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 noggins at 900 vert c/c
Ceilings to be finished with 12 mm plasterboard / skim

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 Ground Floor
150 x 50 {sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 150 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Joists to be doubled up under bath and stud wall locations.
Provide oversite concrete on 1200 g visqueen.
Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension.

Timber First /Second Floors.
150 x 50 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span
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.
Joists to be doubled up under bath and stud wall locations.

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 *450 c/c secured to ridge and birdsmouth joint* over 100 x 75 wall plate.
75 x 225 purlins as shown.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Side Walls to loft.
90 mm kingspan K7 with 100 mineral felt to rear.

To rafters on roof slopes. – 90 mm kingspan k7 between rafters + underdrawn 32 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

First / Second floor
Sound reduction to new floors to be 100 mm mineral felt min density 10kg/m2

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 noggins 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.	0.22{with P/a 09}

Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings or similar to match exist.
All new gutters to be connected to the existing system.
Waste pipes to BS 5572:1978 sizes-Basin 32mm up to 1.7m run. Sink bath / shower 40mm up to 3m run 50mm up to 4m run
All joints push fitted & access panels provided at all changes in direction.

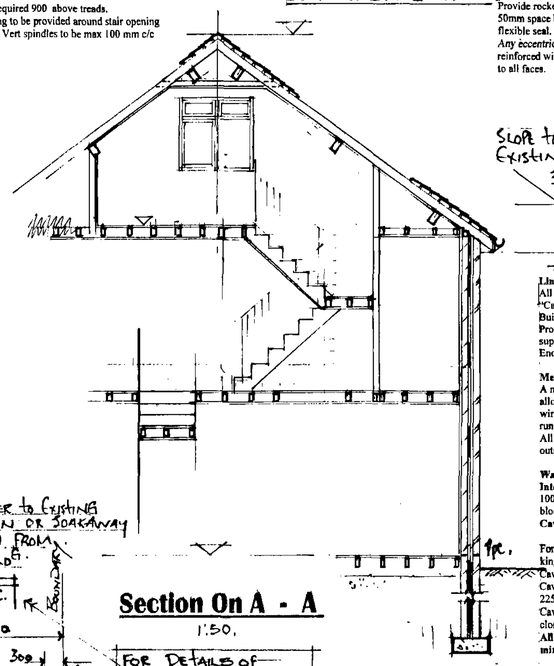
Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas.-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

Stairs
Max pitch to be 42 degree. 200 mm max per riser with min going of 250mm
Min headroom above pitch line to be 2m.
Stairs to be framed out in 75 x 50 mm sw studding and taken directly of existing floor.
All to be strictly carried out in accordance with all relevant Code of Practices and British Standards.
Handrail required 900 above treads.
Hand railing to be provided around stair opening 1100 high. Vert spindles to be max 100 mm c/c

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

ALL LEVELS to SUIT EXISTING LEVELS

SLOPE to MATCH EXISTING APPROX 36°



Section On A - A
1:50.

FOR DETAILS of SECTION C-C REFER to DRG LL/03.

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
Provide tray dpc and provide dpc under lintol at supports to resist corrosion.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.
A minimum of 30 l / sec min air extraction to be allowed to all required areas such as utility room, wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

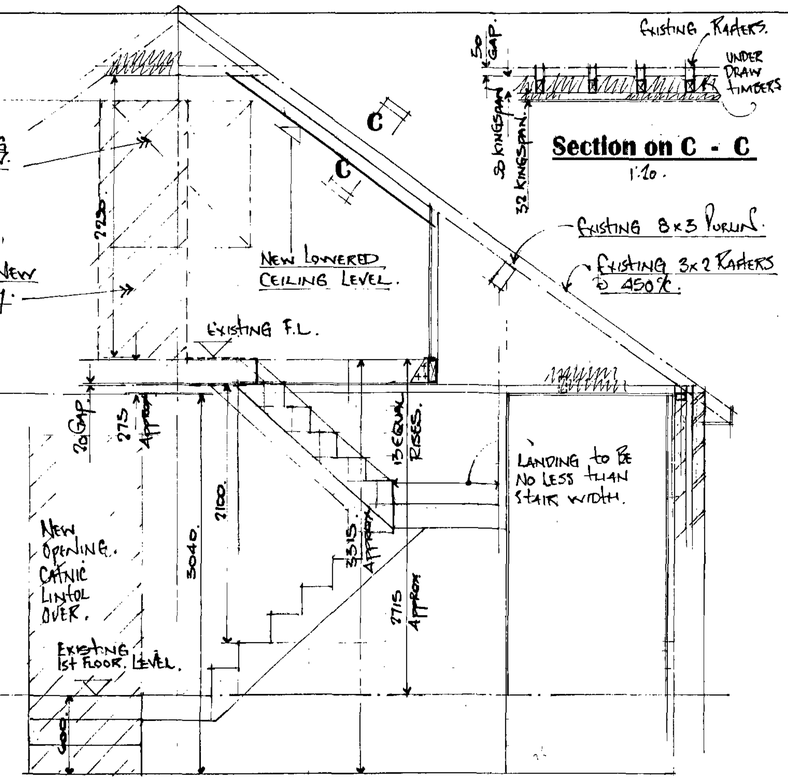
Walls
Internal skin
100 mm Thermoshield 2000 or similar blockwork
Cavity
For 100 mm air gap filled with 50 gap + 50 kingspan k3.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer.
All cavity wall returns to be 550 mm minimum.
External skin
Brickwork 100 mm to match existing
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Weep holes to be provided where applicable.

