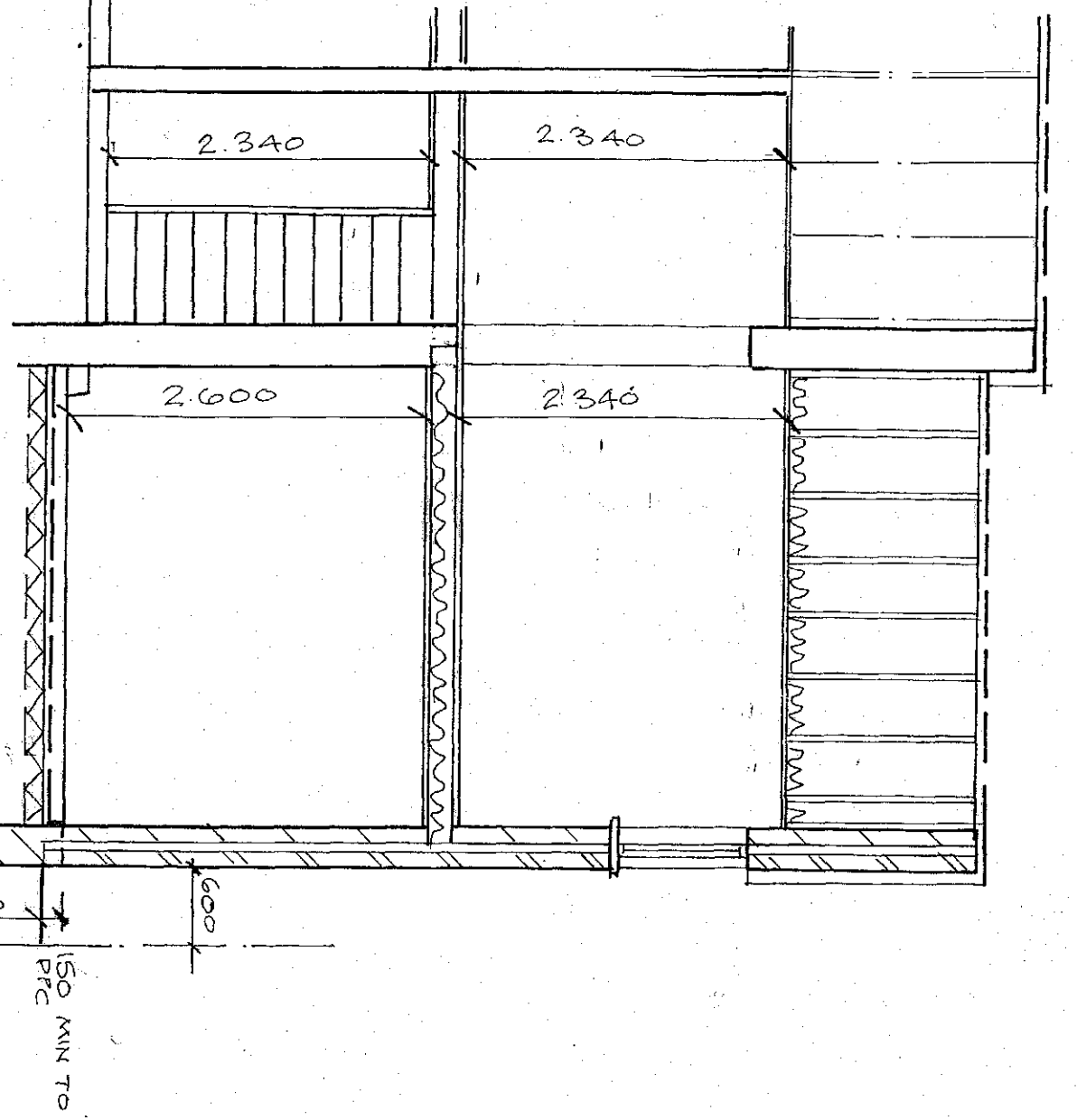
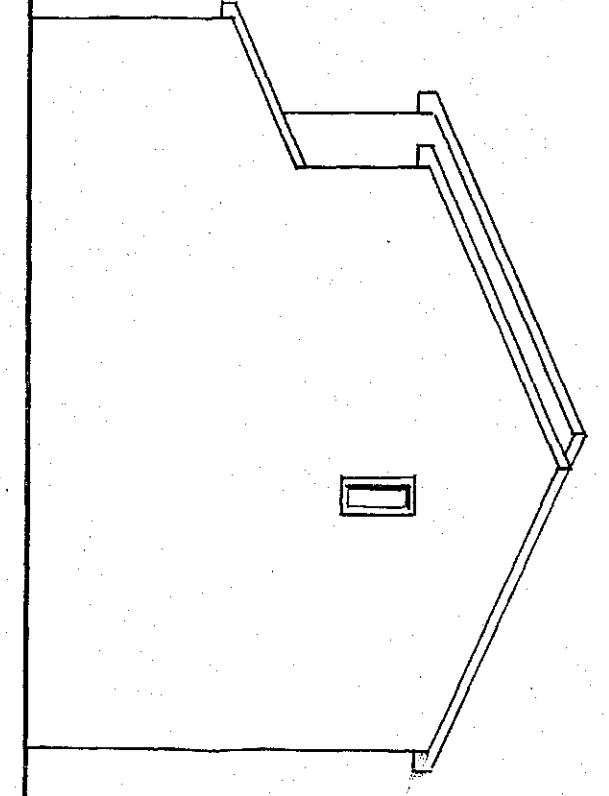
