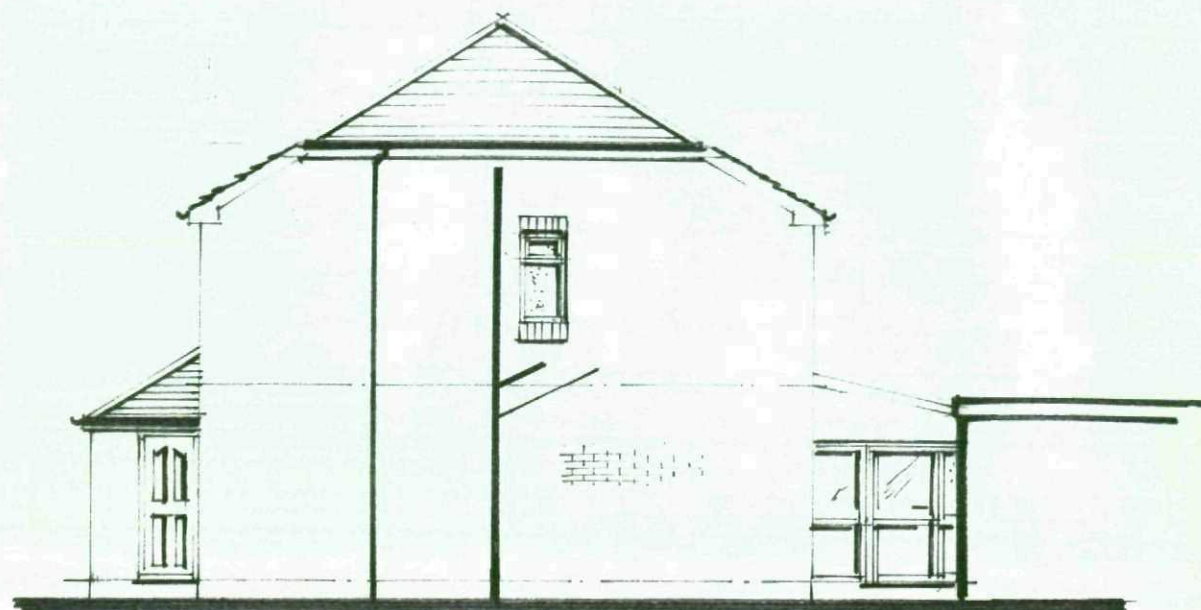
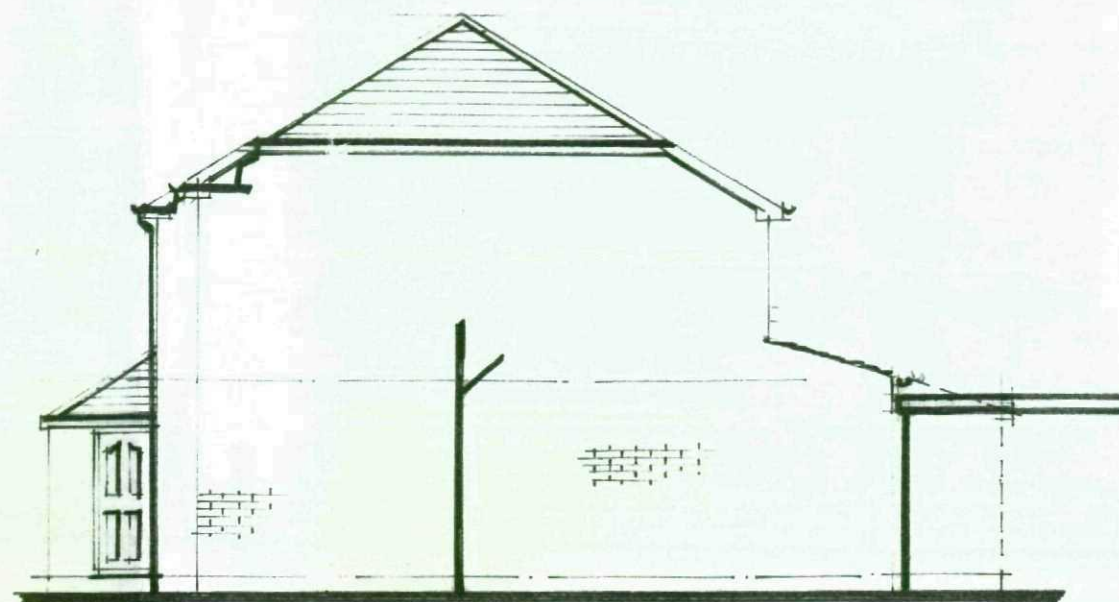
