

Walls
Wall thickness to match that of the wall below.
Internal skin
100 mm Thermolite shield or similar blockwork to be agreed with the building inspector.
Cavity
For 50 mm cavities - full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf/inlet plaster.

For 100 mm air gap filled with 50 gap + 50 kingspan k8. Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dip.
Cavity to be sealed at eaves with insulated cavity closer incorporating a vent dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
125 natural stone
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
A lead flashing cavity tray to be provided between existing dwelling and the extension.
Weep holes to be provided where applicable.

Internal walls
To be from timber studding 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and nogginns at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of bathroom.
Ceilings to be finished with 12 mm plasterboard / skim
Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

Timber First Floors.
200 x 50 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board 19 mm
T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 200 mm fibre insulation to be provided to first floor joists.
Joists to be built into walls or attached to joist hangers and screwed to joists.

Roof design (Traditional).
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
50 x 150 rafters at 400 c/c secured to ridge timber plate 100 x 75 and over 100 x 75 wall plate - birds mouth jointed to both.

Steel ridge beam to be inserted - refer to calculations.
Roof Insulation.
To rafters on roof slopes.
+ to velux sides
90 mm kingspan k7 between rafters + underdrawn 32 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid nogginns at 450 c/c down cavity.

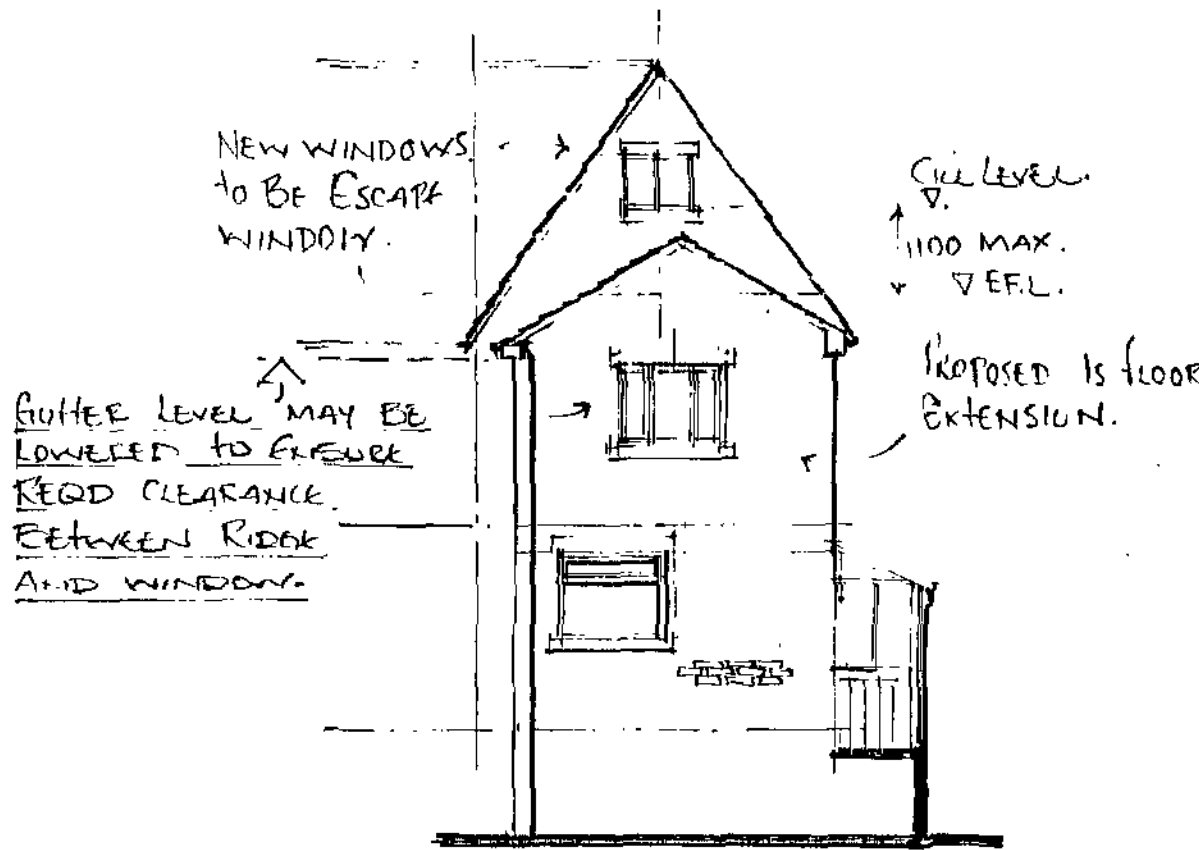
U Values
The builder shall ensure that the following values are achieved.
Roof 0.20w/m2k
Walls 0.27w/m2k
g.f. 0.23 (with P/a 09)
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

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.

