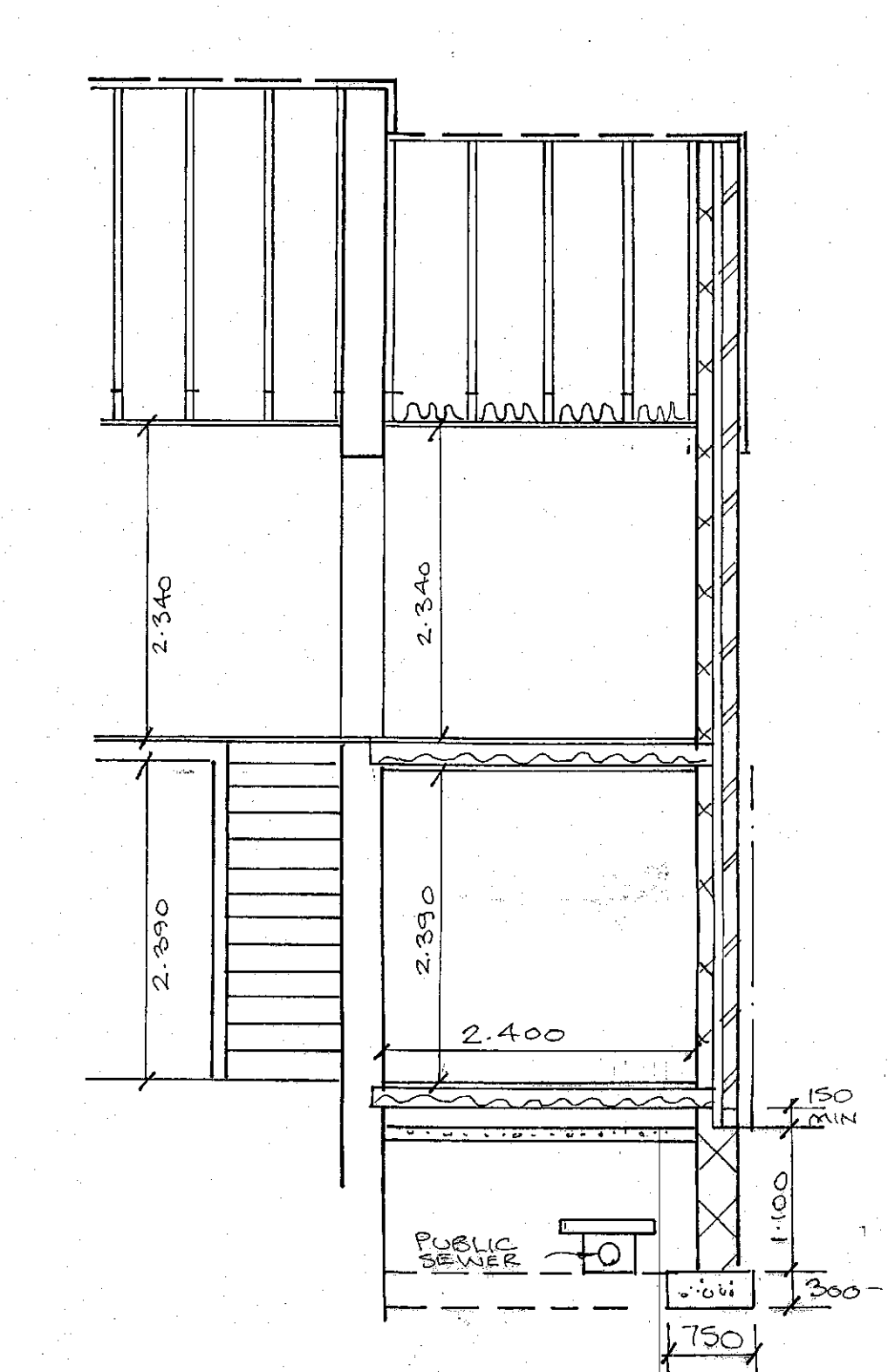
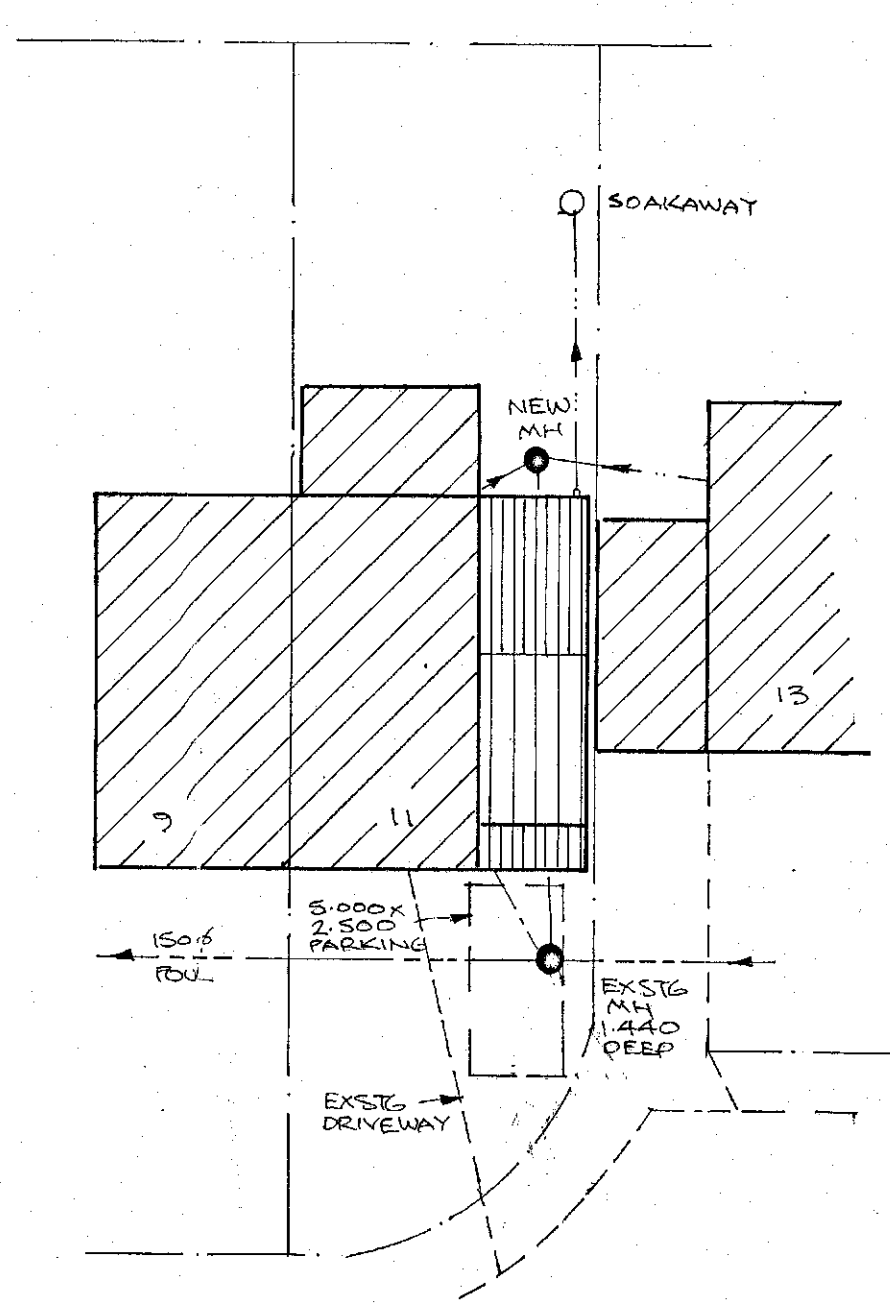
