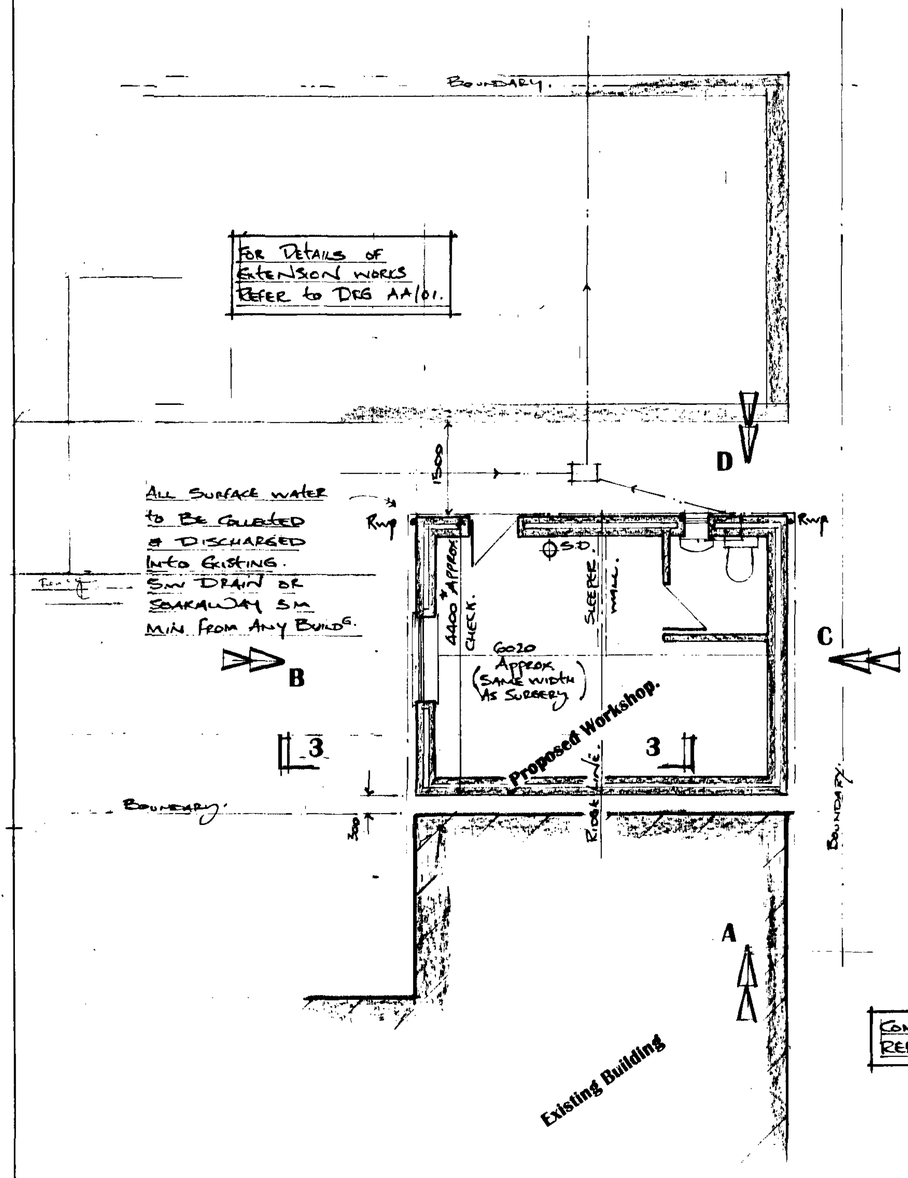
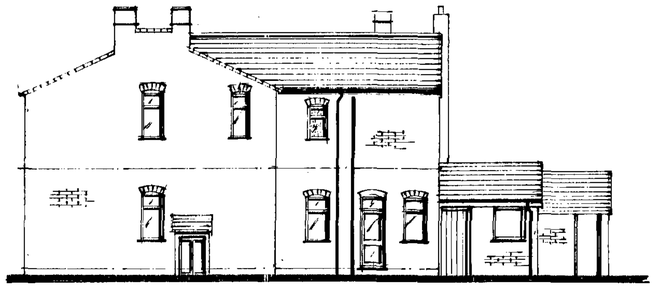
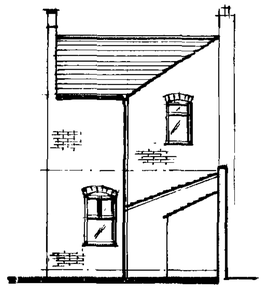