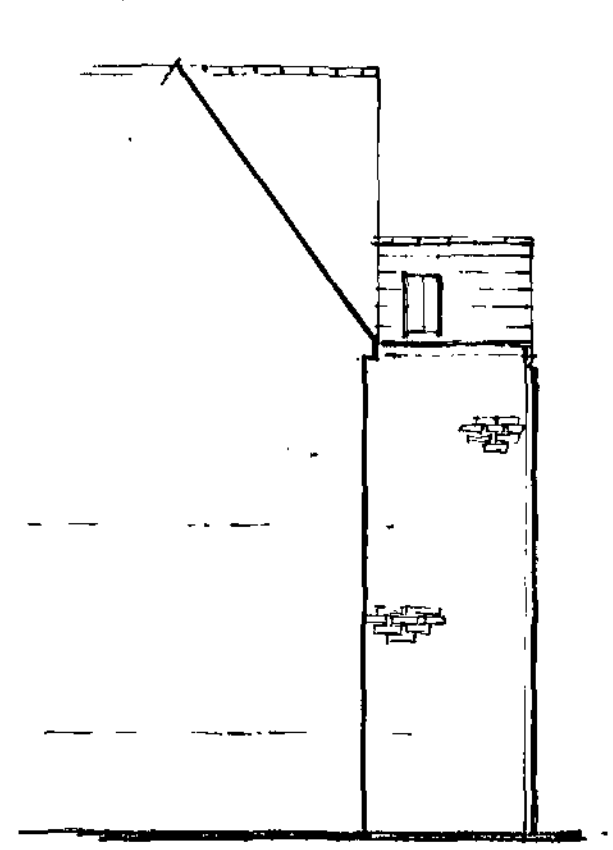
Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, hackets and fittings down pipe to be 75 mm dia.
All to match existing

Surface water drainage
To connect to existing fall pipes.

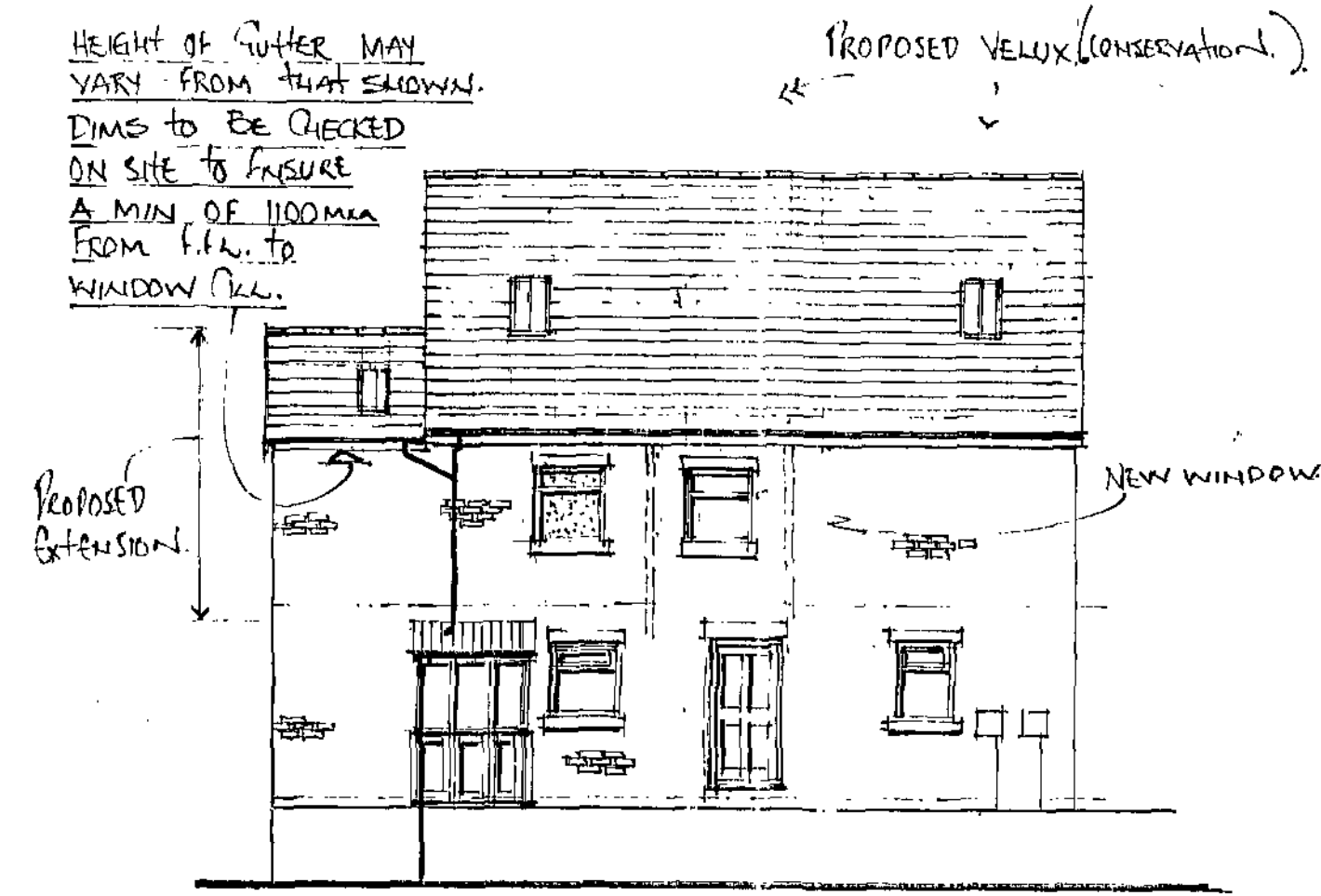
Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas - Door and panels 1.5 m from M. Or windows within 800 mm from M.
Obscure glass to be fitted to new bathroom window.
Trickle vents to be provided to all new windows 8000 mm2 min.