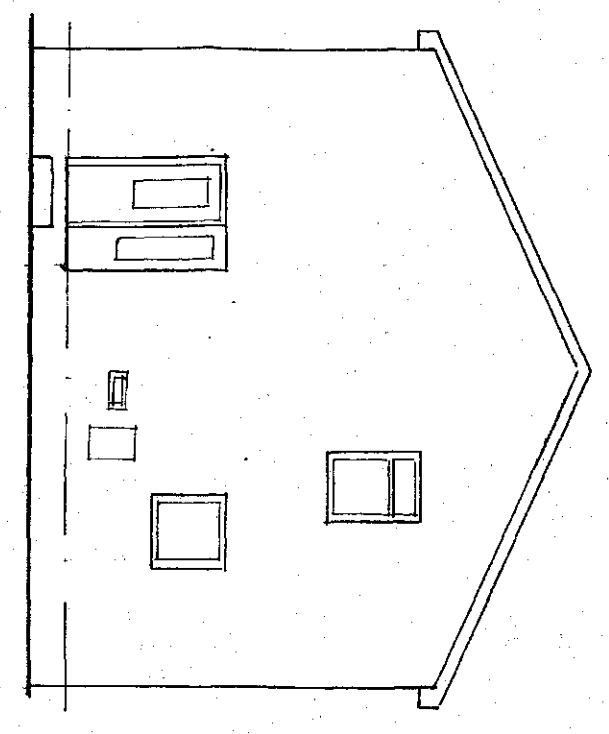
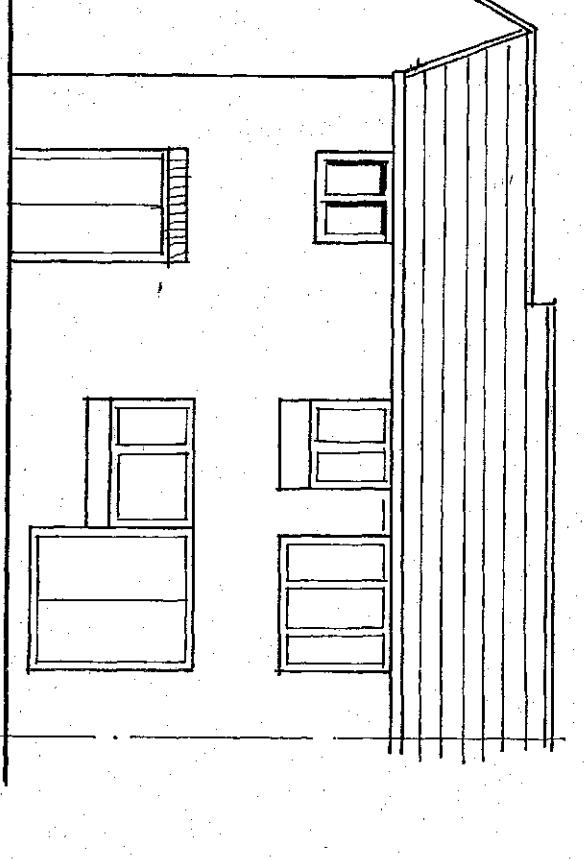
