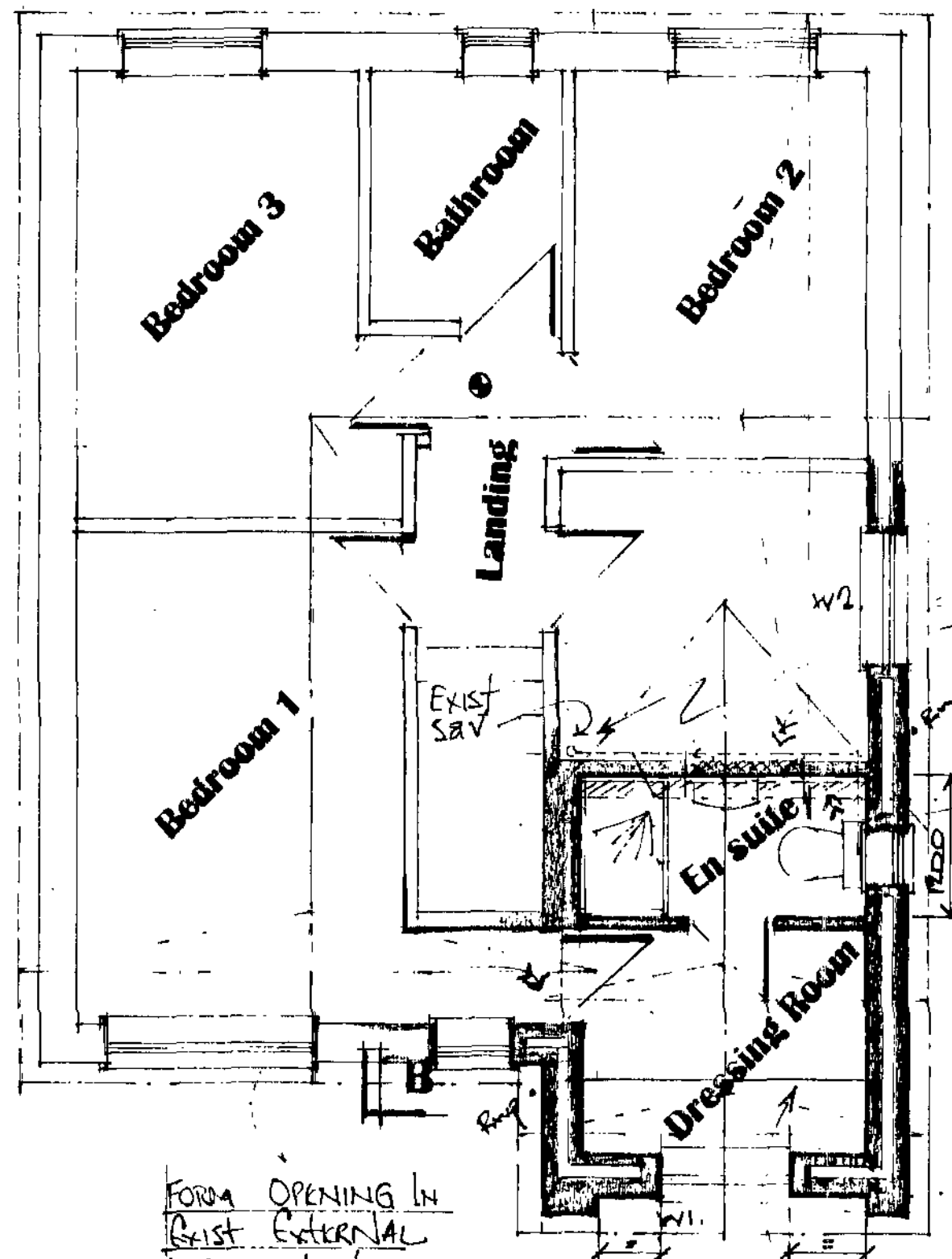
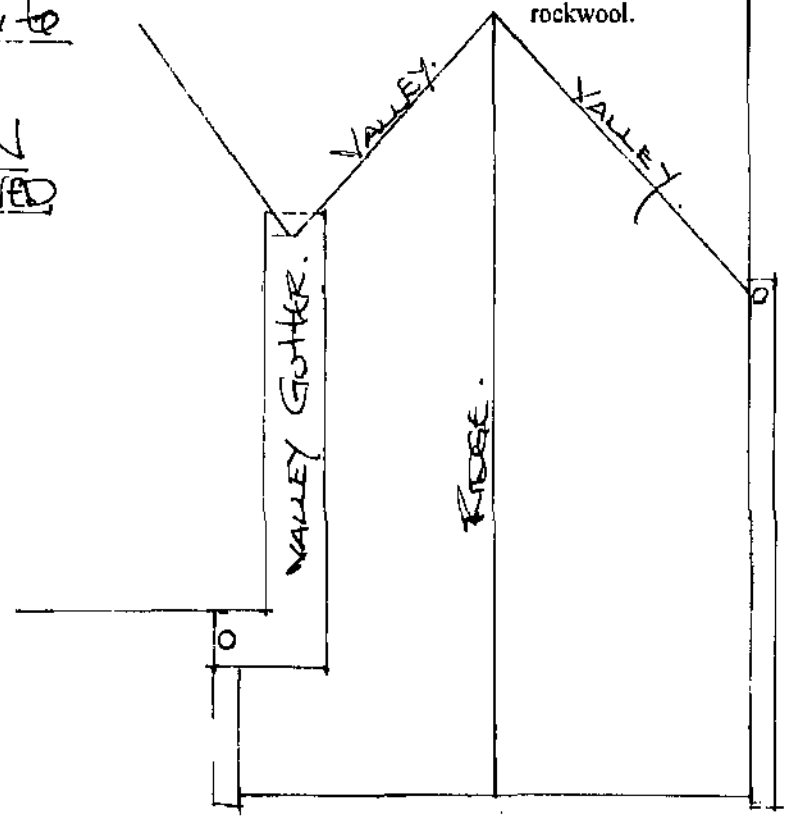


