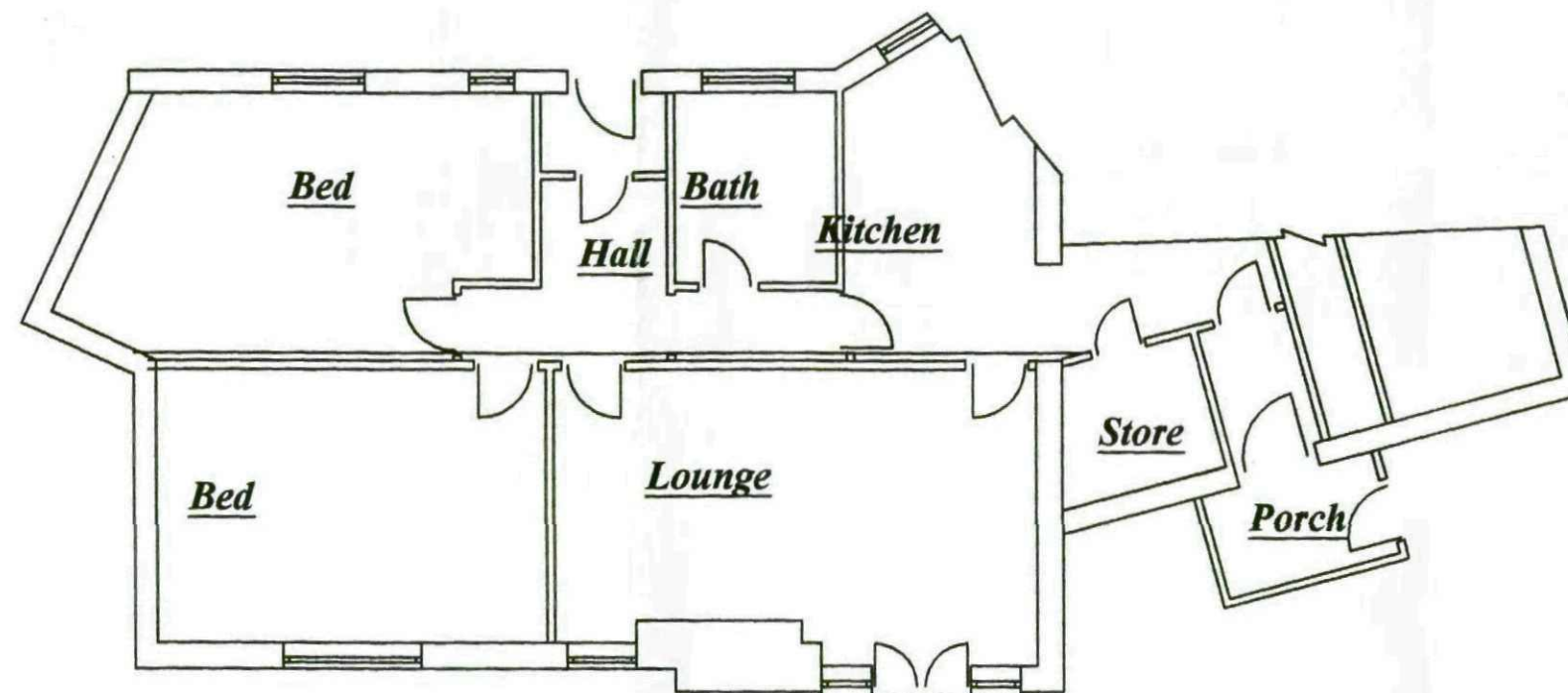
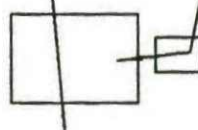
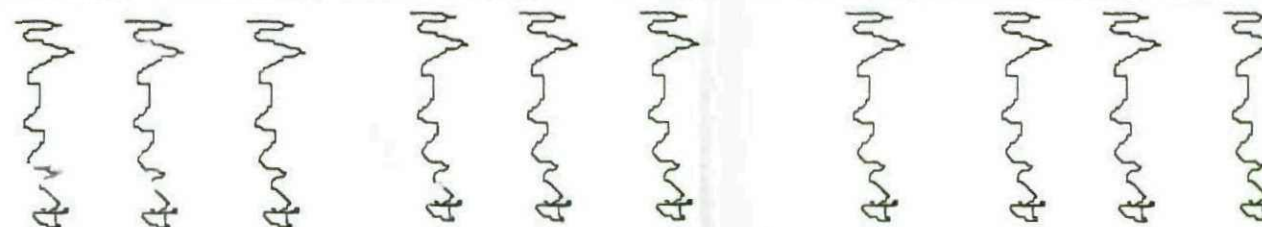


existing I.C.



