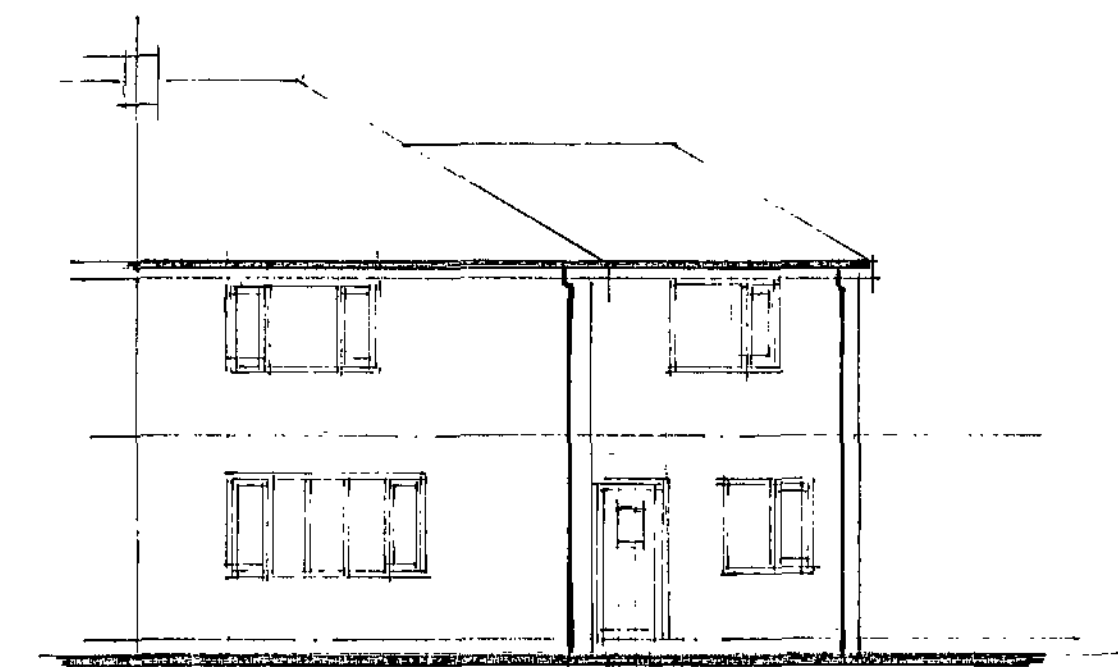
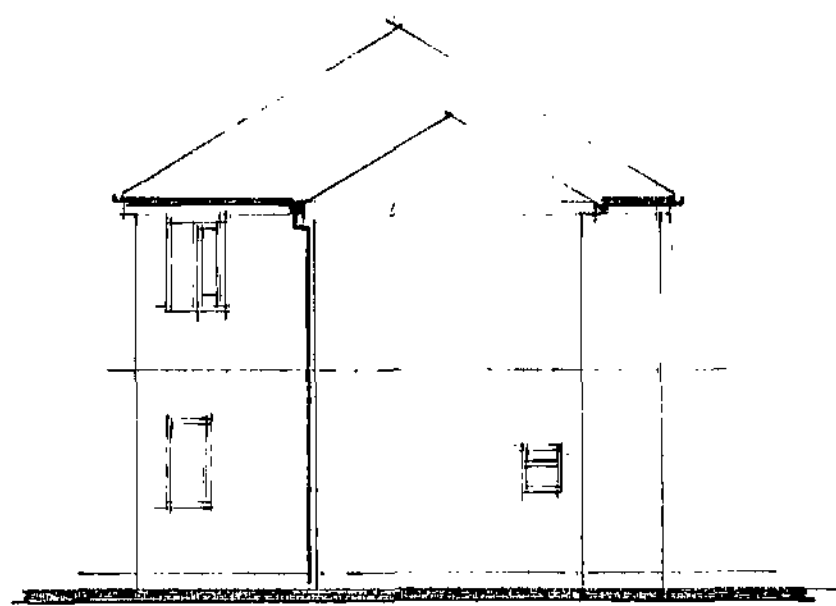
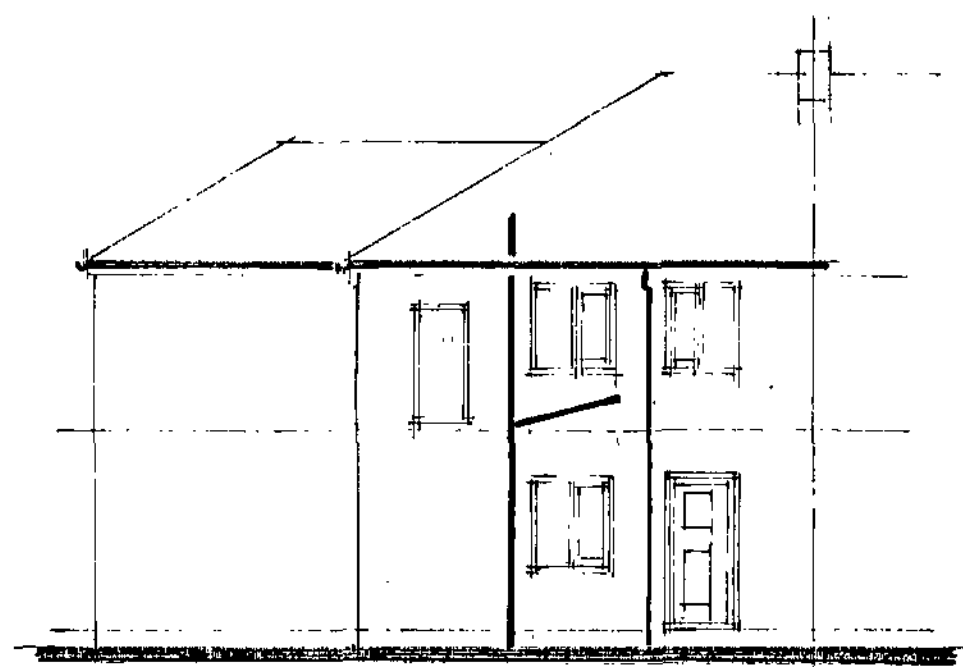