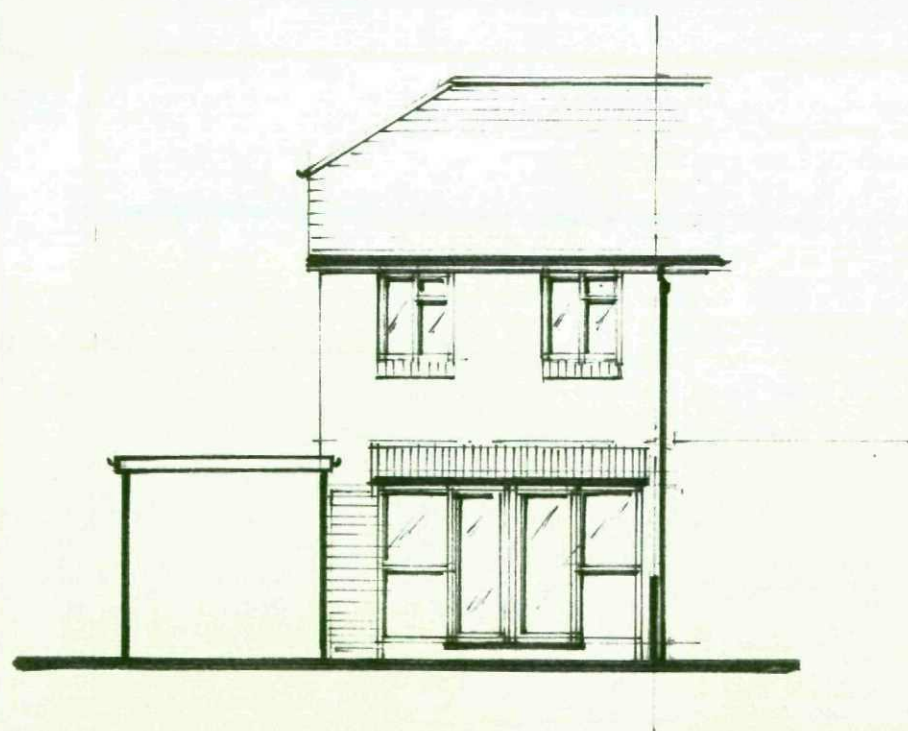