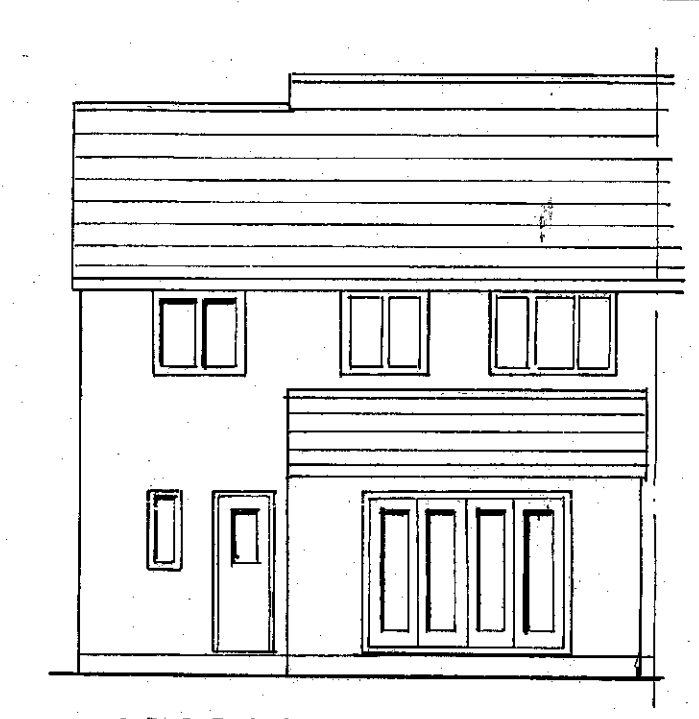
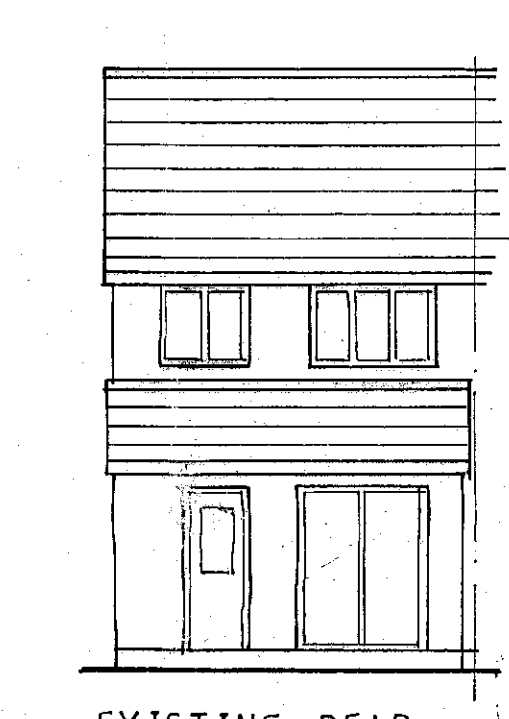
