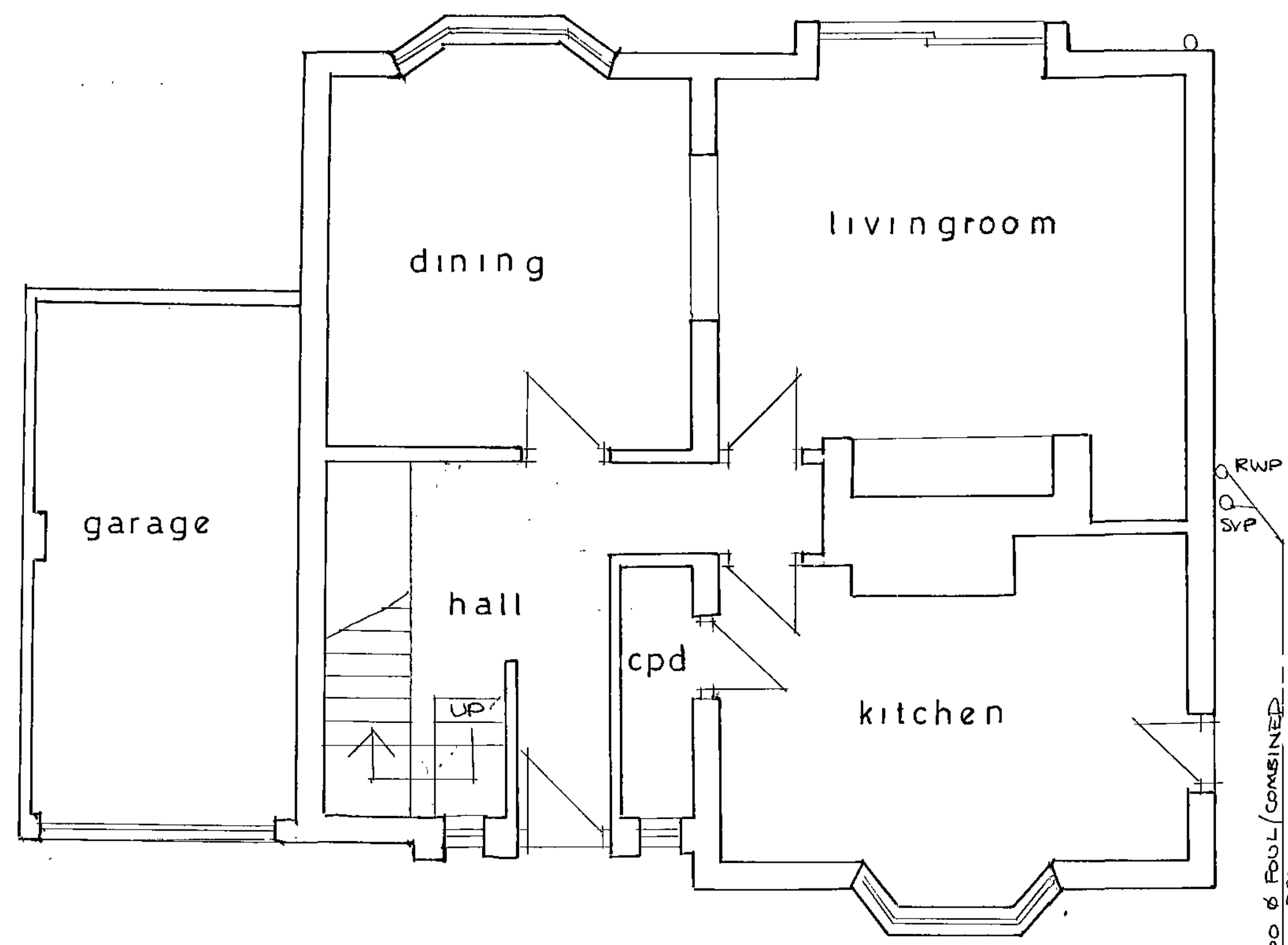




EXISTING PLAN



EXISTING FRONT



PROPOSED FRONT



EXISTING REAR

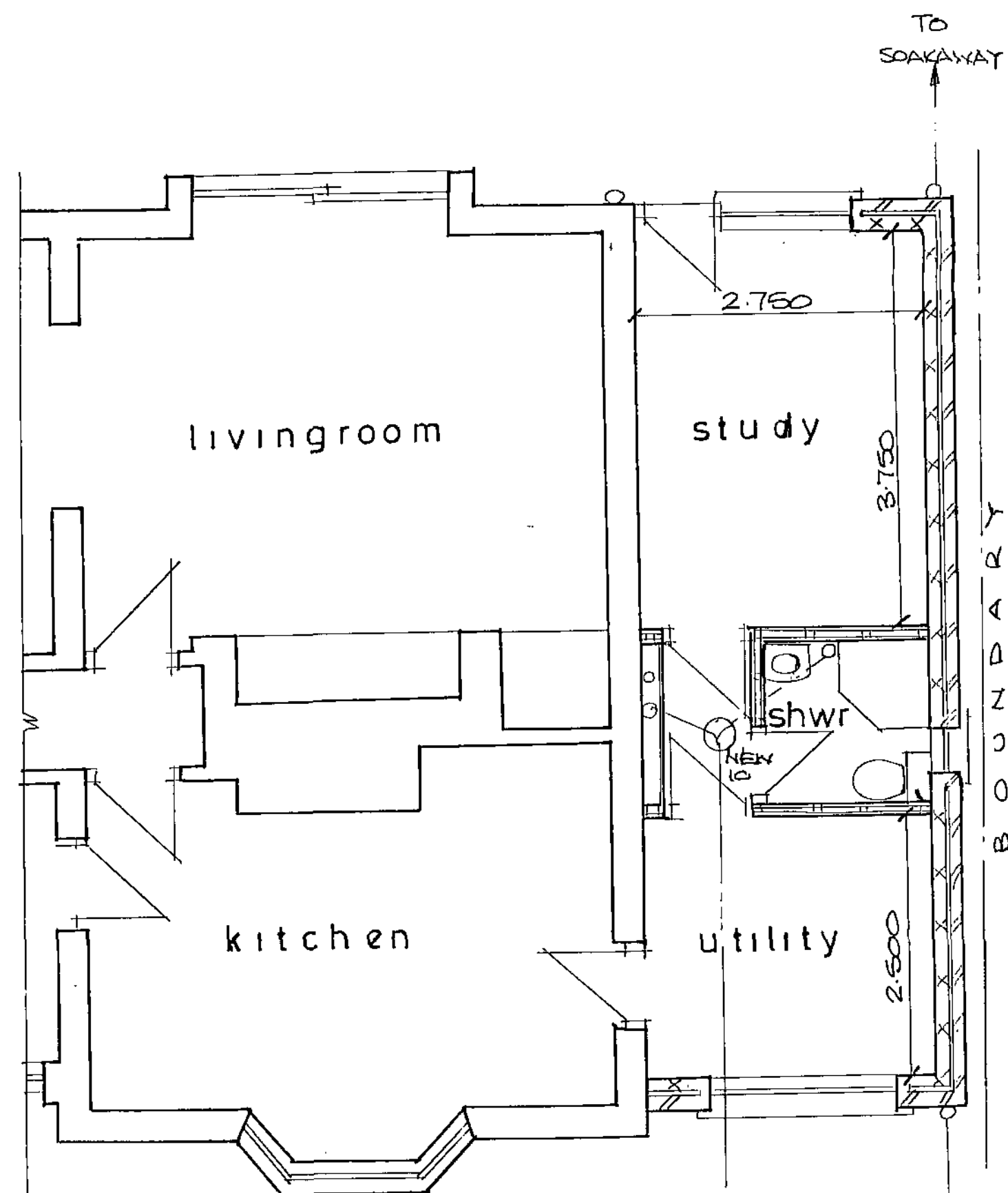


PROPOSED REAR

DRAINAGE: shower room to discharge to new 100 dia SP with slow radius rest bend to new drain connection to new IC on existing drain; 75 deep seal trap to all appliances with 32 waste to handbasin, 38 waste to shower and 100 waste to WCs; no waste connected to SP within 200 of WC connection; 38 waste to utility room sink to