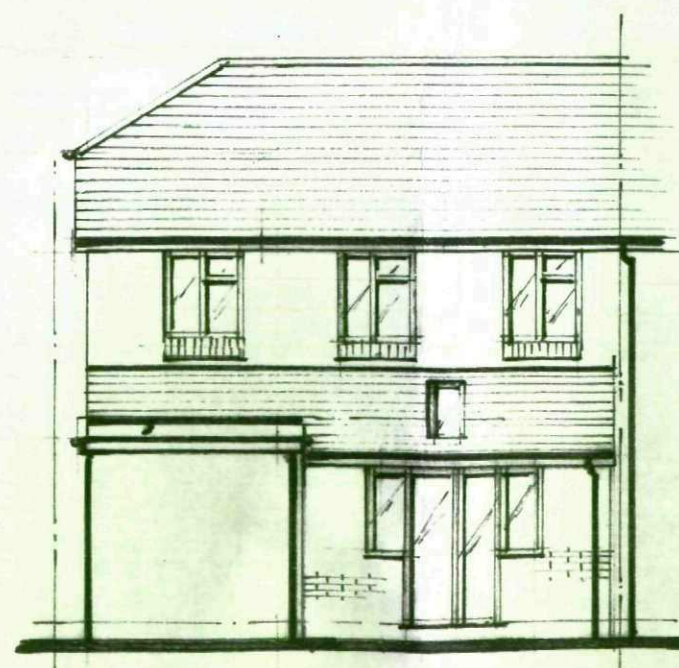
Existing Side Elevation



Proposed Side Elevation



Existing Rear Elevation



Proposed Rear Elevation

**22 Wareham Grove
Barnsley
S75 3LU**

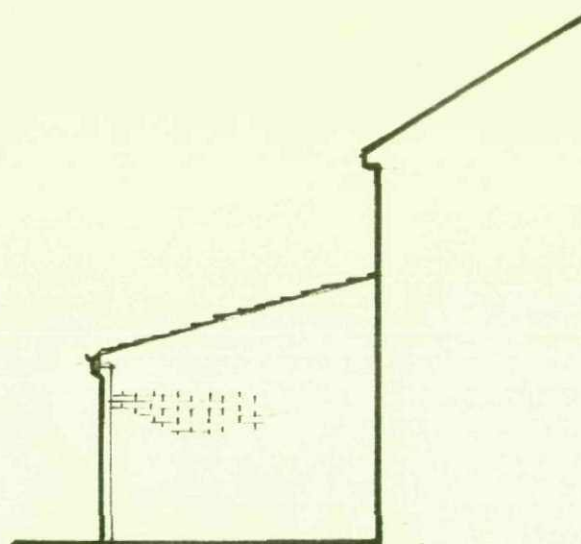
Elevations



Existing Front Elevation



Proposed Front Elevation



Proposed Side Elevation

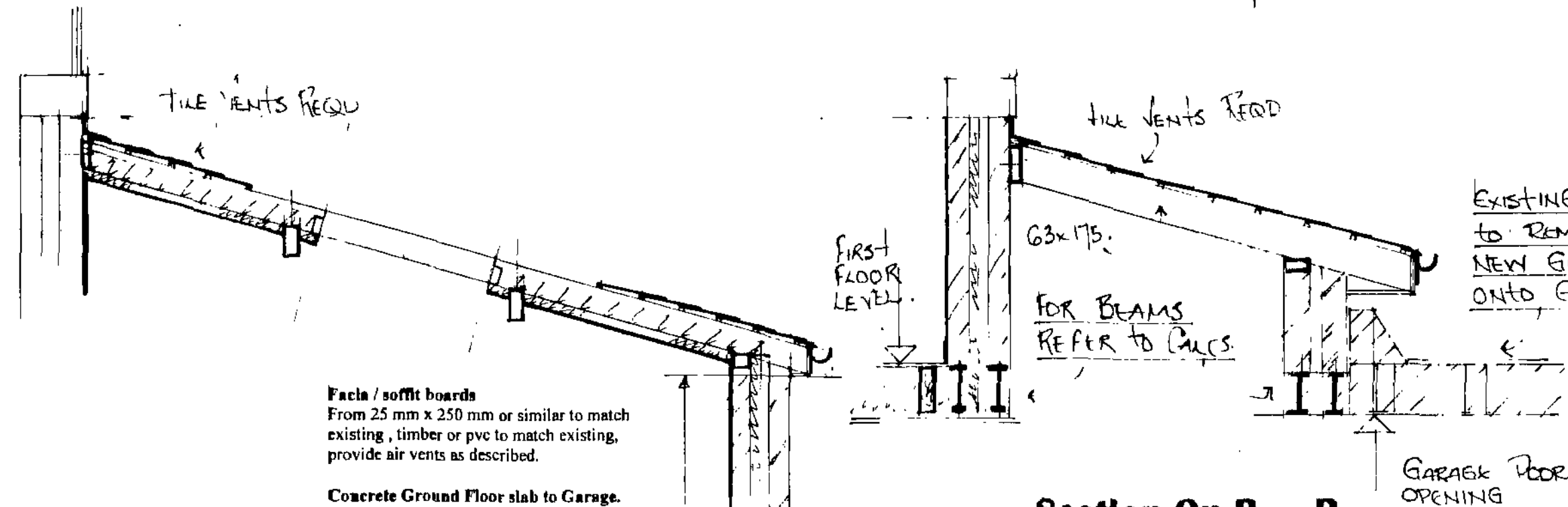
22 WAREHAM GROVE
BARNESLEY.
S 75 3LU.

