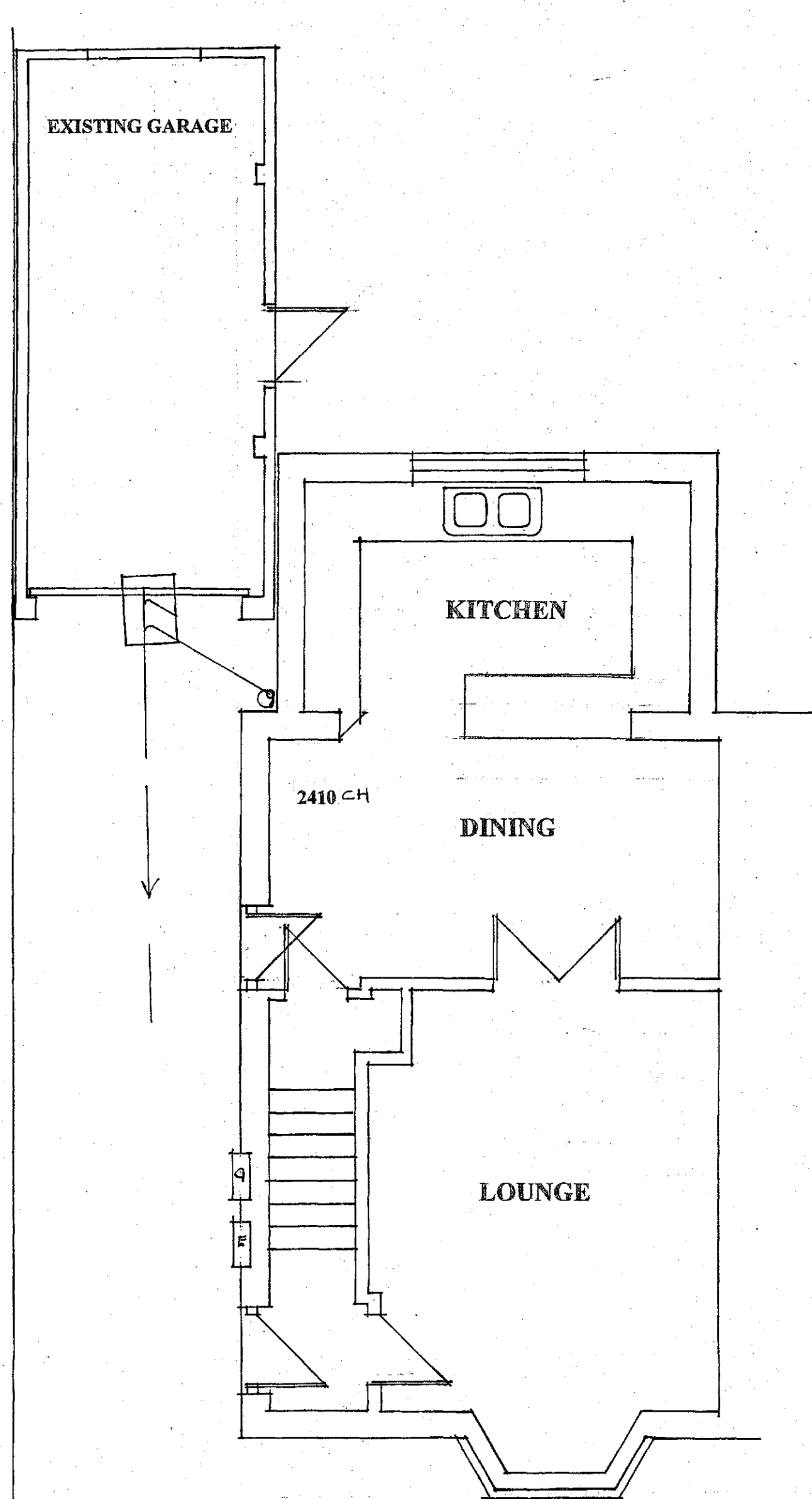
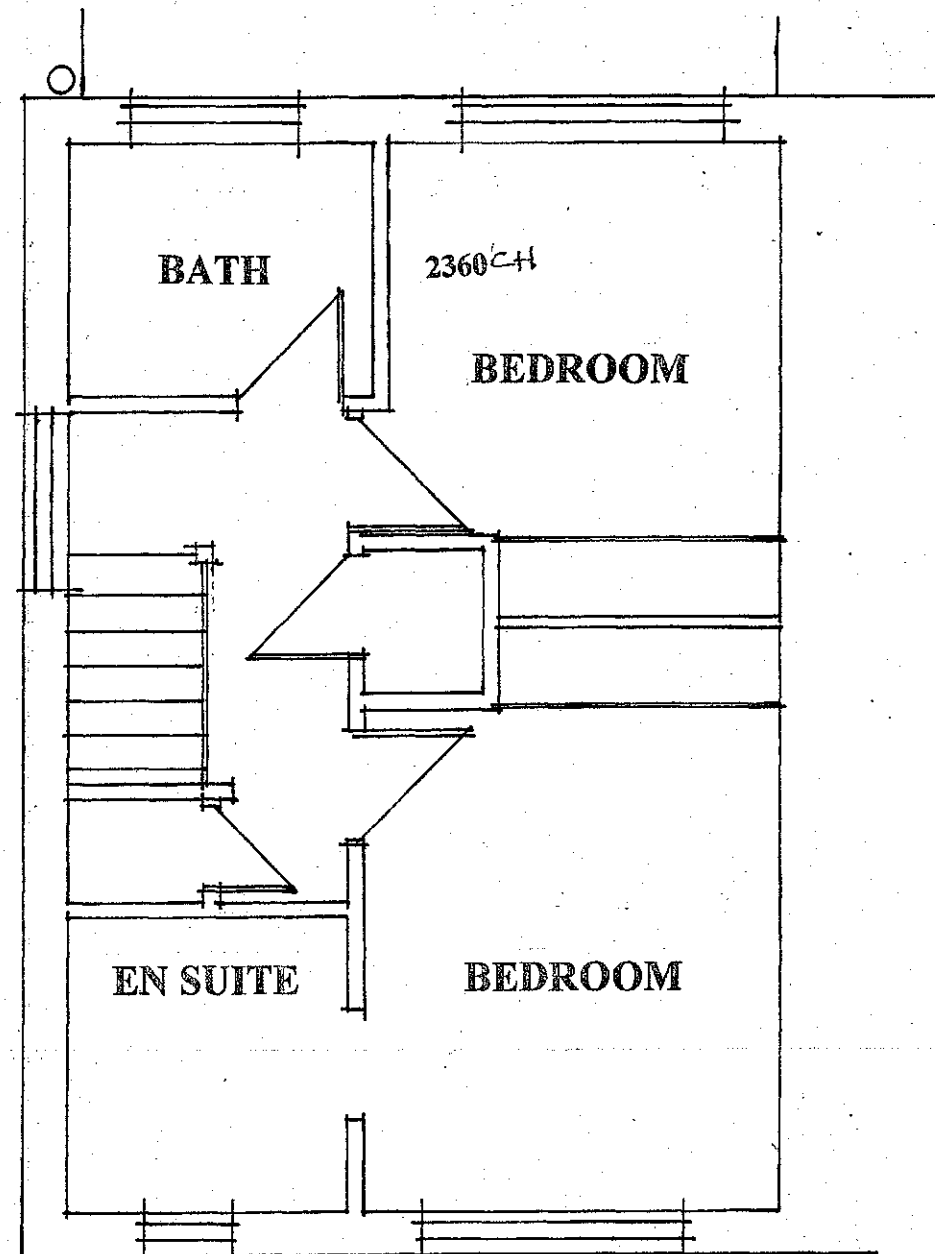