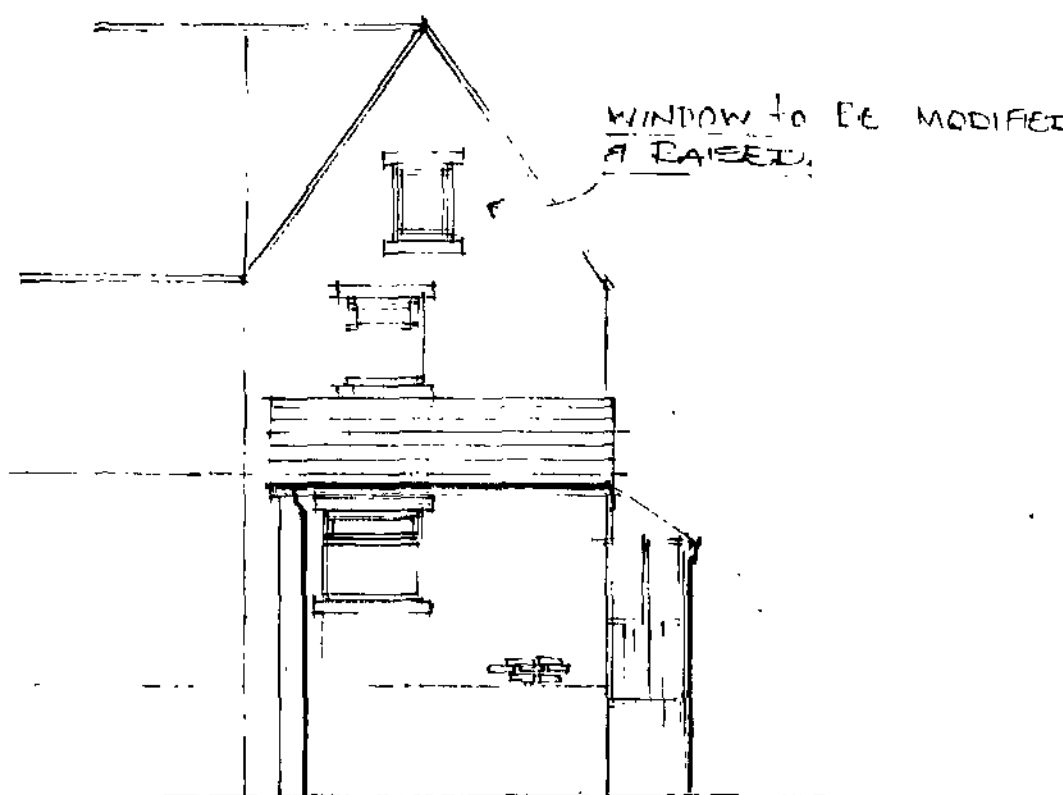
Proposed Elevation On 1



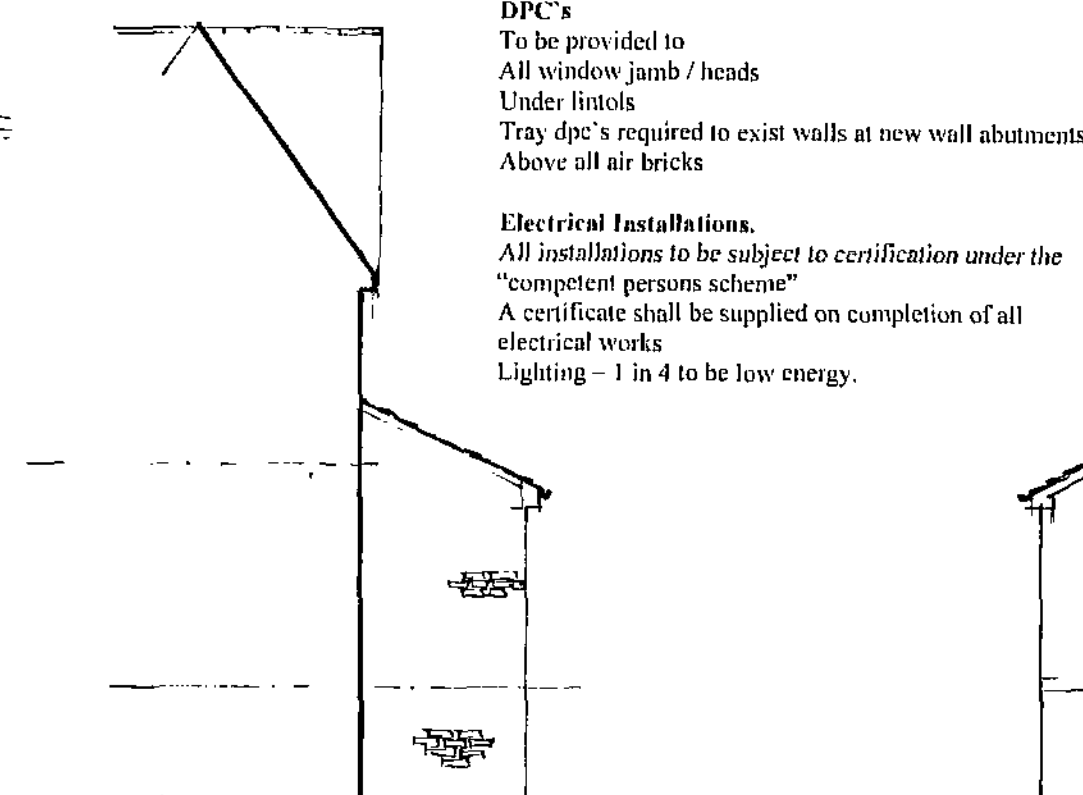
Proposed Elevation On 2



