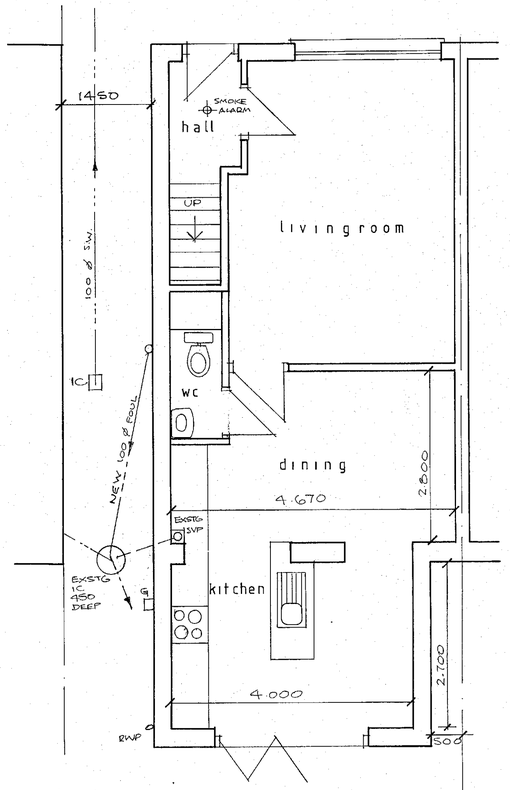
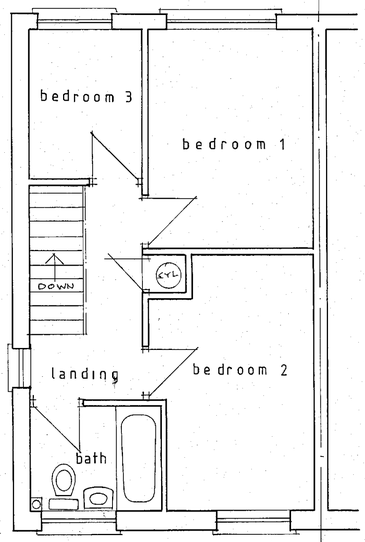
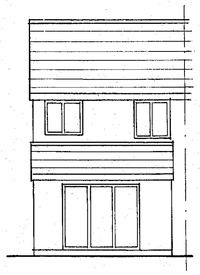
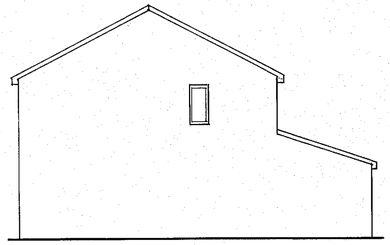


GROUND FLOOR



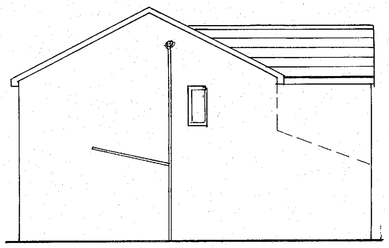
EXISTING FIRST FLOOR

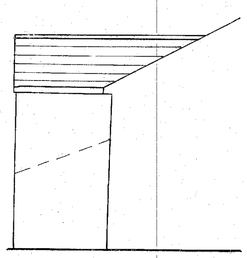




PROPOSED REAR

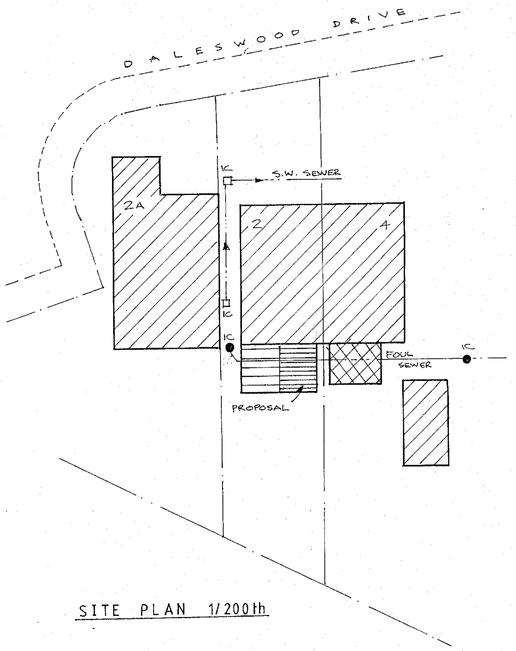
PROPOSED SIDE (to No 2A)