new back inlet gully; 110 x 63 gutters to discharge to 63 downpipes to new rainwater gullies as shown; all drain connections made using 100 diameter clayware pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene IC on 150 concrete base with bolt down cast iron cover and frame with gasket to make airtight; access panel cut in floor to allow access for maintenance; new rainwater gullies to 1 cu.m soakaway situated min 4 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; private drain passing under extension to be checked for structural condition and protected by taking foundations below level of pipework with concrete lintel to support walls; all work to satisfaction of Local Building Inspector

Central heating and domestic plumbing insulated in accordance with requirements of Building Regulations

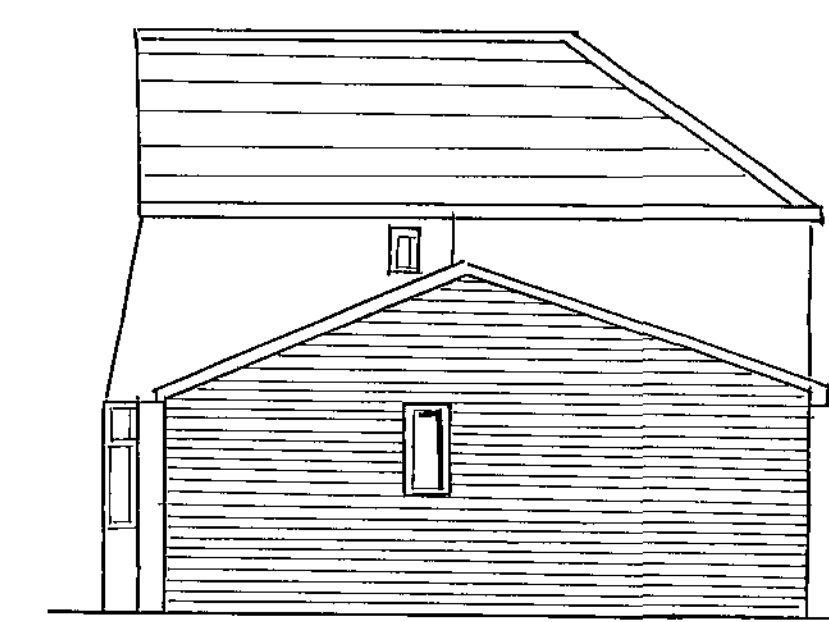
All electrical work to be carried out by "Competent Person Scheme" member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector



