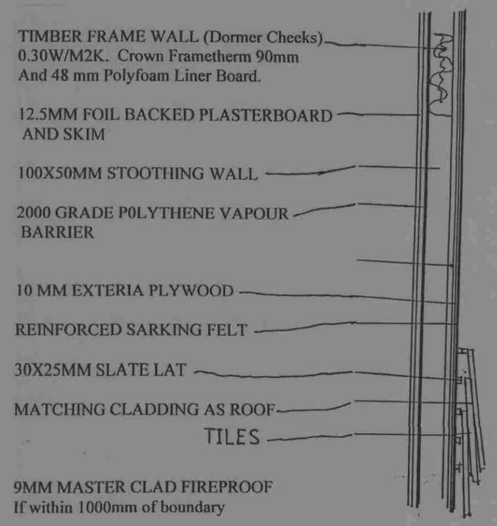


Site Plan 1-200



Specifications

DORMER AND LOFT CONVERSION

Dormer The present roof is to be cut back as necessary. Purling to be to be cut back level with adjoining property dividing wall and if interconnected to the adjoining property a steel plate is to be fixed to timber ends and fixed securely to dividing wall. All front and sides of dormer frame work to be in 100x50mm timber stoothing at 400mm centers, onto double joists or runners. Inner stoothing walls to have 12.5mm plasterboarded and skimmed to habitable side. Doubled up stoothing to all corners and to side of windows. Doubled up150x50mm under and over windows for support. Doubled up 150x50mm ring beam to head of stoothing wall where meeting rafters. Fix together securely.
Dormer cheeks to be as shown on drawing.

Roof Present rafters are to be increased in depth by Adding timber battens to make present 75mm square rafters into 150mm or fix 150x50mm rafters to side of present rafters.

Floor 19mm flooring grade chip-board T & G, Type 2-3 onto any wet areas onto joists

New Staircase To be fully encased to provide ½ hour fire protection by 100x50mm stoothing double plaster-board and skim to outside and single to inside. A fireproof base to be provided with 13mm fireproof chipboard. Undersides of new staircase to be double plasterboard and skim. Also head of staircase at loft entrance and landing area to have ½ hour fireproof door in 25mm rebated frame and smoke sealed with Intumescent strip installed. To have a mechanical self closer Minimum 800mm square landing to head and base of staircase. Handrail to be provided 900mm parallel to staircase nosing.

Chimney To be removed from dining room, bedroom 1 and loft area. The remainder to be supported on steel plate (sealed) and supported on gallows brackets.

R.S.J s to be doubled plasterboarded and skimmed with 1.6g wired.

Additional All 1st floor doors excepting bathroom to have mechanical self closers. Kitchen and bed 1 to have a 30 minute fire door with mechanical self closer and Intumescent strip installed. Ground floor doors to have mechanical self closers.

`SPECIFICATIONS

Details
The proposed is a double extension to the rear elevation and an end view 2nd floor Dormer / Loft Conversion

2 storey extension.

Foundations
600x300mm concrete strip foundations.. Weak concrete cavity - fill to 225mm below DPC.
Foundation depth subject to LA approval and to be below invert level of any drains. Any drains passing through walls to be lintelled over with reinforced concrete lintels and encircled with 150mm-pea gravel
100mm site concrete not to be below ground levels and onto compacted 150mm sulfate free hard-core.
Approved Trench Blocks below GL.

Wall Constructions
Wall to achieve a U value of 0.30 W/M2 K.
External walls to be of 300 mm-cavity constructions. Exterior in matching brickwork with a 100mm cavity filled with 100mm Rockwool / Dritherm insulation bats and a inner leaf of 100mm Thermolite or Celcon Block
3mm-plaster skim on 12.5 mm plasterboard dry lining. (Dab Fixed).
Vertical twist S/S wall ties at 750mm centers horizontally and 450mm centers vertically hit and miss 225mm centers vertically at reveals and within 150mm from opening. Reveals are to be closed with Damcor or Polycor. Cavity heads and sills to be closed with stuffed in Mineral Wool or similar.
Catnic C N 14 to all openings installed as manufacturer instructions. Plastic drain holes to be fitted over all openings.
Inner room stoothing dividing walls in 100x50mm timber at 400mm centers, plasterboard and skim both sides. To be insulated with 25mm Mineral Fibre Slab 10kg M2

