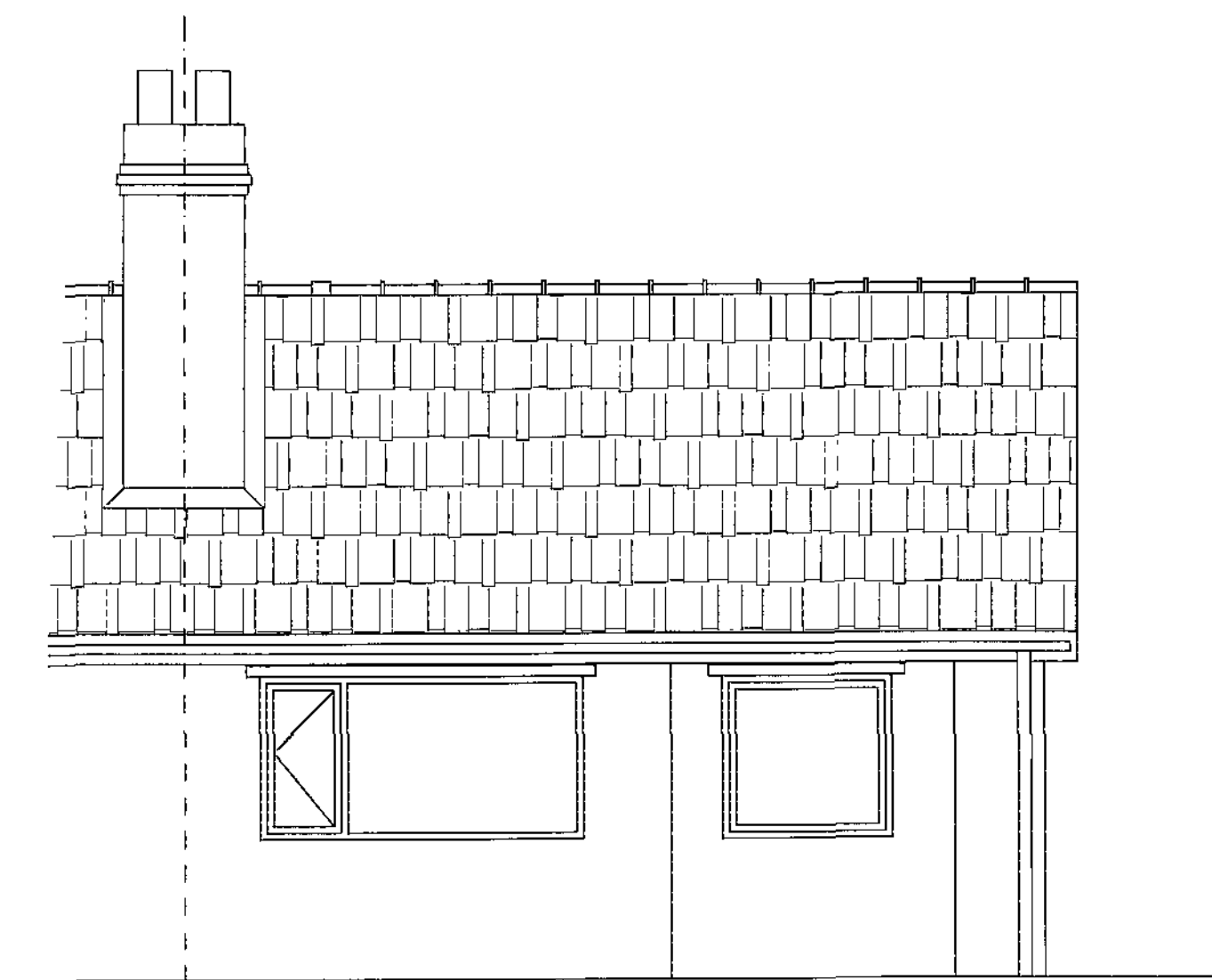
