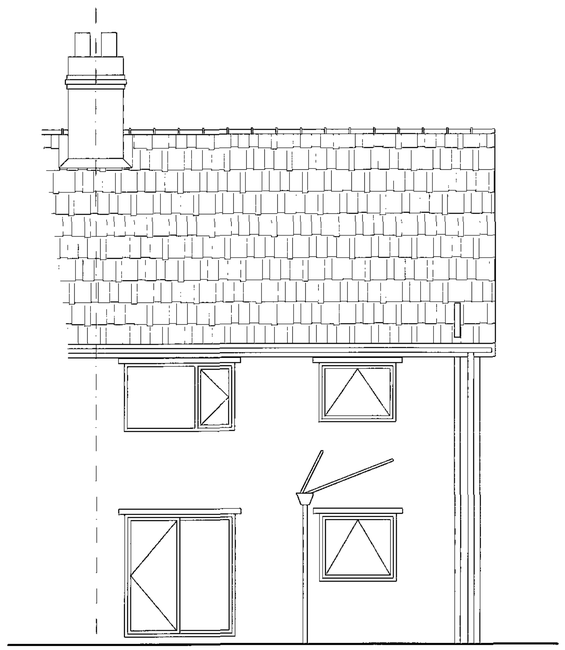
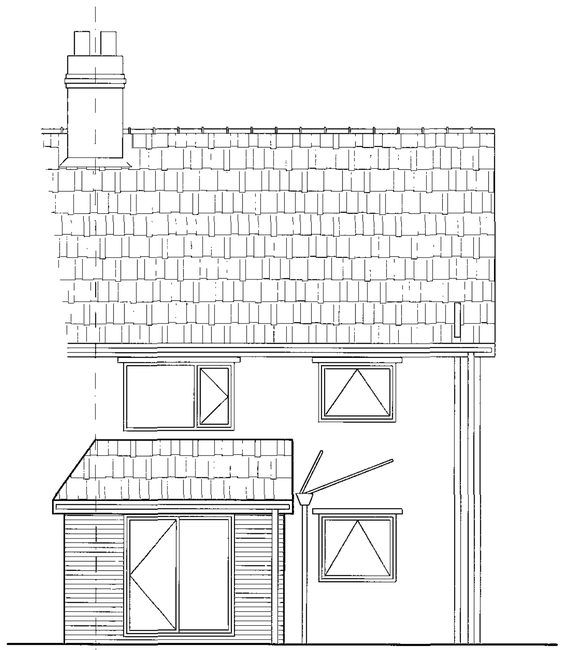
DO NOT SCALE THIS DRAWING