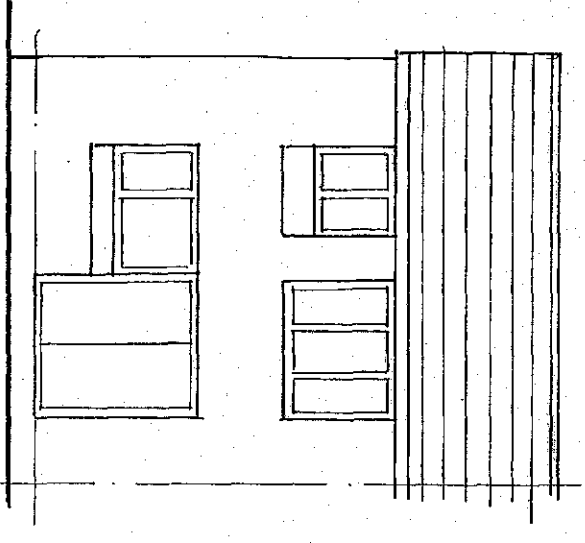
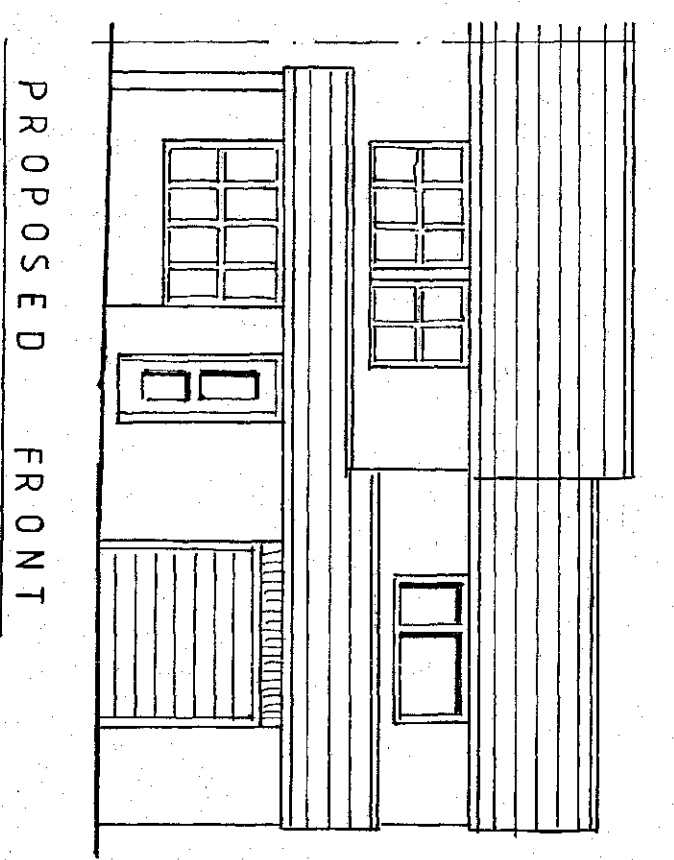