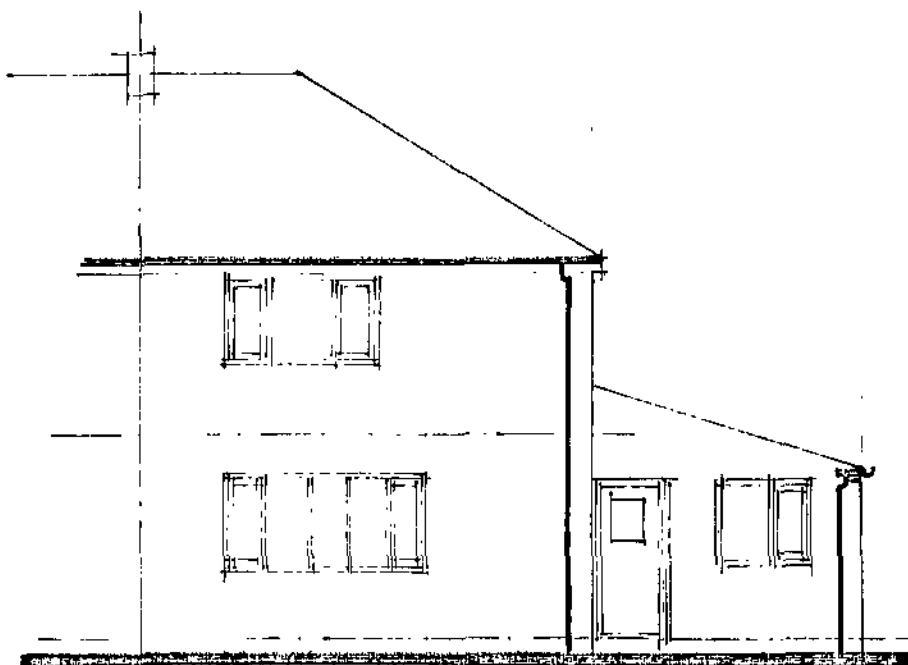
Proposed Elevation On 1



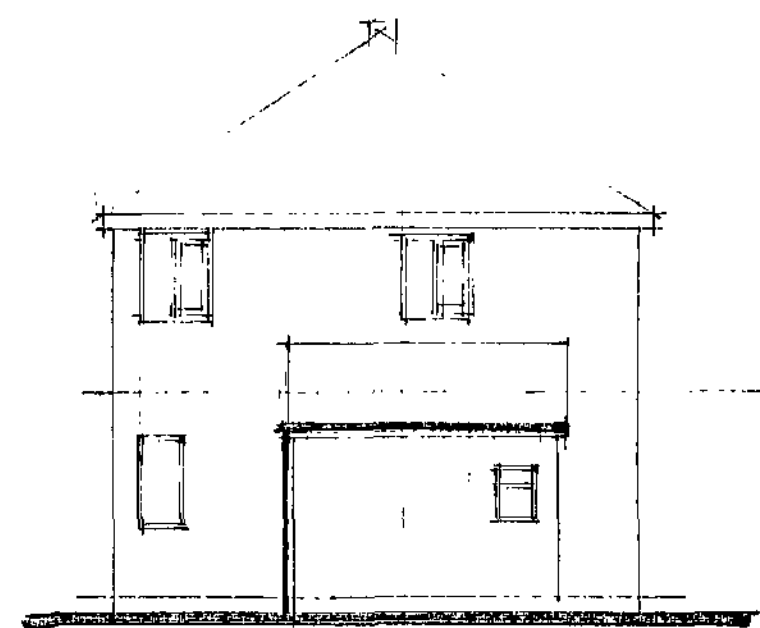
Proposed Elevation On 2



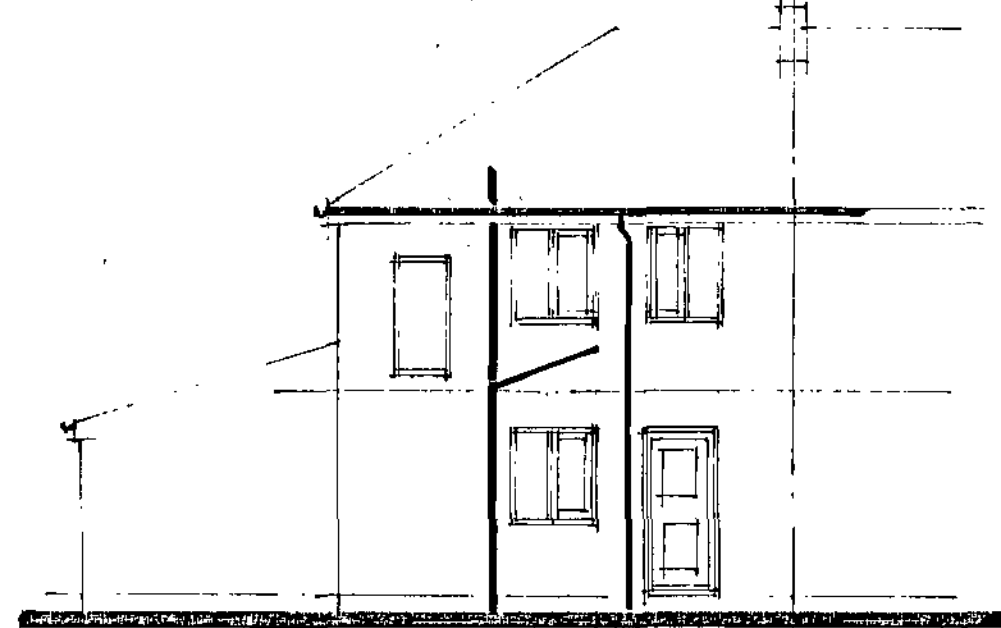
Proposed Elevation On 3



Existing Elevation On 1



Existing Elevation On 2



Existing Elevation On 3

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

Window.
To be UPVC double glazed (min 16 mm gap between panes).
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 fl. Or windows within 800 mm from fl.
Trickle vents to be provided to all new windows 8000 mm2 min.

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

Timber First Floors.
The builder to check the size of the existing floor joists. If these are deemed unacceptable by the building inspector new joists as below shall be laid next to and spiked to the existing floor joists

50 x 170 (se 3)min softwood joists at 400 c/c with herring bone strutting mid span
T & G floor grade particleboard
(EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 195 mm fibre insulation to be provided to first floor joists.
Joists to be built into walls or attached to joist hangers and screwed to joists.

DPC's
Window jamb / heads
Under lintels
Tray dpc's required to exist walls at new wall abutments.

Means of escape.
New first floor window to have a clear opening of 750 mm x 450 mm and 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to 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.
All habitable rooms to have a suitably sized radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All installed 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.