SCALE 1:50 1:100



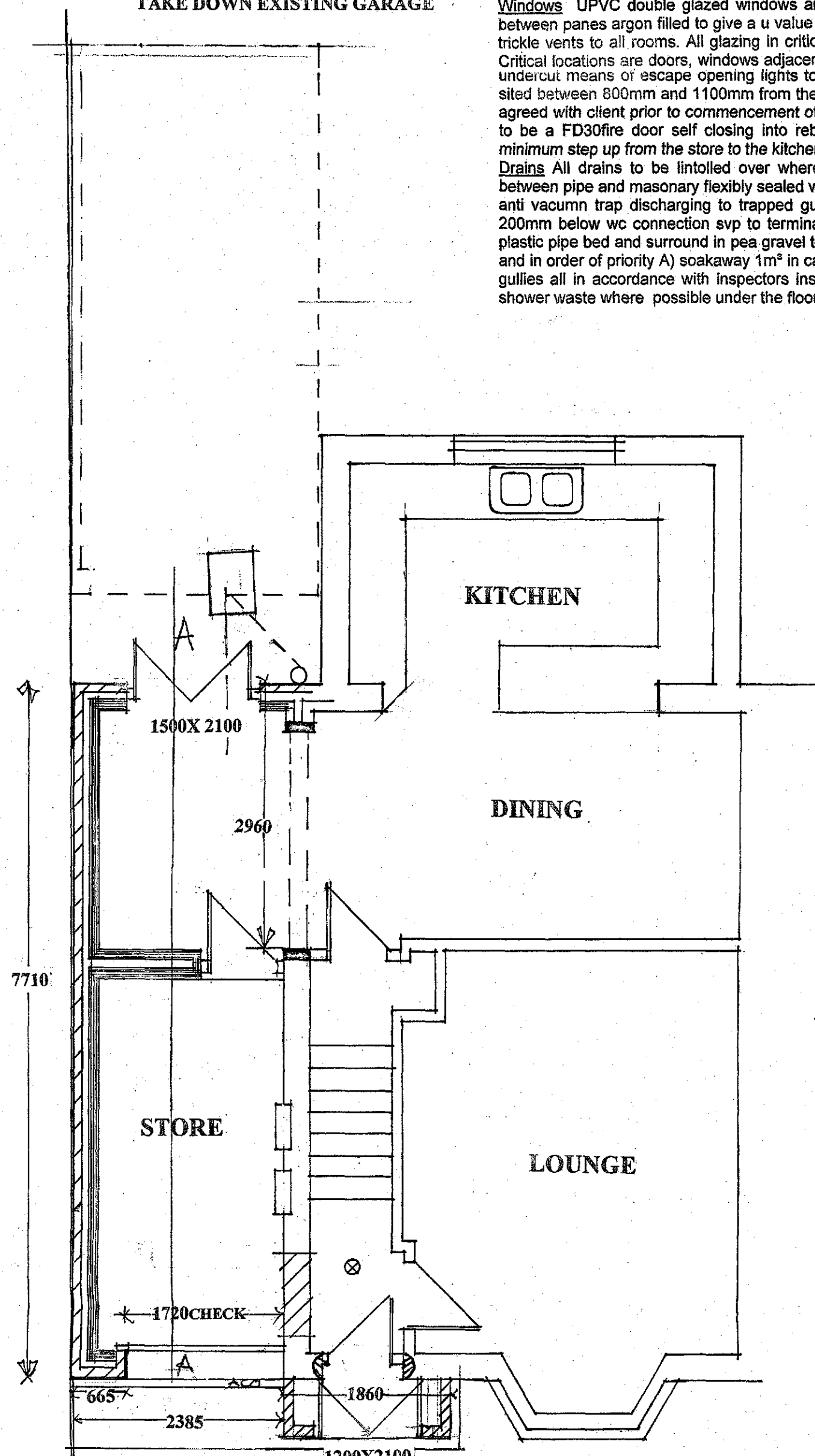
EXISTING GROUND FLOOR



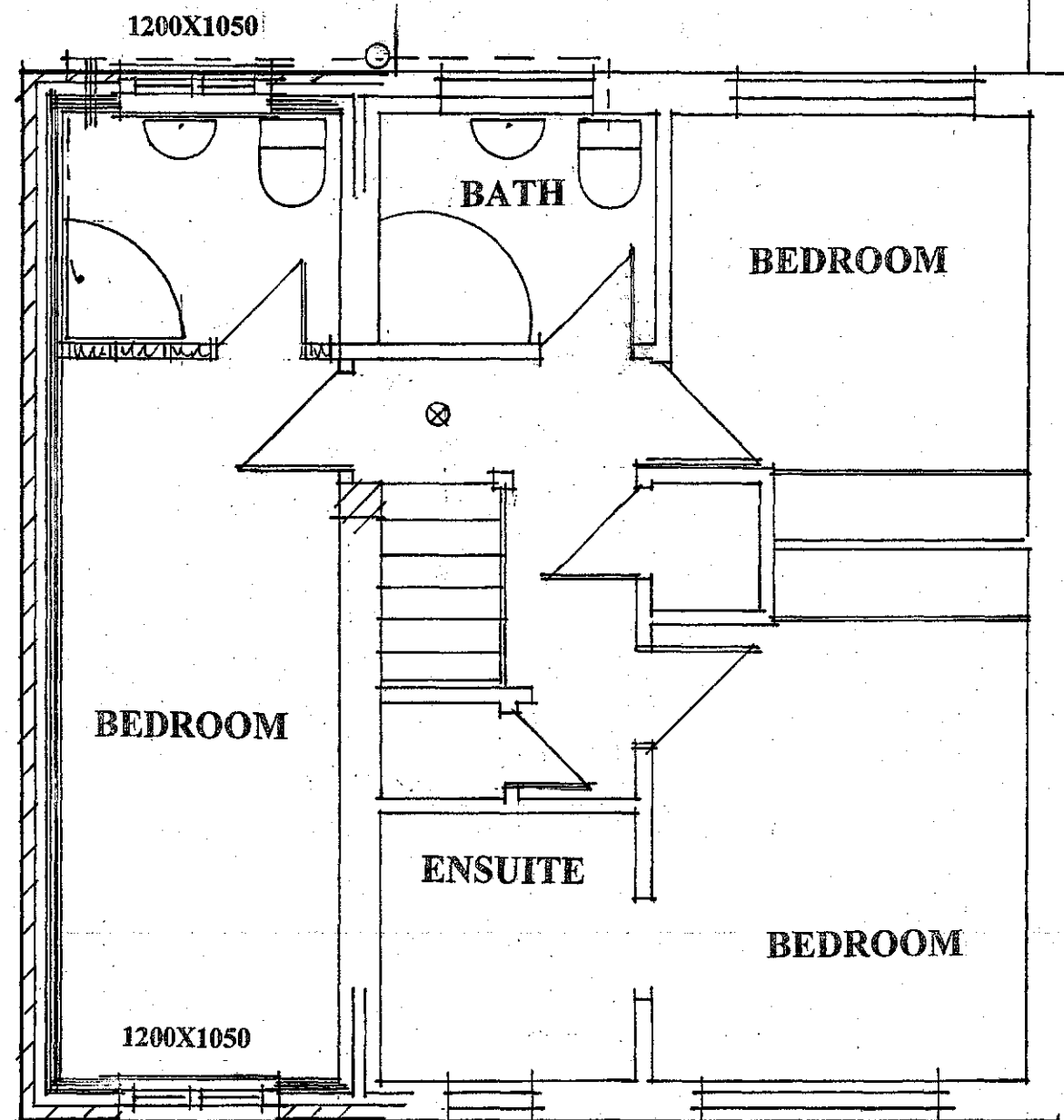
EXISTING FIRST FLOOR

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification. These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. 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. Email odpm@twoten.co.uk