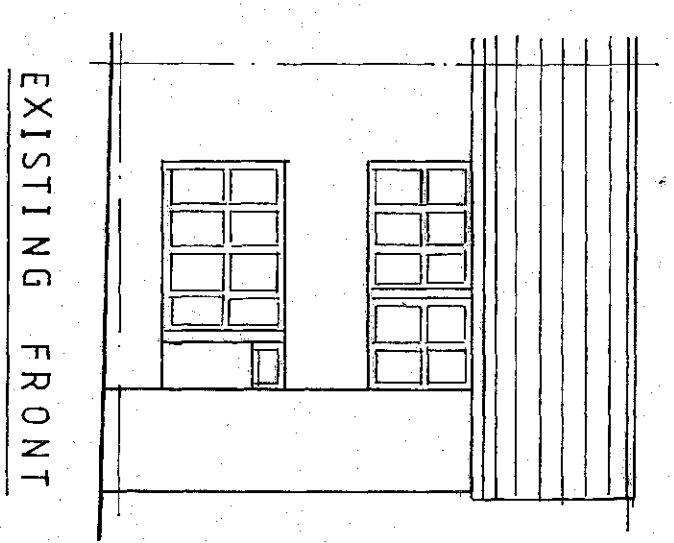
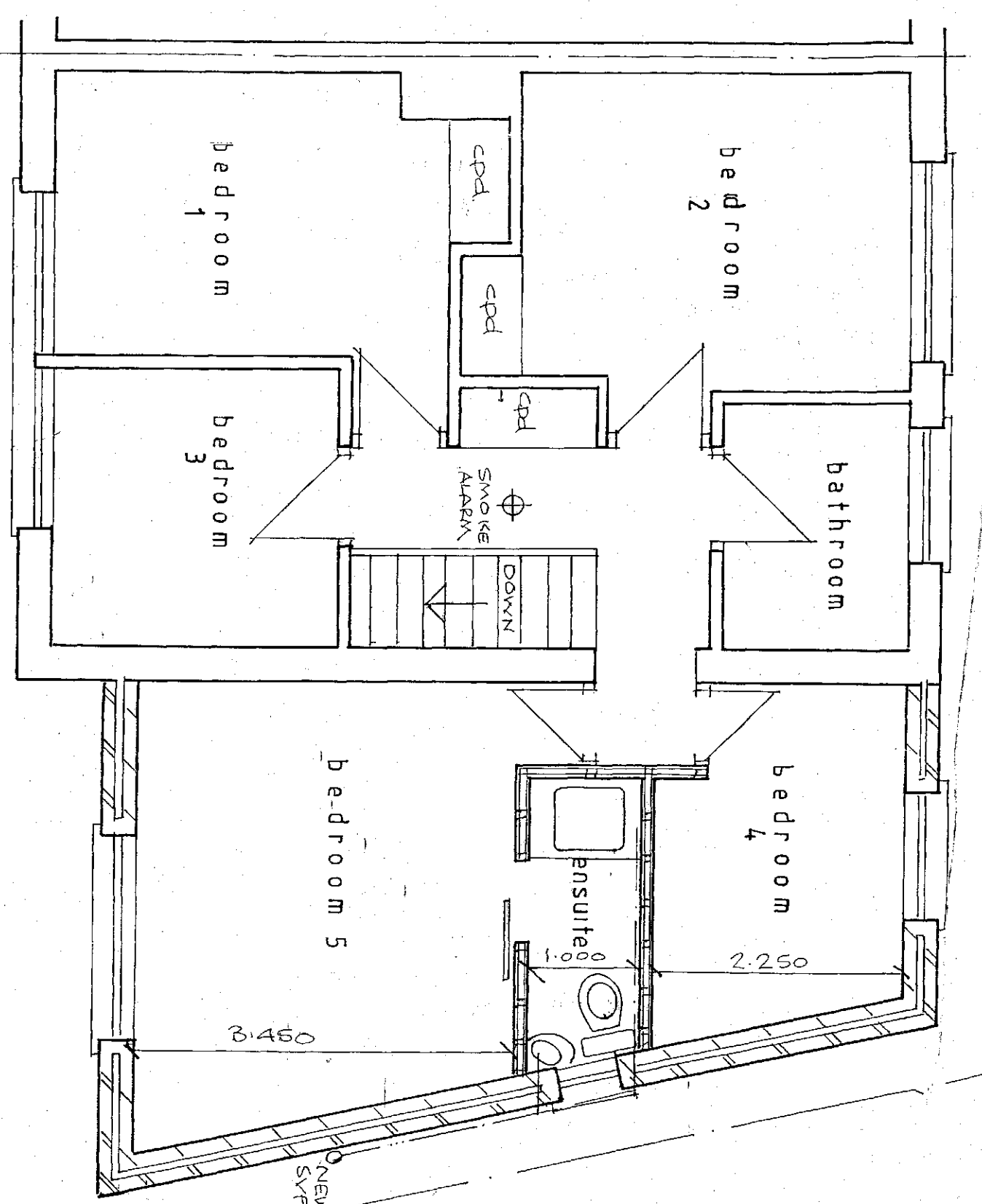
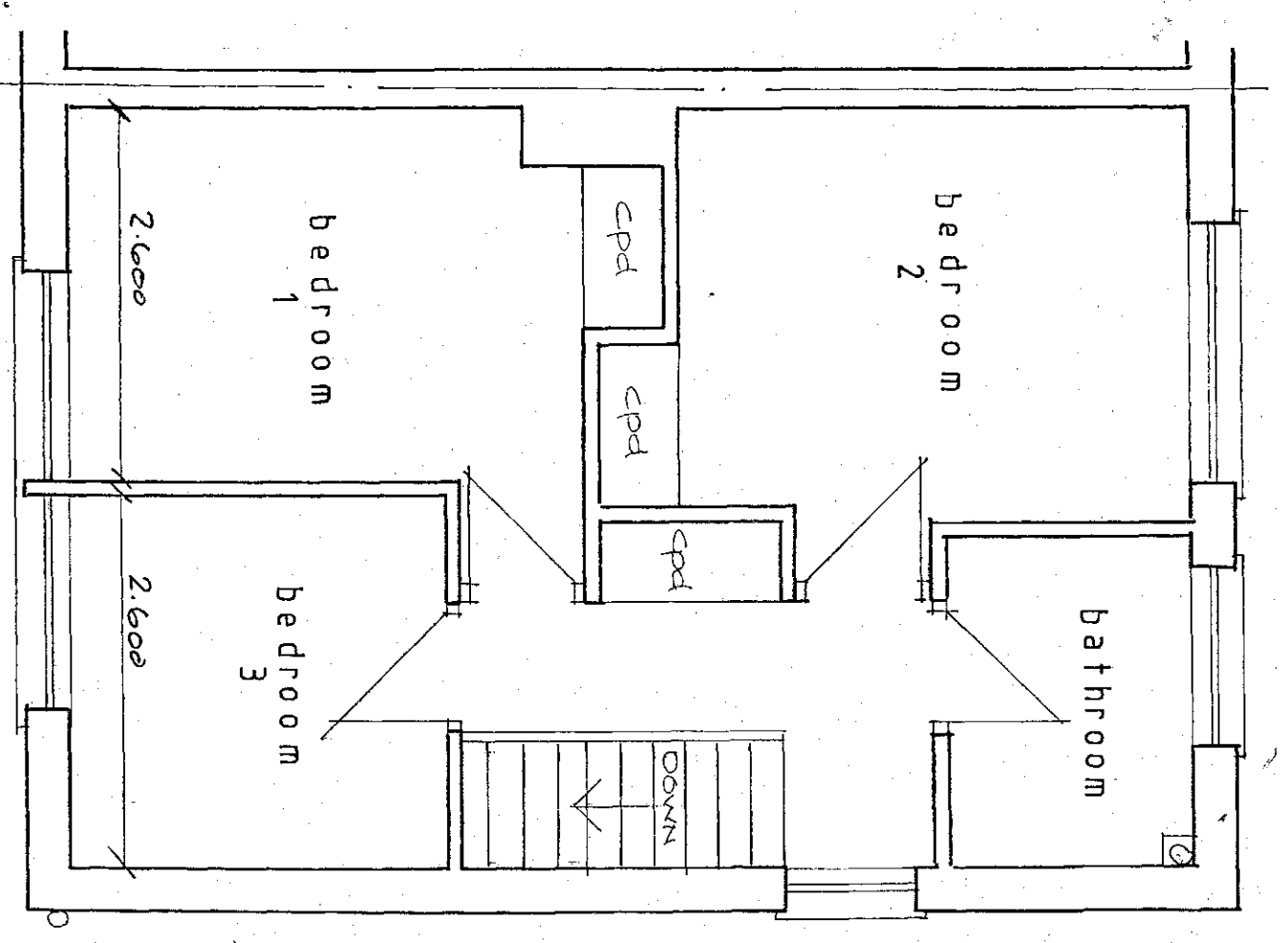
