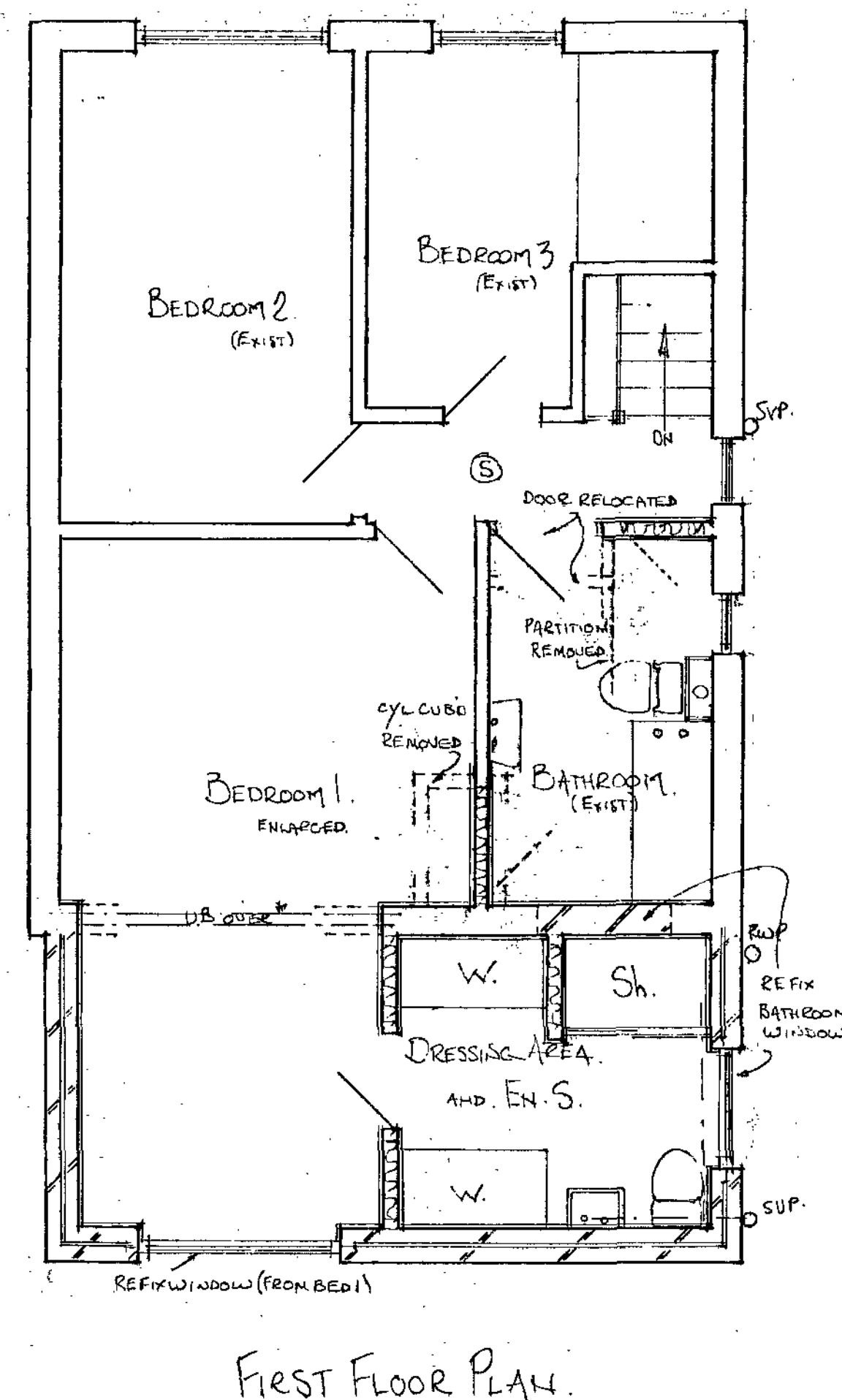
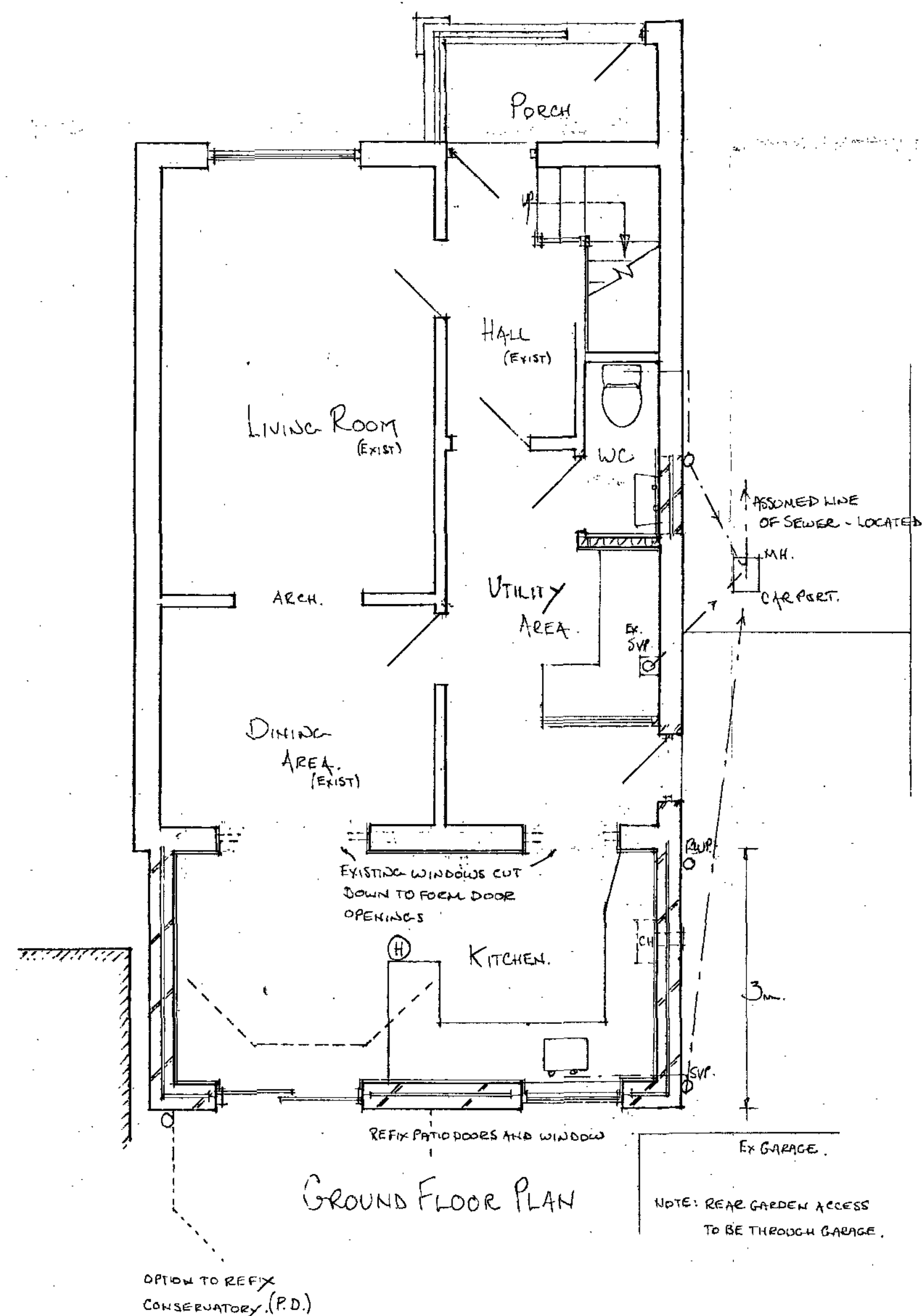
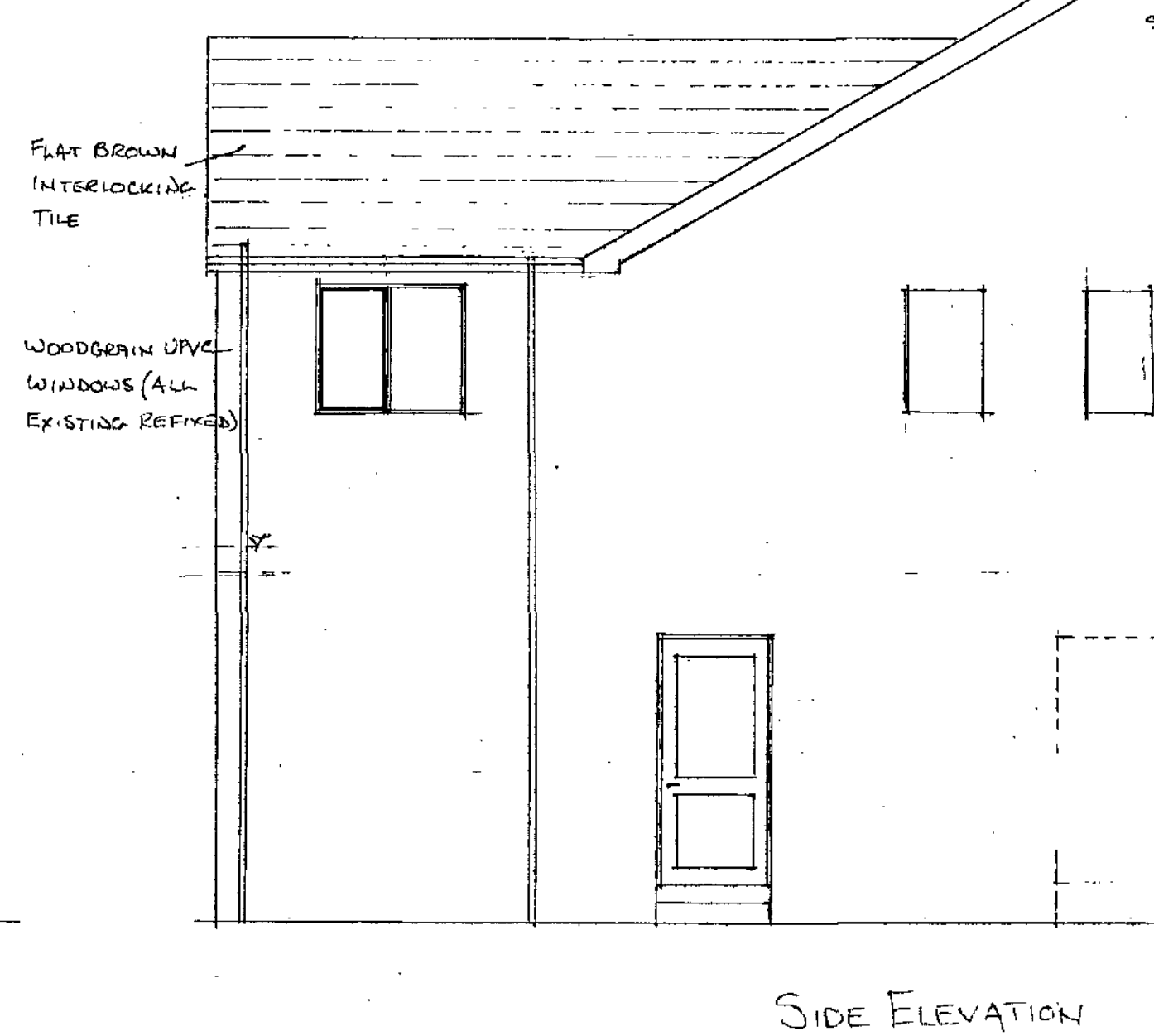
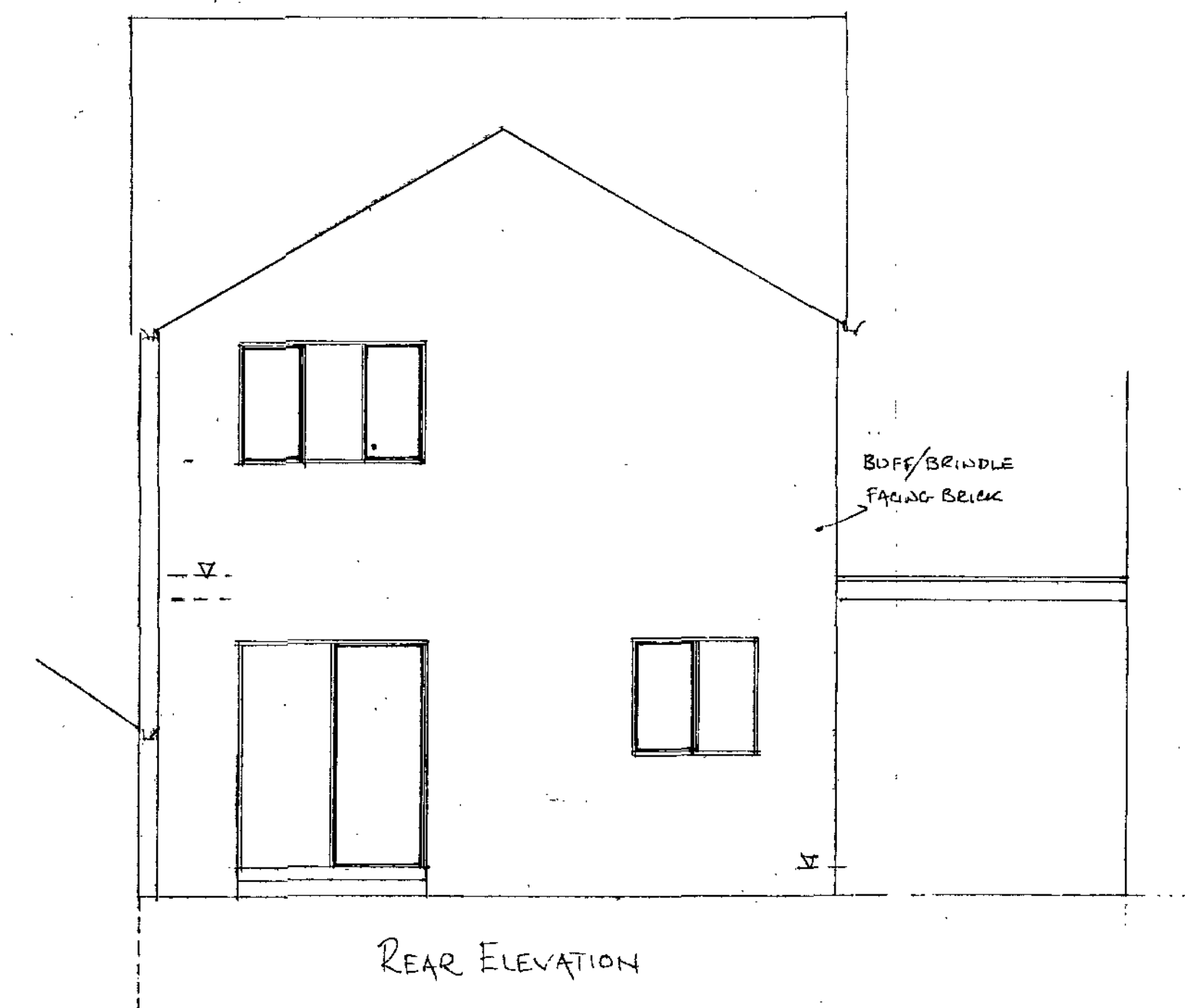




NOTES: ALL WORK TO BE TO SATISFACTION OF THE BUILDING INSPECTOR (B.I.) AND TO CURRENT BUILDING REGULATIONS WHERE APPLICABLE. EXISTING CONSERVATORY REMOVED AND SET ASIDE FOR POSSIBLE REFIXING. FOUNDATIONS EXCAVATED TO MIN 700mm BELOW G.L. NOTE ADJACENT PROPERTY/GARDEN AT LOWER LEVEL. 800mm x 200mm CONCRETE STRIP FOOTINGS SUBJECT TO GROUND CONDITIONS LOCATED AND AT A DEPTH AS APPROVED ON SITE BY B.I. TRENCH BLOCK OR EQUAL EXTERNAL WALL BELOW G.L. EXTERNAL WALL TO BE OUTER LEAF BUFF/BRINDLE FACING BRICK TO