TAKE DOWN EXISTING GARAGE



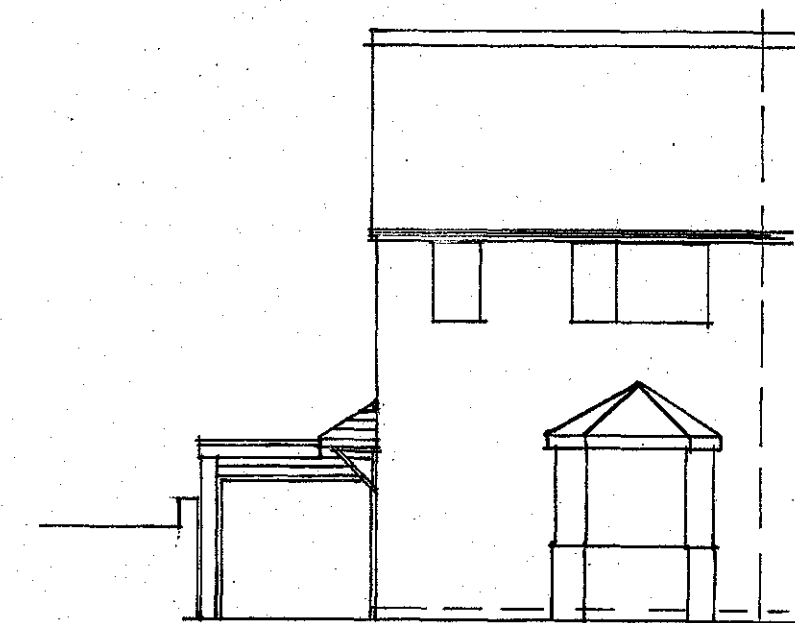
PROPOSED GROUND FLOOR



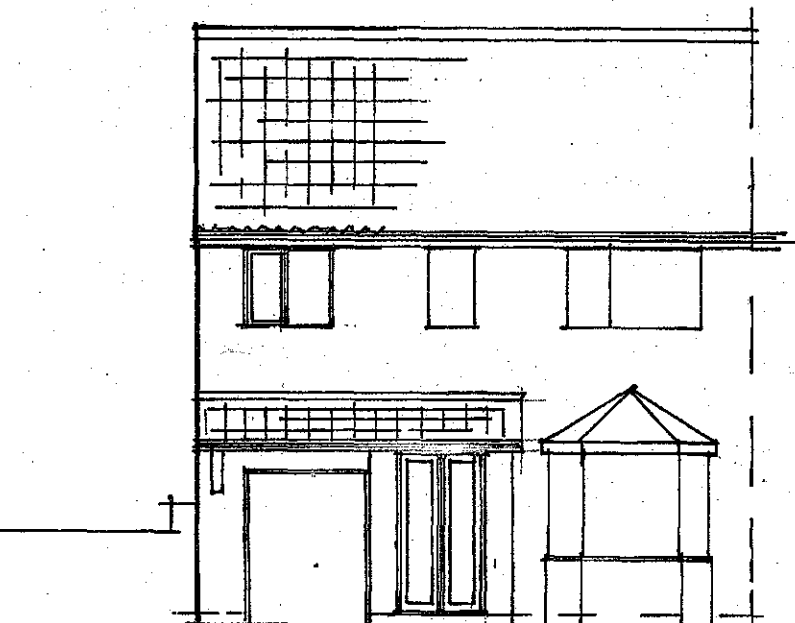
PROPOSED FIRST FLOOR

Builder to consult with gas and electricity provider in terms of enclosing the meter cupboards and supply pipes and shall comply with all requirements accordingly. These works will need to comply with the CDM 2015 regulations and the client must appoint either the builder or other suitably qualified parties to act as Principal Designer as required under the Act. The builder must carry suitable insurances for the works, prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe and competent manner at all times. Where parts of an existing structure are to be modified then such parts must be fully supported until such time as the new permanent structure is in place. Walls may require needle propping both side using props of suitable size and capacity and to be supported from solid ground (not timber joists or other suspended construction)

