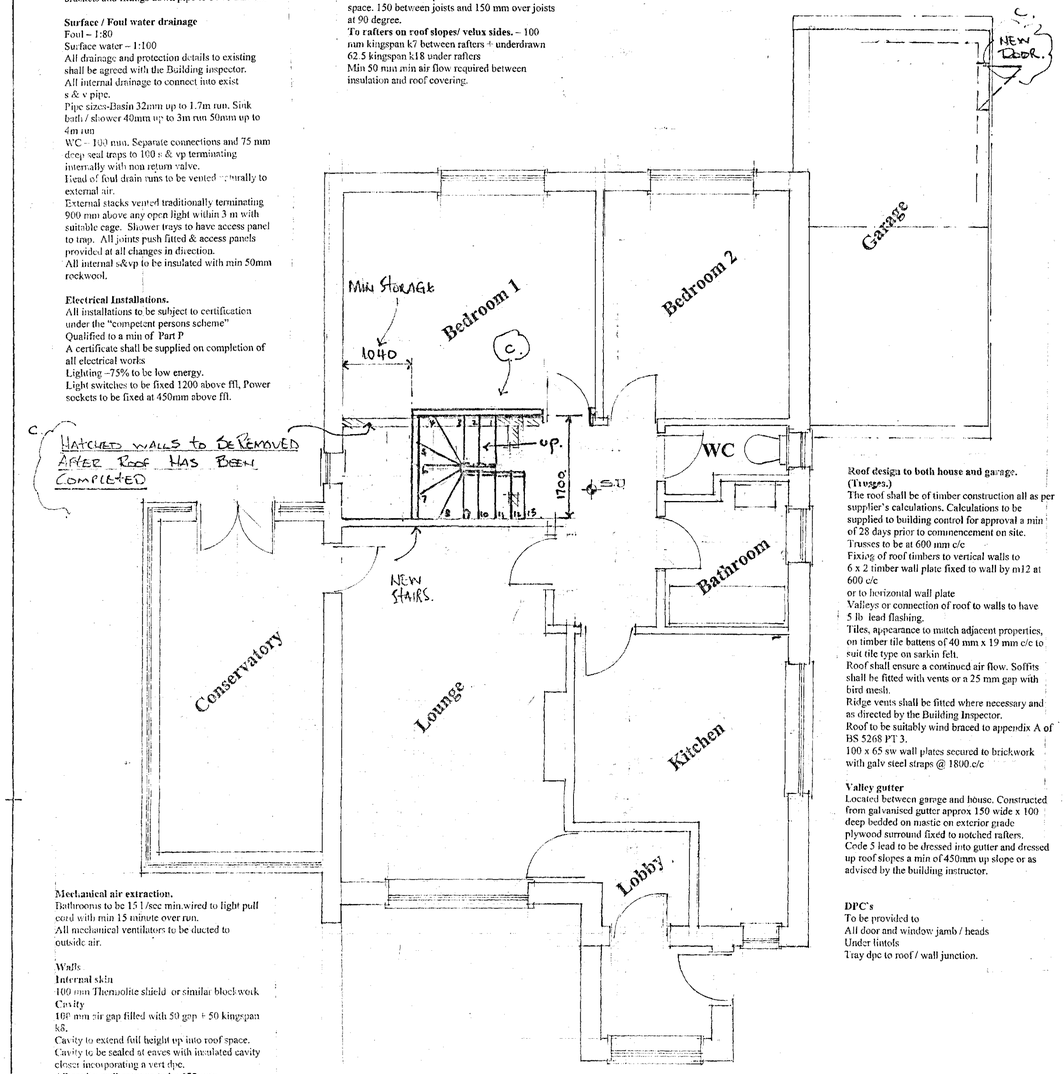
Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

Surface / Foul water drainage
Foul – 1:80
Surface water – 1:100
All drainage and protection details to existing shall be agreed with the Building inspector.
All internal dminage to connect into exist s & v pipe.
Pipe sizes-Basin 32mm up to 1.7m run. Sink bath / shower 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.
Head of foul drain runs to be vented externally to external air.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. Shower traps to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting –75% to be low energy.
Light switches to be fixed 1200 above ffl, Power sockets to be fixed at 450mm above ffl.

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
To rafters on roof slopes/ velux sides. – 100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.



Existing / Proposed Ground Floor Layout

Mechanical air extraction.
Bathrooms to be 15 l/sec min.wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Walls
Internal skin
100 mm Thermolite shield or similar block work
Cavity
100 mm air gap filled with 50 gap + 50 kingspan k8.
Cavity to extend full height up into roof space.
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
100 Brickwork to match existing.
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Weep holes to be provided where applicable.