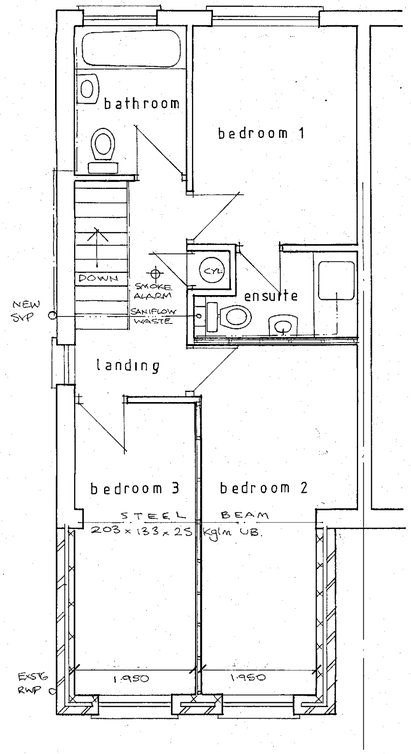


PROPOSED SIDE

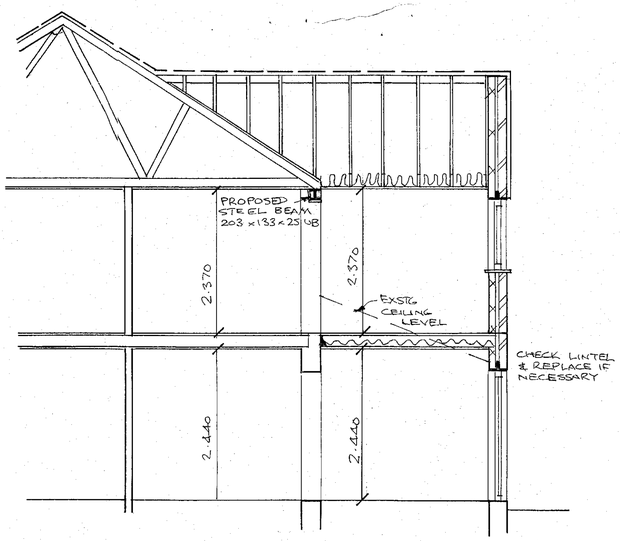
BMBC
CORPORATE MAIL ROOM
17 JUN 2015
Recd



SITE PLAN 1/200th



PROPOSED FIRST FLOOR



SECTION

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; 150 x 38 rafters at 600 centres at 32.5 degree pitch; rafters to bear on wallplate one end and on 200 x 25 timber ridge board; 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 600 once bent galvanised m.s.straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/3rd span built into wall and nailed across first 3 rafters and ceiling joists; 220 x 38 ceiling joists at 600 centres; white PVCu fascia and barge board; 12.5mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre in two layers with first 150 thick layer laid between ceiling joists and second layer laid at 90 degrees (U value 0.16 W/m²K); ventilators at soffit to give an equivalent area as a 12mm continuous air gap; Code 4 lead valley lapped under roof coverings min 230; 110 x 63 gutters to discharge to 63 downpipes to existing gully one side and to existing rainwater gutter other side (no increase in roof area to drainage system above existing extension roof area)

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer to match existing house; 50 cavity and 100 Celcon Solar insulation block inner leaf with 50 thickness of Kingspan Kooltherm K17 insulated plasterboard and 5mm plaster skim (U value of 0.30 W/m²K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; Catnic Cougar CG50/100 open back lintels to new window openings with min 150 end bearing with weep holes in brickwork

Existing lintel over external folding door to be exposed for inspection by local Building Inspector to ensure suitability to carry additional loads, if not suitable to be replaced with Catnic Cougar CGH50/100 open back lintel

Cavity walls built off existing cavity wall to ground floor extension; foundations exposed for inspection by local Building Inspector to ensure suitability to carry additional loads

Stud partition wall: 75 x 50 timber studs with 10mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m³ mineral fibre bats secured to stud work; floor joists doubled up under studs

FIRST FLOOR: 25 ptg boarding on 195 x 38 joists in Class SC3 timber at 600 centres built into loadbearing walls one end and hung off proprietary manufacture heavy duty joist hangers screwed to house wall other end; 30 x 5 lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; 12.5 plasterboard and 5mm plaster skim finish to ceilings with sound insulation of 100 thick quilt of 10 kg/m² mineral fibre

VENTILATION: New bedroom windows to be Argon filled 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 5% floor area of bedroom served; windows minimum U value 1.60 W/m²K with 8,000mm² trickle ventilation; Escape windows to new first floor bedrooms to have unobstructed openable area min 0.33 sq.m in area and minimum 450 high x 450 wide; bottom of openable area min 1100 from floor

Ensuite: vented with intermittently operated mechanical extractor fan of min 15 litres/sec capacity with 15 minute overrun; fan ducted to external air through roof space to proprietary manufacture eaves terminal

Bathroom: Existing bedroom window be fitted with obscure glass and has some part of opening light 1750 above floor level

STEEL BEAMS: 203 x 133 x 25 kg/m U.B.s to bear on 200 long x 215 deep x 100 wide padstone in Grade C30 concrete; beam to be fire protected with 25 plasterboard and 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; **Calculations for steel beam and padstones submitted for approval**

PLUMBING: Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; thermostatic radiator valves to all new radiators

Hot and cold water to wash hand basins and bath with hot tap located on left hand side of basin

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Part P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate; internal lights to bathroom and bedrooms and external safety lighting to have energy efficient fittings

Smoke detectors/alarms: Smoke detectors/alarms fitted in locations shown in accordance with BS 5839-6:2004; detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; 3 hour battery backup to detectors

DRAINAGE: Bathroom to discharge to new 100 diameter soil and vent pipe (SVP) with slow radius rest bend to new drain connection to existing inlet to IC on foul sewer; SVP to terminate in balloon grating 1000 above any window; 75 deep seal traps to all bathroom appliances with 32 waste to hand basin, 38 waste to bath and 100 waste to WC; no connection to SVP within 200 of WC connection; new drain connection made using 110 diameter PVC pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; (no additional flow to surface water drainage system due to replacement of existing extension roof)

Ensuite to discharge to "Sanipro" pump/macerator unit conforming to EN 12050-3 and connected to WC pan with a horizontal outlet spigot conforming to EN33 or EN 37; anti-vac traps to all ensuite appliances with 32 waste to hand basin, 38 waste to shower and 100 waste to WC; pump/macerator connected to new SVP by running 32mm diameter common waste vertically to roof space and then to SVP at a minimum gradient of 1 in 100; waste clipped to roof trusses at 600 centres; drain off valve fitted to bottom of vertical section of pipework to facilitate drain down for maintenance purposes; all work to manufacturer's specifications and recommendations

PROPOSED SECOND STOREY EXTENSION at REAR of No.2 DALESWOOD DRIVE, WORSBROUGH DALE, BARNSLEY

SCALES: 1/50th and 1/100th