



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 proposed building regulations. These rules and details indicated on the attached drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement. The holder shall verify 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.
No price shall be deemed to include for:
Any additional calculations as required by building codes and as a result any additional building works that may be necessary.
Safety of correct relevant codes of practice and British Standards shown or omitted from these drawings.
Where appropriate it is the owner's responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall Act 1996. The regulatory booklet can be obtained free of charge from CDMR free literature to Spec 246 West Yorkshire S17 1AB. Tel 0170 122 6236

Foundations
All concrete used in foundations to be grade C35.
Foundations are to be 600mm wide x 750mm deep and placed a minimum 1200 mm below finished ground level, or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the invert level of the pipe. A concrete block is to be placed over to bridge the pipe.
Provide nuclear paper either side of the wall and a 15mm space between masonry and pipe with flexible seal.
Any concrete foundations to be 750mm wide x 450mm thick and reinforced with 2 bars B195 mesh 50mm cover to all faces.
The foundations required are to be strip footings. If a raft or other foundations are required the holder to either Building Control or the Building Inspector the owner is to instruct the contractor at an additional cost to design and detail such foundations.

Radon Barrier
Where a Radon Barrier is required 200gsm vapour with all joints taped and all penetrations this sealed is to be used in situ of 1200 g equivalent. This is to continue through the external leaf with 100 gsm.
For Category 1 and F18 sites use gas membranes such as Mowatex or similar.

Suspended Ground Floor
Ground floor construction to be as follows:
200 x 100 C18 subfloor joists at 400 c/c with herringbone strutting at mid span.
18 mm 7/4 c floor grade particle board (F18) 122 x 244 mm or joist or 18mm 1/2 floorboards (BS 1397).
175 mm rigid foam insulation to be provided between joists.
Joists to be bolted side walls or attached to joist hangers. Ends of joists where built in to be braced.
Provide 75mm overbite concrete. Provide 150mm gap between concrete and underside of joists.
Architraves required to all sides of extension at 900 c/c.

Details
All doors / openings / window details are to be "Carnegie". The size and type in agreement with the Building Inspector.
End bearing for all details to be 150 mm.

Walls below Ground level & OPC
Walls below Ground level to be below 300mm wide trench blocks on 7 No. beds of 100mm DCB.
All walls below OPC to be in 300mm DCB. DCB 7/4/20mm 1/2 blockwork.

Cavity Walls
Internal leaf:
100 mm Thermolite sheath or similar blockwork with 12.5mm plasterboard & skim on data to internal leaf.

Cavity
150 mm Cavity with 10mm Kooltherm (Min thermal conductivity 0.023W/mK) and minimum 20mm clear cavity to concrete 150mm below internal ground floor level and supported on a row of wall ties.
Cavity to extend full height and up into roof space.
Cavity is to be filled with weak mix concrete to be no higher than 225 mm below highest dpc.
Cavity is to be sealed at eaves with insulated cavity closer incorporating a vertical dpc.

All wall masonry to be 605 mm minimum.
Insulated cavity closers are to be provided to all reveals.

Stainless steel vertical rain wall ties to be provided at 750 horizontal c/c and 450 mm vertical c/c every block depth to reveals.
Connections of new to existing walls is to be achieved by block or brick bonding of outer leaf and block bonding of inner leaf.

Window holes are to be provided where applicable.

OPC's
To be provided to:
External walls at 150 mm above finished ground level.
All floor and window jamb / heads.
Under finish.
Trey dpc's required to existing walls at new wall abutments.
Above all set backs.

External skin
Construction of external leaf is to be facing brickwork to match existing.
The wall is to be strengthened with piers as noted.

Roof design (Fraudulent)
Interlocking interlock used covering to match existing leaf in accordance with the manufacturer's instructions suitable for pitch to match existing on 50 x 125 battens and a layer of Tyvek fully breathable felt.

Refer to drawing for substructure of roof timber slates.
50 x 125 C18 rafters at 400 c/c secured to ridge and battenwork joint over 100 x 75 wall plate.
50 x 125 C18 ceiling joists at 400 c/c.
Provide 25 x 125 Grade C18 rafter battens.
Provide battenwork to eaves and wall plate front and back by securing 50 x 50 timbers to each rafter foot and wall and back across rafter joists.
Proposed roof shall be laid over the existing structural timbers, none of which shall be moved.