MATCH WITH 50mm CLEAR CAVITY AND KINGS PAN TWO SO (50mm) AND INNER LEAF OF THERMALITE OR EQUAL INSULATION BLOCK WITH 12.5mm PLASTER BOARD AND SKIM DOT BEDDED ALL TO GIVE A U VALUE OF 0.30 W/M²/K. CAVITY CLOSED AT TOP WITH 100mm BLOCK AND AT HEADS CHILL AND REVEALS WITH BLOCK DPC AND COLD BRIDGE CAVITY FILL. NEW CAVITY WALLS TO BE FULLY TOOTHED AND BONDED TO EXISTING COURSE FOR COURSE AND CAVITIES TO BE CLEAR AND CONTINUOUS - SUBJECT TO INVESTIGATION OF THE EXISTING EXTERNAL WALL CONSTRUCTION. EXISTING INTERNAL LINTOLS WITH SUPPORT TIE TO OUTER LEAF. ALL WINDOWS ARE WOODGRAIN UPVC DOUBLE GLAZED AND ARE TO BE REFIXED FROM EXISTING LOCATIONS. GROUND FLOOR TO BE 10mm SEALED QUALITY CHIPBOARD T.O.C. FLOORING ONTO 50mm x 150mm S/W FLOOR JOISTS @ 400mm CNTRS WITH KINGS PAN THERMAFLOOR T.F.70 110mm THICK BETWEEN JOISTS ALL TO GIVE A U VALUE OF 0.22 W/M²/K (P/A = 0.7). UNDER FLOOR VENTILATION VIA 225mm x 150mm AIR BRICKS CAVITY DUCTS AND DPC OVER @ 1.5m CNTRS TO PERIMETER. SITE CONCRETE 100mm THICK AT OR ABOVE ADJACENT G.L. FIRST FLOOR TO BE 10mm SEALED QUALITY CHIPBOARD T.O.C. FLOORING ONTO 50mm x 150mm FLOOR JOISTS @ 400mm CNTRS (10kg/m²) WITH 100mm MINERAL FIBRE INFILL BETWEEN JOISTS (10kg/m²) AND CEILING OF 12.5mm PLASTER BOARD AND SKIM. INTERNAL S/W STODDING TO BE 50mm x 100mm S/W WITH SOUND DEADENING (SD) QUILT CORE AND DOUBLE PLASTER BOARD