IS NOT POSSIBLE TO ENCASE IN PLASTERBOARD THEY SHOULD BE COATED WITH INTUMESCE TO ACHIEVE 30 MINUTES FIRE RESISTANCE.

REV A - OCT 12 - AMENDED CLIENTS COMMENTS

reshape
architecture + design ltd
d-hub unit 4 atlas office park firstpoint doncaster DN4 5JT
T 07533 052408
07963 686613
E mail@reshape-design.co.uk
W www.reshape-design.co.uk

MR & MRS SHAW

PROPOSED FIRST FLOOR EXTENSION
AT 80 KINGSWAY
WOMB WELL
S73 0EA

PROPOSED DETAILS

scale	date	drawn	checked
1:100 / 1:50 @ A2	SEP 2012	PB	DG

drawing no	revision
12-SHAW-04	A