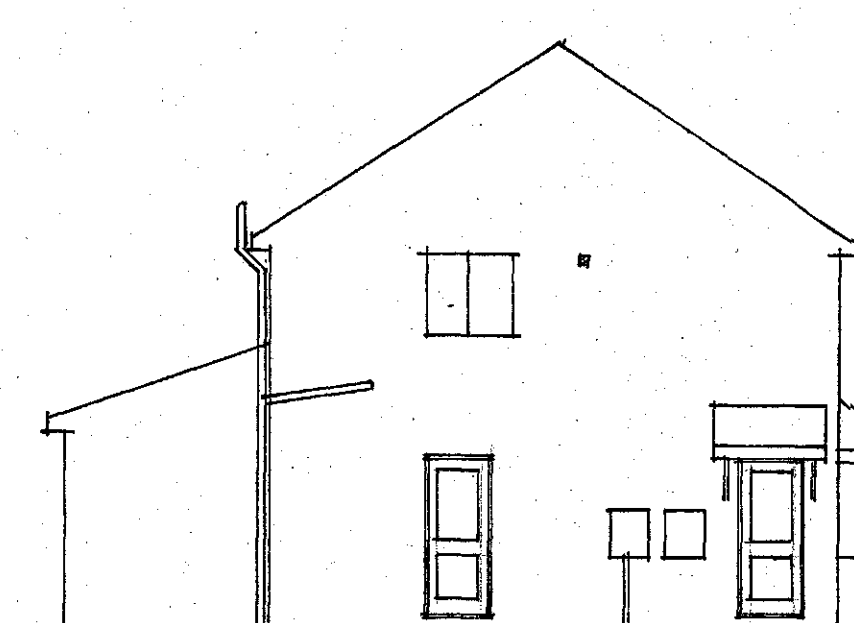
Later Restraint 30mm x 5mm x 1.2m long mild steel galvanized lateral restraint straps to be secured over 3 structural timbers at right angles to walls and 50mm wide full depth noggings. Straps to be at 1.8m centres commencing 600mm from the apex over the first uncut block to floors ceilings and verges.
Windows UPVC double glazed windows and doors with units that have K or Low E glass and a 16mm spacer between panes argon filled to give a u value of 1.6w/m²K. Opening lights to be 1/20" of the floor area and 8000mm² trickle vents to all rooms. All glazing in critical locations to be safety glass to BS62066 and stamped accordingly. Critical locations are doors, windows adjacent doors and any glass within 800mm of the floor. Doors to have 10mm undercut means of escape opening lights to new bedroom providing a clear opening 450mm wide x 750mm high sited between 800mm and 1100mm from the floor. Front store door opening size operation, and manufacturer to be agreed with client prior to commencement of work. All construction shall be robust. Door between store and kitchen to be a FD30 fire door self closing into rebates fitted with intumescent strips and smoke seals. There will be a minimum step up from the store to the kitchen of 100mm.
Drains All drains to be lintolled over where walls cross using Monks concrete lintols. 50mm movement space between pipe and masonry flexibly sealed with rocker pipes. All wastes to be 38mm diameter with 75mm deep seal and vacuum trap discharging to trapped gully and new soil and vent pipes no connection on soil stack within 200mm below wc connection up to terminate with a cage 900mm above any opening within 3m. 100mm Osma plastic pipe bed and surround in pea gravel to minimum falls of 1:80 to existing manhole. Rain water to discharge to and in order of priority A) soakaway 1m³ in capacity 5m from any building B) existing on site system through trapped gullies all in accordance with inspectors instruction and agreed on site. Builder to investigate and resite existing shower waste where possible under the floor across the width of the wall as agreed with client