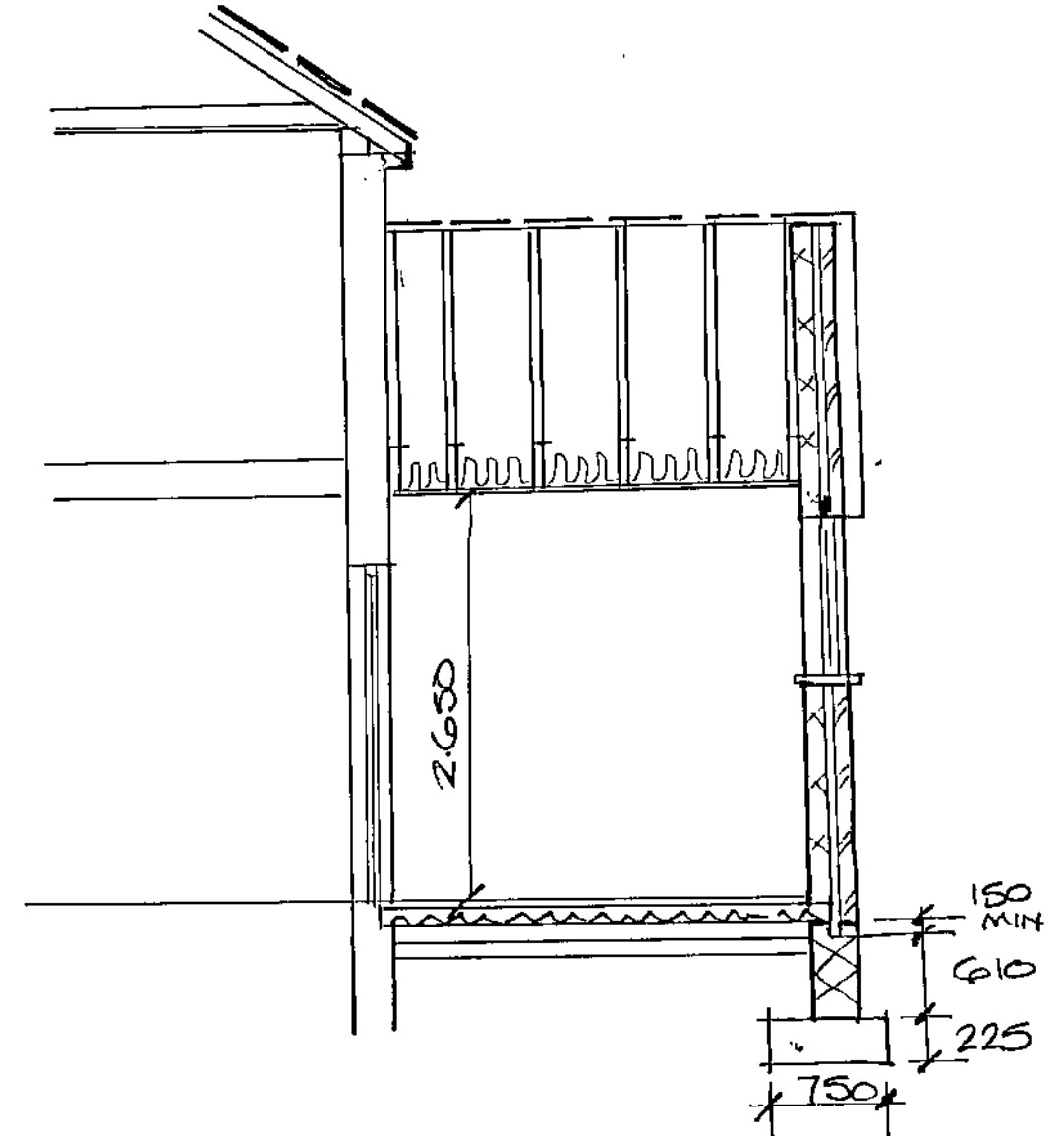
PROPOSED PLAN



EXISTING SIDE



PROPOSED SIDE



SECTION

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 27.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; 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; Calculations to be prepared by truss manufacturer before installation; 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; specially: 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; Code 4 stepped lead flashing lapped under roof coverings min 230 and up existing wall min 150 and tucked into brickwork and lapped under tile cladding