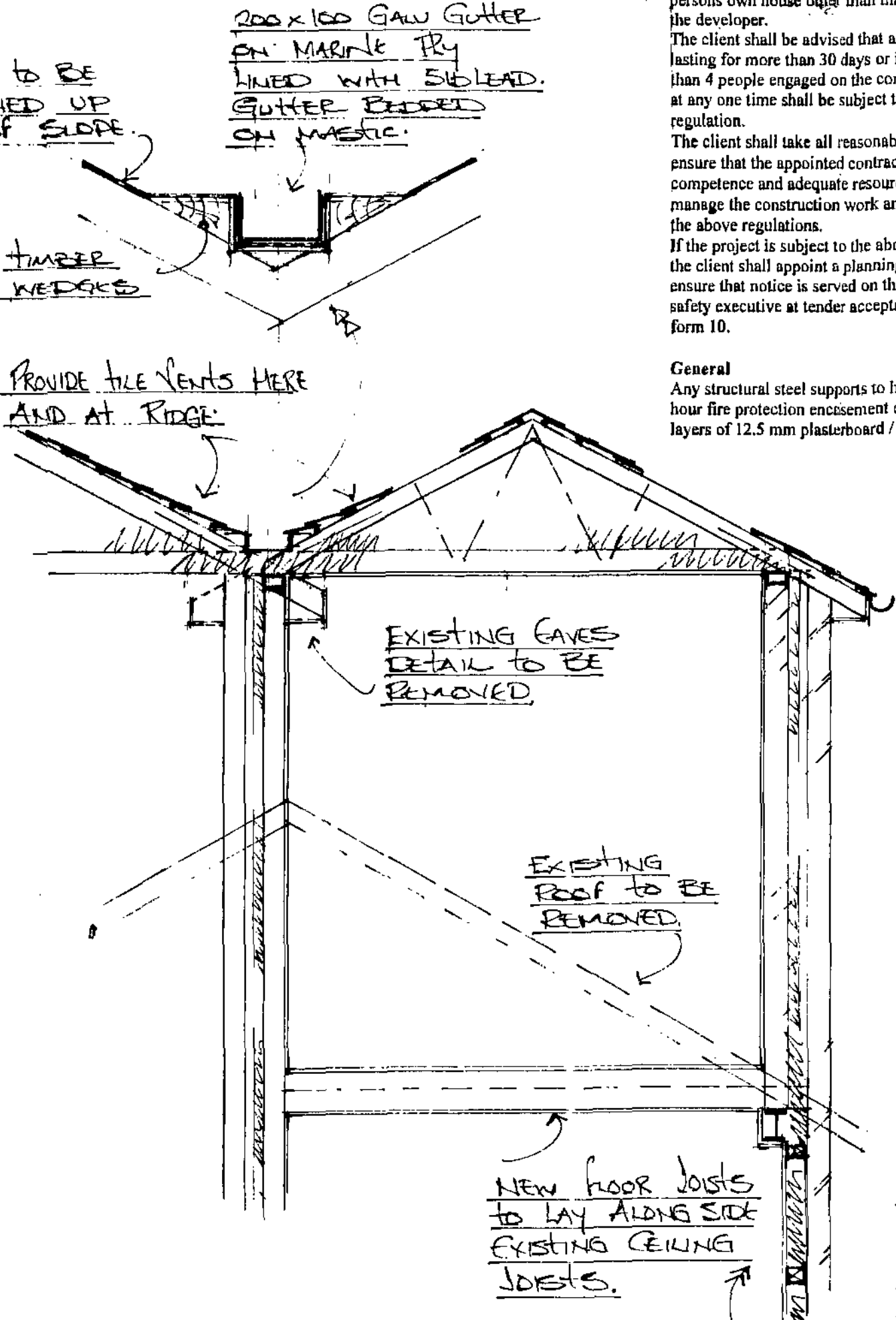
Existing Ground Floor Layout



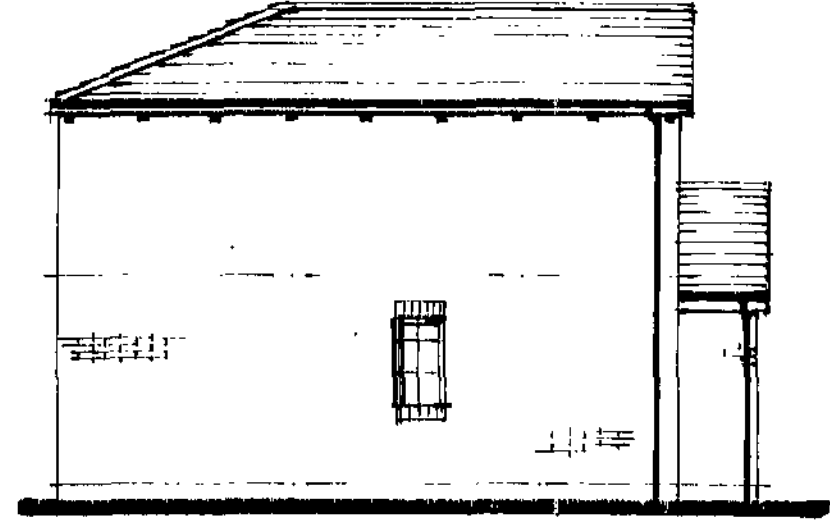
Existing / Proposed First Floor Layout



Roof Plan



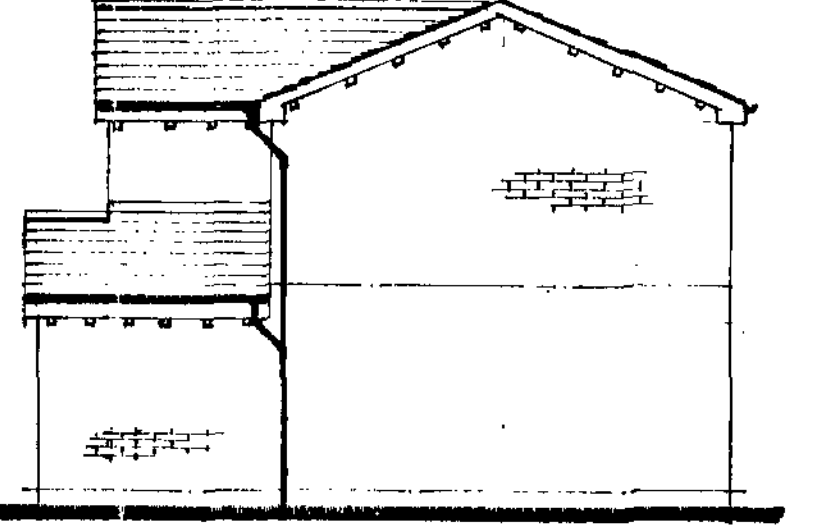
Section On B - B



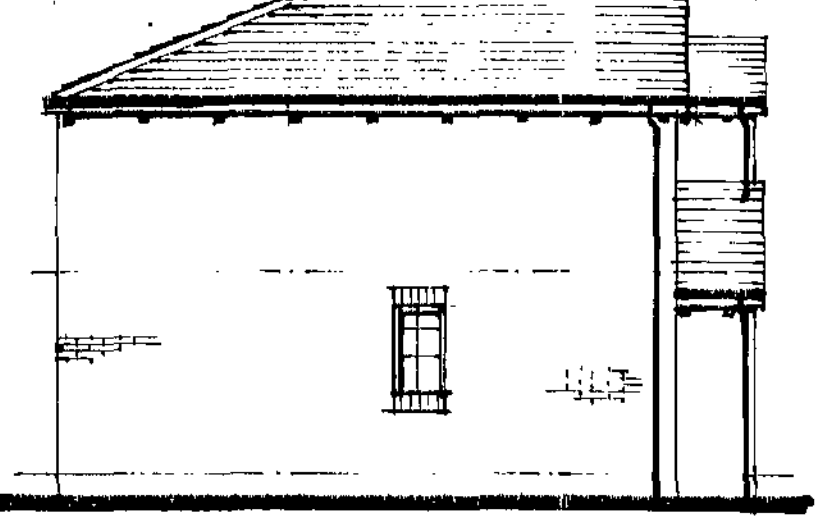
Existing Side Elevation on 1



Existing Front Elevation on 2



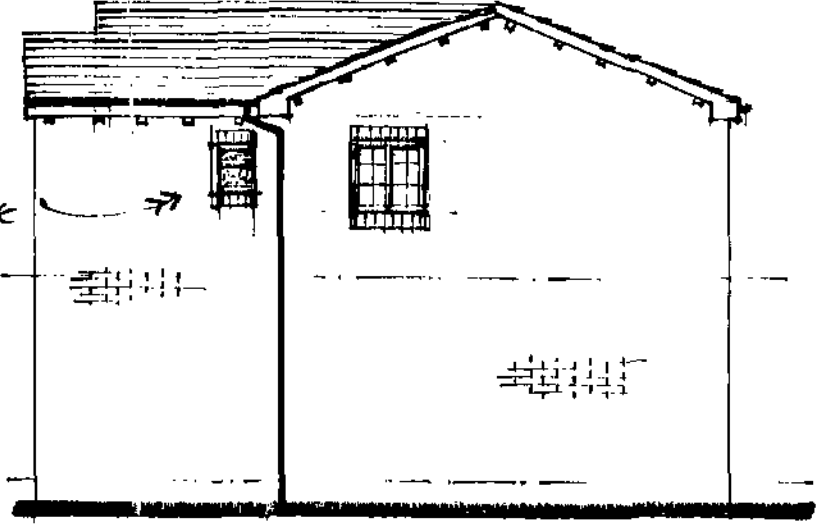
Existing Side Elevation on 3



Proposed Side Elevation on 1



Proposed Front Elevation on 2



Proposed Side Elevation on 3

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme". A certificate shall be supplied on completion of all electrical works.
Lighting - 1 in 4 to be low energy.

Means of escape.
New windows to have a clear opening of 750 mm x 450 mm and 1100 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 gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

U Values
The builder shall ensure that the following values are achieved.
Roof 0.20w/m2k
Walls 0.27w/m2k
g.f. 0.22 (with P/a 09)
Windows / doors 1.8w/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 water to connect to existing gutter / fall pipes.