AND SKIM EACH SIDE. ROOF TO BE FLAT BROWN INTERLOCKING TILE ONTO S/W BATTENS AND BREATHER FELT ONTO HOWARTH TIMBER TRUSSED RAFTER SYSTEM OR EQUAL DESIGNED BY MANUFACTURER AND FIXED TO THEIR INSTRUCTIONS WITH ALL TIES STRAPS AND DIAGONAL BRACINGS. CODE 5 LEAD VALLEYS FORMED ON WBP PLY AND S/W FRAME. CUTTERS AND RUPC EXTENDED TO MATCH EXISTING. ALTERATIONS: WINDOWS FILLED, SIDE DOOR FILLED. WINDOWS TO REAR CUT DOWN TO FORM DOOR OPENINGS TO EXTENSION WITH LINTOLS REMAINING. FIRST FLOOR OPENING CUT TO ENLARGE BEDROOM SUBJECT TO STRUCTURAL REQUIREMENTS SEE NOTE *. WC PARTITION AND CYLINDER CUBED REMOVED AND BATHROOM DOOR RE-LOCATED AS SHOWN. STRUCTURAL SUPPORTS AND REPAIRS TO CEILINGS TO STRUCTURAL ENGINEER'S DETAILS IF REQUIRED AND TO APPROVAL OF B.I. SIDE DOOR RE-LOCATED. ALL STRUCTURE WALLS FLOORS CEILINGS AND SURFACES DISTURBED BY ALTERATIONS AND DEMOLITION TO BE MADE GOOD. RADIATORS AND SOCKETS AND SWITCHES RE-LOCATED AS MAY BE NECESSARY. INSULATION TO ROOF VOID TO BE 100mm QUILT Laid BETWEEN BOTTOM MEMBERS OF TRUSSED RAFTERS WITH A FURTHER 200mm Laid OVER AND ACROSS ALL TO GIVE A U VALUE OF 0.16 W/M²/K. KITCHEN UNITS LAYOUT TO CLIENTS CHOICE. * MEANS OF ESCAPE WINDOW MIN 380mm CLEAR WITH 450mm MIN DIMENSION EITHER WAY AND CILL HT MAX 1.10m. NEW STEELWORK URS TO BE FIRE PROTECTED TO 1/2HR WITH 15mm FIRELINE BOARD WIRED AND SKINNED.

