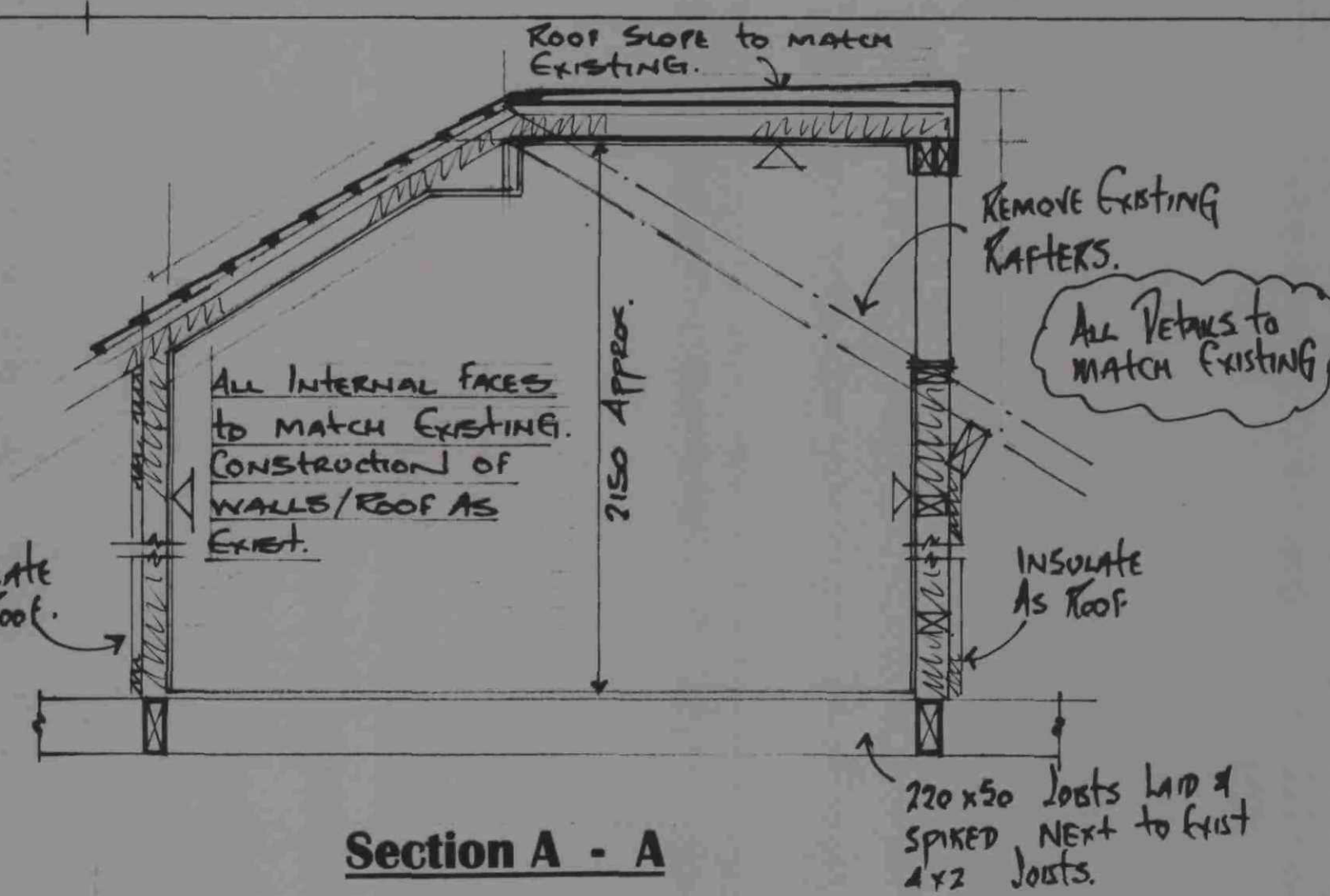




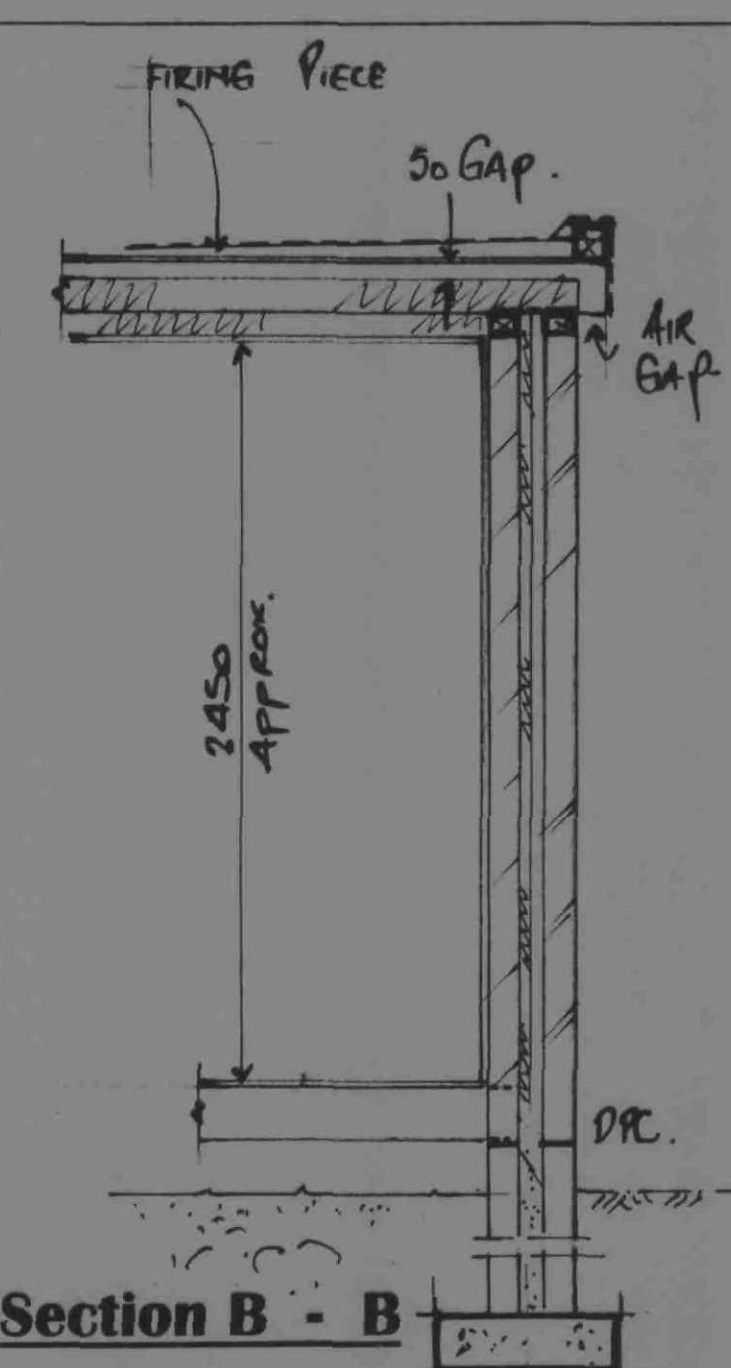
Existing Front Elevation On 3



Proposed Front Elevation On 3