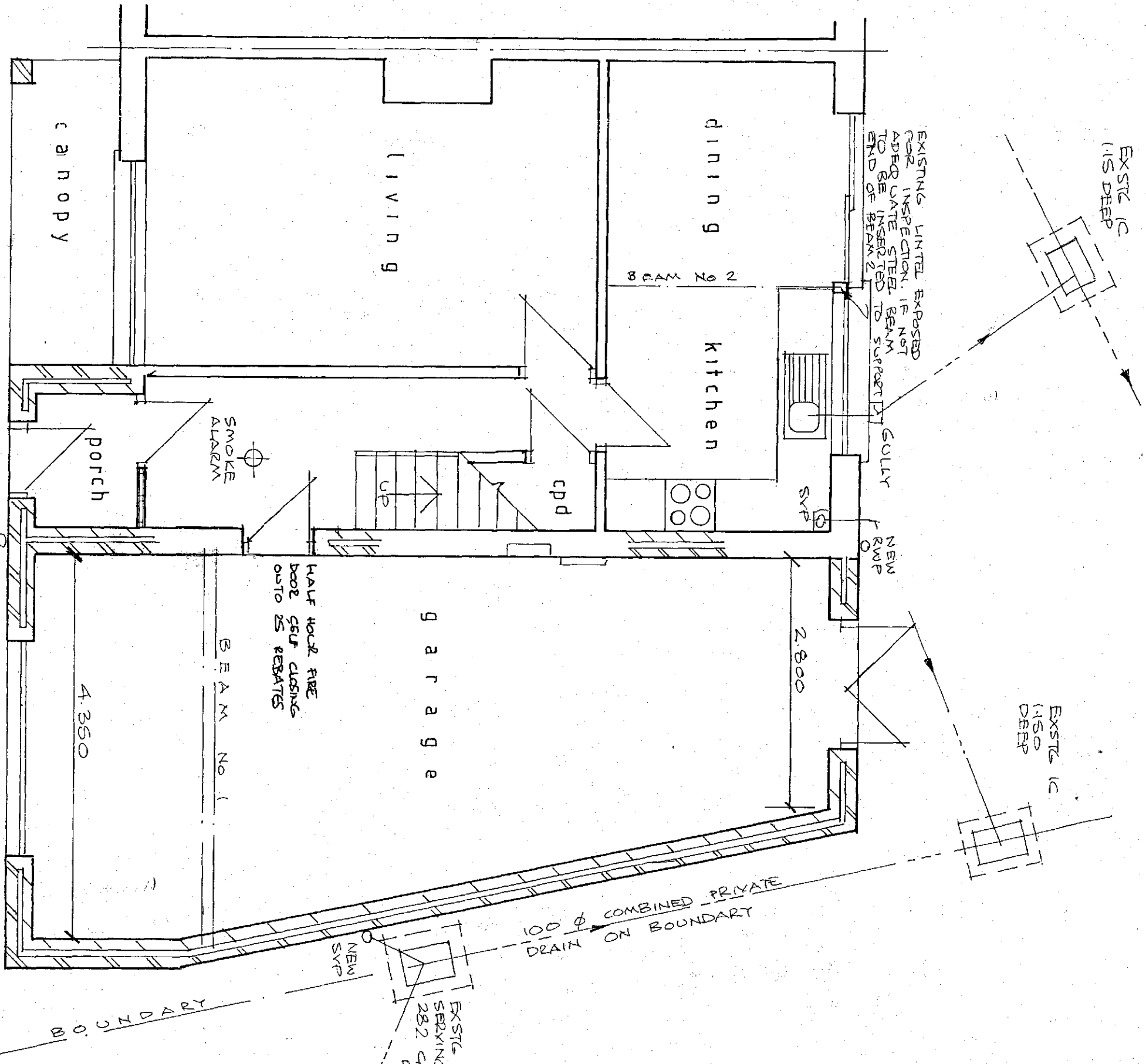
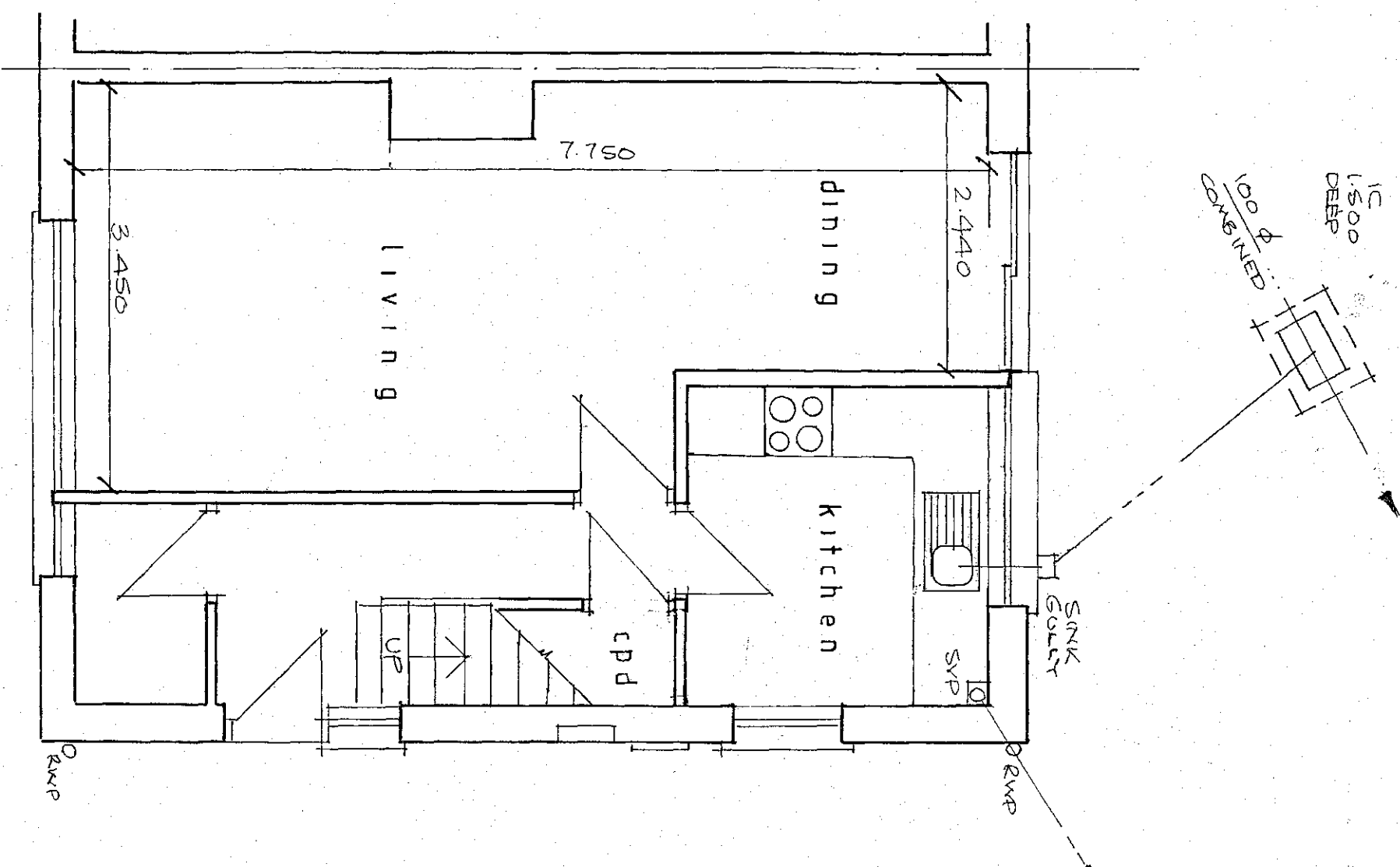