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.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork

Cavity
Cavity to suit existing and to be determined on site.
For 50 mm cavities - full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.

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
Existing brickwork skin to be removed and rebuilt in approved brick to ensure consistent match throughout.

Brickwork 100 mm 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.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

A lead flashing cavity tray to be provided between existing dwelling and the extension.

Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.

Roof design (Trusses.)
Trusses 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 to match existing on timber tile battens of 40 mm x 19 mm c/c to suit the type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs 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.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

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.

U Values
The builder shall ensure that the following values are achieved.
Roof 0.20w/m2k
Walls 0.27w/m2k
g.f. 0.22 (with P/a 09)
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

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

Scope of Works

General.

This is a retrospective application.
The first floor extension indicated was constructed approx Jan 2009 All building details stated have been supplied by the applicant as a fair reflection of the specification used.

Foundations
Existing foundations to be exposed in locations as directed by the BI to check for suitability for the increased load from the first floor.

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 existing 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.

Lintols
Any lintols to ground floor doors / windows to be exposed to allow the BI to inspect for suitability.

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

E		
D		
C		
B		
A		
Date	Revisions	

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6 Far View Terrace
Worsborough Common
Barnsley

Client
Peter Nicholls

Job Title

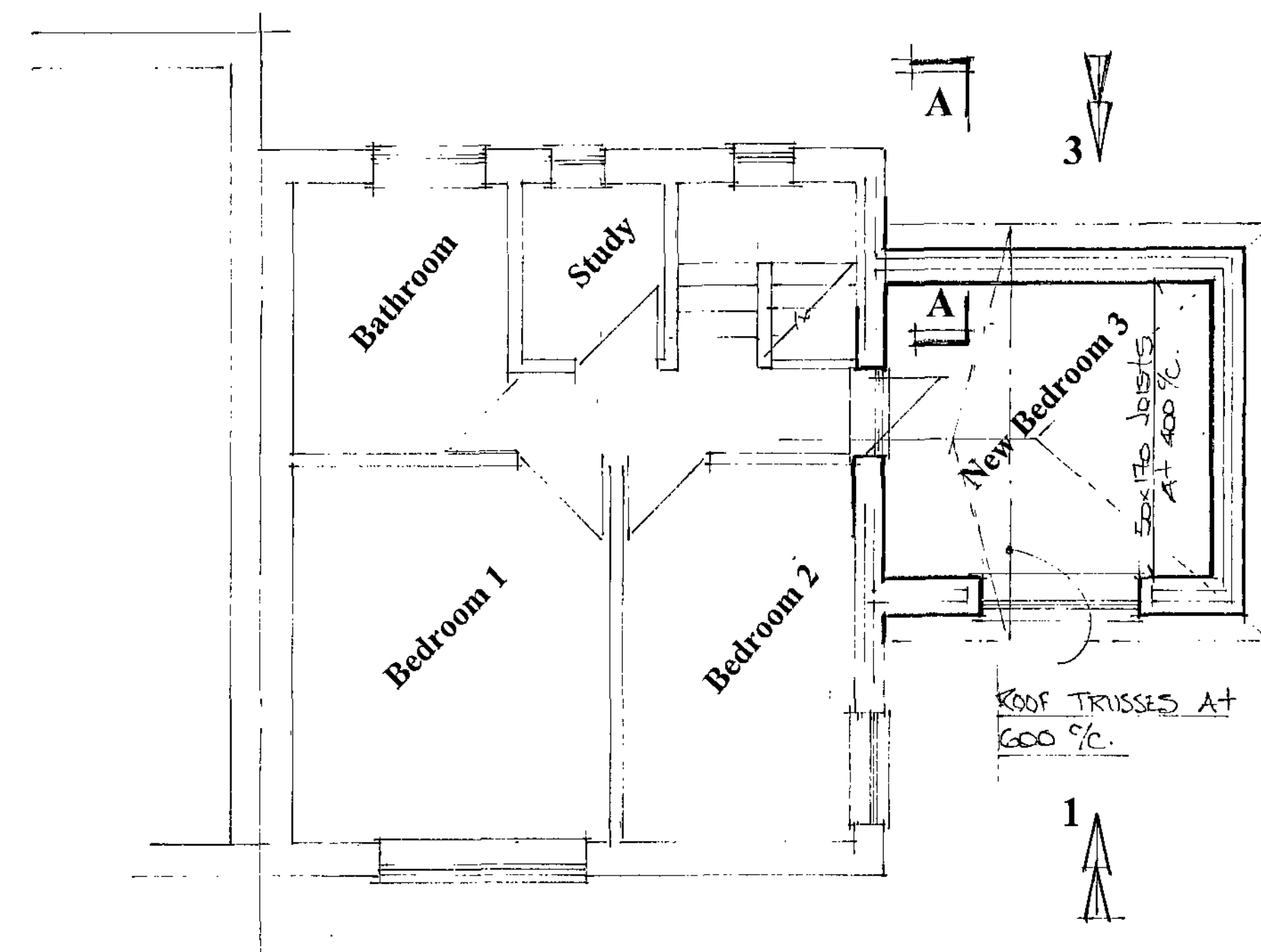
"Retrospective"
First Floor Side Extension