Existing Ground Floor Plan



Date 9: 6: 2011

Scale 1 : 100

Client

Mr. & Mrs. E. Beavers
39 Ben Bank Road
Silkstone Common
Barnsley

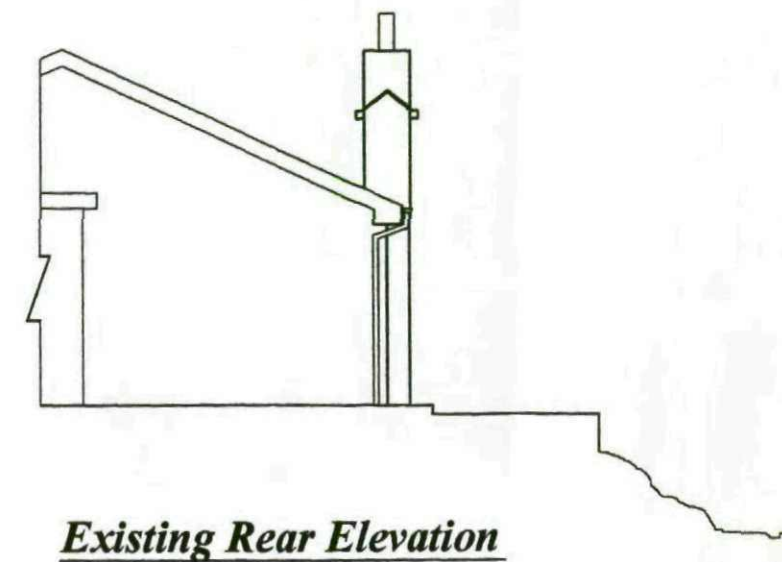
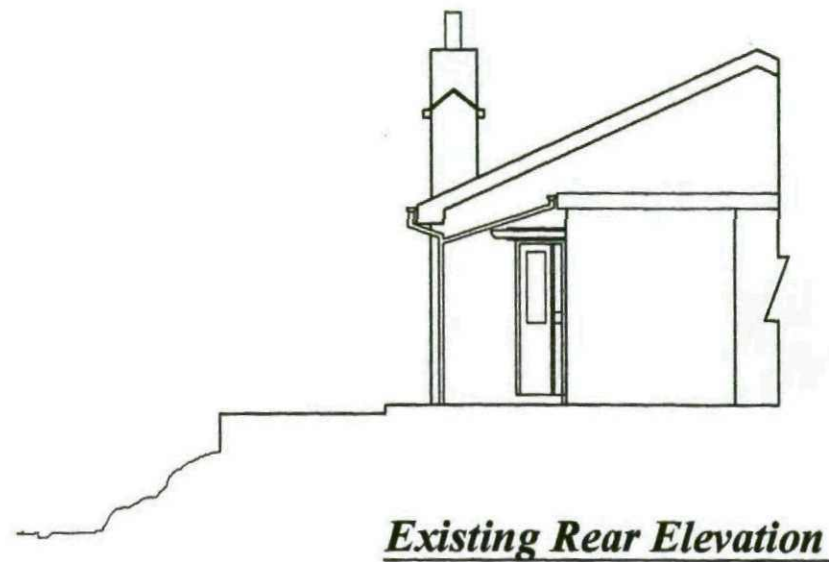
PROPOSAL

Extension to form Bedroom And
Sun Lounge

Revisions

Date

M. Whyke MRICS
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Higham
Barnsley
S75 1PX
Tel. 01226 386190



Date 9: 6: 2011

Scale 1 : 100

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Bed

Hall

Kitchen

smoke alarm

Store

Porch

Bed

Lounge

203x102x25 RSJ on 300 x 150 x 150
deep concrete padstone

r.l.

r.l.

