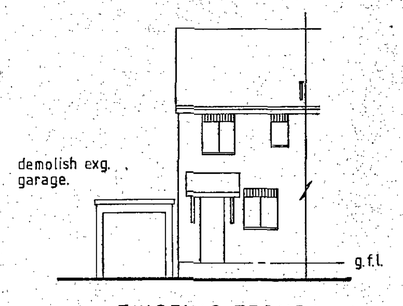
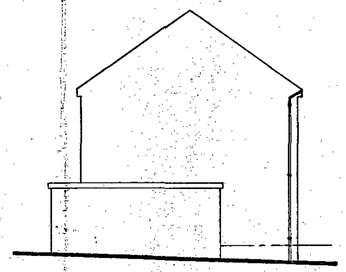
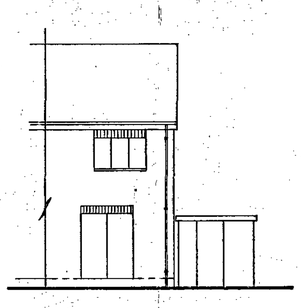
PROPOSED TWO STOREY SIDE EXTENSION AT, NO. 5 LEDSHAM COURT, ELSECAR, BARNSLEY, FOR MR. AND MRS. REAVILL. Scale 1-50, 1-100. Drg. No. RE/01. Issue 02.



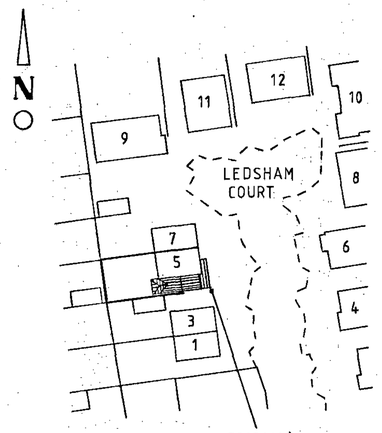
EXISTING FRONT 1-100



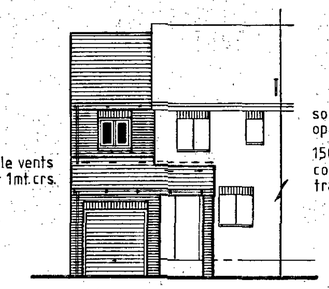
EXISTING SIDE



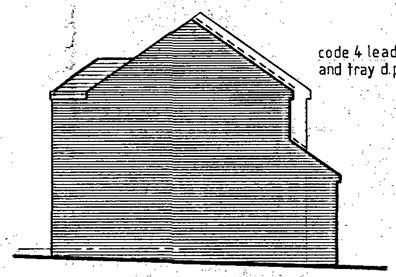
EXISTING REAR



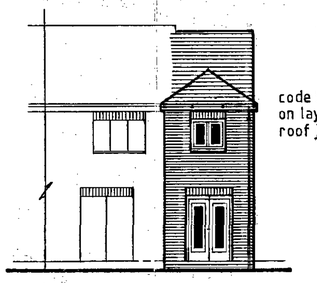
BLOCK PLAN 1-500



PROPOSED FRONT



PROPOSED SIDE



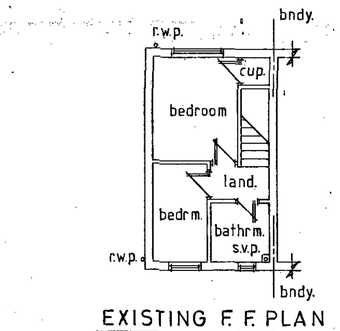
PROPOSED REAR

Amendments

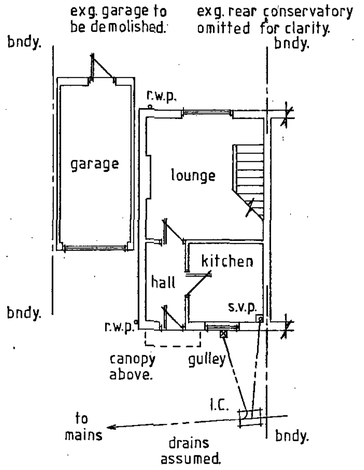
1. Monoflex radon barrier to be provided.
2. Extraction fan to w.c. as per notes
3. G/flr. ventilation as per notes.
4. Rainwater discharge to soak aways as per details.