All wall plates are to be strapped down to wall with 100 x 100 "flat" M10X50 straps or similar approved at 1.0m centre centres and 0.5m centres from eaves corner. Straps are to be nailed to wall plate and plugged and secured to wall with 8 No. screws.
Where ceiling ties run parallel to cavity walls they are to be strapped with 100 x 160 "flat" M10X50 straps or similar approved at 1.0m centre centres with timber noggins between. Straps are to be nailed to noggins rafters and ceiling ties with 12 No. 8 nogg x 75mm long nails.

Fels / walls beams
Fels 15 mm x 100 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

Plumbing and Drainage
UPVC gutters and downpipes to match existing.
The existing drain locations are assumed. The holder is to agree on site and agree any necessary amendments with the Building Inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Orange plastic pipe bed and surrounded in gravel to falls.
Fall 1:300.
Surface water - 1:150.
All new surface water is to discharge to be to existing stormwater drainage system.
All new drainage and protection details to existing shall be agreed with the Building Inspector.

Electrical installations
All installations to be subject to certification under the "competent persons scheme".
A certificate shall be supplied on completion of all electrical work.
Lighting - 1 or 4 to be low energy.

Doors / windows
All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K plus with soft low "E" coating.
Style and colour are to be confirmed.
All windows to have 120mm floor area in open light.
Safety glass (as required) to be provided to all critical areas: Door and panels 1000mm from finished floor level or windows within 800mm from floor level.
Treads are to be provided to all new windows 800 mm x 7 mm.

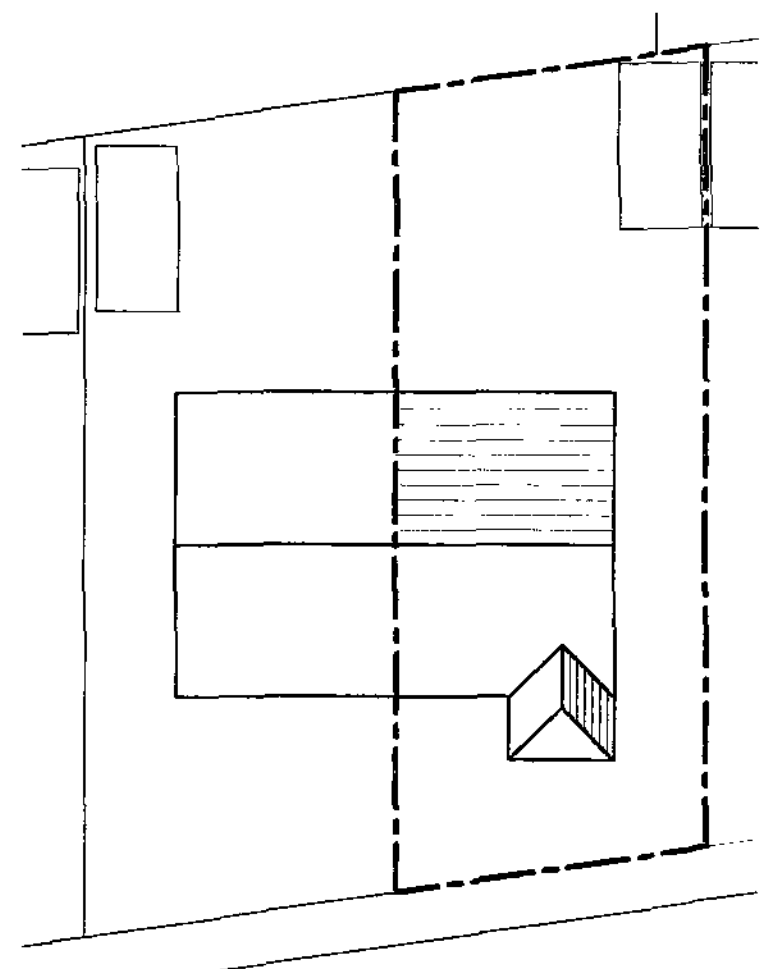
General
As site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing, for design of steel beams A & B see calculations.