B

4205

Naylors R6 lintel to support floor joists
on concrete foundation taken to
loadbearing ground to satisfaction of I.A.

to I.C

A

Bed

2250

Sun Lounge

A

400

1600

700

5200

1800

700

670 600

1500

790

2600

700

8220

B

stud walls to be filled with
Dry therm insulation min. 10kgm2
& 12.5mm plasterboard & skim
both sides

Proposed Ground Floor Plan

Date 9: 6: 2011

Scale 1 : 50

Client

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Barnsley

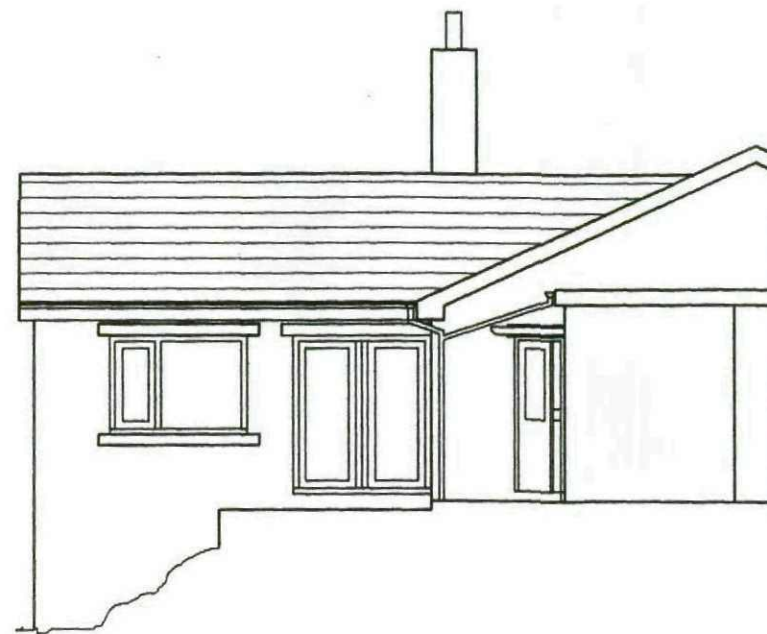
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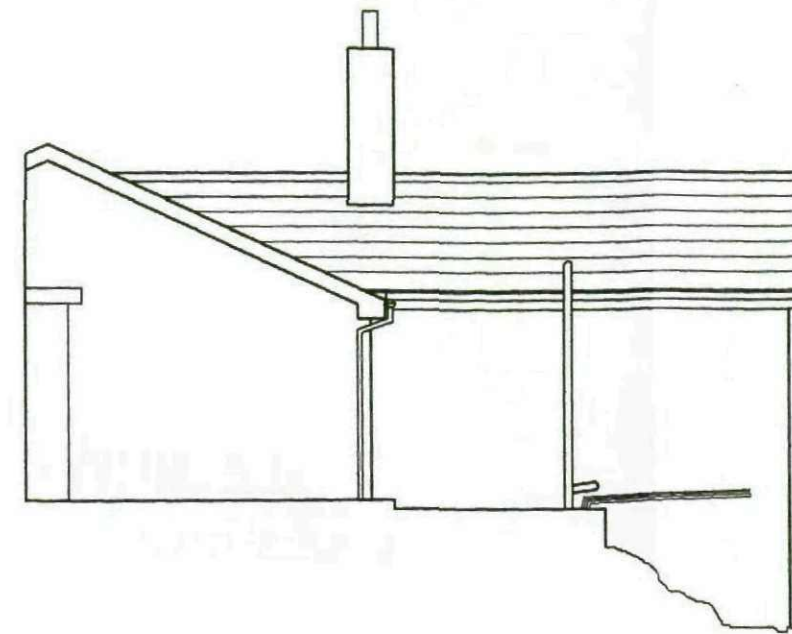
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Proposed Rear Elevation