Roof Construction
To achieve a U Value of 0.16W/M2K
Approved matching interlocking concrete tiles all to be nailed or clipped and fitted to manufacturer recommendations.
Onto 38x25mm SW battens onto untearable roofing felt onto 200x50mm rafters at 600mm centers. Joists 200x50mm at 600mm centers both strapped together and secured to wall plate. Wall plate strapped down with 30x5mm M/S straps at 1500mm centers with a minimum drop down wall of 1000mm. 270mm fibre glass insulation to roof space and voids, 100mm between joists 170mm across.
Minimum air intake gap 50mm, eaves ventilation trays to be installed Continues 25mm vermin proof soffit vents to be installed. Fascia / barge boards and soffit as required matching existing.
Ridge or high roof vents to be installed equivalent to 5mm continues latterly.
125mm PVC guttering and 75mm downpipes. All gullies to be back fill type
Code 4 Lead flashing with 150mm upstand and 225mm apron.
Valleys to be in code 4 lead onto 19mm valley board onto fillets, these to be nailed to rafters. Lead to be taken up 150mm under tiles and sand and cement pointed.

Heating
To be extended with new radiators all to have thermostatic valves fitted.
All works are to be carried out by Corgi Registered persons and to the present Building regulations and to the satisfaction of the B C O.

Drainage
on site plan
All underground drainage and SVP to be in 100mm Polypipe or the equivalent other make.

Services any gas supplies by Corgi Registered persons and to Gas Board specifications and regulations .
All electric fittings and supplies to be installed to YEB specifications and regulations. No cables to pass through or be covered by insulation.
All water supplies to be fitted to Water Board specifications and regulations.

Restraints
30x5mm galvanized M/S straps for lateral restraint at 1500mm centers at gable / eaves and floor levels over 3 in number by100x50mm noggins.

First floor Construction
19mm T/G flooring grade chipboard (Type 2/3) to wet areas on 170x47 mm joists at 400mm centers. Double joists under any stoothing walls and double joists under bath legs12.5mm plasterboard and skim to all ceilings. Runners to be provided across joists 100mm -Mineral Wool quilt 10kg per/M3 between joists.

Ground Floor.
75mm S.C screed onto 75mm Polyfoam Floorboard 220 onto 2000 grade DPM lapped into DPC onto 100mm concrete onto 150mm-compacted sulfate free hard-core.

Windows & Doors
To achieve a U value of 1.80 W/M2K
PVC double glazed units Soft Coated Low E to be used, minimum glazing gap to be 16 mm All window openings to be a minimum of 5% of floor areas and all rooms to have 8000mm trickle vents 4000 to wet areas. All doors to have night vents and all to be fully sealed
Tempered safety glass to be used to windows within 800mm of floor levels and all external doors and side panels.
All habitable rooms to have a full clear opening of 780mm high 450mm wide and no more than 1100mm above floor level to serve as an escape route.

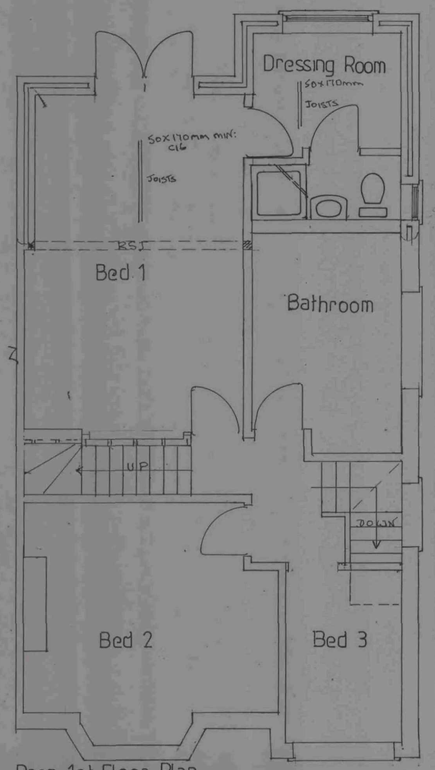
Bathrooms & Kitchens as applicable
All toilets to have 100mm PVC wastes and taken into 100mm SVP as shown and this to terminate 900mm above all window openings. Bath to have 40mm PVC waste Anti-vac 75mm deep seal trap. Wash basin to have 33mm Anti-vac 75mm deep seal trap, all to enter SVP 200 mm away from toilet entries Extractor fan to all wash rooms capable of 15L/sec with 15mm overrun and connected to light switch. Ditto to any G F toilets and En-suites, showers to have 40mm waste.
Kitchen sink to be 40mm waste (PVC) to discharge into back fill gully. Kitchen to have extractor fan capable of 30L/sec or equivalent cooker hood over cooker.

Smoke Alarms
As shown on there own private fuse and to be (interlinked.) with battery backup.