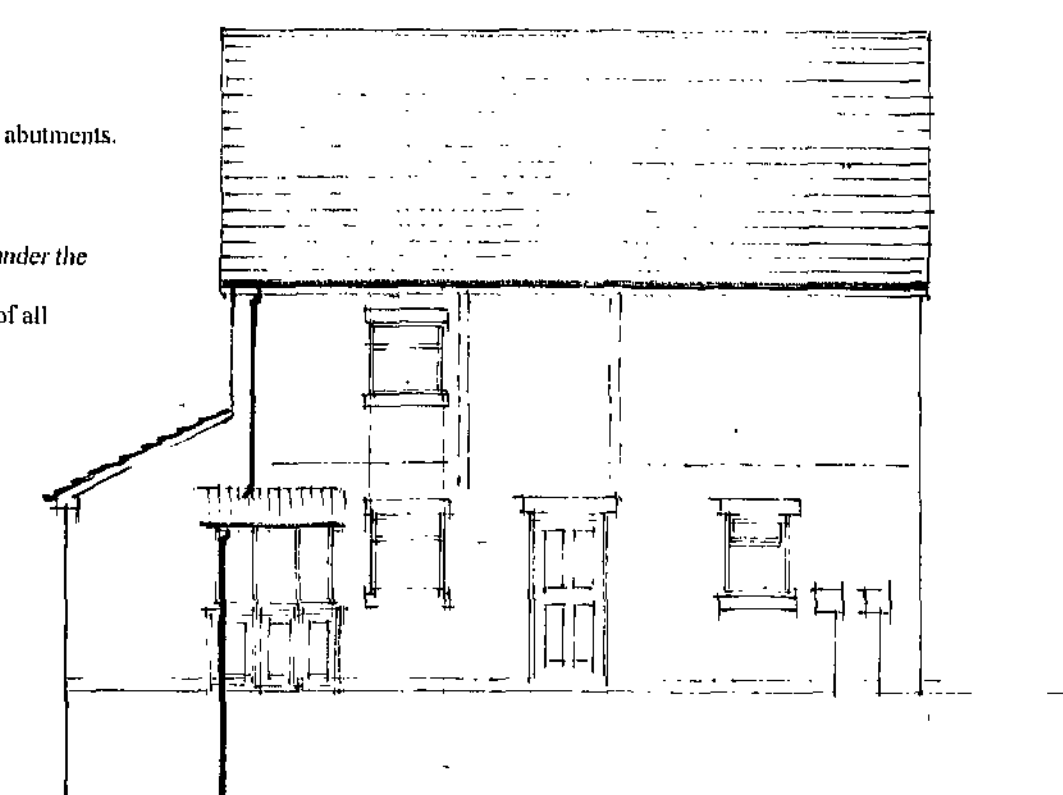
Proposed Elevation On 3



Existing Elevation On 1



Existing Elevation On 2



Existing Elevation On 3

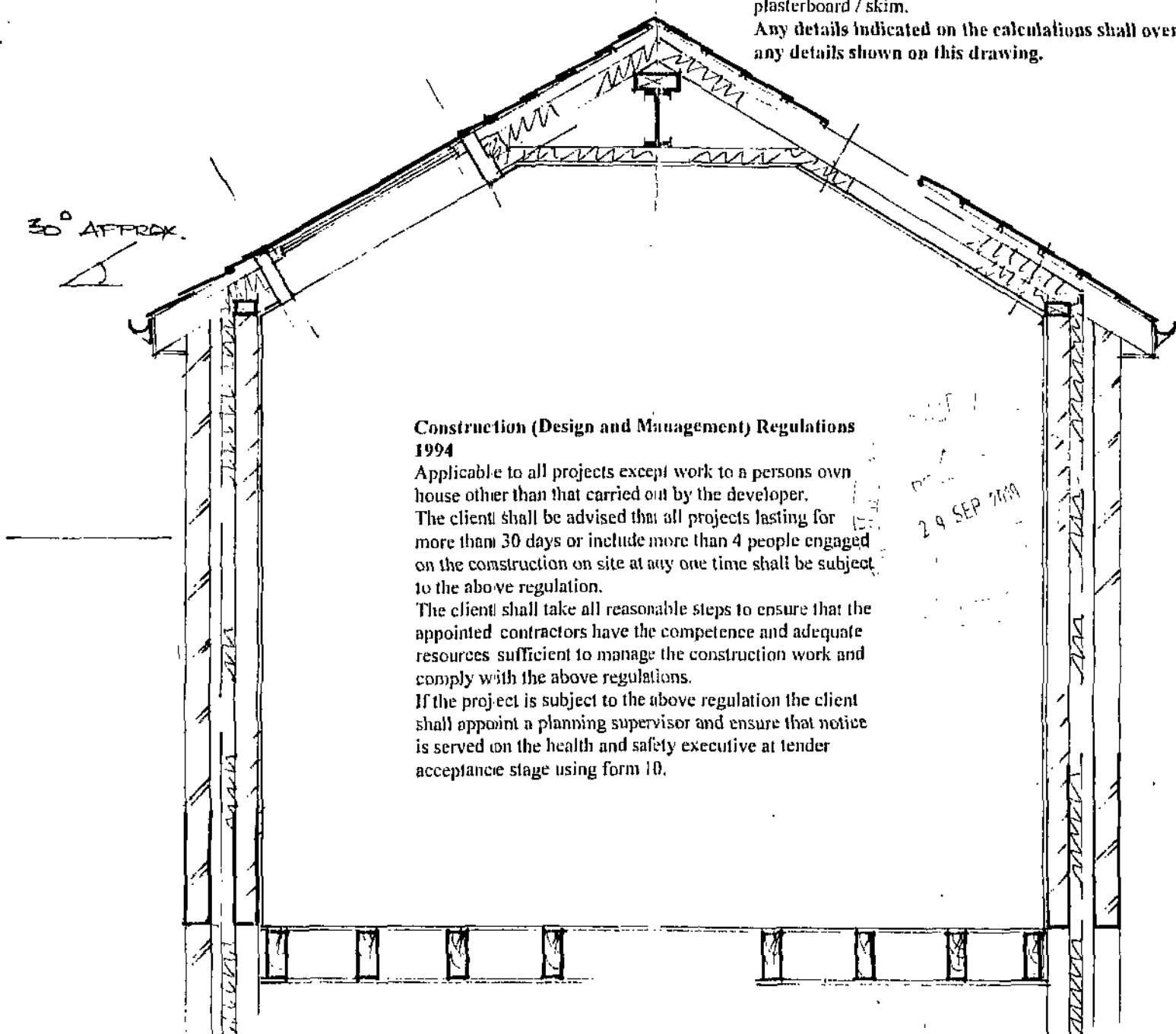
DPC's
To be provided to
All window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

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.