Proposed Rear Elevation



Proposed Rear Elevation

Date 9: 6: 2011

Scale 1 : 100

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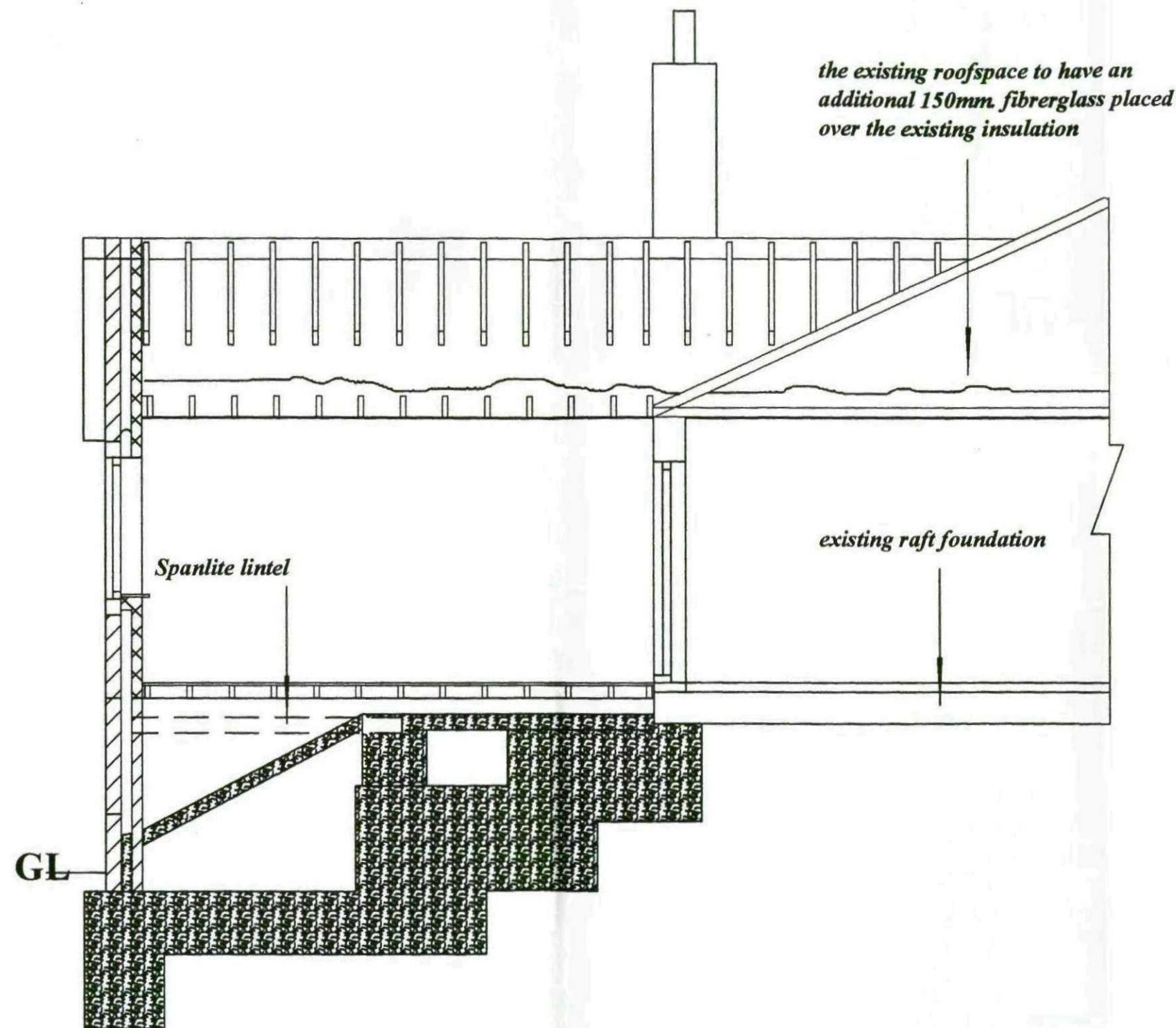
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Section B - B