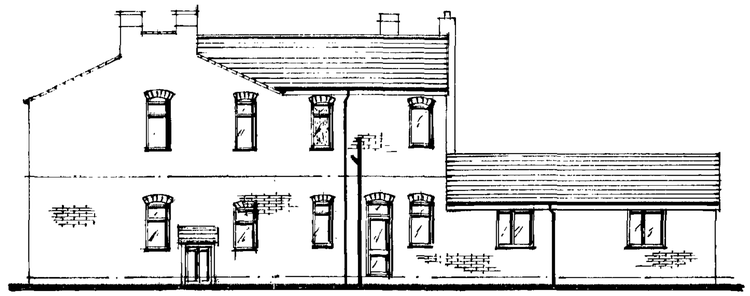
Proposed Floor Layout Of Workshop.



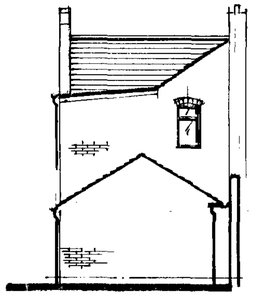
Existing Side Elevation



Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation

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 ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to new bathroom window.
Trickle vents to be provided to all new windows 8000 mm2 min.

Companion Drg. Refer to Drg A-A/01.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
Existing drain to be diverted as shown.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:100 for surface water 1:80 for foul drains
All new drainage and protection details to existing shall be agreed with the Building inspector.
All new drainage shall be connected to the existing system.
Waste pipes to BS 5572:1978 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. External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage.
Shower trays 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.

Roof design.(Trusses.)
The roof shall be of timber construction all as per supplier's calculations.
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 be lead flashed.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile 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.

Trusses to be formed to accommodate 200 x 100 galv valley gutter bedded on mastic sealant on marine ply lined with 4lb lead. Lead to extend and flash up and into existing wall and up under roof tiles / sarkin felt.

Timber First Floors.
200 x 50 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span
19 mm T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 200 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.
Joists to be doubled up under bath and stud wall locations.

Flat roof Construction
13mm limestone chippings on bituminous dressing compound on three layers built up felt to BS 747 bonded with hot bitumen to each other and 18mm wbp ply on 25 x 50 sw counter battens on sw firring pieces on 50 x 175 sw roof joists at 450 c/c.
Facia boards to be 250 x 25 sw with 25 mm gap on all sides covered with fly proof mesh.
100 mm dia pvc guttering / down pipe.
Ventilation to existing roof void to be maintained at all times thro new roof.
Felt to be taken up and lap with roofing felt under tiles to existing roof.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.

Means of escape.
All new first floor windows 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 1to be installed on each storey smoke detectors as indicated on the drawing.
Interconnected & wired to a separated fused circuit.

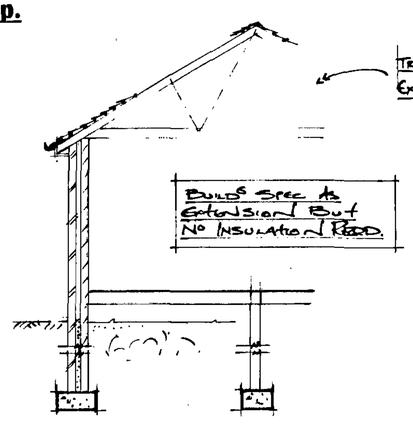
Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
Flat roof – 90 mm kingspan k7 between rafters + underdrawn 32 kingspan k18 under rafters
Min 50 mm min air flow required between Insulation and roof covering.
Second floor
Sound reduction to new second floor to be200 mm mineral felt min density 10kg/m2