SERVICES: ALL ELECTRICAL WORK TO BE CARRIED OUT BY A FULLY QUALIFIED ELECTRICIAN TO CURRENT IEE STANDARDS AND TO BUILDING REGULATION PART P. A COMPLETION/TEST CERTIFICATE TO BE PROVIDED ON COMPLETION. A NEW GAS FIRED BALANCED FLUE CONDENSING BOILER FIXED AS SHOWN TO NEW KITCHEN WALL. EXISTING HOT AND COLD WATER SYSTEMS ALTERED AND ADAPTED TO NEW AND EXISTING SANITARY FITTINGS AND FROM NEW C/H AND HOT WATER BOILER. EXISTING RADIATORS ALTERED AND ADAPTED TO NEW SYSTEM. RADIATORS TO NEW AREAS TO BE SIZED BY HEATING ENGINEER AND LOCATED TO CLIENTS REQUIREMENTS AND TO HAVE THERMOSTATIC VALVES. ALL SOCKETS LIGHT POINTS AND SWITCHES TO BE TO CLIENTS REQUIREMENTS. ADDITIONALLY IT IS RECOMMENDED THAT A HARD WIRED HEAT DETECTOR (H) AND SMOKE DETECTOR (S) IS FIXED AS SHOWN AND MECHANICAL VENTILATION BY EXTRACT FAN DUCTED TO OUTSIDE AIR IS PROVIDED TO KITCHEN (20L/SEC (OR HOOD 30L/SEC) AND TO G.W.C. AND BATHROOM AND EN SUITE @ 15L/SEC. EXISTING SEWER ON SITE (COMBINED) TO BE LOCATED WITHIN DRIVE AND NEW MANHOLE FORMED. 100mm Ø FOUL DRAIN CONNECTION TO NEW AND EXISTING SOIL AND VENT STACK. DRAINS LOCATED UNDER PROPOSED EXTENSION INCLUDING AN EXISTING MANHOLE TO BE DIVERTED RELOCATED AND/OR ENCASED IN CONCRETE OR GRAVEL TO B.I. APPROVAL. SANITARY FITTINGS TO CLIENTS CHOICE WASTES AND TRAPS TO BUILDING REGS REQUIREMENTS.

NOTES: IT HAS NOT BEEN POSSIBLE TO DETERMINE THE CONSTRUCTION OF THE EXISTING BUILDING WITHOUT INVASIVE INVESTIGATION. SINCE IT IS POSSIBLE (FROM L.A. INFORMATION) THAT THE STRUCTURE IS EITHER TIMBER OR CONCRETE FRAME THE REMOVAL OF THE EXTERNAL WALLS AT GF AND FF AS SHOWN SHOULD BE CARRIED OUT TO THE SPECIFICATION DETAILS OF A STRUCTURAL ENGINEER. STRUCTURAL CALCULATIONS WILL BE REQUIRED FOR ANY SUPPORT BEAMS OR PILLARS AND FOR THE NEW AND EXISTING ROOF STRUCTURE IN ANY EVENT.

THE PARTY WALL ACT 1939 IS RELEVANT TO THIS SCHEME AND THE APPLICANT/OWNER SHOULD ENSURE COMPLIANCE WITH ALL THE REQUIREMENTS OF THE ACT.

REVISIONS:	
DATE	SUBJECT

CLIENT: MR AND MRS T SANDERSON 15 WINDERMERE ROAD PENISTONE

PROJECT: TWO STOREY REAR EXTENSION TO FORM KITCHEN AND LIVING ROOM AND BEDROOM EXTENSIONS

IAN C. STEVENSON
BUILDING CONSULTANT
THE MISTAL HILLTOP FARM
PENISTONE ROAD
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SCALE: 1:50
DATE: July 2008
DRAWING NO: 08/41