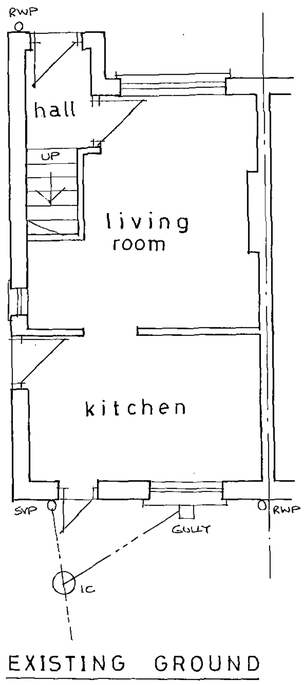
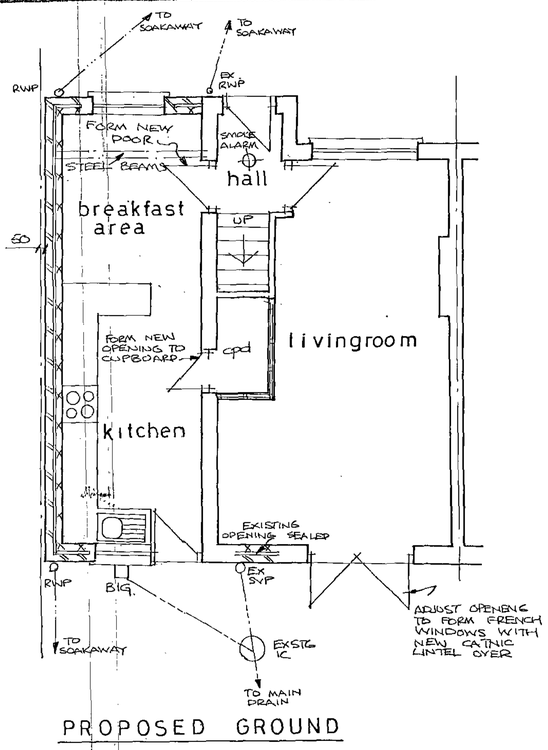
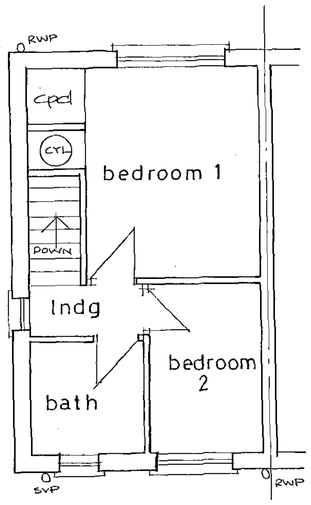