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.*

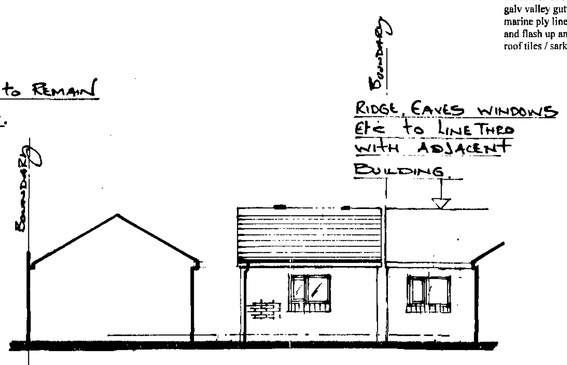
U Values
The builder shall ensure that the following values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
g.f.	0.22{with P/a 09}

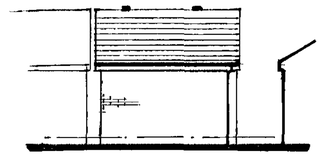
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.



Typical section On 3 - 3



Proposed Elevation On B



Proposed Elevation On C



Proposed Elevation On A



Proposed Elevation On D

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

General
Re 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.

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.

E		
D		
C		
B		
A		
	Date	Revisions

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2 Church Drive
Brierley
Barnsley
S72 9HZ

Barnsley Metropolitan Borough Council
18 JUL 2008

Client
Mr Andrew Armstrong

Job Title
Single / Double Storey Extension + Detached Workshop.

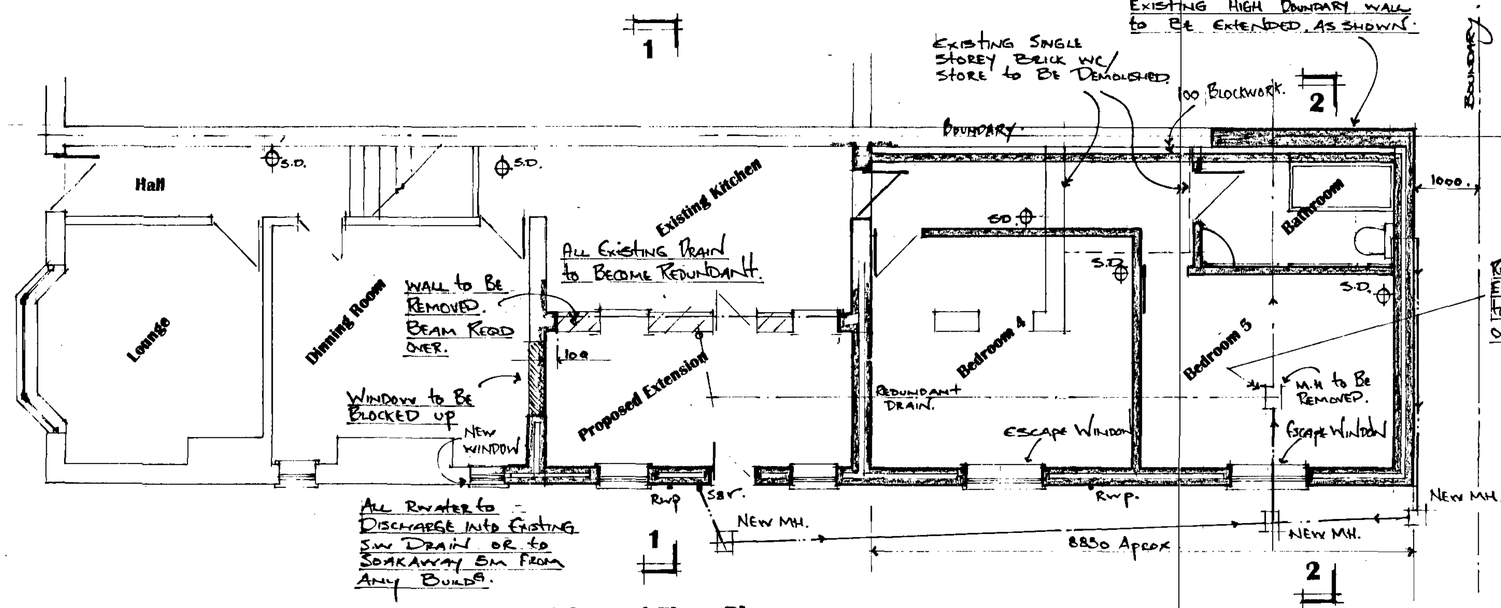
Drawing Title
General Arrangement / Elevations

