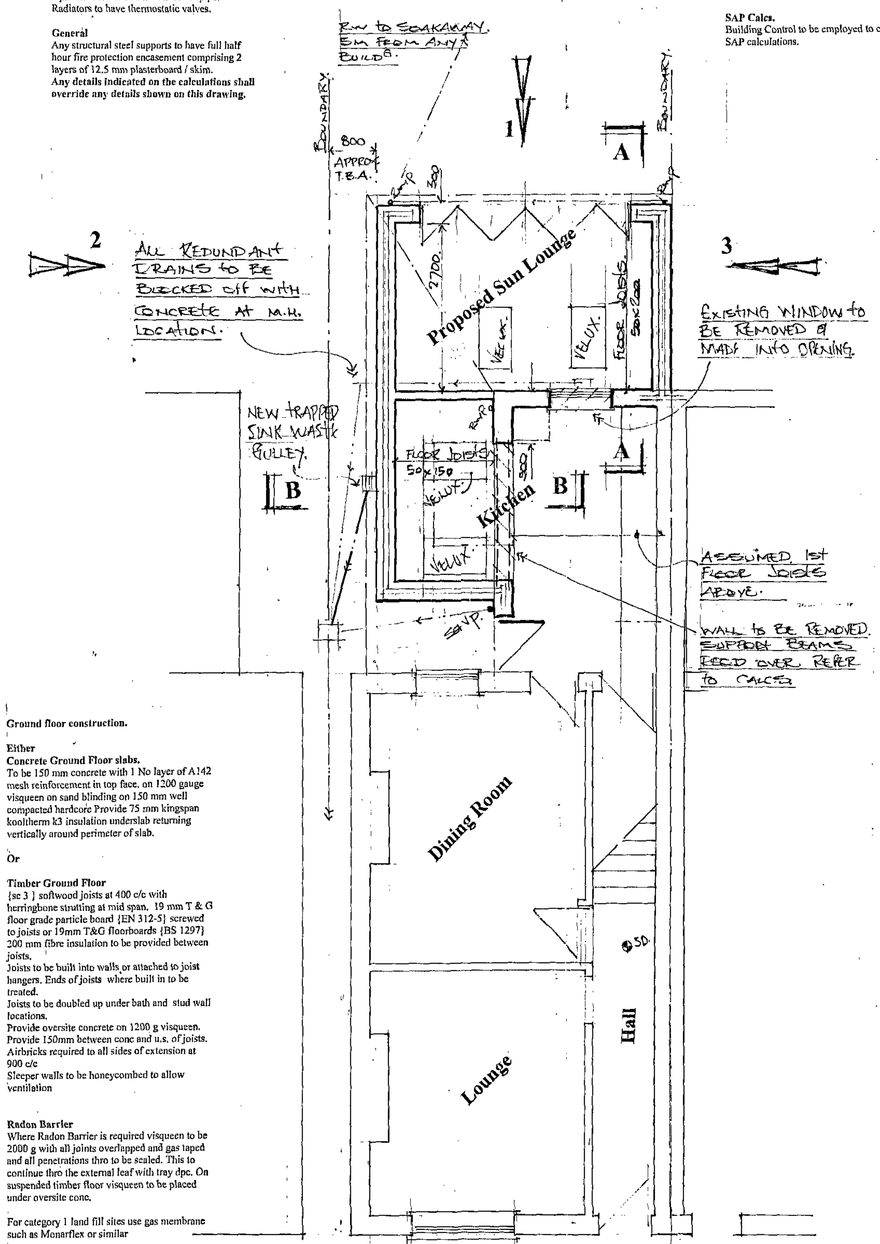
Means of escape.
! No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
The existing Gas boiler to be checked for suitability for extension.
All gas works to be carried out 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.

General
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.



Existing / Proposed Ground Floor Layout

Ground floor construction.

Either
Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore Provide 75 mm kingspan kooltherm k3 insulation underslab returning vertically around perimeter of slab.

Or

Timber Ground Floor
{sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 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.
Provide oversite concrete on 1200 g visqueen.
Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension at 900 c/c
Sleeper walls to be honeycombed to allow ventilation

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

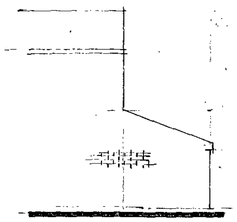
U Values
Barnsley MBC - Building control to be appointed to carry out SAP calcs to reconcile amount of glazing required.
U values indicated below may change subject to these calcs.
The builder shall ensure that the following values are achieved.

At rafter level	0.18w/m2k
Walls	0.28w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.6w/m2k

All roof and wall insulation to be continuous.

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 at 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.

SAP Calcs.
Building Control to be employed to carry out SAP calculations.



Proposed Side Elevation On 3

Lintols
Structural steel Beams are required as shown refer to calculations
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.

Mechanical air extraction.
A minimum of 30 l / sec min air extraction to be allowed to all required areas such as utility rooms. Kitchens to have 3 air changes / hr and 60 l. / sec min.
All mechanical ventilators to be ducted to outside air.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 100 mm air gap filled with 50 gap + 50 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
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
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.

Internal walls
Load Bearing walls
To be from 100 mm thk load bearing blocks
Internal sleeper walls to be honeycombed to allow cross ventilation.