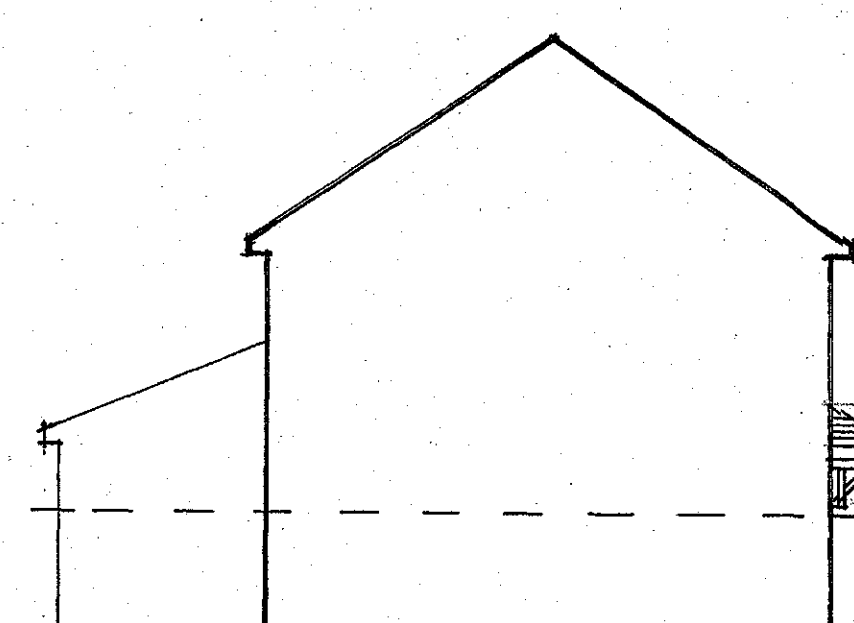
EXISTING FRONT



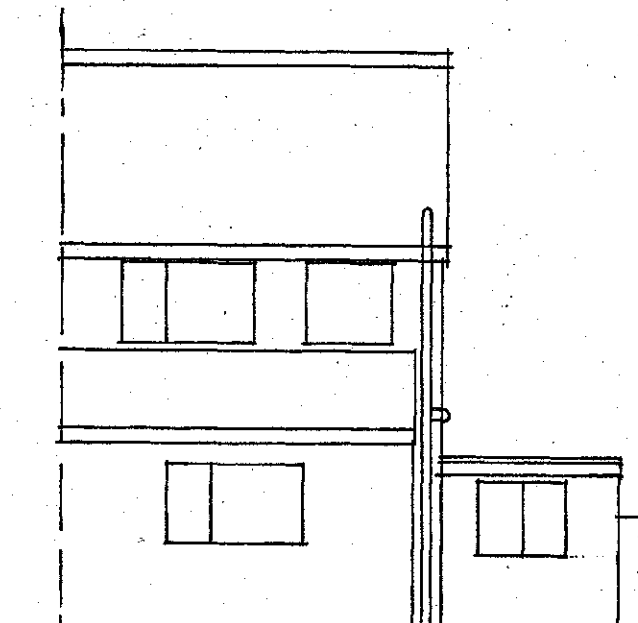
PROPOSED FRONT



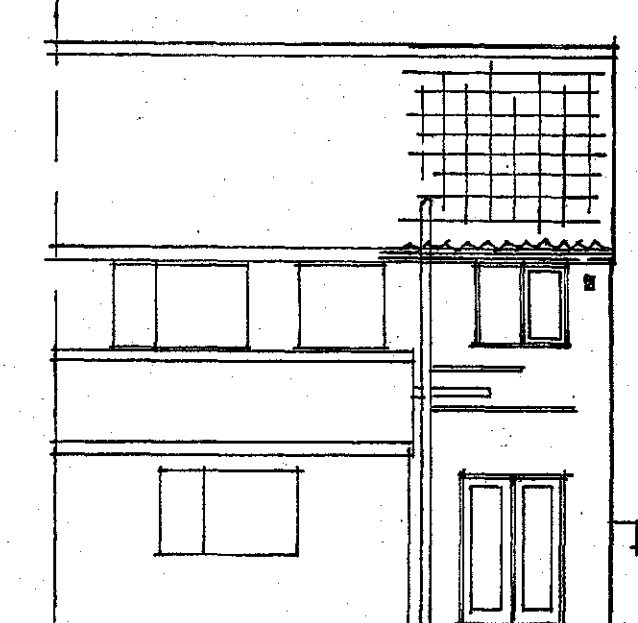
EXISTING SIDE



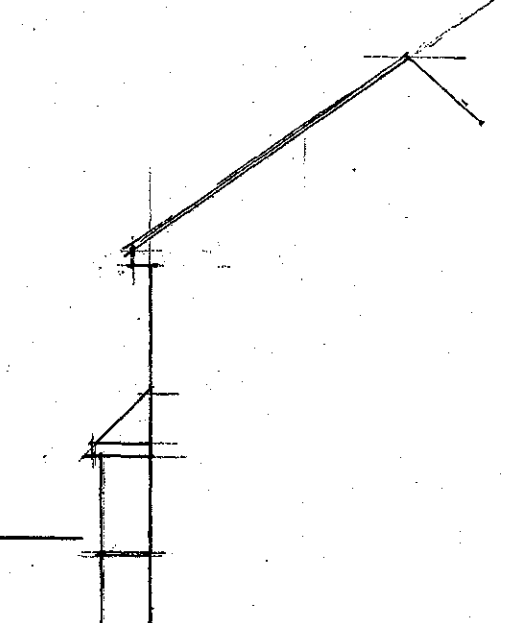
PROPOSED SIDE



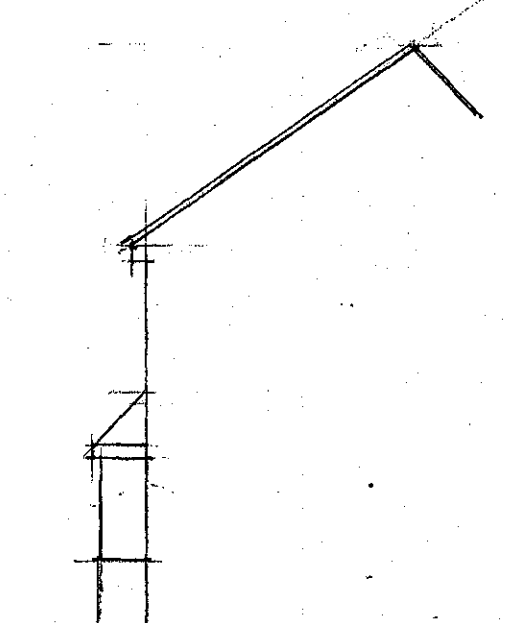
EXISTING REAR



PROPOSED REAR

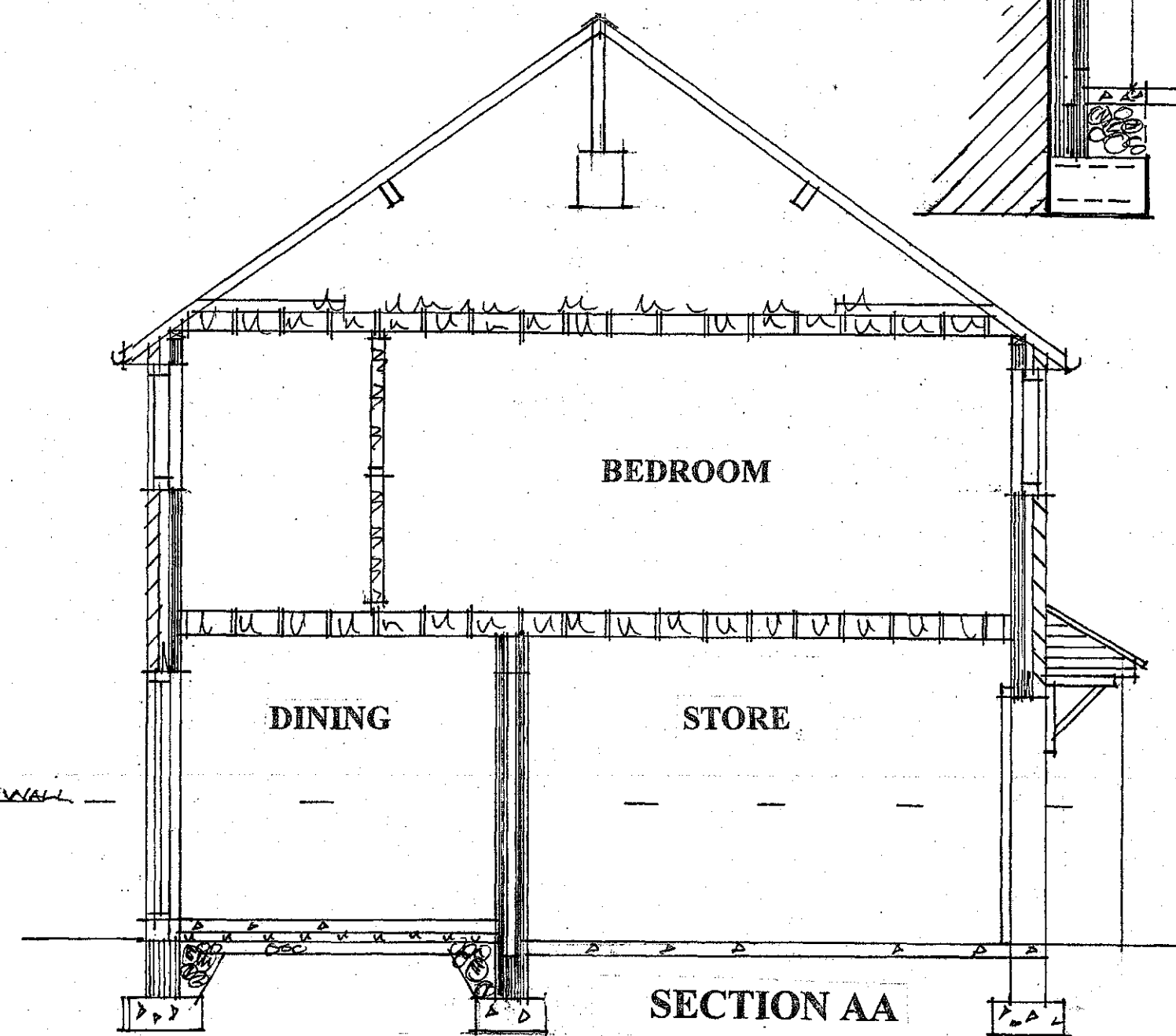


PROPOSED SIDE



PROPOSED SIDE

BUILDER TO EXCAVATE A TRIAL HOLE ADJACENT THE RETAINING WALL AND AGREE FOUNDATION DESIGN SUBJECT TO ENGINEERS DETAIL



SECTION AA

Alterations Form structural opening between existing and proposed at first floor under monks concrete lintols and make good plaster finishes. Remove the existing side entrance door at ground floor and make good opening in cavity construction to match the existing plaster finish. Agree with client reuse or otherwise of existing door set on front elevation in structural opening under IGHD lintols 100mm end bearing. Install structural steel in accordance with engineers design details to enlarge the kitchen and support first floor structure all encased with 1 layer of 12.5mm plasterboard 5mm skim to achieve half hour fire resistance. Install a mains wired smoke detection and alarm system interlinked on a separately fused circuit to the distribution board and with battery back up to ground and first floor landing ceilings. All new light fittings shall only be capable of taking energy efficient light bulbs