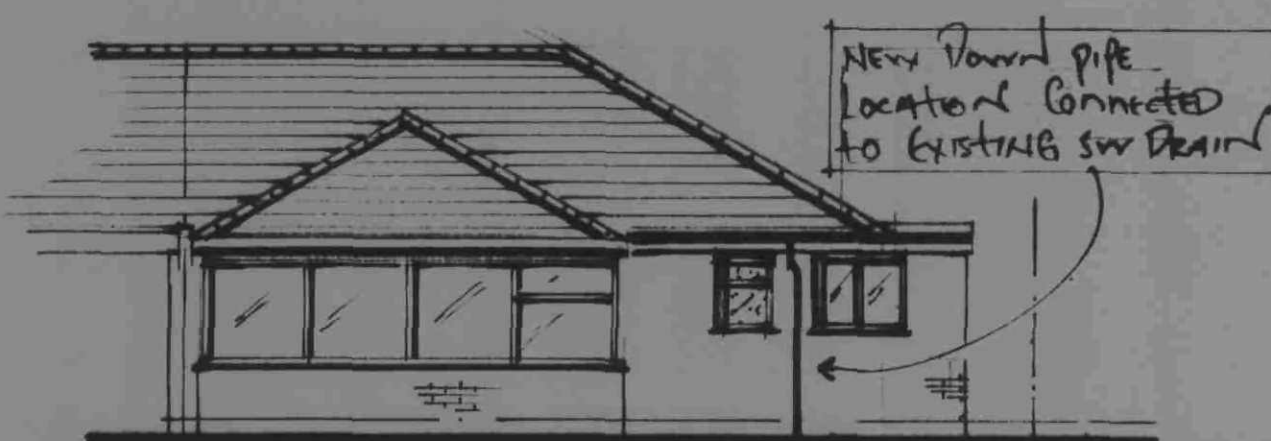
Section A - A



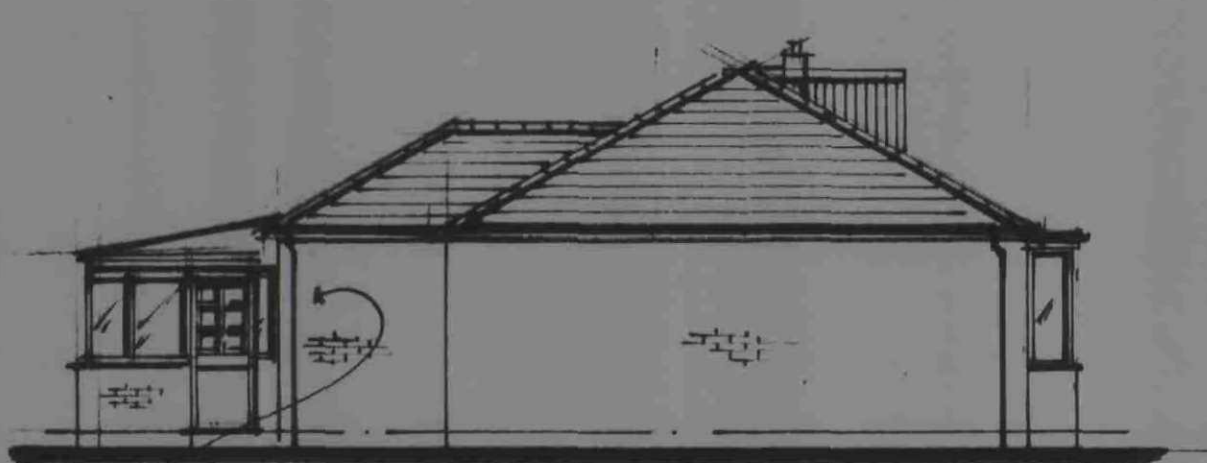
Section B - B



Existing Rear Elevation On 2



Proposed Rear Elevation On 2