CONSTRUCTION

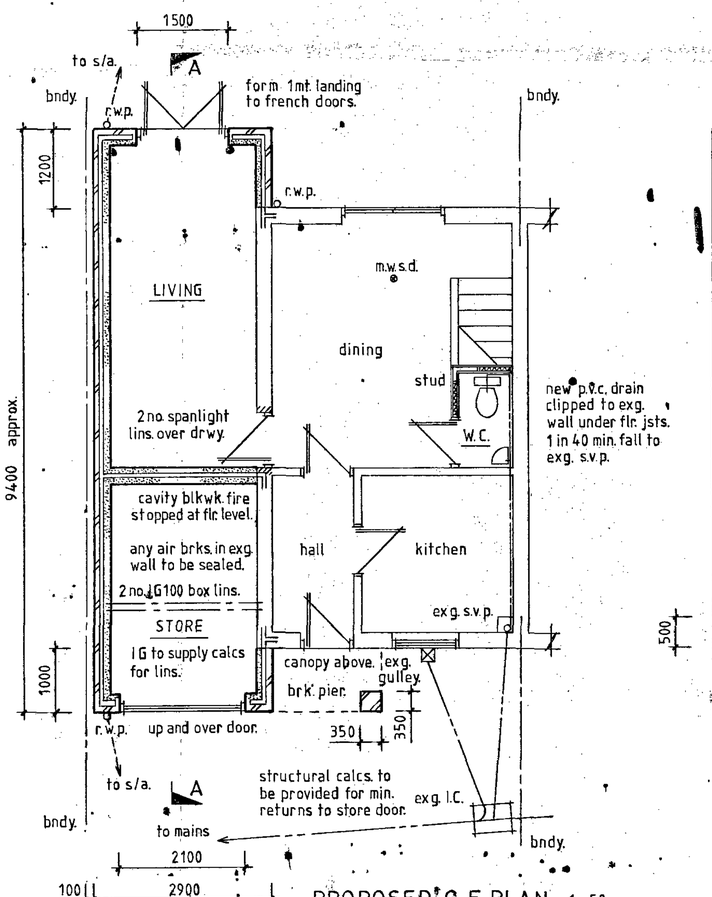
Roof of matching concrete interlocking tiles on 38 x 25 tile battens and untearable roofing felt.
Roof trusses to CP 112 Chp 3 and BS 5268 at 600 max crs and 100 x 25 bracing to full length of roof at all node points.
Calcs for trusses to be submitted 28 days prior to start.
100 x 75 wall plates and 30 x 5 galv MS holding down straps every 3 No trusses taken down inside blockwork 900mm.
Lateral restraint straps as above spanning 3 No trusses and flr jsts on noggins at 2mts.
SW facia brds and soffit with 12mm continuous vent covered with vermin mesh.
12 mm plasterbrd and skim to clgs. (Double in store).
150 fibre glass between clg joists and 150 quilt on top at right angles to achieve 'U' value 0.16W/m²k.
100mm gutter of PVC and 75 RWP discharging into 1 mt³ hollow S/A 5 mts from bldg subject to percolation test.
102 matching bwk with 100mm cavity and 100mm Dritherm insulation to achieve 'U' value 0.30W/m²k taken down below DPC level and 100 Thermalite 2000 shield blocks to inner leaf with 2 No. coat plaster finish.
5 No. SS wall ties per mt² and every 225mm at reveals.
Internal reveals 385 min and closed with Thermabate and skim.
Cavity to be continuous with exg and closed at cill and roof levels.
All new bwk bonded to exg 1 in 2 courses.
Stud walls of 75 x 50 frmwk with fibreglass in voids to achieve 'U' value 0.10W/m²k with plasterbrd and skim finish to both sides.
IG L1/S100 type lintels over openings with 150 end bearing and 18mm plasterbrd and skim finish unless stated otherwise to achieve 30 mins fire resistance.
UPVC window frames d/glazed with low E Argon filled 20mm air gap to achieve 'U' value 1.8W/m²k and 1/20th floor area opening vents (750 x 450 min openings through 90° with cill ht between 800 and 1100mm for escape purposes) and 8,000mm² trickle vents to head of frames.
Safety glass to be used in windows if cill height is less than 800mm AFL to comply with BS 6206 and safety glass in doors.
Fit 15 lt/sec extraction fan in WC with 3 No air changes/hr and 15 minute over-run switch operated via light switch ducted to external air.
F/flr of 18mm V313 chipbrd on 150 x 50 flr jsts at 400 crs supported on jst hangers with 150mm mineral wool between.
Store ceiling to achieve 'U' value 0.22W/m²k and appropriate sound reduction with 2 No layers of 60mm Kingspan Kooltherm K3 firbrd between jsts and 1 No layer of mineral wool over min density 0.10Kg/m³.
G/flr of 18mm V313 chipbrd on 150 x 50 flr jsts supported on jst hangers with 100mm Kingspan Kooltherm K3 firbrd between jsts supported on SW timber battens to achieve 'U' value 0.22W/m²k.
100mm site concrete on 100mm compacted hardcore to finish 150mm min below underside of flr jsts but not lower than GL.
225 x 150mm air brks and liners with DPC tray at 1mt crs and 450mm from corners.
Store flr of 100mm concrete with 1 No layer A142 r/mesh on 100mm compacted hardcore.
All bwk below DPC of Class 'B' Eng bwk and concrete cavity fill up to 225mm of DPC levels.
Foundations taken down to min invert level of any drain within 1mt and 1mt min depth in clay strata but final depth to suit BCO.
40mm PVC WC wastes with 75mm deep seal anti-vac traps discharging into exg SVP of 100mm dia PVC with 200mm min outlet crs.
Fit mains wired smoke detectors (mwsd) and alarms with battery back-up and interlinked to base and head of stairs 300mm min from walls and light fittings (as indicated on plans).
Exg heating to be extended and radiators to have thermostatic valves. Work to be undertaken by a Corgi registered person.
Fit energy efficient lighting in bedrooms and store.
All electrical work must meet the requirements of Part P (Electrical and Safety) and must be designed, installed, inspected and tested by a qualified person. On completion a certificate to be issued under BS7671 to BCO.
No part of extn to encroach over neighbouring boundary.