1:100

TW. /03.

Timber Ground Floor to rear extension
150 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) 150 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.
Provide oversite concrete on 1200 g visqueen. Provide 150mm between cone and u.s. of joists. Airbricks required in all sides of extension at 900 c/c

Timber First Floors.
50 x 170 (sc 3) softwood joists at 400 c/c with herringbone strutting mid span and underdrawn with fire lined board to give 1/2 hr fire protection 19 mm
T & G floor grade particle board (EN 312-5) screwed to joists or 19 mm T & G floorboards (BS 1297) 150 fibre + 38mm kingspan insulated plasterboard
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.



Section On B - B

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.

Concrete Ground Floor slab to Garage.
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

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

Roof design (Traditional) To Rear Extn
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.
63 x 175 rafters at 400 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate.
75 x 225 purlins mid span or as stated within the enclosed calculations.
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. Rafter to have birds mouth joint to purlins + nailed.
Connection of roof to walls to have 5 lb lead flashing.
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.
Tile 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 secured to brickwork with galv steel straps @ 1800 c/c

Roof Insulation.
Main roof 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.
To rafters on roof slopes. - 90 mm kingspan k7 between rafters + underdrawn 32 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 noggin at 450 c/c down cavity.

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

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.

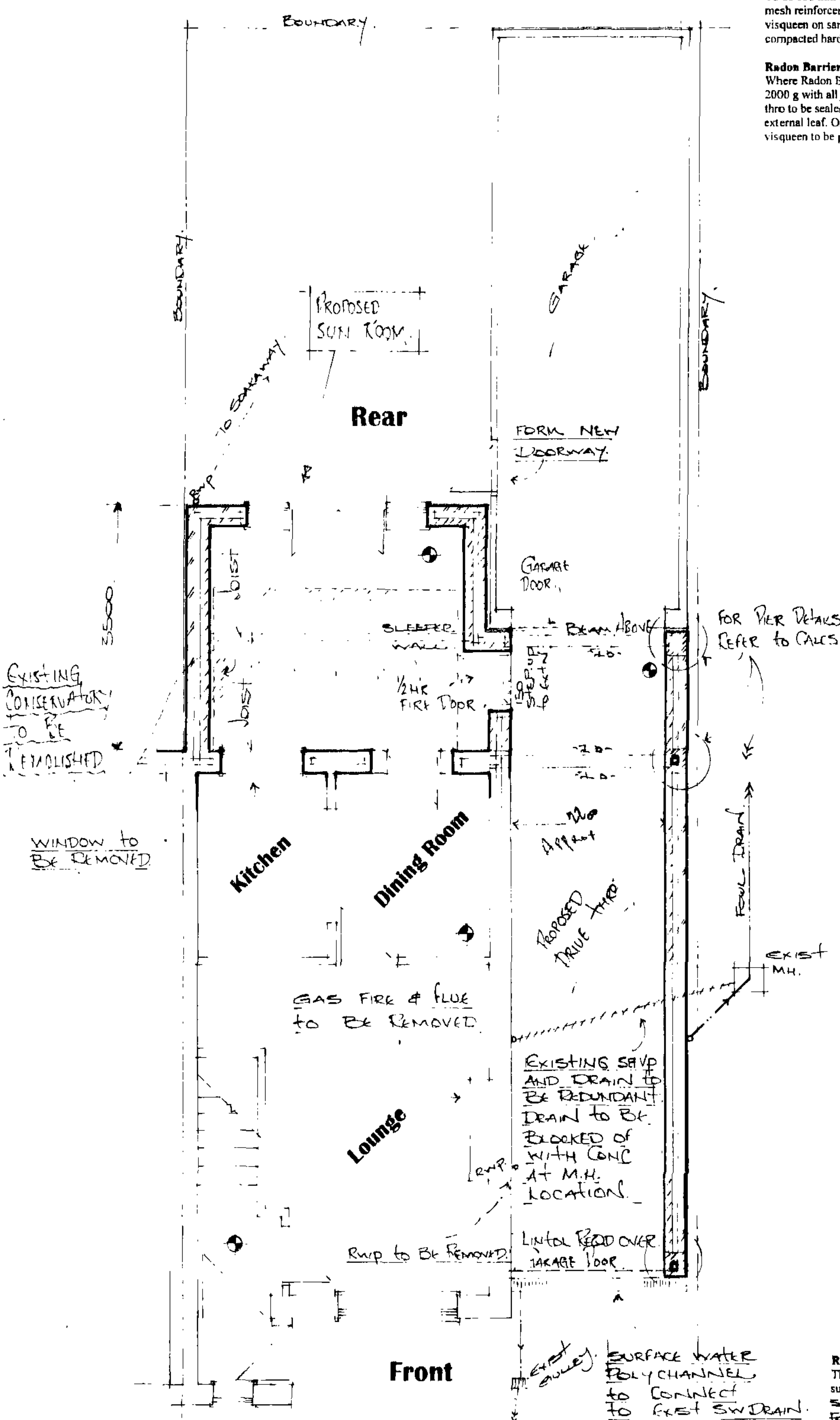
Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover
All external drains to be 100mm 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. If this is not possible, discharge to be to existing sw drainage system.
All new drainage and protection details to existing shall be agreed with the Building Inspector.
All internal drainage to connect into new s & v pipe.
Pipe 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 trap to 100 x & v trap 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&v to be insulated with min 50mm rockwool.

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

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 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 first 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.
All cavity wall returns to be 655 mm minimum.
No insulation required to garage gable wall.

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 studing 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggin 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.



Existing / Proposed Ground Floor Layout

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 fl. Or windows within 800 mm from fl.
Trickle vents to be provided to all new windows 8000 mm2 min.

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.
Under lintols.