**PROPOSED TWO STOREY EXTENSION at
SIDE of No.280 CARLTON ROAD,
ATHERSLEY, BARNESLEY**

DRAINAGE: Ensure to discharge to new SYP to existing IC on private combined drain, new 100 dia SYP with slow radius test bend to new drain, 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to shower and 100 waste to WC, no waste connected to SYP within 200 of WC connection, 110 x 63 gullies to discharge to new 63 downpipes to rainwater gullies as shown, new rainwater gullies to 1 cum soakaways situated min 4 metres from any structure, soakaways filled with clean hardcore free from vegetable and flay material, percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground, all drain connections made using 110 polyethylene pipes with patent push fit flexible joints lead to a minimum gradient of 1 in 40, private drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lining to support walls over top, foundations taken below level of private drain running directly under boundary with No 282 Carlton Road, all work to satisfaction of Local Building Inspector

SECTION

SITE PLAN 1/200

CARLTON ROAD

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 riving battens on unseasoned firt, verge and eaves tiles twice clipped, 100 x 50 rafters at 600 centres in grade SCS timber at 32.5 degree pitch to bear on wallplate one end and on steel, output mid span and on 200 x 25 ridge board other end (max span 1.750), 220 x 38 ceiling joist at 600 centres in grade SCS timber to bear on wallplates both ends, (max span 4.350), 100 x 75 treated wallplate fixed to blockwork at max 1600 centres with 30 x 5 x 800 once bent galvanised m.s. straps, 100 x 50 ceiling joists at 1800 centres, PVCu soffit, fascia and barge board, 13 foil backed plasterboard ceiling with Rockwool mineral fibre laid in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value of 0.16 W/m²K), ventilators at soffit to give an equivalent area as 12mm continuous air gap, lateral resistant to walls by building 30 x 5 x 600 mild steel straps at 1800 centres into wall and nailing over first three rafters and ceiling joists, Code 4 stepped lead flashing at junction of house wall and lapped under roof coverings min 230 and up wall min 150 and tucked in, roofing felt lapped under existing roof coverings 230 at rear, 110 x 63 gutters to discharge to 63 square section downpipe to gully as shown on plan