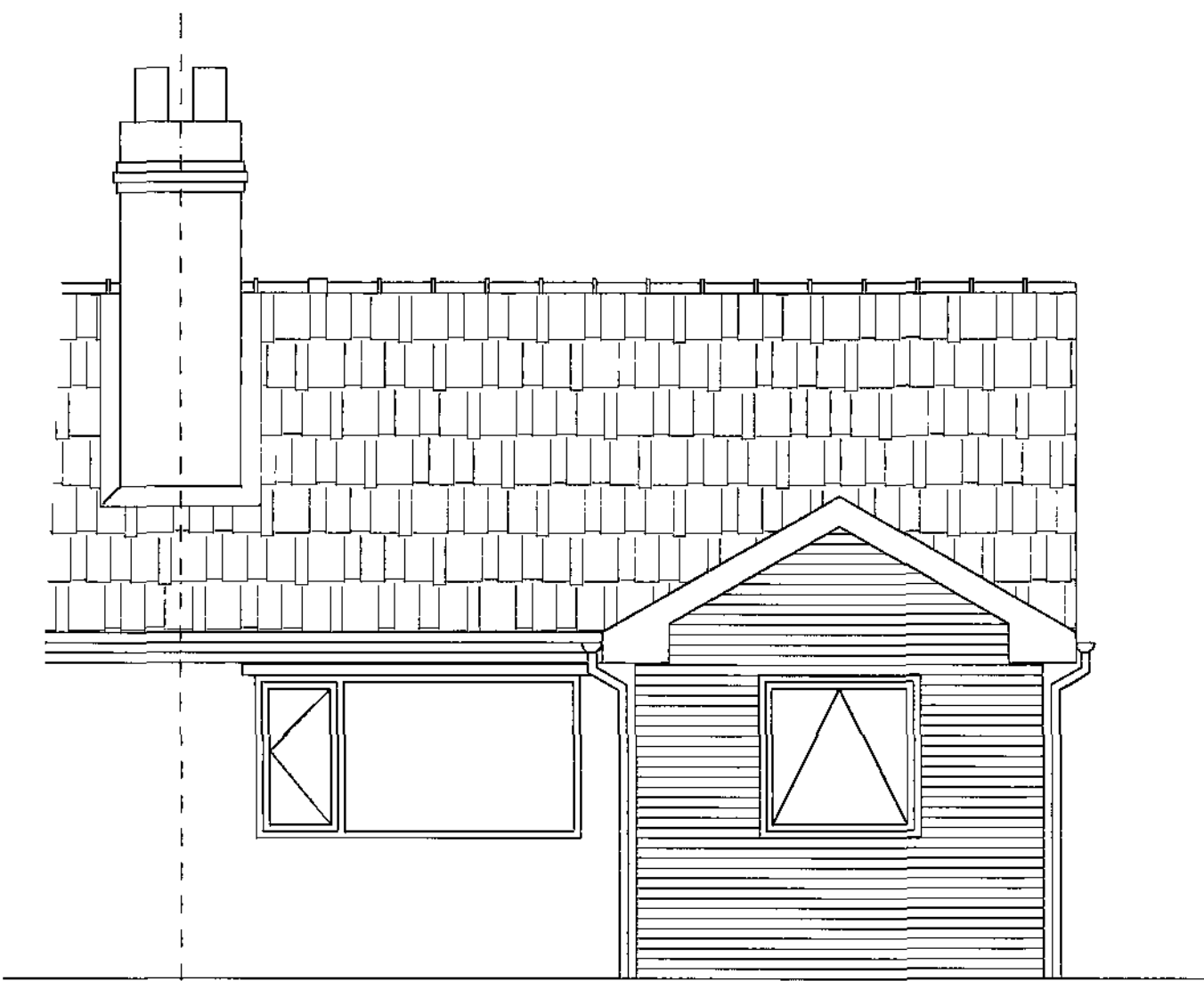