Construction (Design and Management) Regulations 1994

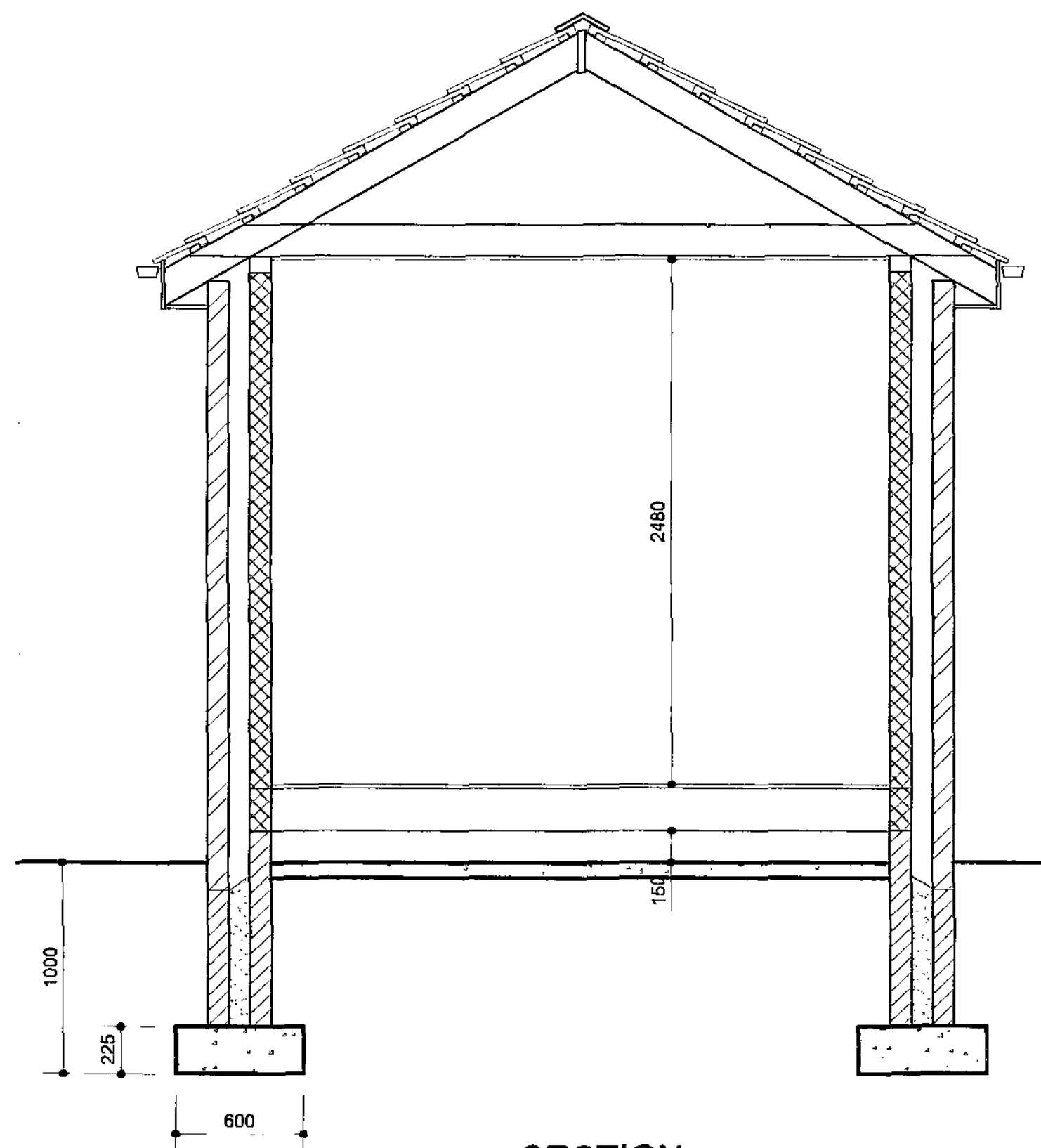
Applicable to all projects except work to a person's own house either then that carried out by the developer.
The client shall be advised that all projects lasting for more than 10 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractor has the competence and 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 committee at tender acceptance stage using form 10.

NOTES

- 1) Roof covering to be interlocking concrete tiles to match existing.
- 2) External walls to existing are to be facing brickwork to match existing.
- 3) All doors, windows, soffits and barge boards to match existing.



SITE PLAN



SECTION

April 2012	Proposed North West Elevation Added	A
DATE	REVISIONS	INIT.
	PROPOSED SINGLE STOREY EXTENSION TO FRONT 40 MOORLAND AVENUE, STAINCROSS BARNSLEY S75 6NH EXISTING AND PROPOSED ELEVATIONS AND PLANS	
Client MR G & MRS R WIGGLESWORTH 40 MOORLAND AVENUE, STAINCROSS BARNSLEY S75 6NH		
Drawn by		
Date Mar 2012		
Scale 1:25 1:50 1:100 1:250		
Dwg. No. 10/103/01A		

1 of 400 10/12