Non load bearing stud walls
Walls to be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skim of plasterboard to inside face of en suite.
Ceilings to be finished with 12 mm plasterboard / skim
Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

Timber First Floor
Softwood joists at 400 c/c sizes as shown with herringbone strutting at mid span. 19 mm T & G floor grade particle board [TN 312-5] screwed to joists or 19mm T&G floorboards {BS 1297] 200 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated .
Joists to be doubled up under bath and stud wall locations.

General

U Values
The builder shall ensure that the following values are achieved.

Pitched roof insulation at ceiling level	0.16w/m2k
Pitched roof insulation Walls	0.28w/m2k
Windows / doors	1.6w/m2k

All roof and wall insulation to be continuous.

Roof design to both house and garage. (Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing.
Tiles, appearance to match adjacent properties, on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.
Roof shall ensure a continued air flow. Soffits shall be fitted with vents or n 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800.c/c

Valley gutter
Located between garage and house. Constructed from galvanised gutter approx 150 wide x 100 deep bedded on mastic on exterior grade plywood surround fixed to notched rafters.
Code 5 lead to be dressed into gutter and dressed up roof slopes a min of 450mm up slope or as advised by the building instructor.

DPC's
To be provided to
All door and window jamb / heads
Under lintols
Tray dpc to roof / wall junction.

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site or any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Water supply
Hot water taps to be installed on the left.

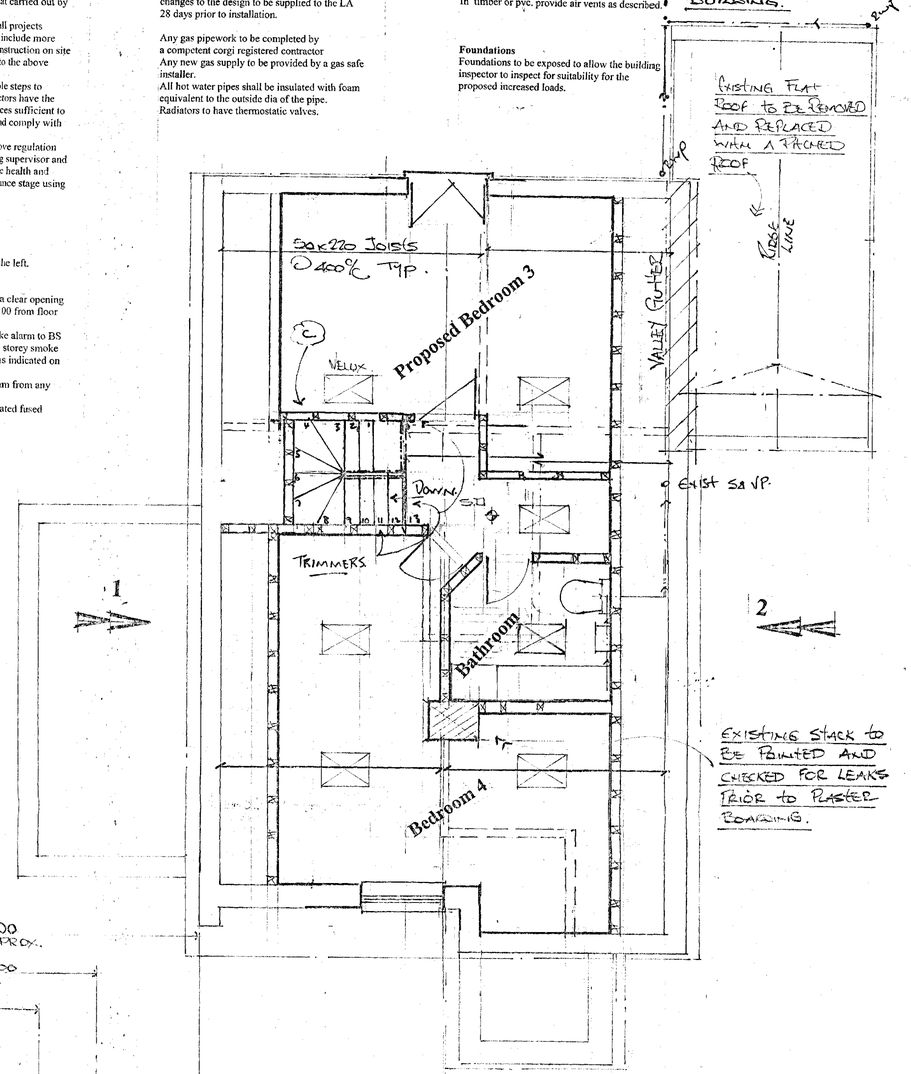
Means of escape.
Low first floor windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
The existing gas central heating boiler to be checked for suitability for extension . Any changes to the design to be supplied to the LA 28 days prior to installation.