OFFSHOOT ROOF: Concrete roof tiles, felt and battens all as main roof above, 100 x 50 rafters at 600 centres at 32.5 degree pitch (max span 1.400), rafters to bear on wallplate one end and on 150 x 75 timber bearer ramblined to house wall other end, Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in, wallplate fixed to blockwork as main roof above, 30 x 5 galvanised mild steel anchors in lateral resistant to gables at mid-span built into wall and nailed across first 3 rafters and ceiling joists, while PVCu fascia and barge board, 25 foil backed plasterboard ceiling with 38 x 38 noggin at edges to give 30 minute fire protection to steel beams, insulation to porch as main roof above, 110 x 63 gutters to discharge to 63 square section downpipe to gully as shown on plan

Front canopy roof as offshoot roof supported on 225 x 75 timber beam one end and built into porch wall one end and 150 x 75 timber bearer ramblined to house wall other end off 340 x 340 brick column other end built on 600 x 600 x 150 thick concrete pad foundation

CAVITY WALLS: 112.5 thick external leaf in brickwork to match existing house, 100 cavity and 100 Celcon 3.6 W/m²K standard grade insulation block, inner leaf with 5mm plaster skim finish, partial fill cavity wall insulation to be 50 Kingspan K6 cavity board fixed to block side of cavity using double drip type retaining discipol installed drip downward (U value of 0.26 W/m²K), wall lies 750 horizontally, 450 vertically, and 225 vertically at openings, cavities closed at reveals, eaves and eaves and cavities to be continuous, Kingspan Kooltherm insulated cavity closes at openings fixed in accordance with manufacturer's instructions, brickwork and blockwork bonded to existing walls using proprietary bonding strips, Camc Conquer CG5/0/00 open back infills to with min 150 and bearing with ray dpc over lintels and wesp holes in blockwork, dpc to be min 150 above adjacent ground level and to be laid into existing dpc and new floor dpm, cavity walls built off concrete strip foundation to be minimum depth and size as shown on section but will be taken down to depth and suitable strata as required by Approved Document A to the Building Regulations and as inspected by local Building Inspector

STUD PARTITION WALL: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides, 25mm thickness of 100g/cum mineral fibre bats secured to stud work

GARAGE FLOOR: 150 compacted thickness of selected hardcore, 100 structural concrete with 1200 gauge dpm under 40 concrete screed, dpm tied into dpc's

FIRST FLOOR: 25 pig boarding on 220 x 63 joists in Class SCS3 timber at 600 centres built into loadbearing walls both ends, 30 x 5 lateral resistant straps at 1800 centres built into brickwork and nailed across first three joists with timber noggin to brace straps, heringbone studs to joists at mid-span, 13mm Promat 'Squalix' fire resistant boarding to garage ceiling with 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists to achieve a U value of 0.22 W/m²K

VENTILATION: New windows to be 16mm Argon filled double glazed PVCu units with low E coating glass (minimum U value 1.60 W/m²K), opening area minimum 5% floor area of room served, escape windows to new first floor bedroom windows to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide with bottom of openable area max 1100mm above floor, 4000mm² trickle ventilation to enable window other rooms to have 9,000mm² PVCu doors to have min U value of 1.8 W/m²K, all glazing between finished floor level and 800 in windows and between finished floor level and 1500 in doors to be safety glazing to BS 6206:1981

Kitchen: vented with mechanical extractor fan 30 litres/sec incorporated in cooker hood, capable of intermittent operation

STEEL BEAMS: Beam No.1 to be 2 No. 305 x 127 x 37kg/m UBs, Beam No.2 to be 127 x 75 x 13kg/m UB, Steel joists to roof to be 152 x 89 x 18kg/m UBS, Beam ends to bear on 150 thick concrete padstones, Beams 1 and 2 to be protected with 13mm Promat 'Squalix' fire resistant boarding, Pinned Beams No.1 bolted together at 129 points with M24 Grade 8.8 bolts with tubular steel spacers over bolts, Calculations for steel beams submitted for approval

PLUMBING/HEATING: All work on boiler and central heating to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of local Building Inspector

Hot and cold water to all sinks and wash hand basins with hot tap located on left hand side of basin, heating and domestic plumbing installed in accordance with requirements of Building Regulations

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate, internal lights to bathrooms, kitchen and bedrooms and external safety lighting to have energy efficient fittings, Smoke detectors/alarms fitted in locations shown in accordance with BS 5839-2:2004, detectors to be wired to mains in electricity with separate fuse in fuse box, alarms in each bedsit, interconnected so that all sirens sound if one detector triggered, 3 hour battery backup to detectors