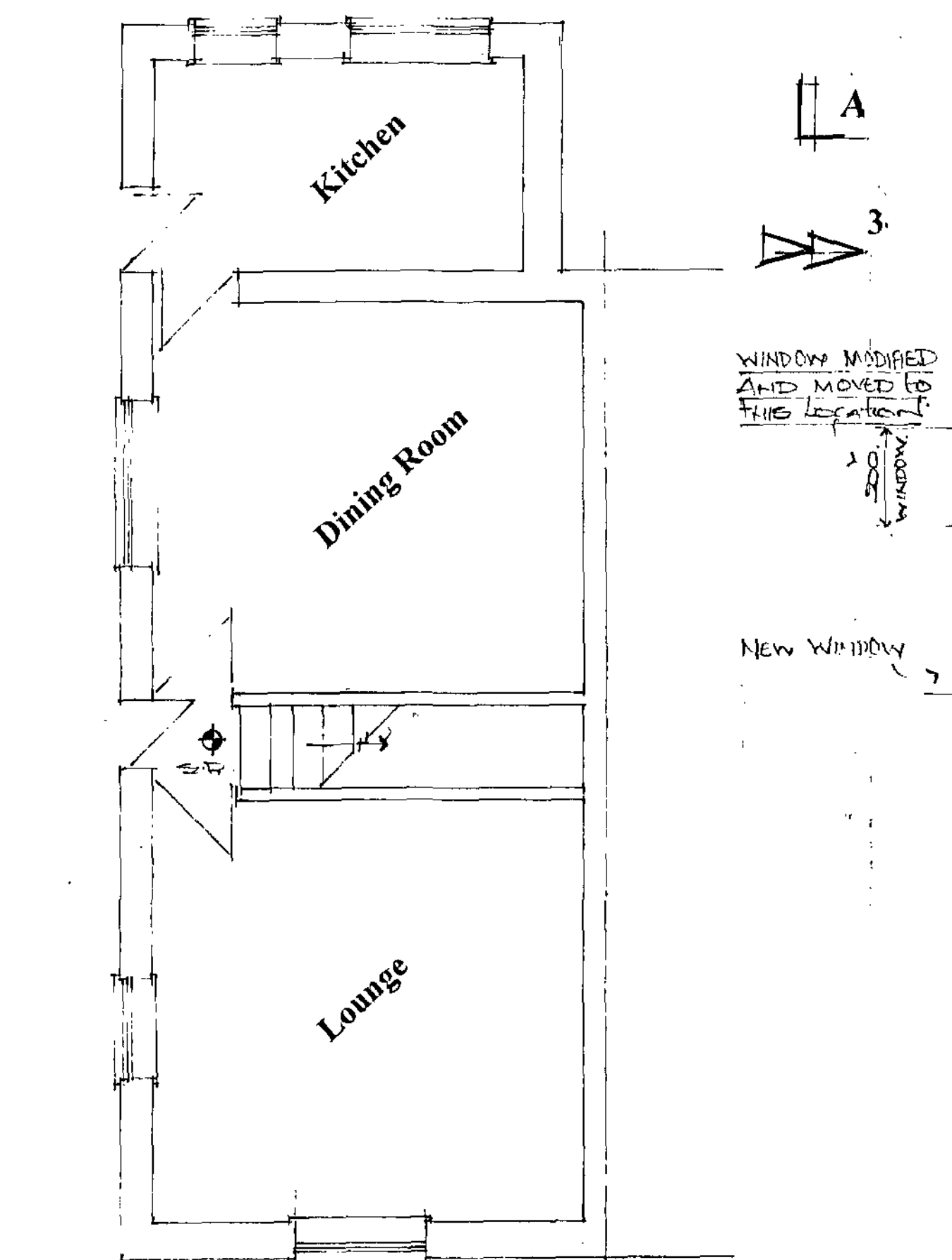
Means of escape.
All new first floor windows and modified window to second floor to have a clear opening of 750 mm x 450 mm and 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors interlinked and located as indicated on the 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.