Drawing Title
General Arrangement / Elevations.

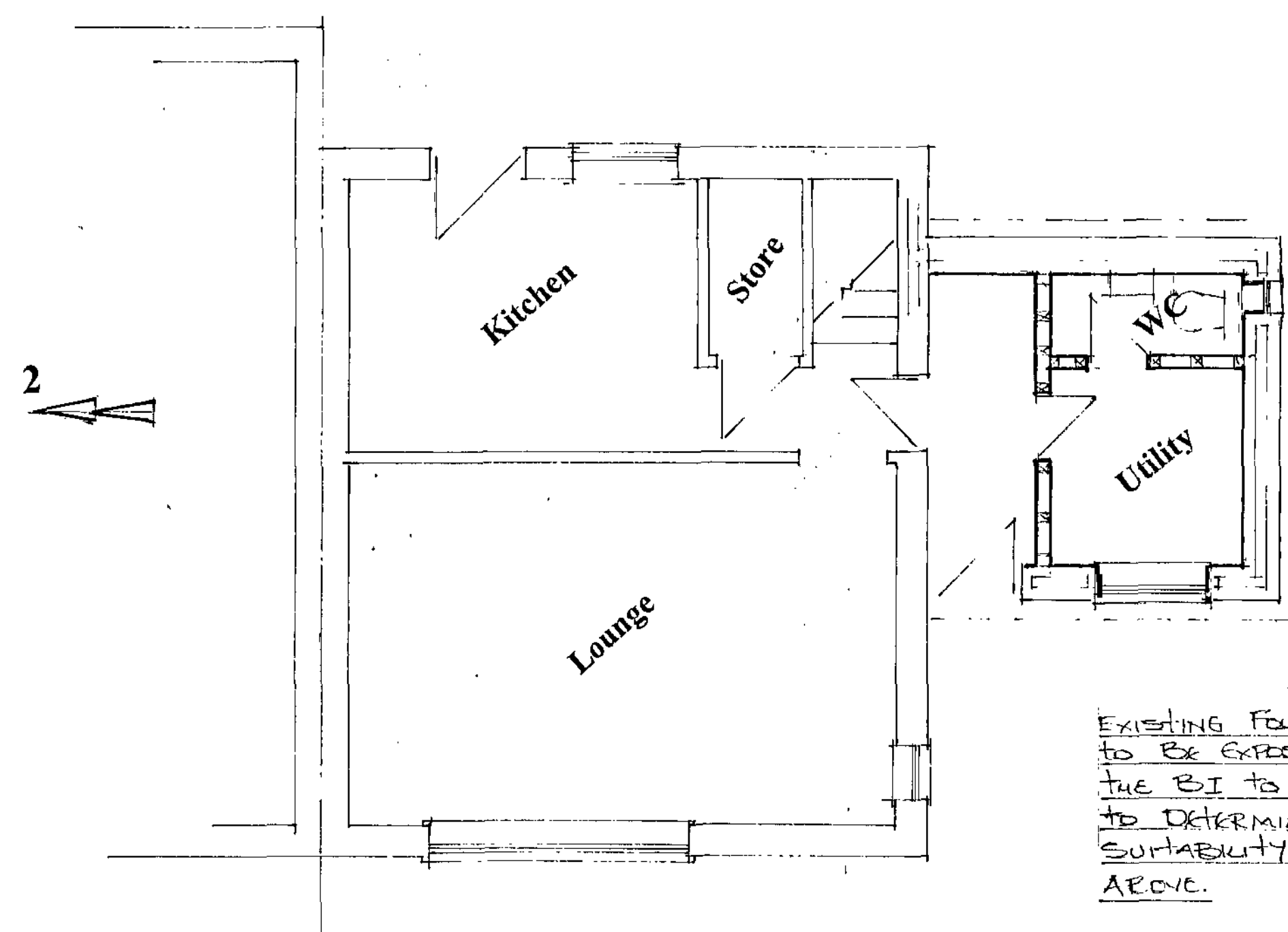
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Date **10.11.10** Drawn by