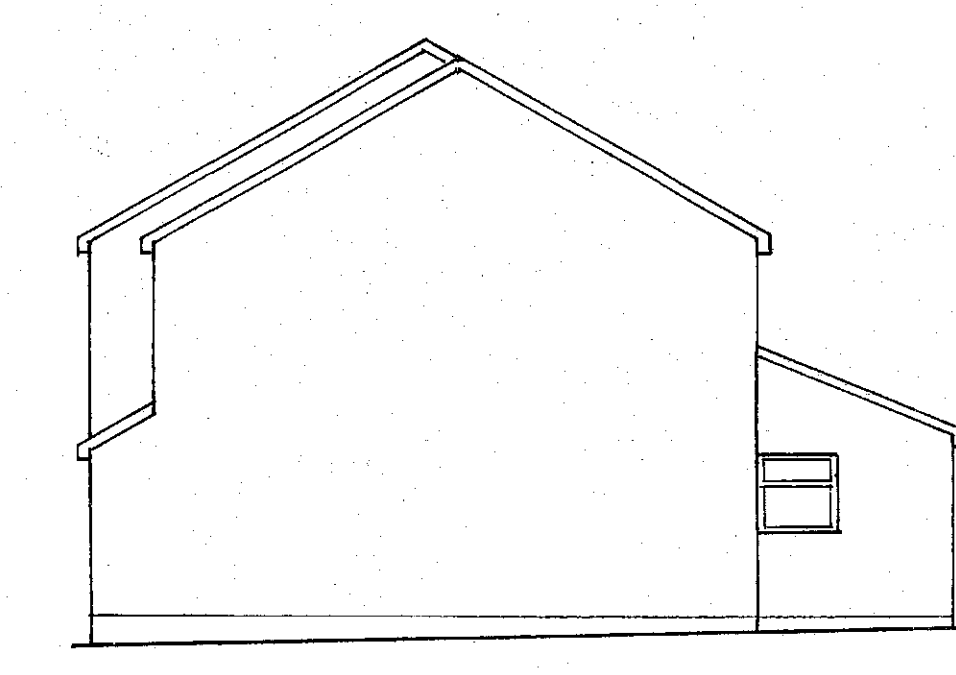
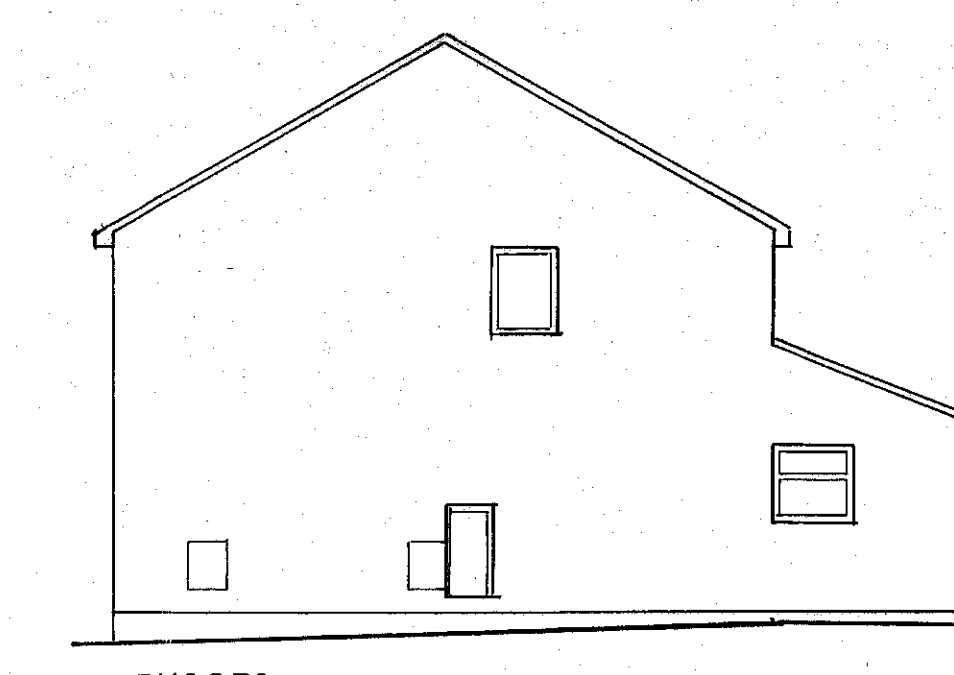