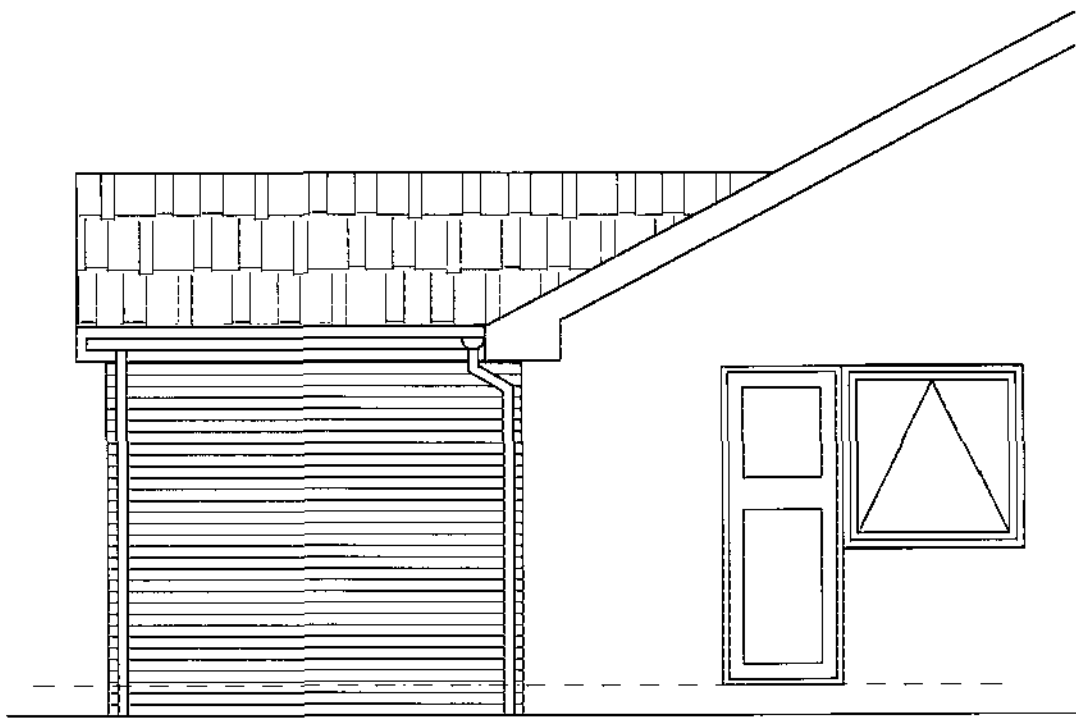
Existing Front Elevation

Scale 1:50



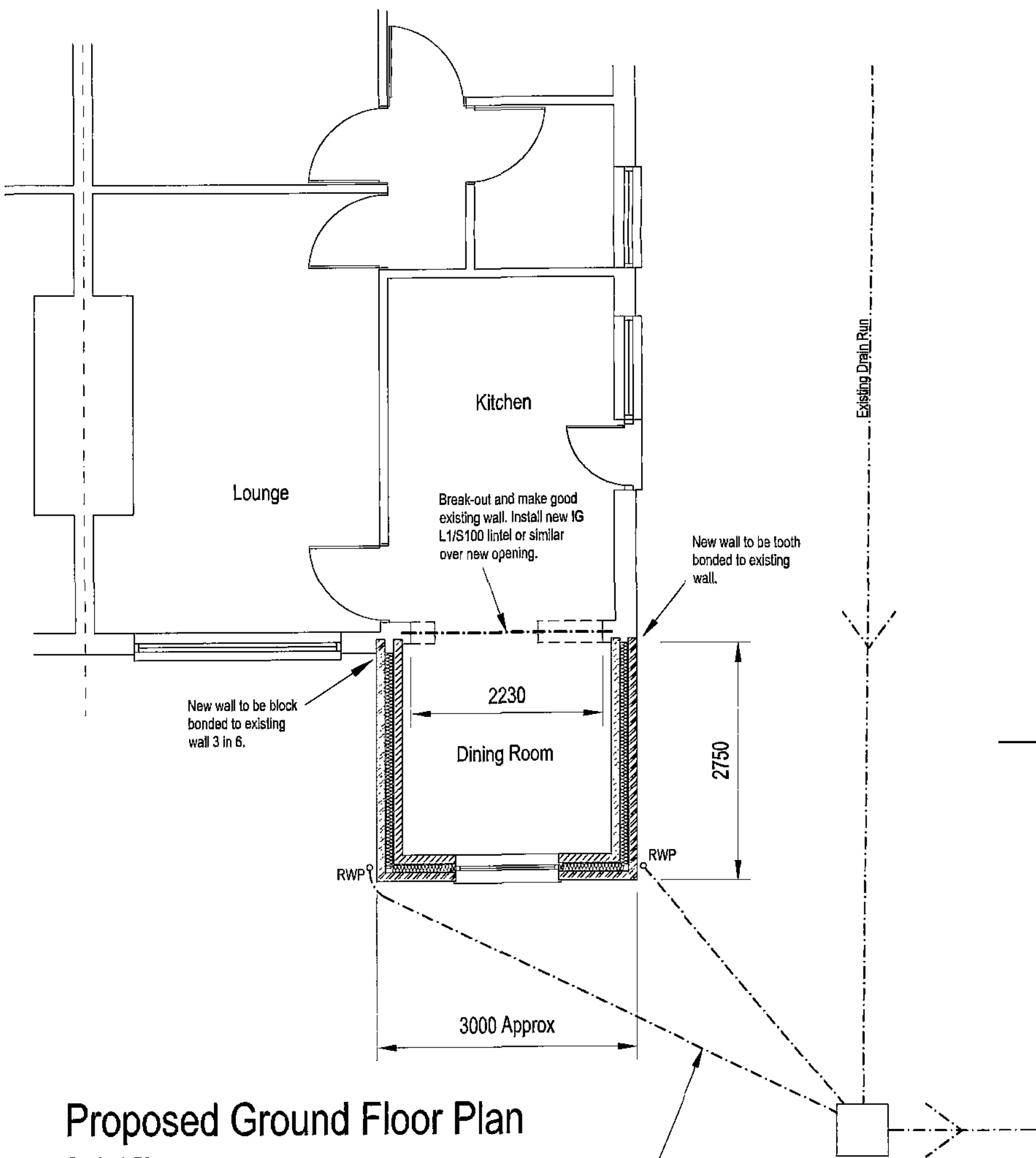
Proposed Front Elevation

Scale 1:50



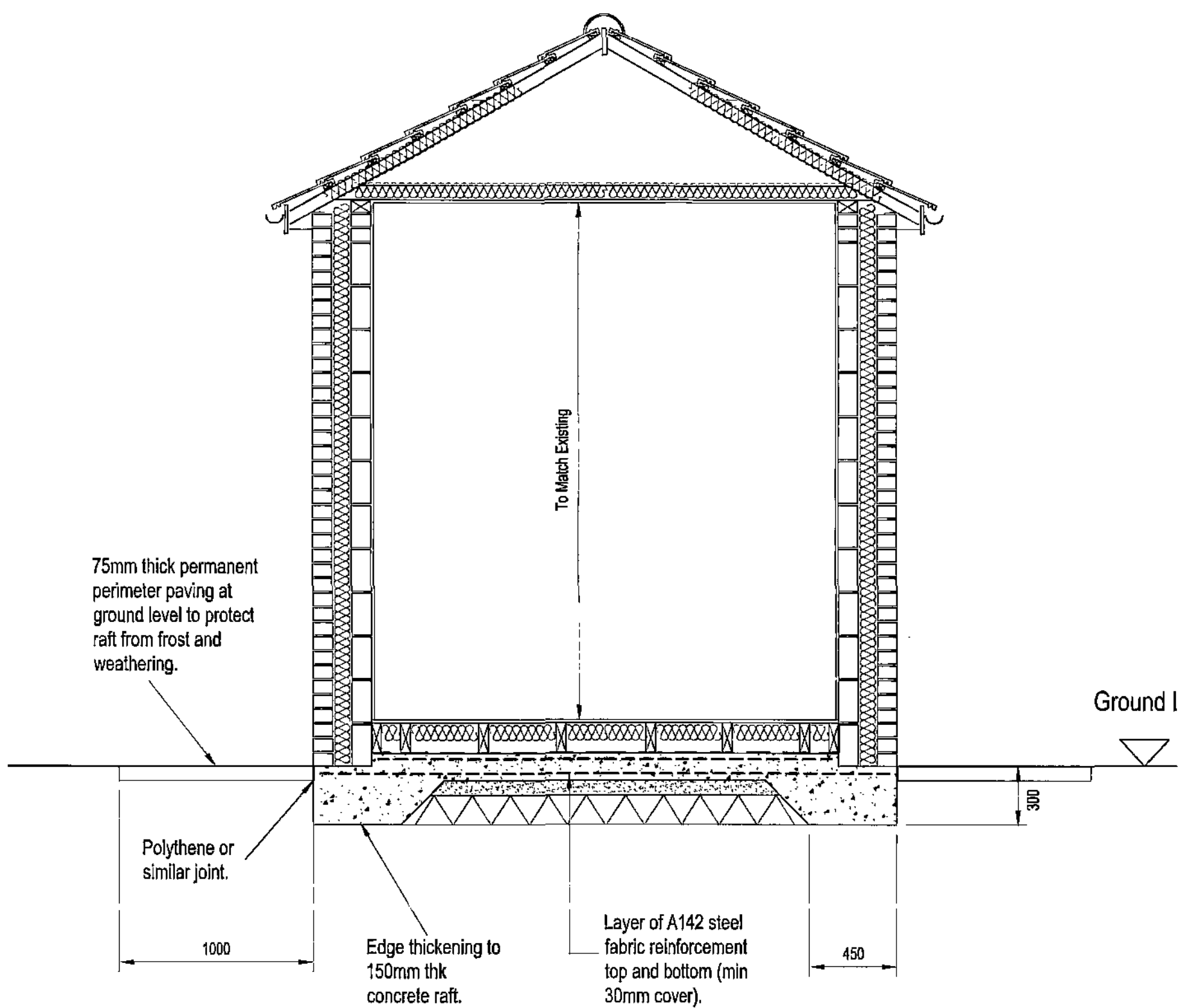
Proposed Side Elevation

Scale 1:50



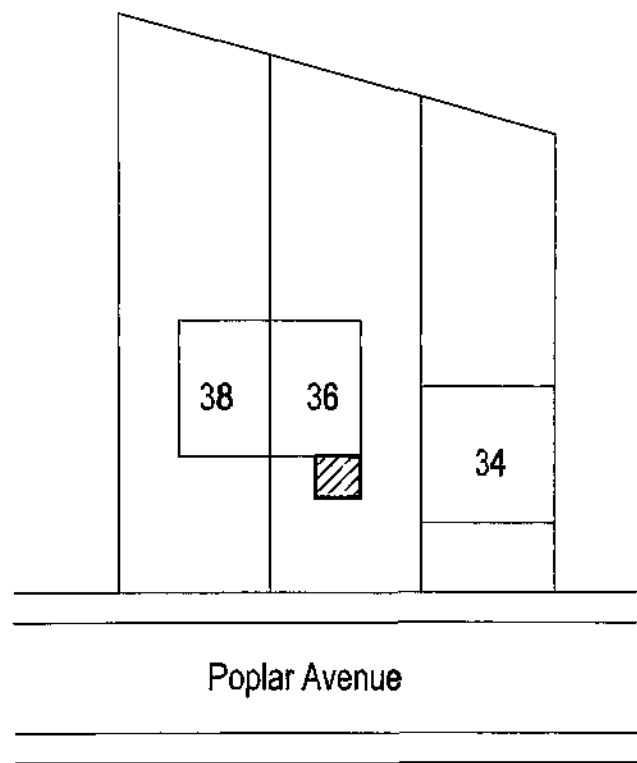
Proposed Ground Floor Plan

Scale 1:50



Typical Section

Scale 1:50



Proposed Block Plan

Scale 1:500

GENERAL SPECIFICATION

This drawing has been prepared specifically for the purposes of obtaining Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. This drawing should not be scaled, use only figured dimensions. The Contractor is responsible for checking all dimensions on site. The Contractor should visit the site before tendering his price to ascertain any local features, e.g. trees, adjacent buildings, etc., which may adversely affect the works. The Contractor should ensure that all works are carried out with due regard to health and safety on site.

SUB-STRUCTURE

Where new or altered loads are to be applied to existing foundations they are to be exposed at the commencement of the works and strengthened if necessary to the satisfaction of the Building Control Officer. For new foundations excavate down to suitable bearing strata as agreed with the Building Control Officer. Minimum depth to reduced level dig at edge thickenings should be 300mm. Raft foundation should be formed using grade C30 concrete with a minimum thickness of 150mm with a layer of A142 steel fabric reinforcement top and bottom (minimum 30mm cover). Raft constructed on 150mm well compacted sulphate-free crusher run hardcore blinded with sand.