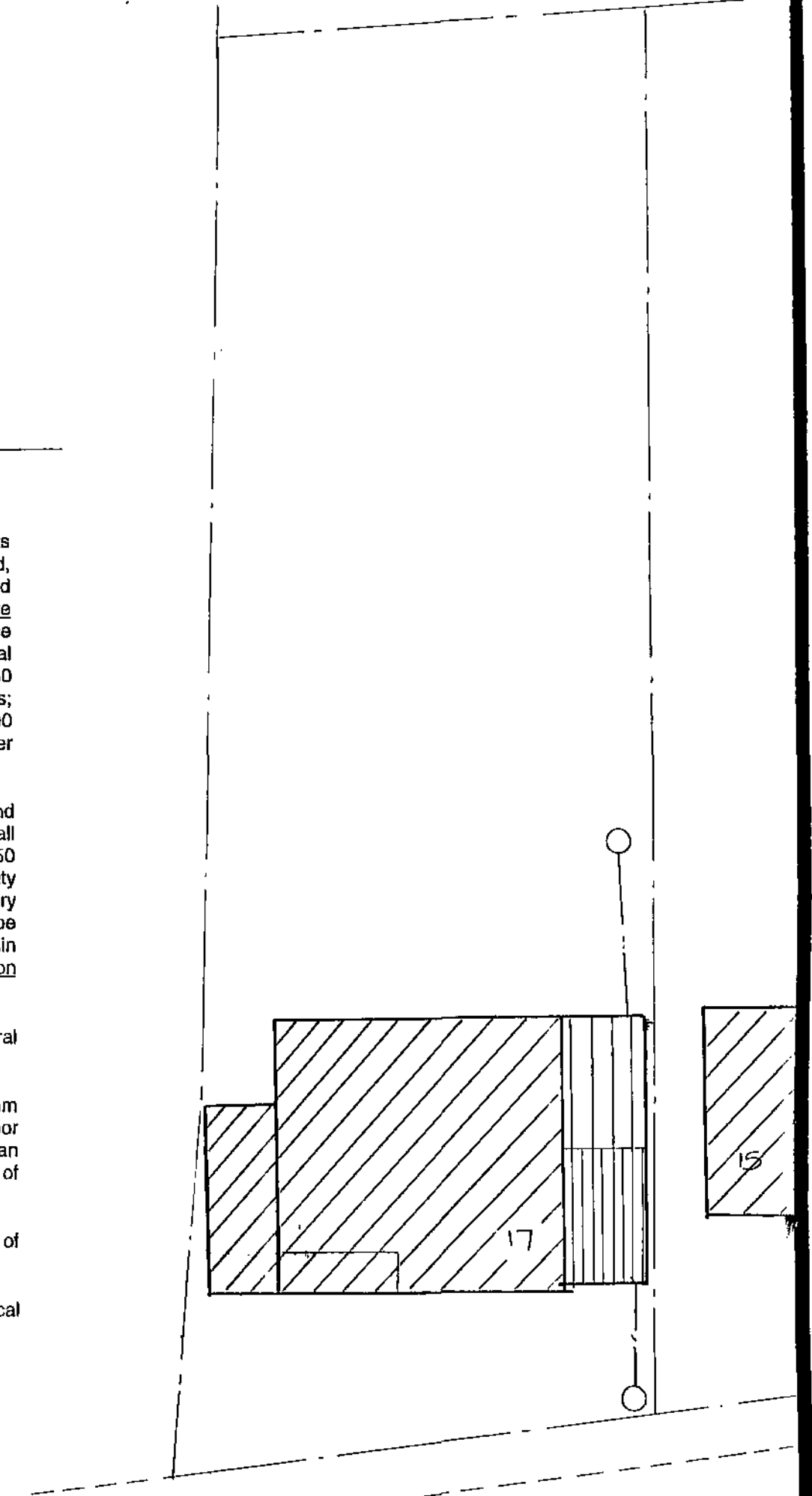
CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 75 cavity and 100 Thermalite "Turbo" insulation block inner leaf with 3mm plaster skim on 12.5mm internal plaster board fixed with plaster dabs; full cavity wall insulation to be Rockwool mineral fibre to give U value of 0.23; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, eaves and eaves and cavities to be continuous; Thermabate insulated cavity closer at openings fixed in accordance with manufacturers 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; Cavity lintels to be Catnic Cougar open backed lintels type CG70/100 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 extg dpc; walls built off 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

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 batts secured to stud work; floor joists doubled up under studs

GROUND FLOOR: 25 ply boarding on 122 x 75 joists in Class SC3 timber at 450 centres built into loadbearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres 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; 80 thick Kingspan Kooltherm K3 zero ODP rigid urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists 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;

VENTILATION: New windows to be 16mm double glazed 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

Shower room: 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



SITE PLAN 1/200

PROPOSED EXTENSION at SIDE of
17 MOORLAND AVENUE BARNSELY

SCALES 1/50 and 1/100

0 8 SEP 2003
Copyright and RCH