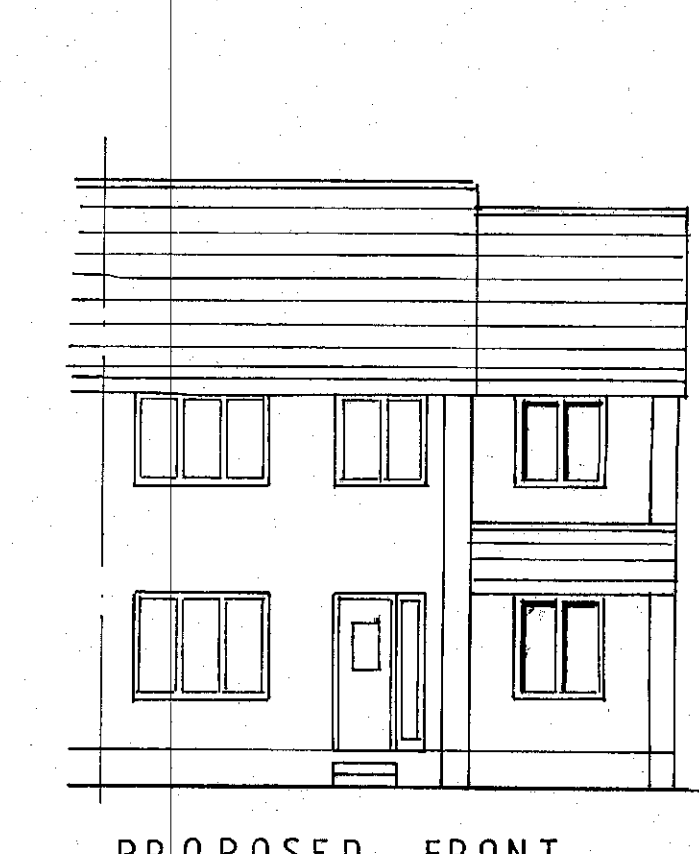
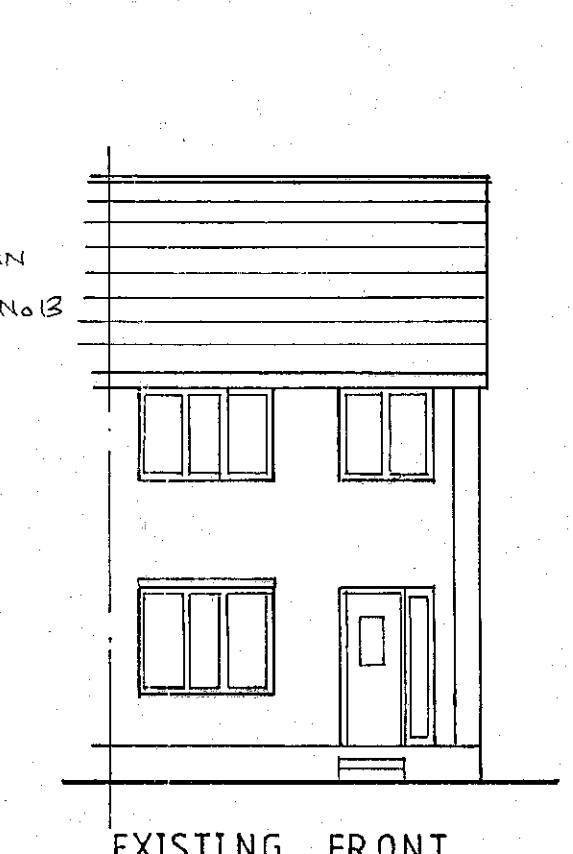