EXISTING WINDOW.

FORM NEW DOORWAY.

NEW LOWERED CEILING LEVEL.

EXISTING F.L.



Section On B - B 1:25.
SHOWING NEW STAIRS BEHIND.

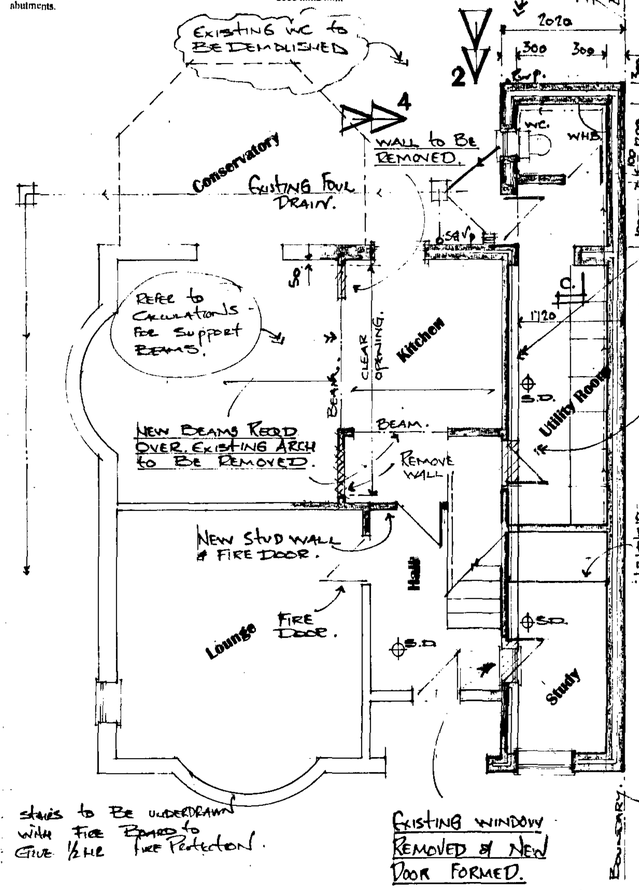
Section on C - C
1:20.

EXISTING RAFTERS.
UNDER DRAW TIMBERS
50 GAP.
50 KINGSPAN.
32 KINGSPAN.
EXISTING 8x3 PURLIN.
EXISTING 3x2 RAFTERS @ 450 c/c.
225
20 GAP
275 Approx
15 EQUAL RISES.
LANDING to BE NO LESS THAN STAIR WIDTH.
2440
2100
3040
NEW OPENING. CATNIC LINTOL OVER.
EXISTING 1st FLOOR. LEVEL.
2715 Approx

General
Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
All steel Beams to have fire Protection.
- 2 LAYERS OF 12mm plasterboard + Skim.

COMPANION DRAWINGS
LL/02 - ELEVATIONS.
03 - ELEVATION A + SECTION C-C.
BLOCK PLAN.

EXISTING WINDOW TO BE REMOVED & REPLACED WITH DOOR.