At the request of the Inspector the contractor shall expose any foundations and lintols affected by the proposal and all shall be to his complete satisfaction or altered to be so. Builder to carefully dismantle the existing garage and dispose in accordance with clients instruction. It is proposed to construct a two storey side extension and front porch with structural opening between existing and proposed at ground floor. Prior to commencement of work the builder shall dig a trial hole lower side adjacent the existing retaining wall to investigate existing wall construction, foundation and ground conditions and report back to the client for instruction of a structural engineer. All boundaries and final dimensions are to be agreed with client on site prior to commencement of work.
Foundations The party wall act will apply if the proposed foundation is excavated below any adjacent foundation within 5m. Developer to ensure that the adjacent foundation is not undermined and an investigation adjacent the existing foundation to determine the depth should be carried out prior to commencement. Excavation adjacent retaining wall to be excavated and concreted in alternate and separate 1m sections bonded with 4x 12.5mm reinforcing bars 600mm long 50mm cover. Concrete mass filled to within 150mm of ground level. Generally 1:2.4 concrete strip foundation 600mm wide x 225mm thick reinforced with 2 layers of A193 mesh 50mm cover to all faces. Eccentric foundations to be 750mm wide x 450mm thick concrete reinforced with 2 layers of B783 mesh 50mm cover to all faces. All foundations to be taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots in accordance with NHBC guidance whichever is deepest all to the complete satisfaction of the District Building Surveyor. Full cavity wall width 7 Newton block to ground level. Class B engineering brickwork from ground level to DPC. Cavity to continue 225mm past lowest dpc. Foundation to be cast on 1200g dpm in the trench that is wide enough to lap up with the proposed extension Foundation to be cast on 1200g dpm in the trench that is wide enough to lap up with the proposed extension.
Ground Floor Finished covering as agreed with client laid level with the existing kitchen floor on 100mm concrete trowelled smooth and level on 75mm of kingspan insulation with 25mm perimeter up stands on 1200g DPM lapped to the inner leaf dpc on 50mm of sand bedding and at least 100mm of compacted stone. Builder to discuss provision of a Radon barrier with the Inspector which would be a 2000g dpm laid under the concrete and completely across the foot print of the extension when required with tray dpc across the cavity and weep holes to prevent ingress of water. Store floor to be 100mm concrete trowelled smooth with a steel float to fall 25mm to the front door or subject to client approval prior to commencement the existing drive concrete is to remain and made good following excavation inspection.
First Floor To be laid level with the existing determined through the landing opening comprising 18mm tongue and groove chipboard type 2 or 3 for wet areas on 50mm x 200 mm joists at 400 mm centres insulated between with 100mm rockwool and an additional 100mm of kingspan over the store all underdrawn with 12.5 mm plasterboard 5mm skim. Double joist under any bath feet, parallel partitions.
Store Floor existing drive concrete to remain in situ to be repaired following excavation and reinstated all with 100mm concrete trowelled smooth and level with the existing. Provide ACO channel at the front of the extension to prevent ingress of water to the store.
Walls U value of external wall and wall between store and garage to be 0.28w/m²c or warmer. 100mm brickwork external leaf to match existing 100mm cavity fully filled with rockwool batts 100mm plasmor stratilite blockwork 5 stainless steel wall ties m² spaced 750mm horizontally and 450mm vertically and every block to reveal. Inner leaf of store to be blockwork jointed fair face. Reveals to have same U value as walls. Ties to have agreement certificate for wider cavity. 2000g DPC to each masonry leaf at least 150mm above ground level and to heads cills and jambs of all openings. IGHD insulated lintols to all openings 150mm end bearing. Bond existing to proposed with furix profiles and maintain cavity. Soffit of lintol above store openings to have half hour fire resistance with furix supalux to the underside. All internal finishes to be 12.5mm plasterboard 5mm skim with board edges and penetrations sealed. All internal stud partition walls to comprise 12.5mm plasterboard 5mm skim either side of 75mm x 50mm framework fully insulated between with fibreglass for sound insulation. Any existing air grates enclosed by garage to be sealed and compensated for on other elevations. Make good openings between existing and proposed in masonry to match the existing with 2000g dpc to each leaf lapped with the existing. Wall between store and dwelling to be as above in insulated cavity blockwork jointed fair face.
Roof Tiles to match existing laid and fixed in accordance with manufacturers instruction on 25mm x 50mm tanalized battens and 11 layer of fully breathable felt such as Tyvek that is allowed to sag 25mm between rafters 50mm x 125mm rafters at 400mm centres supported mid span on a 75mm x 225mm purlin. 50mm x 150mm ceiling joists at 400mm that span side to side where the ceiling joists run at right angles to the rafters triangulate each rafter foot with 50mm x 50mm x 1800mm long timbers secured over 4 ceiling joists. 12.5 mm plasterboard 5mm skim ceiling insulated above with 150mm of fibreglass laid between the ceiling joists and 150mm across 25 mm x 150mm ridge board. Upvc fascia and soffit and Dry verge.
Lean to canopy roof Roof Tile covering to match the main roof on 25mm x 50mm tile battens and 1 layer of Tyvek breathable felt allowed to sag 25 mm between the rafters 50mm x 100 mm rafters at 400mm centres birdsmouthed over a 50mm x 100mm wall plate secured to the top of the brickwork and a 75mm x 225mm trimmer supported on 75mm x 100mm gallow brackets to match the existing supports over a 50mm x 100mm wall plate at abutment level bolted to the masonry at 600mm centres with 9.5mm bolts. Code 4 lead soaked valleys aprons and flashings tray dpc to all abutments.

PROPOSED TWO STOREY SIDE EXTENSION
AT 76 BLUEBELL AVENUE PENISTONE