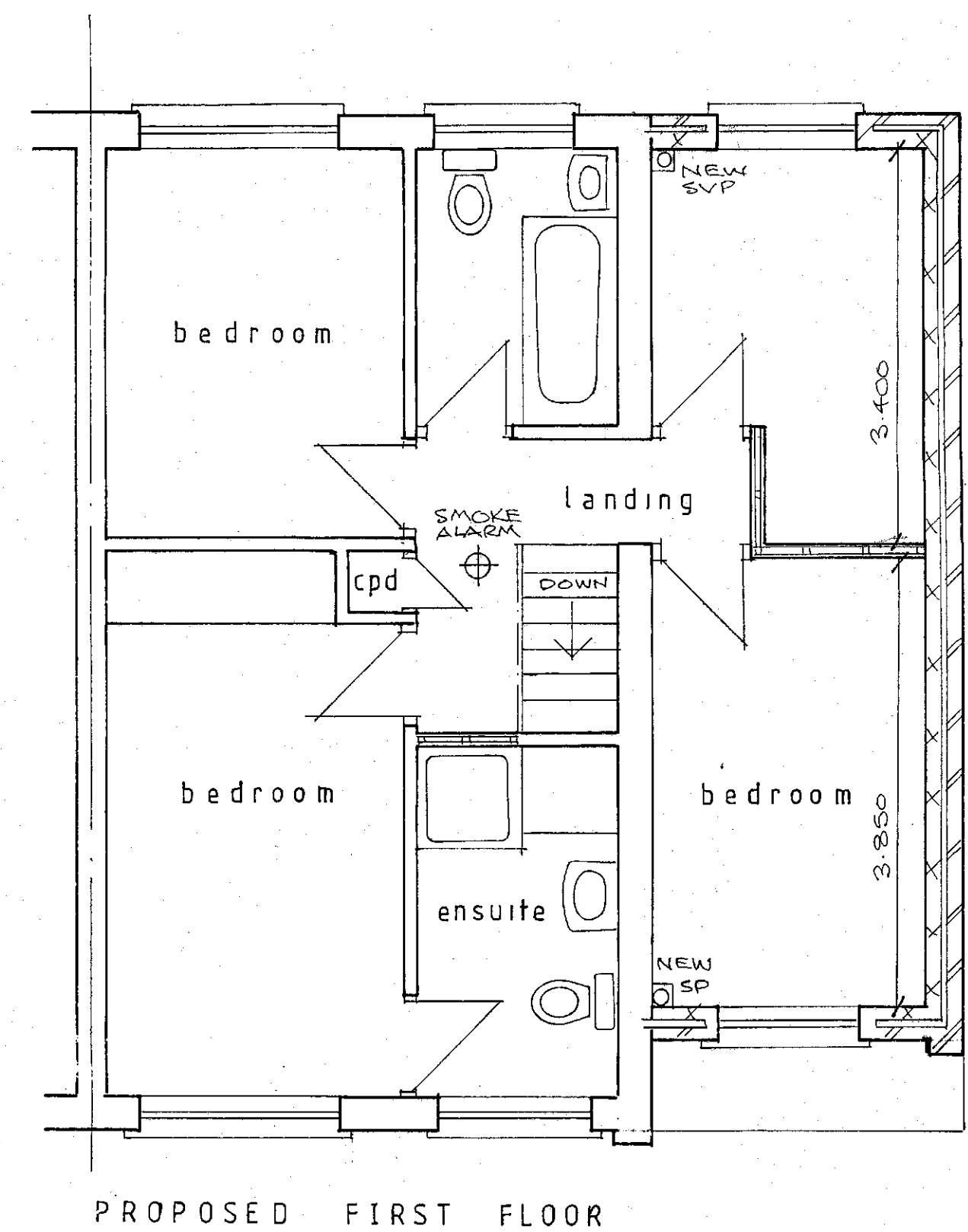
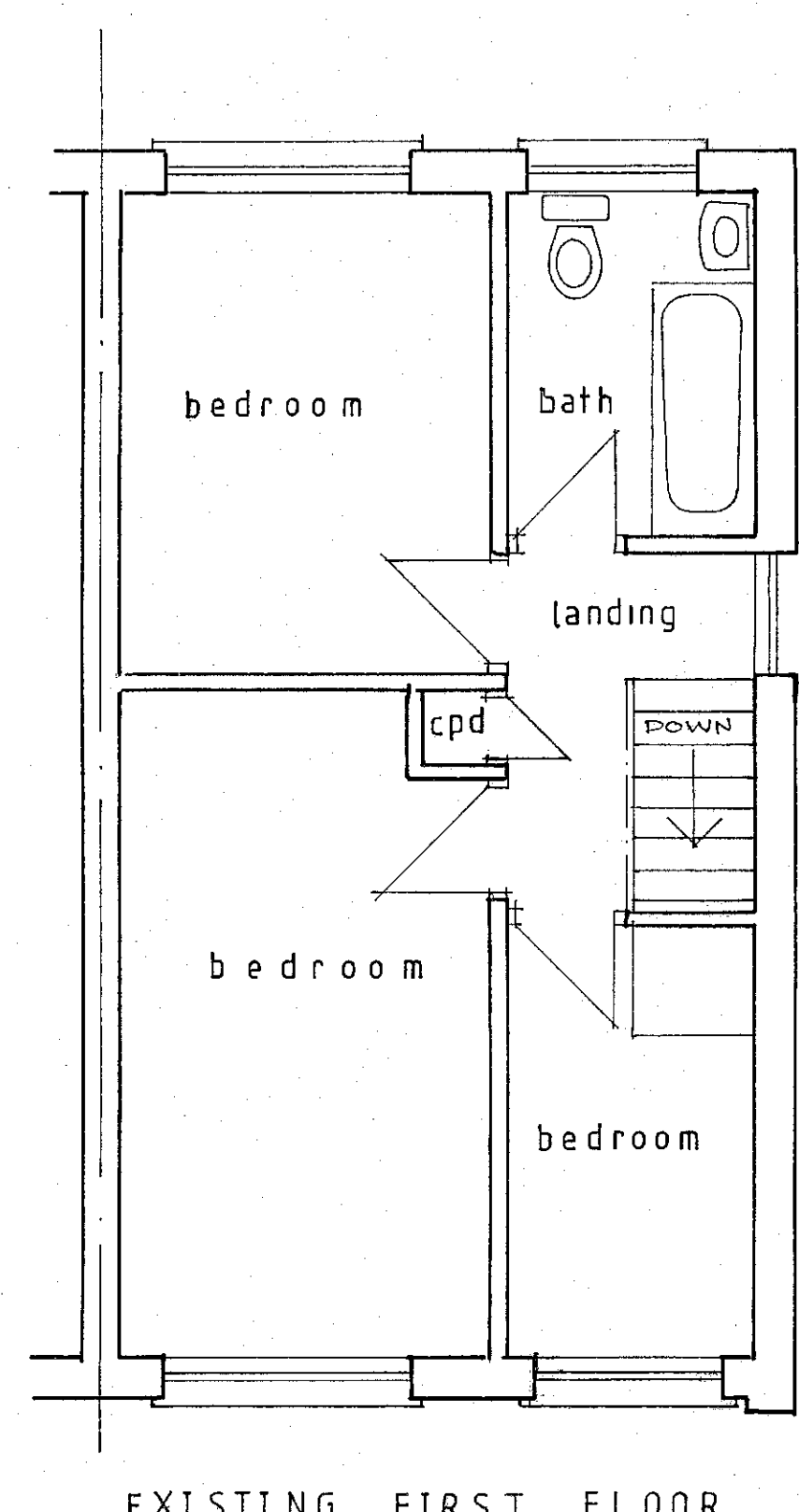