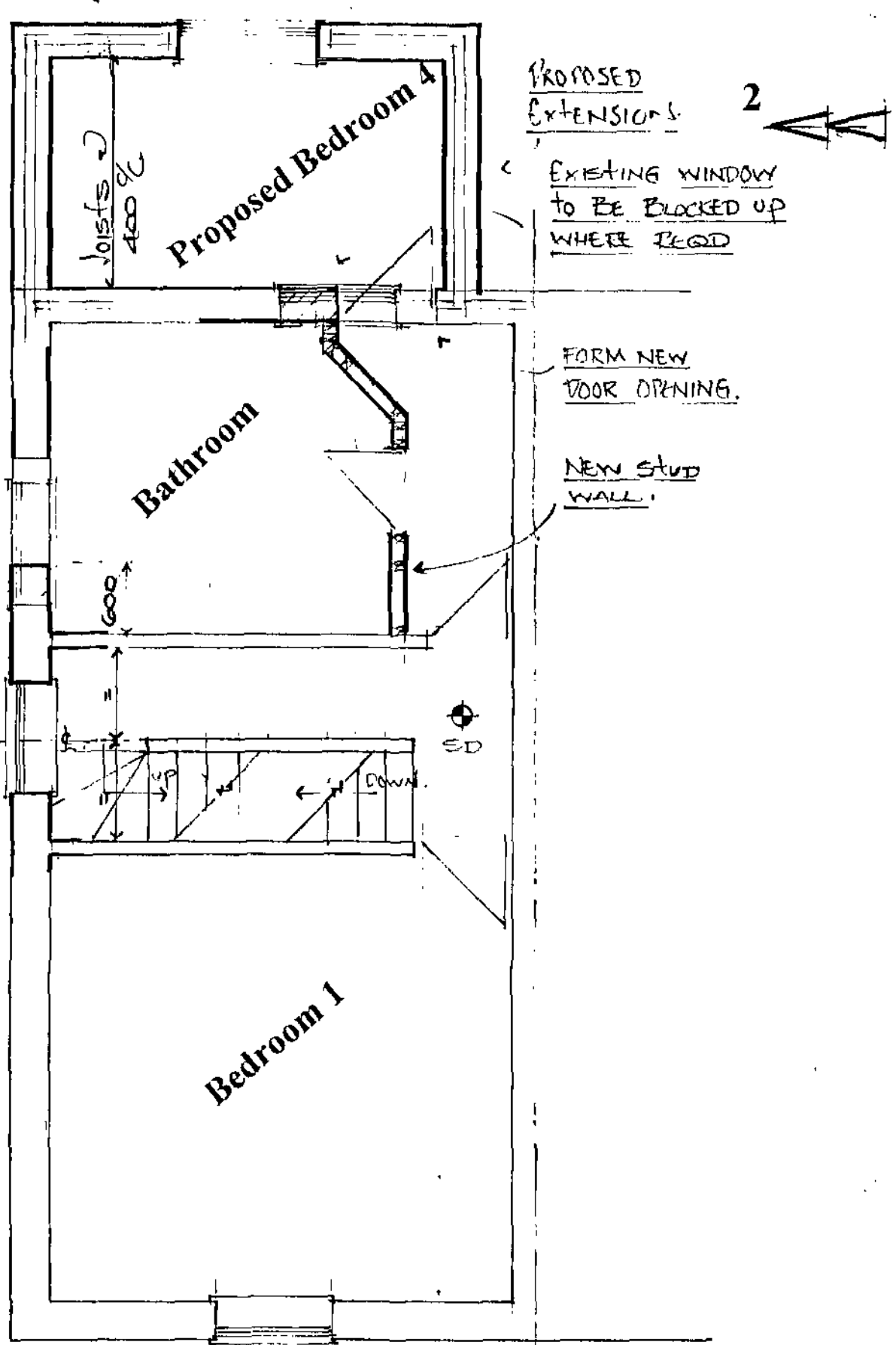
General
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.