Foul water drainage
All to collect and connect to existing s and v pipe.
Valleys or connection of roof to walls to have 5 lb lead flashing.
Pipe sizes - Basin 32mm up to 1.7m run. Sink / shower 40mm up to 3m run 50mm up to 4m run WC - 100 mm. Separate connections and 75 mm deep seal traps to 100's & v/p terminating internally with non return valve.
Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.

Timber First Floors.
Ø x 150 min (sc 3) softwood joists at 400 c/c with herring bone strutting mid span 19 mm T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) joists to be built into walls or attached to joist hangers and screwed to joists.
Joists to be doubled up under stud wall location.

Roof design (Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
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
Valleys or connection of roof to walls to have 5 lb lead flashing.
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.

Roof Insulation.
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.
First floor
Sound reduction to new second floor to be 100 mm mineral felt min density 10kg/m2

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 3m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

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 figl.
All door and window jamb / heads Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

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

Scope of Works
General
Construction of a first floor front extension creating en suite and dressing room.

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 drawing 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
Trial pits shall be excavated by the builder as directed by the building inspector to ensure foundations are adequate to accommodate the extension.

Lintols
All door / openings / window lintols to be "Carnie". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
Bathrooms to be 15 l/sec min. wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Date	Revisions

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Client
Mrs D Simms

Job Title
First Floor Extension

Drawing Title
General Arrangement / Elevations.

Scale
1 : 50 1 : 100 1 : 25

Date
9.9.09

Drawn by
Steve Camps

Drg. No.
DS / 01

Rev.