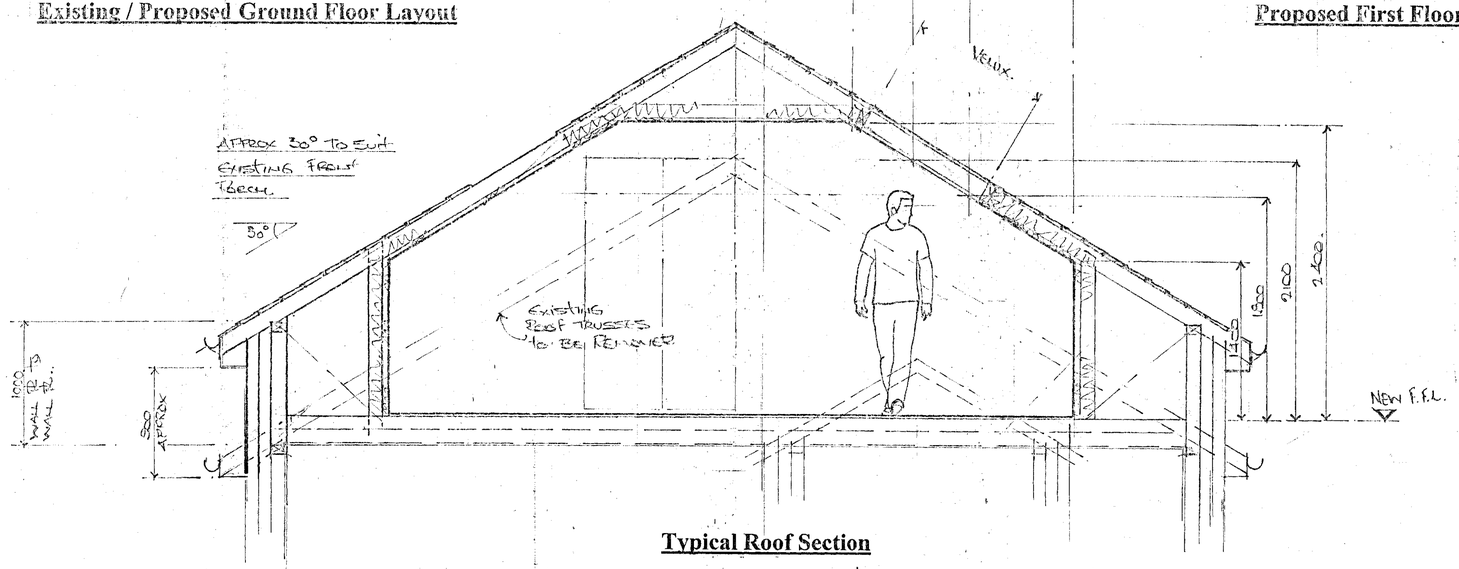
Any gas pipework to be completed by a competent corgi registered contractor
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

Fascia / soffit boards
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

Foundations
Foundations to be exposed to allow the building inspector to inspect for suitability for the proposed increased loads.



Proposed First Floor Layout



Typical Roof Section

Stairs
700 mm min width - Max pitch to be 42 degree.
13 risers at approx 200 mm per riser with min going of 225mm (approx dims to be confirmed on site)
Min headroom above pitch line to be 2m.
Handrail required 900 above treads.
Hand railing to be provided around stair opening 1100 high. Vert spindles to be max 100 mm c/c
Min going on kite winder to be 50 mm

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordi[illegible]e provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to bathroom / wc windows.
Trickle vents to be provided to all new windows 8000 mm2 min equivalent

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid nogging at 450 c/c down cavity.

Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Raising the roof of an existing bungalow to create additional bedrooms + en suite

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the build[illegible] shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Lintols
Existing external lintols to be exposed to allow the building inspector to accertain suitability and condition.

All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

	Date	Revisions
E		
D		
C	15.12.15.	AS NOTED.
B	10.10.12.	B. REG SUBMISSION.
A	11.8.12	REVISED - Planning Submission 2.

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Moor View
Manner Lane
Oxspring
S36 8WD

Client
Tony Boden

Job Title
Proposed Dormer Bedrooms/ Bathroom

Drawing Title
General Arrangement

Scale 1 : 50 | 1 : 100 | 1 : 25

Date | Drawn by Steve Camps

Drg. No. TB / 01 | Rev. C.