SUPERSTRUCTURE

Ground Floor:

- New perimeter masonry walls to be built up to DPC level.
- Install 1200 gauge DPM over raft. All joints to be lapped (300mm) and taped.
- DPM to run up face of blockwork and turned into new wall.
- Install 38x100dp s.w. joists as timber battens laid onto DPM @ 450 c/c's and insulate between joists with 100mm Kingspan Kooltherm K3 floorboarding.
- Finish floor with 18mm flooring grade chipboard

External Walls:

Cavity wall consisting of an outer leaf of facing brick to match existing with 100mm cavity incorporating 100mm mineral wool and inner leaf of 100mm thick load bearing blockwork with a minimum characteristic strength of 3.5N/mm². Both leaves to be tied together using 225mm long stainless steel vertical-tie wall ties at 450mm vertical and 900mm horizontal centres and 300mm maximum centres with 150mm of openings. All openings in cavity walls to have 150mm lintel reference L15100. All lintels to be installed in accordance with manufacturers recommendations. Use 50x100mm Rockwool 'Rockcloses' thermal closers to close cavity around openings. Top of cavities to be closed with 9mm 'Supalux' closers. Horizontal DPCs incorporated in walls to be minimum 150mm above finished external ground level. All new walling to be bonded in to and course through with existing walling u.n.o. Walls to received 12.5mm plasterboard on 10mm dabs fixed with staggered joints and finished in 5mm skim coat on jute-reinforced scrim joints. All wall cavities to new to be continuous with existing.

Windows:

All windows to be double glazed with a U-value of 1.8W/m²K. All windows to provide minimum 5% of floor area as ventilation. Windows in habitable rooms & utility rooms to be fitted with trickle-vents giving minimum 8000mm² opening to habitable rooms and 4000mm² to other rooms. All windows to habitable rooms above ground floor must have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. Any glass extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to BS 6206. All glazing to comply with BS 6206

Roof:

Roof tiles to match existing. Every tile to be nailed on 50x25 softwood battens on Kingspan Nilvent breather membrane on 150 x 50 C16 s.w. rafters @ 400mm c/c's with a pitch of approx 30° (T.B.C on site). 150 x 50 C16 s.w. ceiling joists @ 400mm c/c's spiked to rafter feet. Provide 25x100 softwood horizontal bracing at ceiling joists, ridge and node points, diagonal bracing from ridge to eaves on all sides. Rafters fixed to 100x75 softwood wallplate held down with mild steel holding down straps @ 2m c/c's built into wall. All bracing to BS 5235. Provide 270mm of mineral wool in two layers between / over ceiling joists. Ceiling joists to receive 15mm plasterboard fixed with staggered joints and finished in 5mm skim coat on jute-reinforced scrim joints. Eaves and soffit to be white upvc. Ventilation to roof to be equivalent to a 10mm continuous air gap at eaves with vermin-proof screens. Void between the roof insulation and the roof felt should be at least 50mm.

Lateral Stability:

Tops of all walls parallel with rafter span to be tied to roof plate by 30 x 2.5mm galvanised mild steel straps secured with 8swg x 75mm long nails to 3 no. min. rafters and built into wall at 1200 c/c. Incorporate soft wood packs and noggins between joists at strap locations - minimum 38mm thick x 1/2 joist depth.

Drainage (above ground):

Existing drainage runs, including manholes and other connections should be verified on site by Contractor. Roof to drain into 100mm dia UPVC half round gutter and 68mm dia. UPVC RWP secured with pipe clips to manufacturers recommendations. RWP to be fitted with anti-splash shoe and drain into trapped gully.

Drainage (below ground):

All below ground drainage to be 100mm Ø UPVC. Pipes to be laid in an even fall minimum of 1:80.

Heat Producing Appliances:

Contractor to be responsible for extending existing central-heating system to cater for alterations, including re-siting and provision of new radiators. Contractor to inform the client at tender stage if boiler is inadequate.

Electrical:

All sockets to be between 450mm and 1200mm high. Incorporate energy efficient lighting minimum 1 per 4 fixed fittings or 1 per 25m² of floor area. Kitchen to have 60 l/sec air change. All chasing to blockwork to be no more than 1/16th the block thickness horizontally and no more than 1/3rd the block thickness vertically. All work to be carried out to meet the requirements of the Approved Document "Part P" and certificate to be obtained on completion signed by a competent electrician in accordance with BS7671.

General Notes

All existing dimensions, sizes and drain inverts to be checked on site prior to commencement. All work to comply with current Building Regulations whether or not specified on drawing.

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PROJECT: Proposed Kitchen Extension at
36 Poplar Avenue, Shafon
Barnsley, South Yorkshire

CLIENT: Mr Bill Raynes

TITLE: Building Regulation Application

SCALE: As Noted	DRAWN BY: JC	CHECKED BY: JC	DRAWING No.: BR-01	REV: A
DATE: Feb 11				