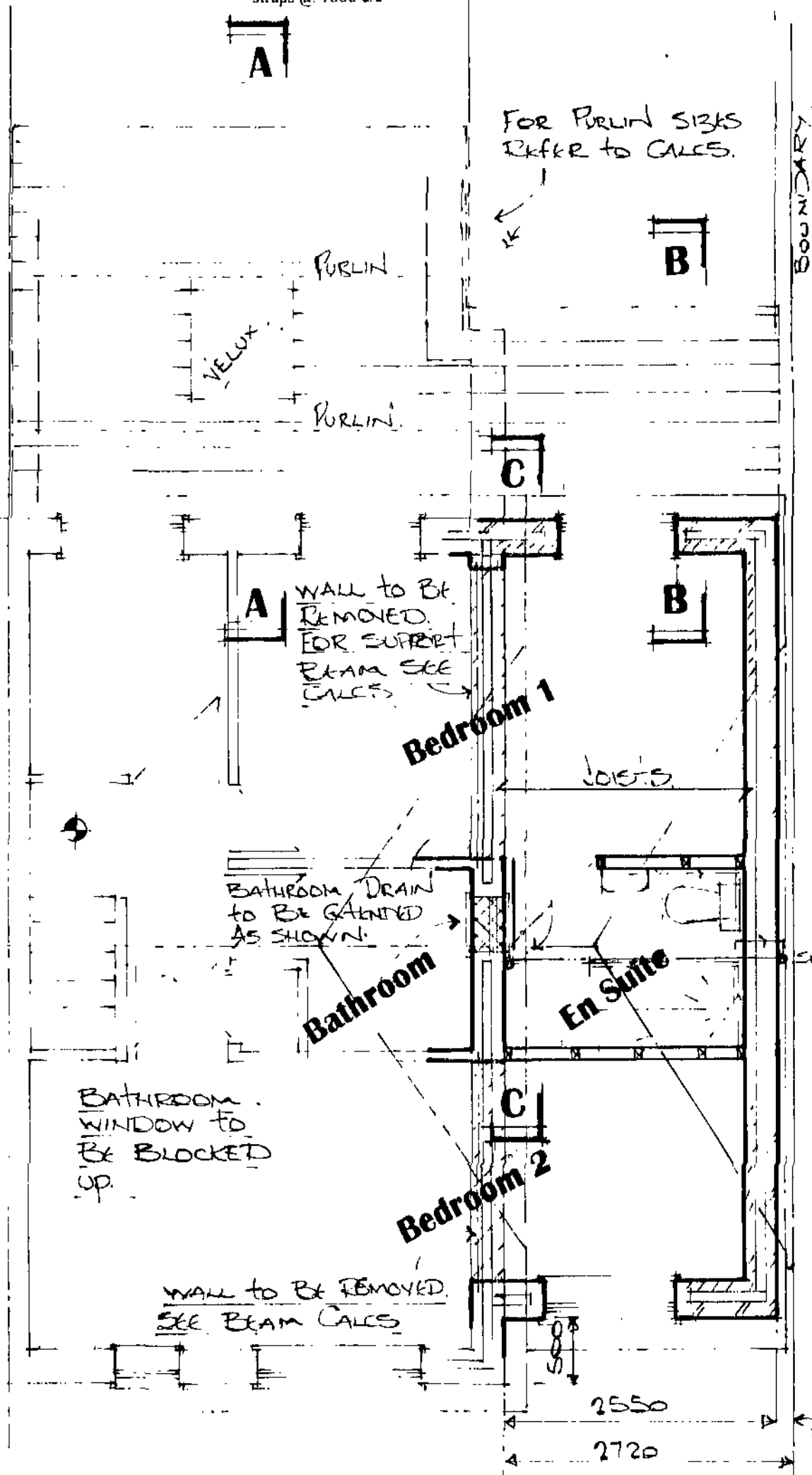
Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Lighting - 1 in 4 to be low energy.

Means of escape.
All new first floor windows to have a clear opening of 750 mm x 450 mm and 1100 mm from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors 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 corgi reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

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.

Roof design (Trusses / House Extension)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to BUILDING CONTROL FOR APPROVAL AND NOT 28 DAYS PRIOR TO COMMENCEMENT ON ALL TRUSSES TO BE AT 600 c/c.
Fixing to ROOF TIMBERS to VERTICAL WALLS TO BE BY 6x2 TIMBER WALL PLATE. FIXED TO WALL BY M12'S AT 600 c/c OR TO HORIZONTAL WALL PLATE. VALLEY OR CONNECTION OF ROOF TO WALLS TO HAVE 5LB LEAD FLASHING.



Existing / Proposed First Floor Layout

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.