Document P Compliance Electric's
To be designed/tested and installed by fully qualified competent person. Otherwise an application is to be made to the Building Control Office or a certificate requested by BCO to be provided.
Electric sockets, Arial sockets etc to be 450mm above finished floor levels and light switches etc to be between 800mm and 1100mm above floor levels.

2 Storey Rear Extension and End Dormer
for
Mr A Richardson
94 Huddersfield Road
Barnsley

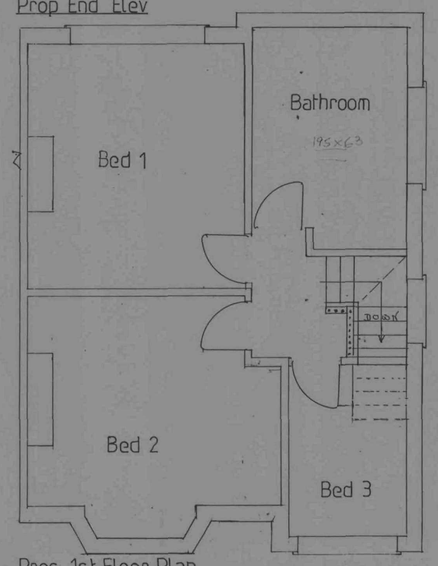
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12 JUN 2008



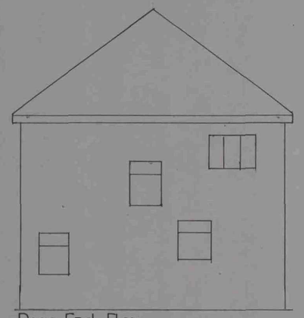
Prop 1st Floor Plan



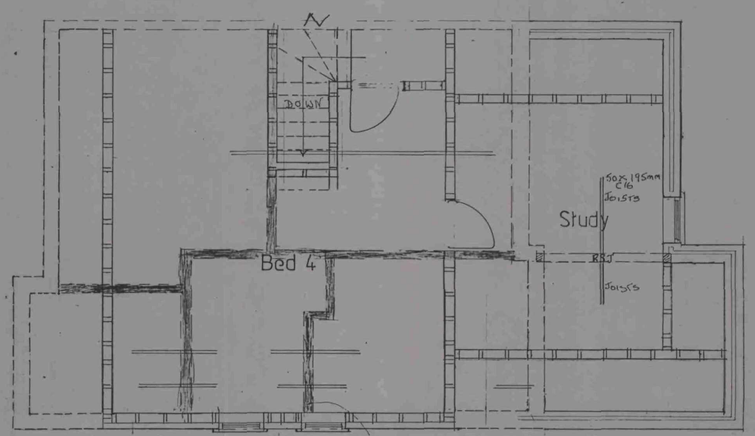
Prop End Elev



Pres 1st Floor Plan



Pres End Elev

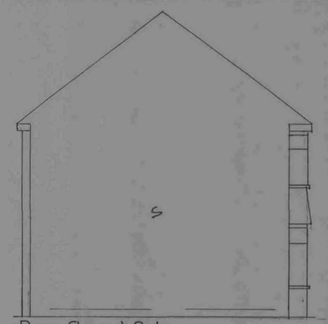


Prop 2nd Floor Plan and Loft Area

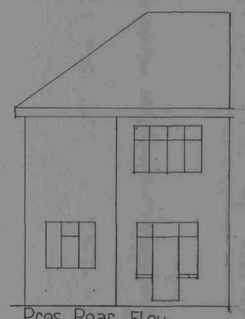
LOAD BEARING WALLS FROM G.F. AND 1ST FLOOR