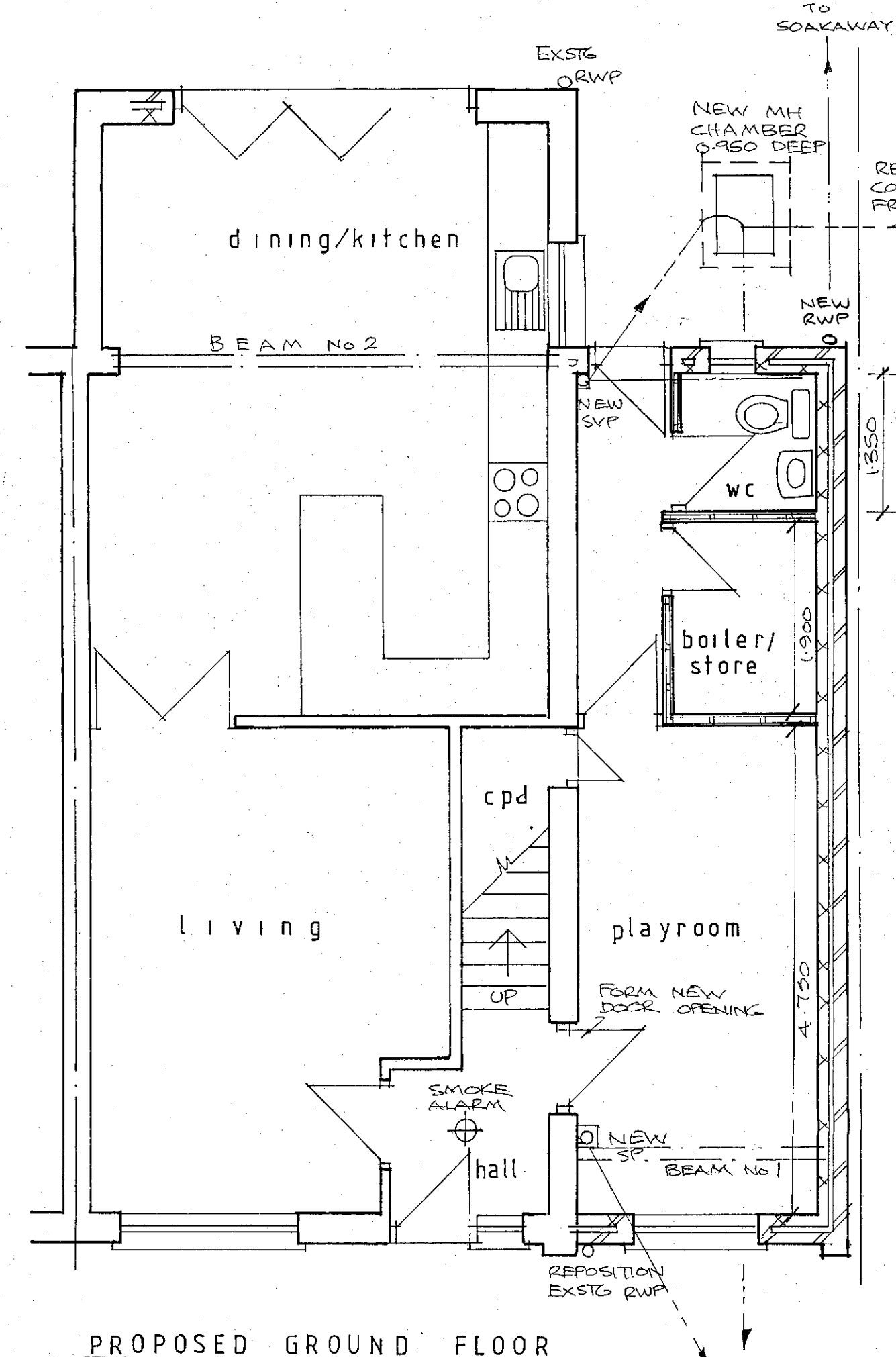
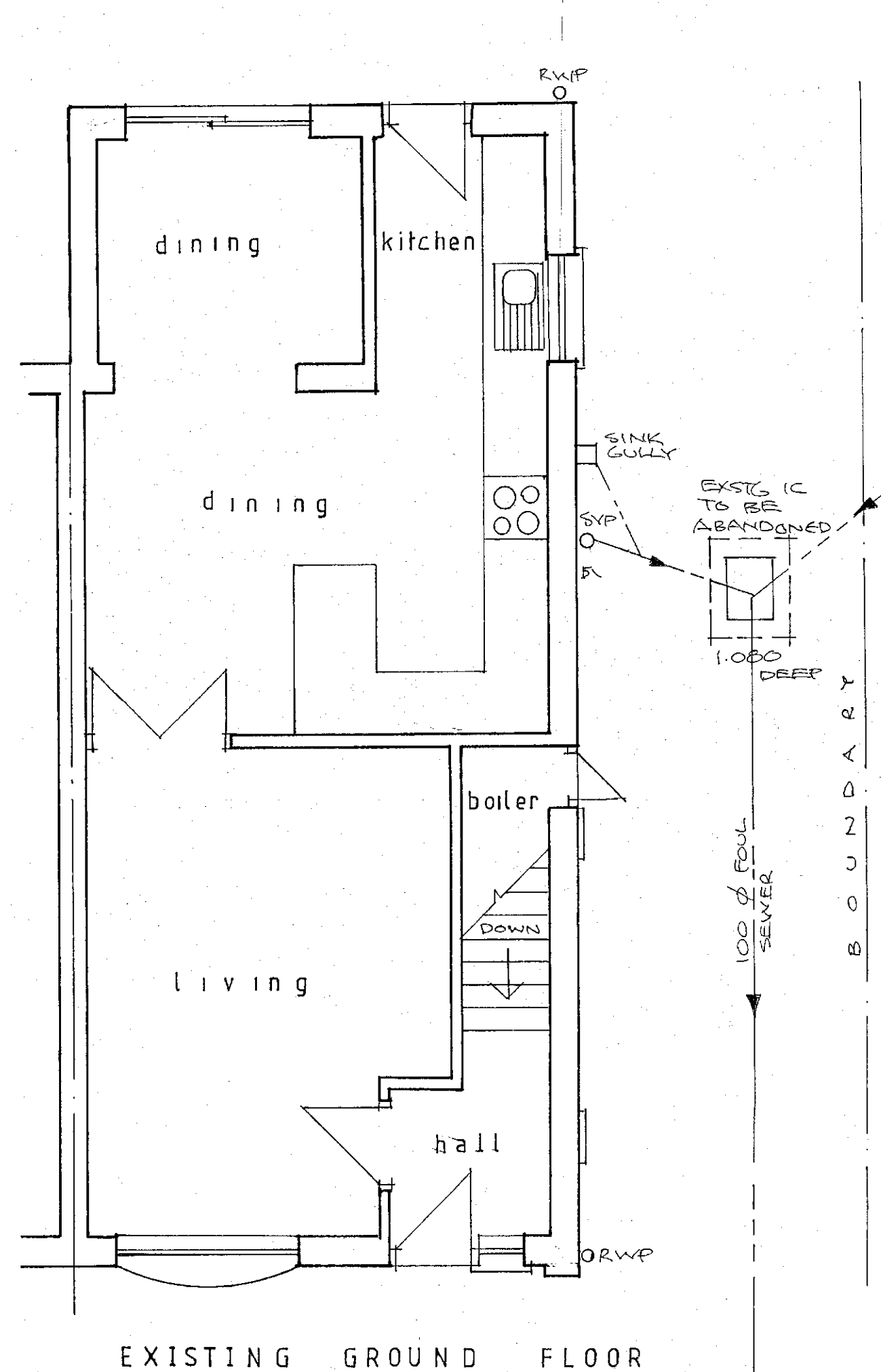