Scope of Works

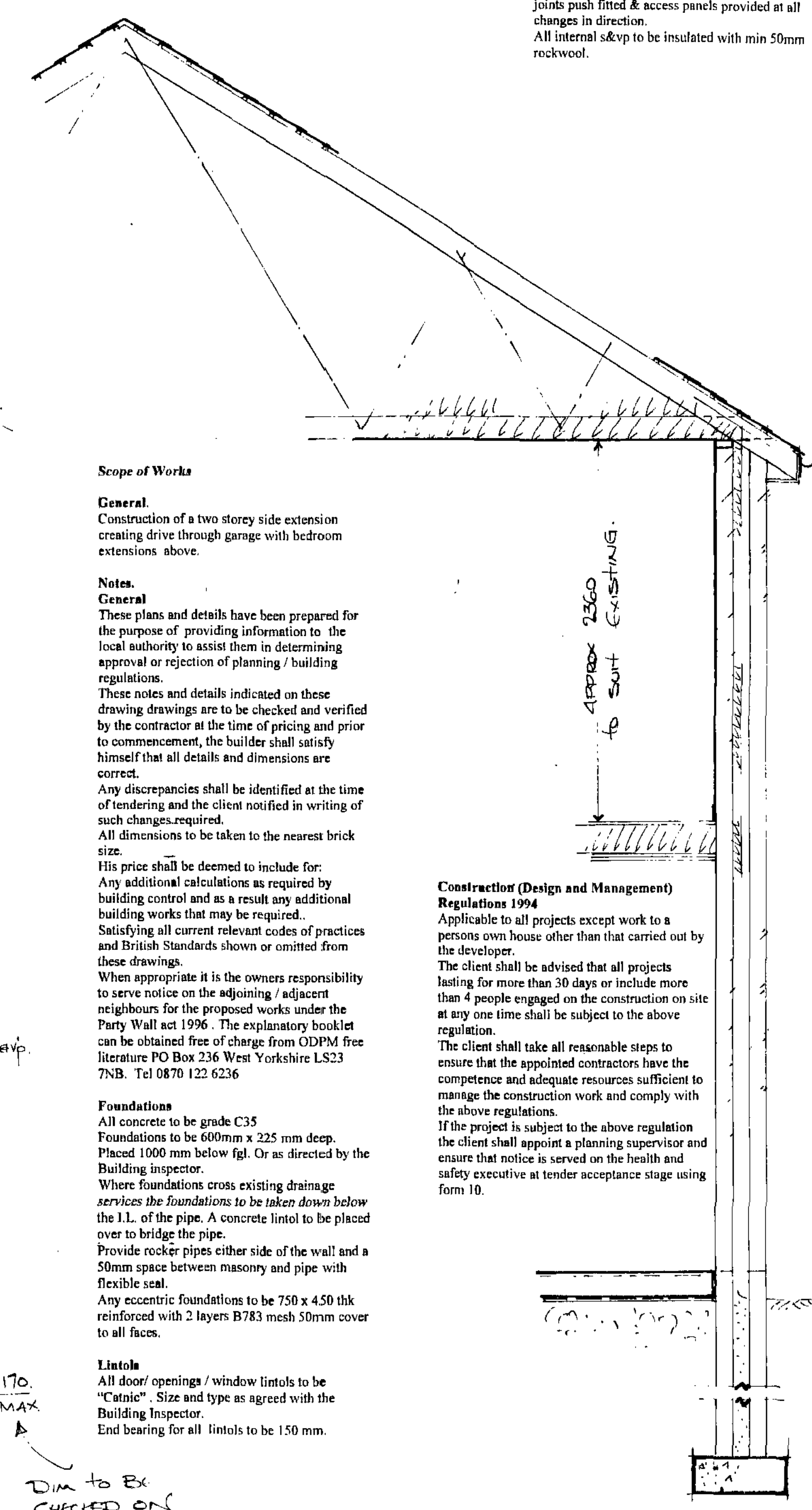
General.
Construction of a two storey side extension creating drive through garage with bedroom extensions above.

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 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. Pinned 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 "Catic". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

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.



Section On C - C

E	D	C	B	A

Date	Revisions

22 Wareham Grove
Barnsley
S75 3LU

Client **Mr Tim Wood**

Job Title **2 Storey Side Extn + Single Storey Rear Extn**

Drawing Title **General Arrangement**

Scale **1 : 50 1 : 25**

Date **20.5.09** Drawn by **Steve Camps**

Orig. No. **TW / 01** Rev.