Existing / Proposed Ground Floor Plan

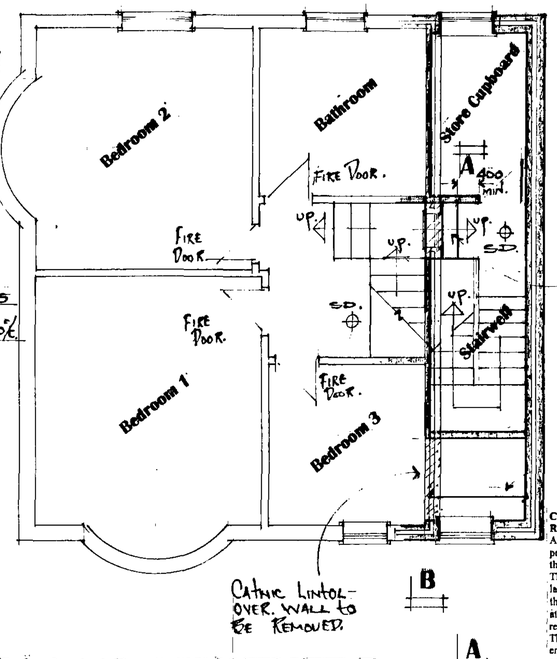
RAINWATER to EXISTING SW DRAIN OR SOAKAWAY 5m MIN. FROM ANY BUILDING.

EXISTING EXTERNAL SKIN to BE REMOVED.

FORM NEW DOORWAY UNDER STAIRS.

GROUND FLOOR JOISTS to BE 150x50 @400c/c

CATNIC LINTOL OVER. WALL to BE REMOVED.



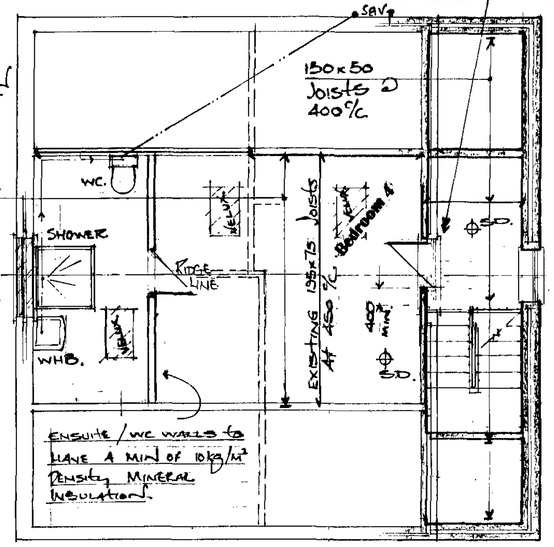
Existing / Proposed First Floor Plan

EXISTING FLOOR HAS BEEN STRENGTHENED 20mm GAP BETWEEN CEILING JOISTS AND NEW FLOOR.
SPANNING JOISTS 195 x 75 . CENTRE JOISTS HUNG FROM JOIST HANGERS

WINDOW W1 to BE BLOCKED UP.

WINDOW to BE REMOVED. NEW DOOR FORMED.

FLOOR JOISTS TO FIRST FLOOR 150x50 @ 400c/c.



Existing / Proposed Second Floor Plan

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Means of escape.
All new second floor windows 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 1to be installed on each storey smoke detectors as indicated on the drawing.
Interconnected & wired to a separated fused circuit.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"

Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All installed by a corgi reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

IF RADON BARRIER IS REQUIRED USE VISQUEEN 2000 G. UNDER OVERSITE. TAPE ALL JOINTS + SEAL ANY PENETRATIONS CONTINUE THRU EXTERNAL LEAF.

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

Scope of Works
General.
Construction of a two storey side extension, creating: Study – Utility Room – Stair well to loft bedroom - Storage / airing cupboard.
The existing loft floor has been strengthened as detailed.
Extension to be constructed as detailed within.
Existing external skin to be removed to provide additional width.

Forming of openings.
Opening to be formed between exist and new extension both at ground level and intermediate stair landing level.

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 owner's 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 122 6236

AIR BRICKS REQD to ALL SIDES at 300 c/c.
1 in 4 LIGHTS to BE LOW ENERGY.
CEILINGS to 1st & 2nd FLOOR to BE DOUBLE BOARDED.

E		
D		
C	.	
B		
A	14.08.08	NOTES ADDED.
	Date	Revisions

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110 Huddersfield Road
Willthorpe
Barnsley
S75 1HA

Barnsley Metropolitan Borough Council
22 JAN 2009
Corporate Mail Room

Client
Mrs L Loach

Job Title
Proposed 2 Storey Side Extension.

Drawing Title
General Arrangement.

Scale **1:25 1:50 1:20**

Date **6.5.08** | Drawn by

Drg. No. **LL / 01** | Rev. **A**

594 x 841mm A1