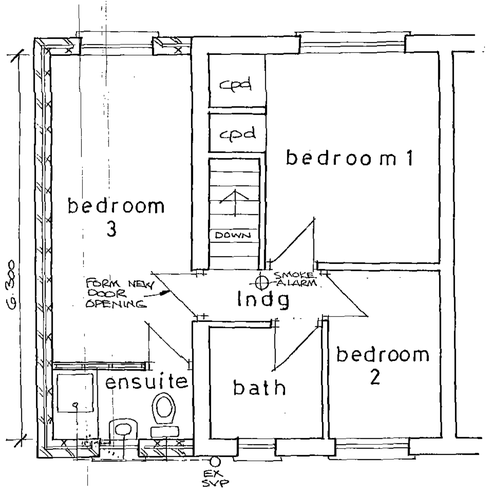
EXISTING GROUND



PROPOSED GROUND



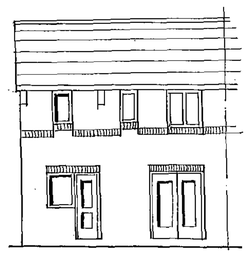
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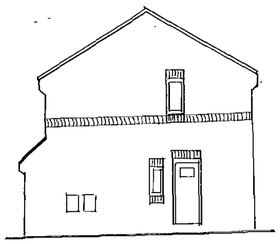
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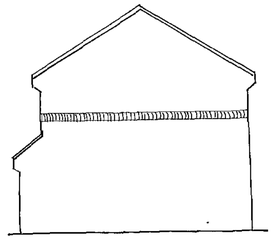
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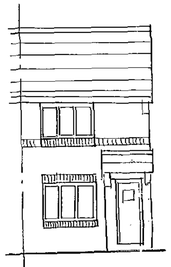
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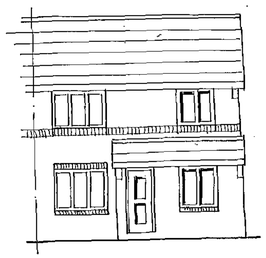
EXISTING SIDE



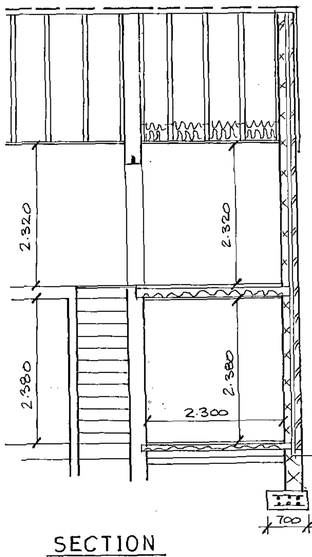
PROPOSED SIDE



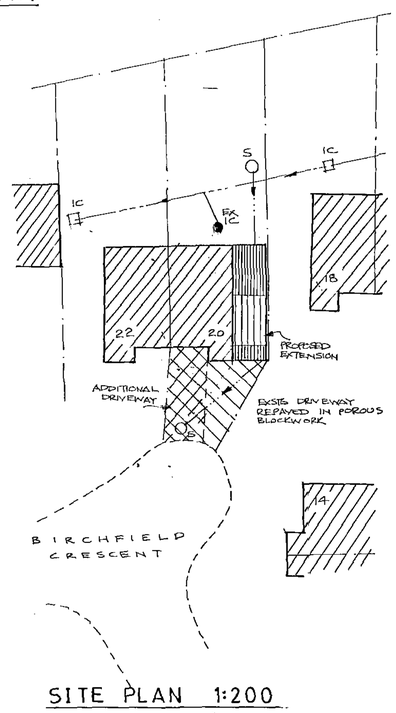
EXISTING FRONT



PROPOSED FRONT



SECTION



SITE PLAN 1:200

SCALES 1:50 and 1:100

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25mm tiling battens fixed to suit tile manufacturers requirements on untearable felt; verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; (builder to check pitch of roof before ordering trusses); trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; trusses nailed both ends to 100 x 75 treated wallplate; wallplates fixed to blockwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max. 1.8 metre centres built into wall and nailed across first 3 trusses on each top and bottom chord member, 100 x 50 ceiling binders at 1.8 metre centres; PVCu soffit, fascia and barge board; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees (U value of 0.16); ventilators at soffit to give an equivalent area as 12mm continuous air gap; felt lapped under existing roof coverings min 230; 110 x 63 gutters to discharge to 63 downpipes; Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site

OFFSHOT ROOF: tiles, battens and felt all as main roof above on 100 x 38 rafters at 450 centres at 32.5 degree pitch; rafters to bear on wallplate one end (as detailed above) and on 150 x 75 timber bearer rawlbolted to house wall other end; Code 4 lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in; 97 x 38 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; lateral restraint to gables using 30 x 5 galvanised ms strap at mid span nailed across first three rafters and ceiling joists; rainwater goods as above

CAVITY WALLS: 112.5 thick external leaf in brickwork with contrasting soldiers, cills and band as existing in colour to be approved by Planning Officer; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 10mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.28; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturer's instructions; brickwork and blockwork bonded to existing walls using proprietary bonding strips fixed to existing wall; wall below ground level to be in 7N/sq.mm Thermalite tongue and groove trench blocks; Catnic Cougar CG70/100 open back lintels to with min 150 end bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existing dpc