Date 9: 6: 2011

Scale 1 : 50

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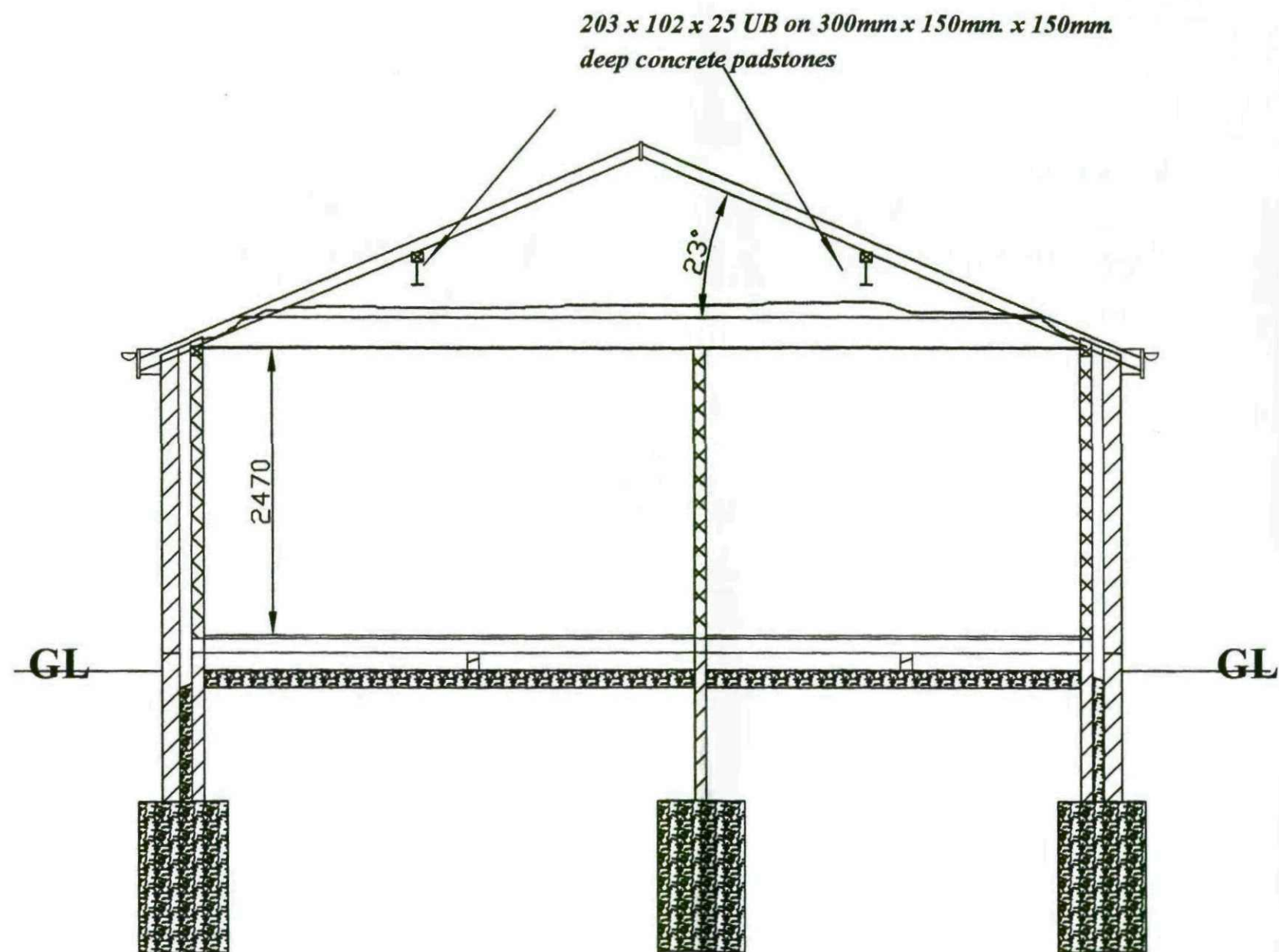
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Section A - A

Date 9: 6: 2011

Scale 1 : 50

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Foundations

Foundation to be min. 700mm. wide concrete trench fill with min. 600mm. overlap on any step in levels, reinforced with B503 mesh top & bottom with min. 50mm. cover to steel. Foundation to be taken down to suitable natural ground & be to the satisfaction of the Local Authority Building Control Surveyor

External Wall Construction

Natural Stone to match existing with min 150mm. on bed & to satisfaction of Local Authority, 50mm. clear cavity, 50mm. "Kingspan Thermawall" TW 50 zero ODP insulation boards (to D.P.C. level), 100mm load bearing blocks

2 coat plaster to walls including the existing external skin where covered by the extension.

Wall ties to be stainless steel double drip type with retaining clip (BBA approved) place minimum 5 per m² & at 225mm c/c. at reveals & top of gable walls.

Lintels to be I.G. L1/S100 (all with min. 150mm. end bearing).

30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor level, ceiling level & up gables (these to be screwed to solid noggin over 3 no. rafters).

New work to be bonded to existing with Crocodile stainless steel fixings to allow movement between existing building on a raft foundation & new extension on trench fill.

"Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings.

D.P.C. to be provided min. 150mm. above ground level & to heads, sills & reveals of openings. Lintels to be provided over drains where passing through walls.

Weep holes to be provided to the rear wall of extension & to be sited above the level of oversite concrete.