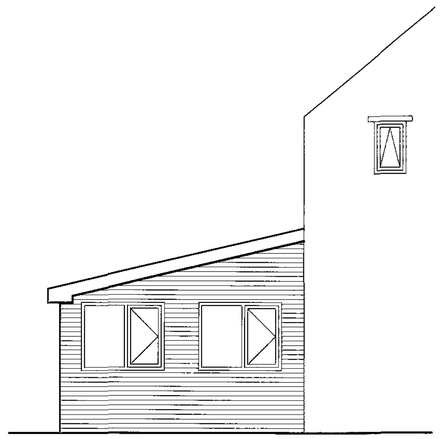
Existing Rear Elevation

Scale 1:50



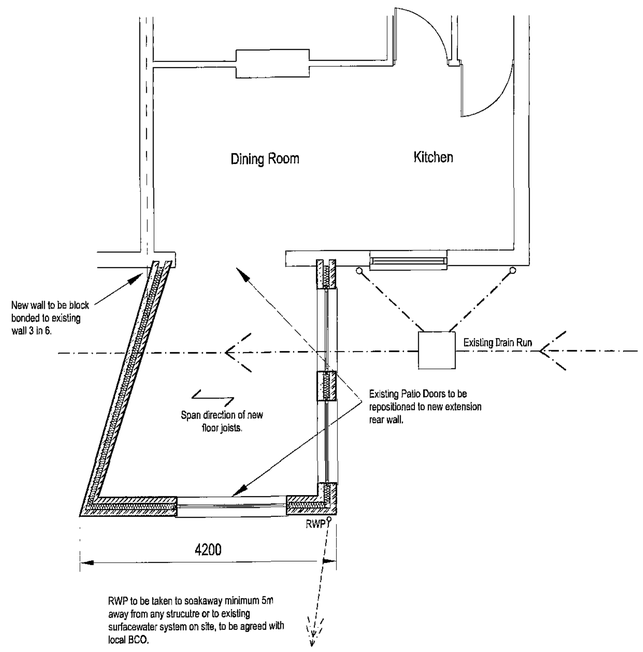
Proposed Rear Elevation

Scale 1:50



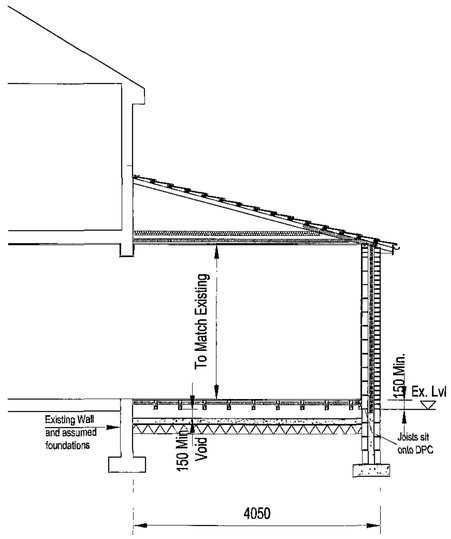
Proposed Side Elevation

Scale 1:50



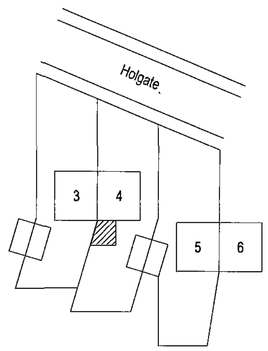
Existing Ground Floor Plan

Scale 1:50



Typical Section

Scale 1:50



Proposed Block Plan

Scale 1:500

GENERAL SPECIFICATION

This drawing has been prepared specifically for the purposes of obtaining Building Regulations Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. This drawing should not be scaled, use only figured dimensions. The Contractor is responsible for checking all dimensions on site. The Contractor should visit the site before tendering his price to ascertain any local features, e.g. trees, adjacent buildings, etc., which may adversely affect the works. This drawing must not be used for any other purpose other than that for which it was produced. The Contractor should ensure that all works are carried out with due regard to health and safety on site.

SUB-STRUCTURE

Where new or altered loads are to be applied to existing foundations they are to be exposed at the commencement of the works and strengthened if necessary to the satisfaction of the Building Control Officer. For new strip foundations excavate down to suitable bearing strata as agreed with the Building Control Officer. Minimum depth to reduced level dig should be 900mm. Strip footings should be formed using grade C20 concrete with a minimum thickness of 225mm with 150mm projection beyond wall. All foundations to be taken down to same depth as existing foundations. Foundation walls to be built up in 2 skins of Class B trench blockwork the same thickness as the walls above with 225mm long stainless steel vertical-twist wall ties at 450mm vertical and 750mm horizontal staggered centres. Cavity to be filled to ground level in weak-mix concrete.

SUPERSTRUCTURE

Ground Floor:
- New perimeter masonry walls to be built up to DPC level,
- Install 1200 gauge DPM over 150mm well compacted sulphate-free crusher run hardcore blinded with sand with all joints to be lapped (300mm) and taped. DPM to run up face of blockwork and turned under new floor joists maintaining ventilation below floor.
- Cast 100thk C20 oversite concrete over DPM
- Install 50 x 175dp C16 joists @ 400 c/c's with herringbone strutting at midspan maintaining minimum 150mm ventilation gap between oversite concrete and underside of joists.
- Insulate between joists with 100mm Kingspan Kooltherm K3 floorboarding.
- Finish floor with 18mm flooring grade chipboard
- Provide Air bricks / telescopic vents at 900c/c's perpendicular to joists.