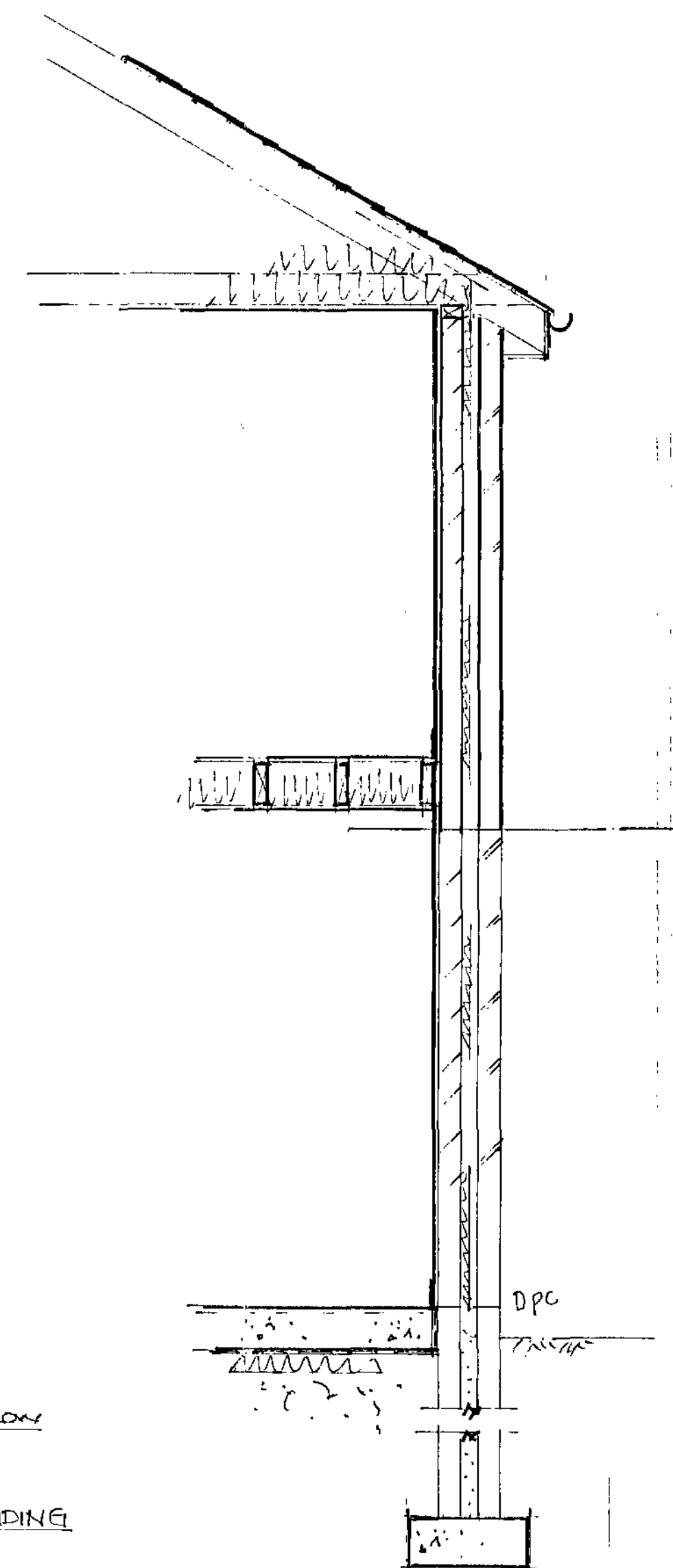
Drg. No. **PN/ 01** Rev.



Existing / Proposed First Floor



Existing Ground Floor



Typical Section On A - A