Prop Closed Side



Pres Closed Side



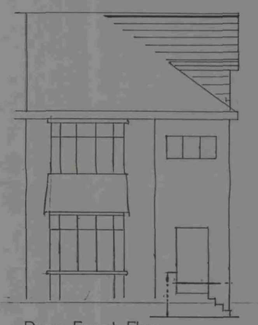
Pres Rear Elev



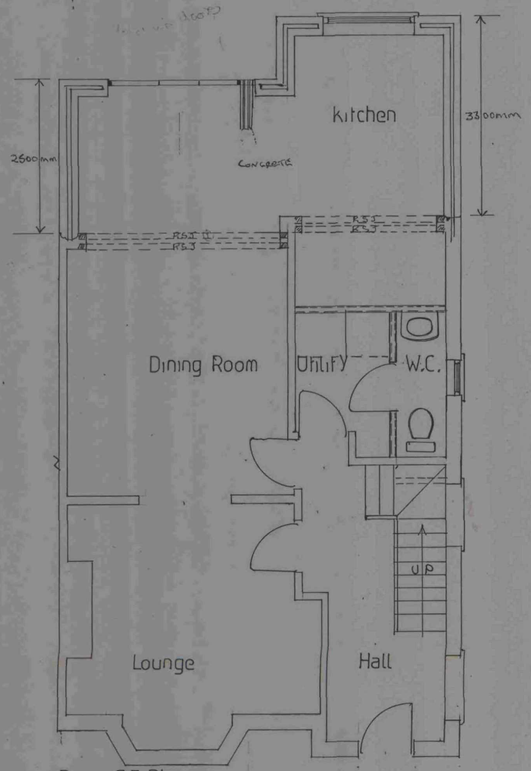
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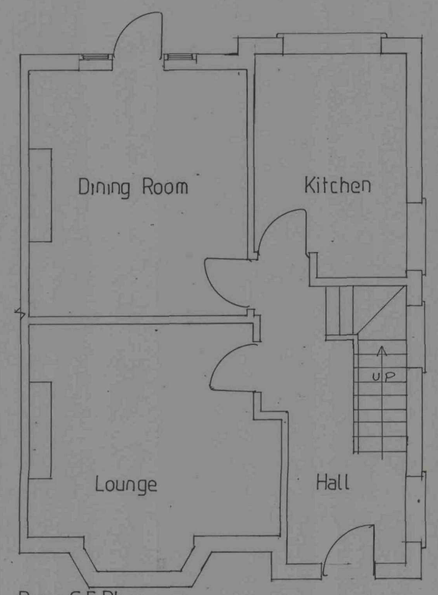
Pres Front Elev



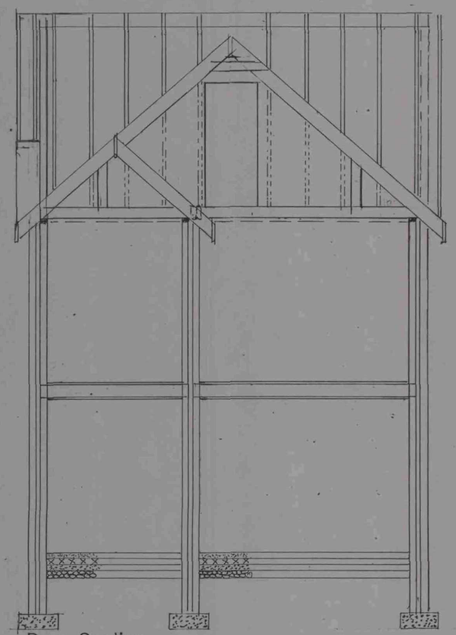
Prop Front Elev



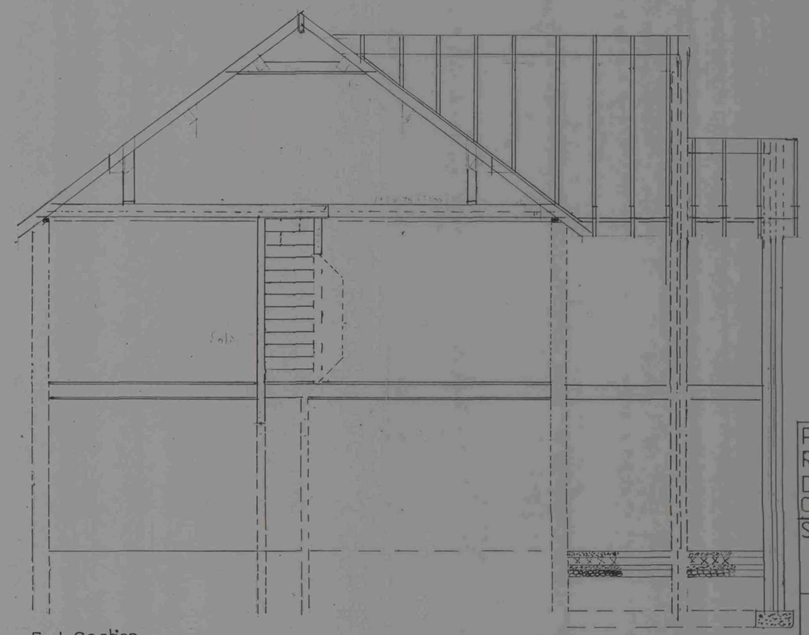
Prop G.F. Plan



Pres G.F. Plan



Rear Section



End Section

Proposed Double Rear Extension and Dormer/Loft Conversion

Scale 1-50
1-100

7-05-08

CMR

Mr A.L. Richardson 94 Huddersfield Road Barnsley S75 1AH