External Walls:
Cavity wall consisting of an outer leaf of facing brick to match existing with 100mm cavity incorporating 100mm mineral wool and inner leaf of 100mm thick load bearing blockwork with a minimum characteristic strength of 3.5N/mm2. Both leaves to be tied together using 225mm long stainless steel vertical-twist wall ties at 450mm vertical and 900mm horizontal centres and 300mm maximum centres within 150mm of openings. All openings in cavity walls to have IG lintel reference L1/S100. All lintels to be installed in accordance with manufacturers recommendations. Use 50x100mm Rockwool 'Rockclose' thermal closers to close cavity around openings. Top of cavities to be closed with 8mm 'Supalux' closers. Horizontal DPCs incorporated in walls to be minimum 150mm above finished external ground level. All new walling to be block bonded into (3 in 6) and course through with existing walling u.n.o. Walls to received 12.5mm plasterboard on 10mm dabs fixed with staggered joints and finished in 5mm skim coat on jute-reinforced scrim joints.

Windows:
All windows to be double glazed with a U-value of 1.8W/m2K. All windows to provide minimum 5% of floor area as ventilation. Windows to be fitted with trickle-vents gloe and drboe and drboe and drbving minimum 8000mm2 opening to habitable rooms and 4000mm2 to other rooms. All windows to habitable rooms above ground floor must have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. Any glass extending to less than 800mm above finished floor level, for windows, and 1500mm above finished floor level for doors and side panels, to be safety glass to BS 6206. All glazing to comply with BS 6206

Roof:
Roof tiles to match existing. Every tile to be nailed on 50x25 softwood battens on Kingspan Nilvent breather membrane on 200 x 50mm C16 timber rafters at a pitch of approx 15° (T.B.C on site) @ 400mm c/c's. 175 x 50mm C16 ceiling joists @ 400 crs. Rafters fixed to 100x75 softwood wallplate held down with mild steel holding down straps @ 2m c/c's built into wall. Provide 270mm of mineral wool in two layers between / over ceiling joists. Ceiling to receive 15mm plasterboard fixed with staggered joints and finished in 5mm skim coat on jute-reinforced scrim joints. Eaves and soffit to be white upvc with gutters and rain water pipes.

Lateral Stability:
Tops of all walls parallel with rafter span to be tied to roof plain by 30 x 2.5mm galvanised mild steel straps secured with 8swg. x 75mm long nails to 3 no. min. rafters and built into wall at 1200 c/c. Incorporate soft wood packs and noggins between joists at strap locations - minimum 38mm thick x 1/2 joist depth.

Drainage (above ground):
Existing drainage runs, including manholes and other connections should be verified on site by Contractor. Roof to drain into UPVC gutter and 68mm dia. UPVC RWP secured with pipe clips to manufacturers recommendations. RWP to be fitted with anti-splash shoe and drain into trapped gulley.

Drainage (below ground):
All below ground drainage to be 100mm Ø UPVC. Pipes to be laid in an even fall minimum of 1:80. Drains passing through structural walls to be spanned over using PC lintels maintaining a minimum of 50mm clearance from the crown and sides of the pipe.

Electrical:
All sockets to be between 450mm and 1200mm high. Incorporate energy efficient lighting minimum 1 per 4 fixed fittings or 1 per 25m2 of floor area.

General Notes
All existing dimensions, sizes and drain inverts to be checked on site prior to commencement. All work to comply with current Building Regulations whether or not specified on drawing.

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PROJECT:
Dining Room Extension at
4 Holgate, Wombwell
Barnsley, South Yorkshire

CLIENT:
Mr Jeff Camm

TITLE:
Building Regulation Application

SCALE: As Noted	DRAWN BY:	CHECKED BY:	DRAWING No:	REV:
DATE: Nov 10	JC	JC	BR-01	-

ALL DRAWINGS SUBJECT TO FULL BUILDING CONTROL APPROVAL