INTERNAL ALTERATIONS

CAVITY WALLS: Opening in cavity wall adjusted by using cavity wall construction with external and internal leaf with tie irons as detailed above under extension notes but 50 cavity to match existing wall; bricks fully bonded to existing alternate courses; Cavity CG50/100 lintel over opening with tray dpc over and weep holes in brickwork; insulation to be 72.5 thickness of Kingspan Kooltherm K17 insulated plasterboard fixed on plaster dabs with 5mm plaster finish (U value of 0.26 W/m²K); 2000 wide Vufold Master Blifold white finish door-set to dining area; doors to have Low E Argon filled 24mm double glazed units with toughened tempered safety glass to BS 6206:1981 (U value 1.2 W/m²K)

Existing structural pillar and stud partition wall between kitchen/dining removed and steel beam inserted to support wall above

STEEL BEAM: Beam No.2 to support wall over existing extension in kitchen be 2 No. 254 x 146 x 43 kg/m UBs to bear on 450 x 215 x 100 concrete padstones; beams built above ceiling level with existing floor joists built into web of UBs and packed tightly with timber noggins; beams to be protected with 13mm Promat "Supalux" fire resistant boarding; beams bolted together at 1/3" points with M24 Grade 8.8 bolts with tubular steel spacers over bolts; Calculations for steel beams and padstones submitted for approval

EXTENSION

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm timber batt underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture rafters at 500 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3; 1985; (builder to check pitch of existing roof matches before ordering trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords in trusses to be Class M50 to BS 4978; trusses nailed both ends to 100 x 75 treated wallplate 100 x 75 treated wallplate fixed to blockwork at max 1800 centres with 30 x 5 x 600 o.c. galvanised m.s. straps; 100 x 50 ceiling binders at 1800 centres; PVCu soffit, fascia and barge board; full backed plasterboard ceiling with 5mm plaster finish and 38 x 38 noggins at edges; insulation 300 Rockwool mineral fibre laid in two layers with first 150 thick layer laid between ceiling joists second layer laid at 90 degrees (U value of 0.16 W/m²K); ventilators at soffit to give an equivalent as 12mm continuous air gap; lateral restraint to walls by building 30 x 5 x 600 mild steel straps at centres into wall and nailing over first three rafter and ceiling ties; Code 4 stepped lead flashing at junction of existing house wall lapped under roof coverings min 230 and up wall min 150 and tie roofing felt lapped under existing roof coverings min 230 at rear; 110 x 63 gutters at 63 square downpipes to offshot roof at front and to and to new gully at rear; offshot to existing reposition at front and to new soakaway at rear

OFFSHOT ROOF: Concrete roof tiles, felt and battens all as main roof above; 100 x 50 rafters at 500 centres at 32.5 degree pitch (max span 1.100); rafters to bear on wallplate one end and on 150mm timber bearer rafterbolted to house wall other end; 97 x 35 ceiling joists I SC3 timber at 800 centres to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lead flashing lapped under roof coverings min 230 turned up house wall min 150 and tie roofing felt lapped under existing roof coverings min 230 at rear; 110 x 63 gutters at 63 square downpipes to offshot roof at front and to and to new gully at rear; offshot to existing reposition at front and to new soakaway at rear