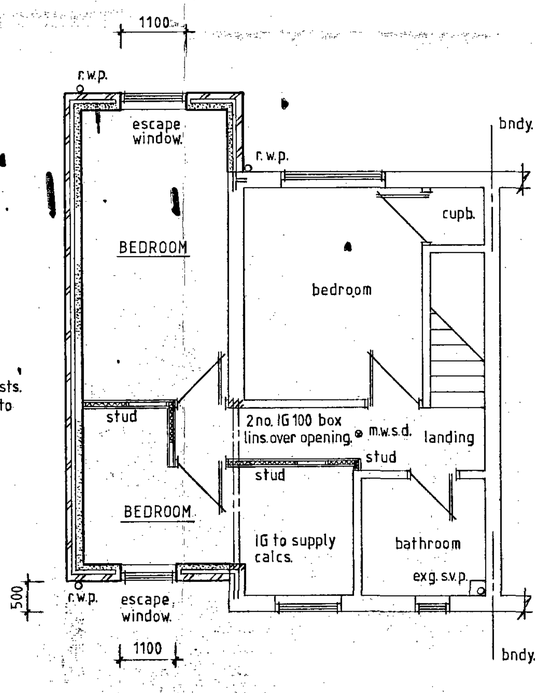
EXISTING F.F. PLAN



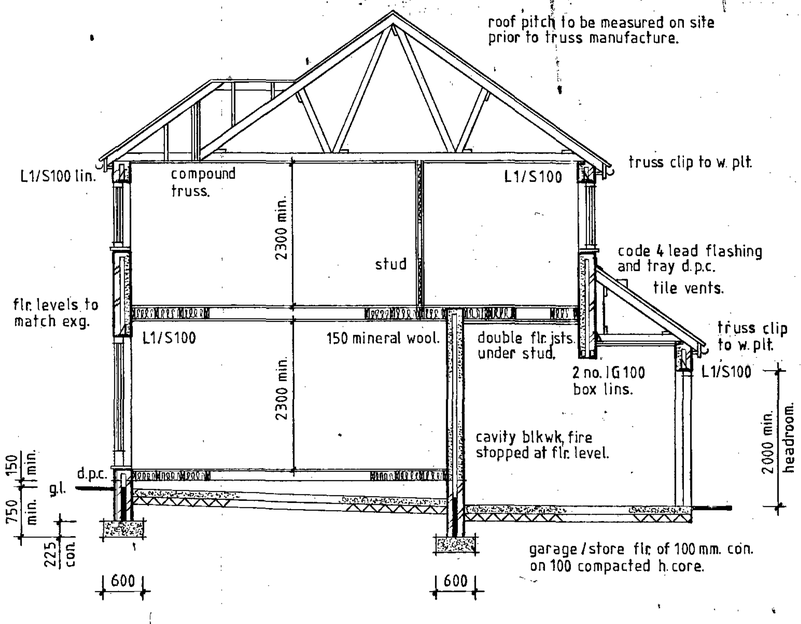
EXISTING G.F. PLAN 1-100



PROPOSED G.F. PLAN 1-50



PROPOSED F.F. PLAN



SECTION A-A 1-50

N.B. bldg. contractor to check all dimensions and details on site prior to start.