Ground Floor Construction

22mm. flooring grade chipboard to B.S.S. (suitable for wet areas in shower room) on 125mm. x 50mm. S.C.3 grade joists at 400mm. c/c. with 110mm. "Kingspan" TF70 insulation boards between joists, under floor vents to be 225mm. x 150mm. sited max. 400mm. from corners & at 900mm. c/c. these to be ducted through wall & have tray D.P.C. over.

honeycomb sleeper walls which are to be at max. 2500mm c/c)

Oversite concrete to be min 150mm. (reinforced with A193 mesh in level area adjacent to bungalow) & sited above ground level at all times

Chimney Stack

Existing chimney is to be raised using stone to match existing, rebated & socketed flue liner placed socket uppermost & jointed with fire proof cement. The outlet of the chimney is to be terminated above a line 2.3metres parallel to the pitch of the roof.

Roof Construction

Roof tiles to be match existing & be suitable for pitch with min. 100mm. overlap, on. tile battens to match existing; untearable sarking felt, 125mm. x 50mm. S.C.3 grade roof spars @ 400mm. c/c

200mm. x 50mm. S.C.3 ceiling spars at 400mm. c/c. under drawn with 12.5mm. plasterboard & skim

203 x 102x25 U.B. purlins on 300mm. x 150mm x 150mm. deep concrete padstones, with 100mm x 75mm timber fixed to top flange

Existing wall built up to support purlins.

100mm. x 50mm. wall plate.

100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90

degrees to first layer (total 270mm.).

Roof to be vented at eaves by Glidvale or similar 25mm. approved

ventilation strip.

Code 5 lead flashing on lay boards where roof is laid over existing.

P.V.C. spacers between spars to ensure ventilation is not obstructed

Fascias & soffits to match existing.

Double up roof spars as trimming to "Velux" roof lights & form ducting to ceiling level in 100mm x 50mm. timbers with 12.5mm plasterboard & skim to room side surround in 250mm fibreglass insulation. Flashings in accordance with manufacturers instructions & both windows to be fully opening type.

Windows / Ventilation

New windows to be P.V.C.U. to match existing & have an opening area equal to at least 1/20th of the respective room floor area & have a 8000mm. trickle vent.

All new doors & windows to be double glazed with Pilkington "K" low "E" glass & have 20mm. space between panes.

Safety glass to be provided to all new doors & to any new window within 800mm. of floor level or 1500mm. if within 300mm. of a door.

Window to new bedroom to be escape type min. opening area of 0.33

metres squared & be at least 750mm. high & 450mm. wide & sited no more than 1100mm. above the floor level & also open through 90 degrees

Fan to be provided in shower room (having a capacity of 15 litres per second) & be ducted to external air & connected to light switch.

Drainage

Rainwater to be taken via 100mm. gutters to match existing via 63mm.

R.W. pipes or to soakaway min. 5m. from dwelling.

Foul drainage to be 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall 1:40 to existing foul sewer.

100mm. P.V.C. soil & vent pipe is to terminate with P.V.C. bird cage min. 900mm. above opening window.

Wastes to be 32mm. to wash basin & 40mm. to shower. & be connected to S & V pipe or to discharge below gulley grate level.

All appliances to be fitted with a deep seal anti vac trap.

Smoke Alarm

Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked & sited in ground floor hallway.

General

Skirting boards & architraves to be to client's choice.

Number & position of radiators, electric lights, switches & plug points & to be decided at a later date by client.

Heating system to be altered by a "Gas Safe" Registered Engineer to provide heating & hot water to extension.

Existing boiler to be examined & if unsuitable it is to be replaced by a "Gas Safe" Registered Engineer in a position to be decided at a later date by client.

All exposed pipes to be insulated with insulation to B.S.S.

All disturbed finishes to be made good.

Note all electrical work to be designed, installed inspected & tested by a competent person who is registered with a Part P Self-Certification / Competent Persons Scheme. & a certificate of approval to be submitted to the Local Authority on completion.

"Wholesome water supply is to be provided by the local water supply undertaker".

Hot taps to all fittings to be sited on the left.

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This drawing is copyright & must not be reproduced or used for any purpose without written permission of the Surveyor.
This drawing must be read in conjunction with all other related drawings & documentation.
It shall be the contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice/ British Standards Specification, together with the requirements of the Local Authority Building Surveyor & Drainage Inspector.
It is the contractor's responsibility to check all dimensions on site & before manufacturing or ordering of any components any discrepancy to be reported to the surveyor immediately.
All materials shall be fixed applied & mixed in accordance with the manufacturers instructions & specification.
All materials shall be suitable for their use.
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