Scale **1 : 50 1 : 100**

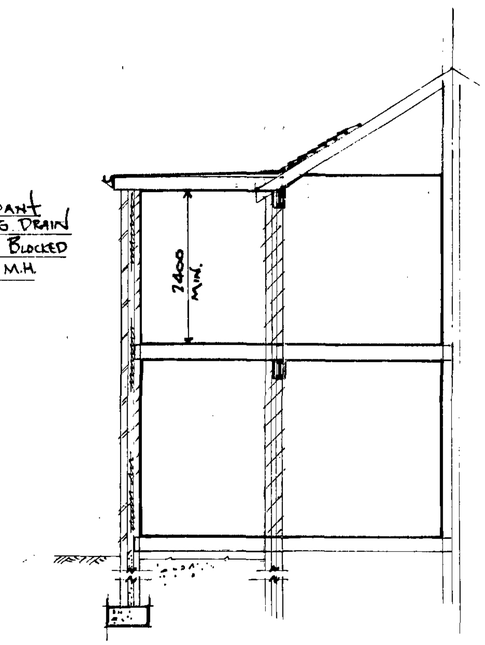
Date **2.7.08** Drawn by

Drg. No. **AA / 02** Rev.

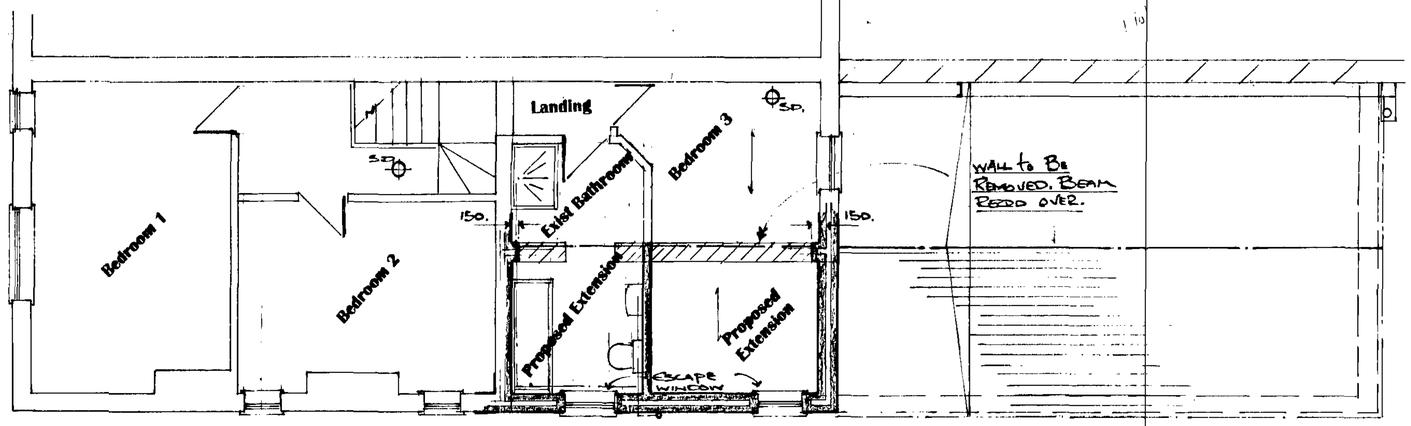
594 x 841mm A1



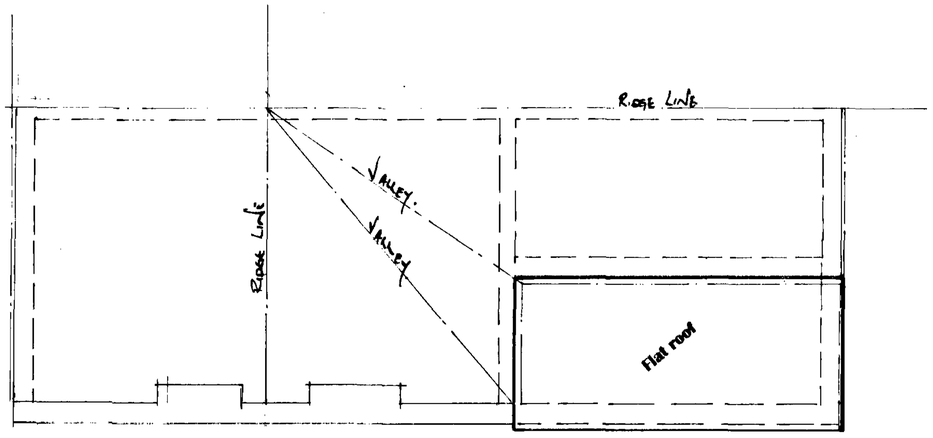
Existing / Proposed Ground Floor Plan



Typical Section On 1 - 1



Existing / Proposed First Floor Plan



Existing / Proposed Roof Plan

Scope of Works
General.
Construction of a two storey side extension, Single storey rear extension and detached workshop.
Extension to be constructed as detailed within.

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

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing , timber or pvc to match existing, provide air vents as described.

Timber Ground Floor
2000 x 50 {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.

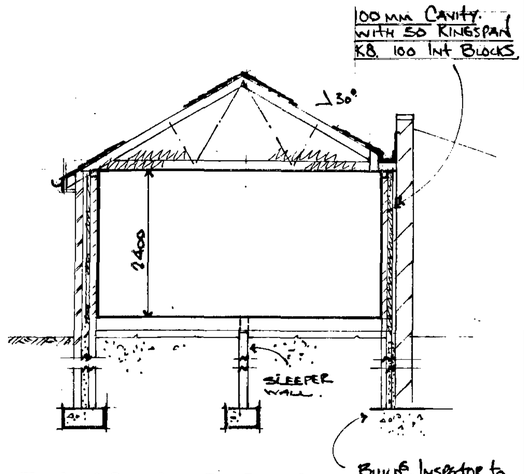
Foundations
All concrete to be grade C35
Foindations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge 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
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
Provide dpc under lintol at supports to resist corrosion.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Bathrooms to be 15 l /sec min.wired to light pull cord with min 15 minute over run.
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 Thermoshield 2000 or similar blockwork
Cavity
For 100 mm air gap filled with 50 gap + 50 kingspan k8.
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.
All cavity wall returns to be 550 mm minimum.

External skin
Brickwork 100 mm to match existing
Stainless 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.
Weep holes to be provided where applicable.
Internal 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 skin 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.



Typical Section On 2 - 2

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

E		
D		
C		
B		
A		
	Date	Revisions

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2 Church Drive
Brierley
Barnsley
S Yorks
S72 9HZ

Barnsley Metropolitan Borough Council
18 JUL 2008
Corporate Mail Room

Client
Mr Andrew Armstrong

Job Title
Single / Double Storey Extension + Detached Workshop.

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Scale **1 : 50**

Date **2.7.08** | Drawn by

Drg. No. **AA / 01** | Rev.

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