CAVITY WALLS: 112.5 thick external leaf in brickwork to match existing house; 100 cavity a Celcon 3.6 N/mm² standard grade insulation block inner leaf with 5mm plaster skim finish; wall ground level to be in 3.6 N/mm² trench blocks; wall ties 750 horizontally, 450 vertically, at vertically at openings; cavities closed at reveals, eaves and copings to be continuous; per cavity wall insulation to be 50 Kingspan K18 cavity board fixed to block side of cavity using double type retaining disc/cup installed drip downward (U value of 0.26 W/m²K); Kingspan Kooltherm K17 cavity closers at openings fixed in accordance with manufacturer's instructions; brickwork blockwork bonded to existing walls using proprietary bonding strips; Celcon Cougar CG90/10 back lintels to with min 150 end bearing with tray dpc over lintels and weep holes in brickwork; dpc min 150 above adjacent ground level and to be tied into existing dpc and new floor dpc; cavity built off concrete strip foundation to be minimum depth and size as shown on section but taken down to depth and suitable strata as required by Approved Document A to the Building Regulations and as inspected by local Building Inspector

STUD PARTITION WALL: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish; 25mm thickness of 10kg/coum mineral fibre bats secured to stud work

GROUND FLOOR: 25 ply boarding on 147 x 50 joists in Class SC3 timber at 450 centres built in bearing walls both ends; 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 air bricks 800 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; Kingspan Thermaflex T770 zero ODP insulation board fixed between joists on 25 x 25 timber screwed to joists to achieve a U value of 0.22 W/m²K; 100 oversite concrete at or above a ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ply boarding on 147 x 50 joists in Class SC3 timber at 450 centres built in loadbearing walls both ends (Span 2.400); 30 x 5mm lateral restraint straps at 1800 centres built into brickwork and nailed across first three joists with timber noggins to brace straps; 10mm plaster with 5mm plaster skim finish to ceiling to have sound insulation consisting of 100 thickness of 4kg density mineral fibre quilt laid between joists

VENTILATION: New windows to be 16mm Argon filled double glazed PVCu units with low E glass (minimum U value 1.60 W/m²K); opening area minimum 5% floor area of room served; windows to new first floor bedrooms to have unobstructed openable area min 0.33 sqm in at minimum 900 high x 450 wide with bottom of openable area max 1100mm above floor; 4000mm ventilation to WC window, all other rooms to have 8,000 mm²; PVCu doors to have min U value W/m²K; all glazing between finished floor level and 800 in windows and between finished floor level 1500 in doors to be safety glazing to BS 6206:1981; obscure glazing fitted to existing window ensuite shower room

Ensuite vented with window having obscure glazing and some part of opening light 1.750 above floor level with mechanical ventilation with intermittent extraction rate of 15 litres/sec

WC vented with window having obscure glazing and some part of opening light 1.750 above floor level with mechanical ventilation with intermittent extraction rate of 5 litres/sec

Kitchen additional ventilation by mechanical extractor fan incorporated in cooker hood or intermittent extraction rate placed over the hob or 60litres/second if placed elsewhere

STEEL BEAMS: Beam No.1 to support wall over extension to be 2 No. 152 x 89 x 16 kg/m UBs on 200 x 215 x 100 padstones in Grade C30 concrete; Beams to be protected with 13mm "Supalux" fire resistant boarding; beams bolted together at 1/3" points with M24 Grade 8.8 bolts tubular steel spacers over bolts; Calculations for steel beams and padstones submitted for approval

PLUMBING/HEATING: Existing Condensing Combination boiler relocated from under-stair cupboard external wall via boiler room; boiler to discharge to external balanced flue terminal via proprietary flue system provided by boiler manufacturer; all work in accordance with manufacturers specific all work on boiler and central heating to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector

Hot and cold water to all wash hand basins with hot tap located on left hand side of basin; heat domestic plumbing insulated in accordance with requirements of Building Regulations

Ensuite to discharge to new SP to existing MH on public sewer; existing bathroom and new WC 100 dia SVP with slow radius bend rest to new drain connection to new MH; 75 deep seal trap appliances with 32 waste to handbasins, 38 waste to shower/bath and 100 waste to WC; no connected to SVP within 200 of WC connection

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

Smoke detectors/alarms: Optical type smoke detectors/alarms to landing and hallway and detectors/alarm in kitchen fitted in accordance with BS 5839-6:2004; detectors to be wired to electricity with separate fuse in fuse box; 3 hour battery backup to detectors

PROPOSED TWO STOREY EXTENSION
SIDE of No.11 RYLSTONE WALK,
STAIRFOOT, BARNSELEY
Scales 1/50th and 1/100th

DRAINAGE: Existing public sewer to be extended with permission and under supervision of Yorkshire Water Services Ltd, application form H4S185 submitted; existing inspection chamber and side connections removed and new drain connection in 100 diameter clay pipes with proprietary flexible couplings to min 1 in 40 gradient; new pipework connected to existing using proprietary rubber/steel band flexible coupling; new MH to be 900 x 600 precast chamber on 150 thick concrete base with cast iron cover and frame; permission obtained from owner of No.13 Rylstone Walk to divert their connection to new manhole chamber; sewer and private drains passing under extension to be checked for structural condition and protected by concrete lintel to support walls over

New rainwater gully to 1 cu.m soakaway situated min 5 metres from any structure, vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector and Yorkshire Water Services Ltd

Soakaways filled with clean hardcore free from Building Inspector to prove suitability of ash fit flexible joints laid to a minimum gradient