Non load bearing 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 walls, with double skin of plasterboard to inside face of en suite.
Ceilings to be finished with 12 mm plasterboard / skim

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

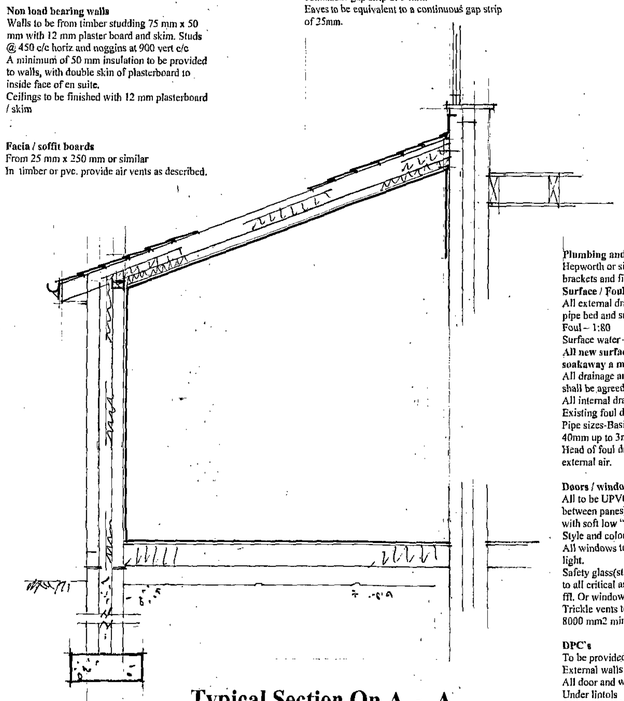
Roof design (Traditional.)
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
For slopes less than 30 deg use 3 layers felt on 12mm plywood.
Fix 150 x 50 timbers bolted back to wall by M12 resin anchors at 400 c/c
Fix 150 x 50 rafters to wall plate by 50 x 50 angles each side of rafter.
Use 2 No m12 bolts through angles / rafters.
Base of rafters to be birdsmouth jointed over 100 x 75 wall plates secured to brickwork by M12 resin anchors at 400 c/c

Valleys to have 5 lb lead flashing.
Roof shall ensure a continued air flow. Soffits shall be fitted with vents or a 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.
Wall plates to be fixed by galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves and at the top of the slope close to the existing wall.

RoofInsulation.
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.

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 noggins 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.

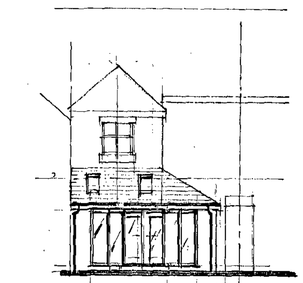


Typical Section On A - A

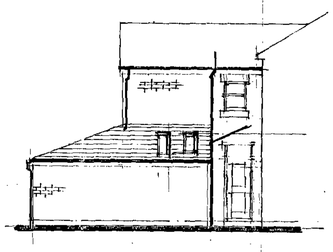
Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into new Existing foul drain.
Pipe sizes-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run
Head of foul drain runs to be vented naturally to external air.

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 accordingly) to be provided to all critical areas.- Door and panels 1.5 m from flr. Or windows within 800 mm from flr.
Trickle vents to be provided to all new windows 8000 mm2 min equivalent area

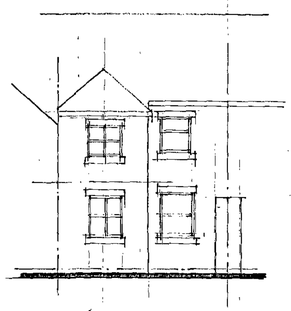
DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks
Tray dpc to roof / wall junction.



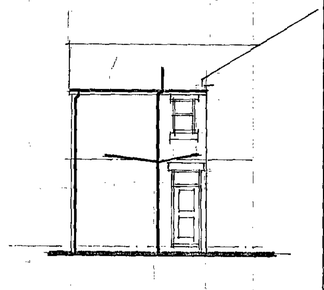
Proposed Rear Elevation On 1



Proposed Side Elevation On 2



Existing Rear Elevation On 1

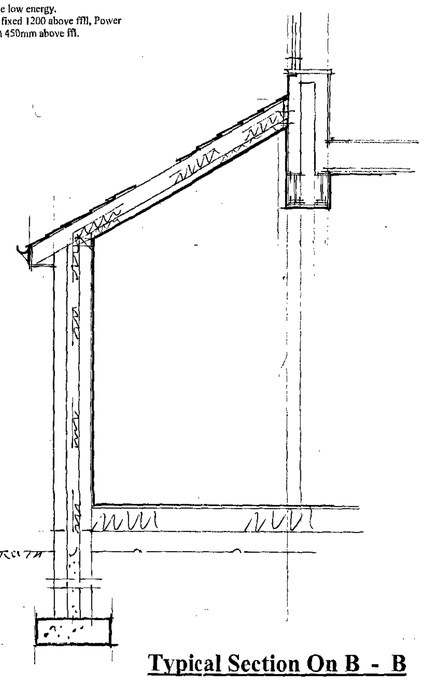


Existing Side Elevation On 2

Water supply

Hot water taps to be installed on the left.

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.



Typical Section On B - B

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

Scope of Works

General.
Construction of a singe storey rear extension.

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 builder 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

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

E		
D		
C		
B		
A		
	Date	Revisions

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Sheffield
S36 2RH
Tel 0114 3279 118
Tel 07970 291539

Client

Job Title

Proposed Single Storey Rear Extension

RECEIVED
21 DEC 2011

Drawing Title

General Arrangement / Elevations.

Scale 1 : 50 1 : 100 1 : 25

Date 3.11.11

Drawn by Steve Camps

Drg No