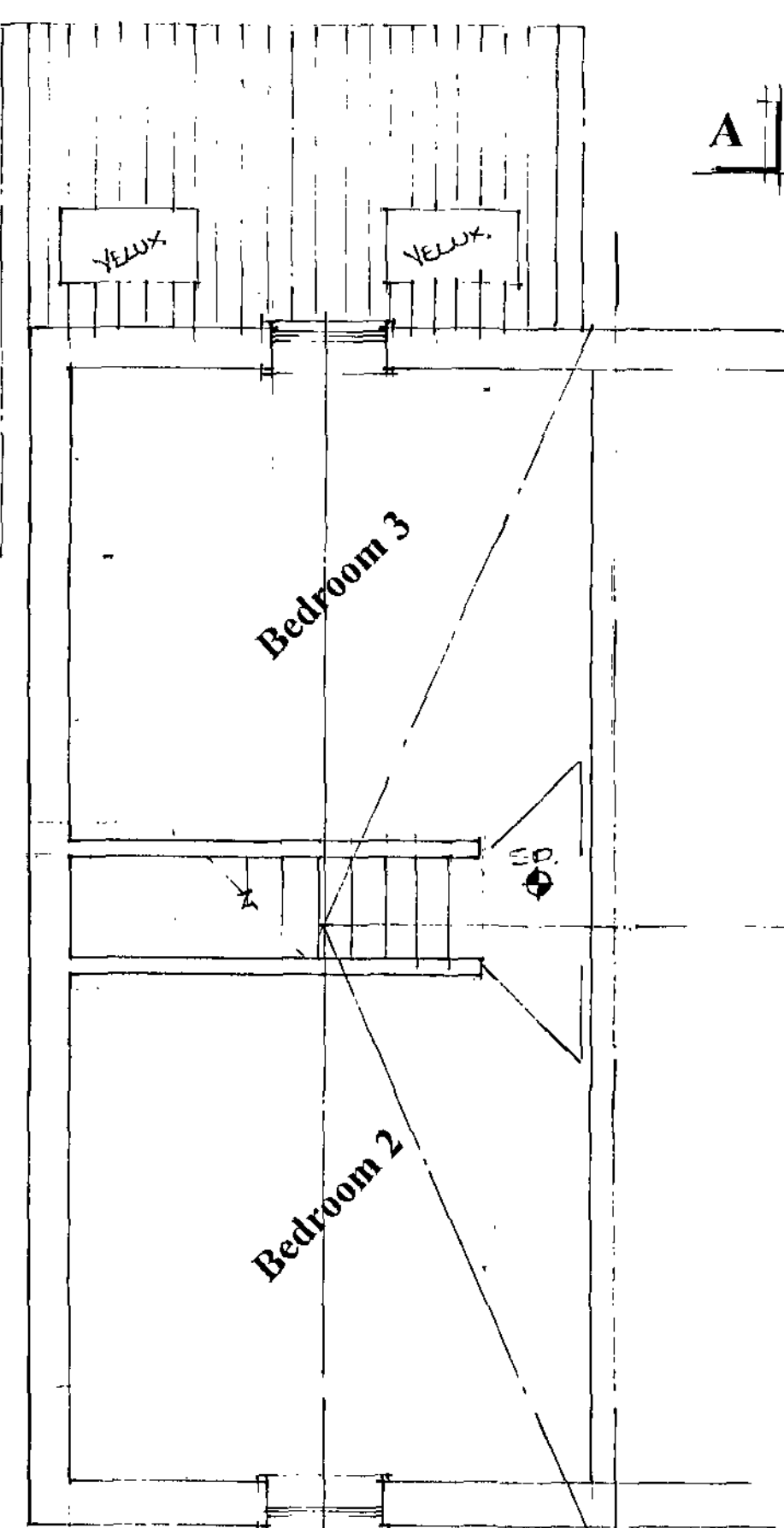
Typical Section On A - A



Existing / Proposed Ground Floor Layout



Existing / Proposed First Floor Layout



Existing / Proposed Second Floor Plan

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

Scope of Works

General.
Construction of a **FIRST** floor rear extension.

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 123 6236

Foundations
Existing foundations to be exposed to allow the building inspector to determine suitability for the increased load imposed by this extension.

Lintols
Existing lintols to be exposed to allow the building inspector to inspect their condition and assess their suitability.

All new / window lintols to be "Catic" Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.
Where external skin is stone any gully lintols to sit on dpc to avoid corrosion.(ext skin only)

E	
D	
C	
B	
A	

Date	Revisions
© copyright	SDC Projects Ltd Northern House 51 Clarendon Street Penistone Sheffield S36 6AU Tel 07970 291539

16 Bridge Street
Penistone
Sheffield
S36 6AJ

Client
Mr and Mrs Godley

Job Title

Proposed Rear Extension

Drawing Title
**General Arrangement
And Elevations.**

Scale **1 : 50 1 : 100 1 : 25**

Date **18.09.10** Drawn by **Steve Camps**

Drg. No. **JL / 01** Rev.