Cavity walls built off 750 X 225 concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by local Building Inspector; cavity on boundary as on section to have one layer BS A142 steel mesh top and bottom; 40 cover to steel with 225 overlap at joints

Cavity filled with insulation by blowing into cavity walls where existing openings sealed up to satisfaction of Local Building Inspector; new openings in existing wall to have Catnic Cougar CG50/100 lintels

Stud partition wall: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work; floor joists doubled up under studs

GROUND FLOOR: 25 ptg boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into load bearing walls both ends; 30 x 5mm lateral restraint straps at mid span built into brickwork and nailed across first three joists with timber noggins to brace straps; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corners; airbricks boxed through cavity with tray dpc over; 110 thick Celotex luff-R zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; 100 oversite concrete at or above adjacent ground level with min 150 clearance below bottom of joists

FIRST FLOOR: 25 ptg boarding on 147 x 38 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1/3rd span built into brickwork and nailed across first three joists with timber noggins to brace straps; 12.5mm plasterboard and 5mm plaster skim finish ceiling with sound insulation of 100mm quilt of 10kg/sq.m mineral fibre; joists doubled up under studs

VENTILATION: New windows to be 16mm double glazed Argon filled PVCu units fitted with low E coating glass; opening area minimum 5% floor area of room served; windows to have "trickle" ventilation 8000 sq.mm in area; escape window to new first floor bedroom to be side hinged casement opening through 90 degrees, minimum opening 550 x 850 high with floor to cill height max 1100

Kitchen: vented with mechanical extractor fan of min 30 litres/sec incorporated in cooker hood; kitchen fan capable of intermittent operation.

Ensuite: vented with window having obscure glazing and some part of opening light 1.750 above floor level together with mechanical extractor fan of min 15 litres/sec capacity capable of intermittent operation with 15 minute overrun

Safety glazing to BS6206 to French windows; glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors also to have safety glazing to BS 6206

STEEL BEAMS: 2 No. 127 x 76 x 13 kg/m UBs to bear on 150 thick concrete padstones both ends; beams to be protected with 25 plasterboard with 5mm plaster finish reinforced with 1.6mm wire binding at 100 pitch at edges; beams bolted together at 1/3rd points with tubular steel spacers over bolts; Calculations for steel beams submitted for approval

DRAINAGE: Ensuite to discharge to existing SVP; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to shower and 100 waste to WC; no waste connected to SVP within 200 of WC connection; 75 deep seal trap and 38 waste to kitchen sink to new back inlet gully, 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullys; foul to connect to existing IC on private foul drain; new rainwater gullys to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; redundant drain to existing kitchen sink gully removed

Hot and cold water supply to WC and bathroom; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

PLUMBING: All work on gas fire and boiler to be completed by Gas Safe registered tradesmen in compliance with Part J of Building Regulations to satisfaction of Local Building Inspector; Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations; Thermostatic radiator valves to all new radiators

ELECTRICS: All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector; (40%) of new lights to (utility room and study) to have energy efficient fittings

SMOKE ALARMS: fitted in locations shown in accordance with BS 5839-6:2004; smoke detectors to be wired to mains electricity with separate fuse in fuse box; alarms interconnected so that both sirens sound if one detector triggered; battery backup to detectors

PERMEABLE BLOCK PAVED DRIVE: 250 x 50 square edged concrete edging to sides of drive to restrain block paving; "Inbitex" or similar approved geotextile laid in base of excavation and brought up the sides to precast concrete edgings cut flush with top of edging; 250 compacted thickness of sub-base in 5 to 20 clean crushed stone BS EN 13242:2002 placed in two layers one of 150 and one of 100; geotextile on top of sub-base brought up the sides and cut flush with finished level; approximately 50mm screed of 2-6mm crushed stone under 60 thick Hanson's "Aquaset" thick Brindle concrete paving blocks; 2 to 4mm clean gritstone and brushed into joints

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03 MAY 2011
CORPORATE

PROPOSED TWO STOREY SIDE EXTENSION and EXTENDED DRIVE at 20 BIRCHFIELD CRESCENT, DODWORTH, BARNSLEY