Existing Side Elevation On 1



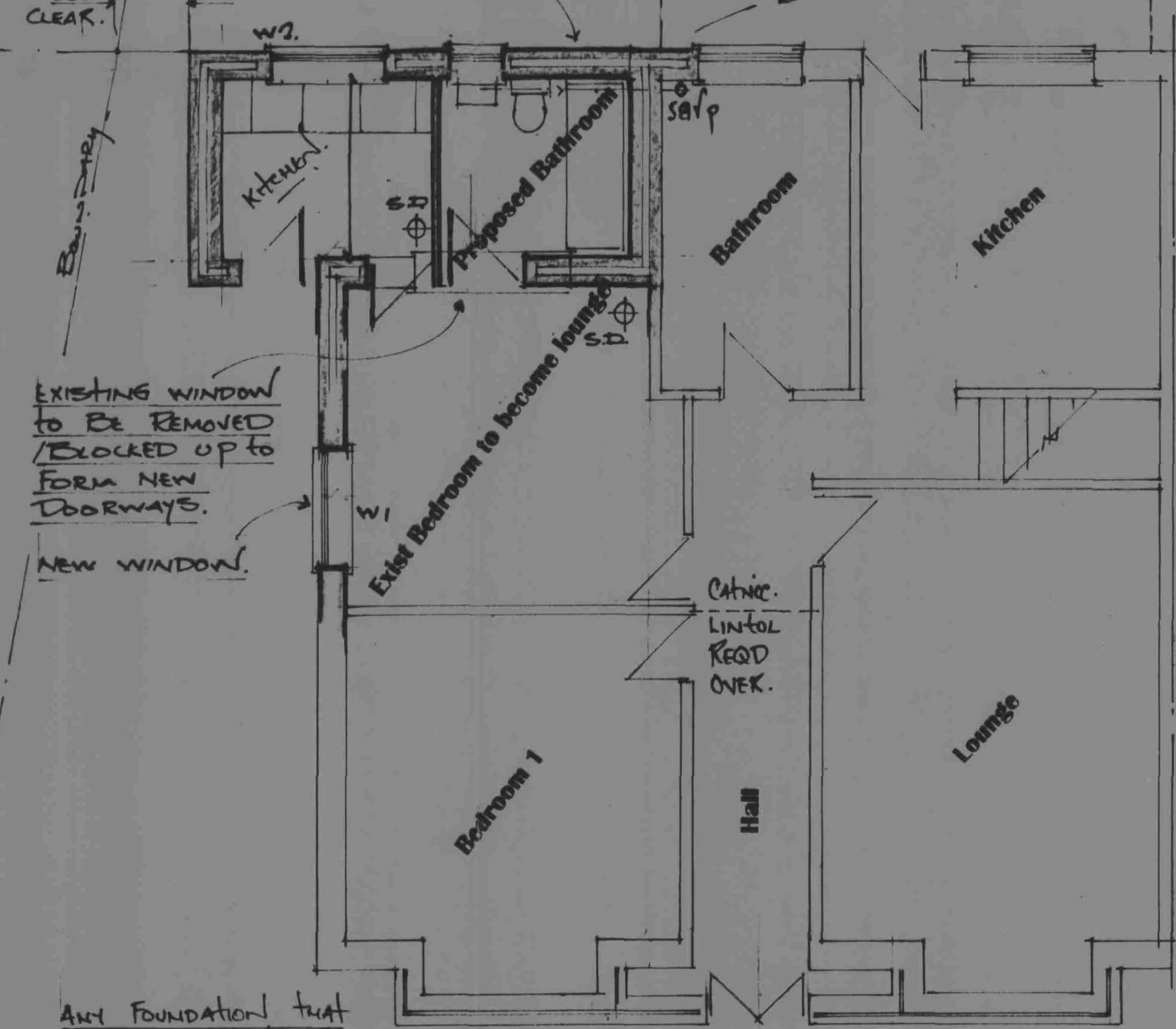
Proposed Side Elevation On 1

EXISTING DOWN PIPE
RESITED AS SHOWN
ON PROPOSED REAR
ON 2.

800
CLEAR

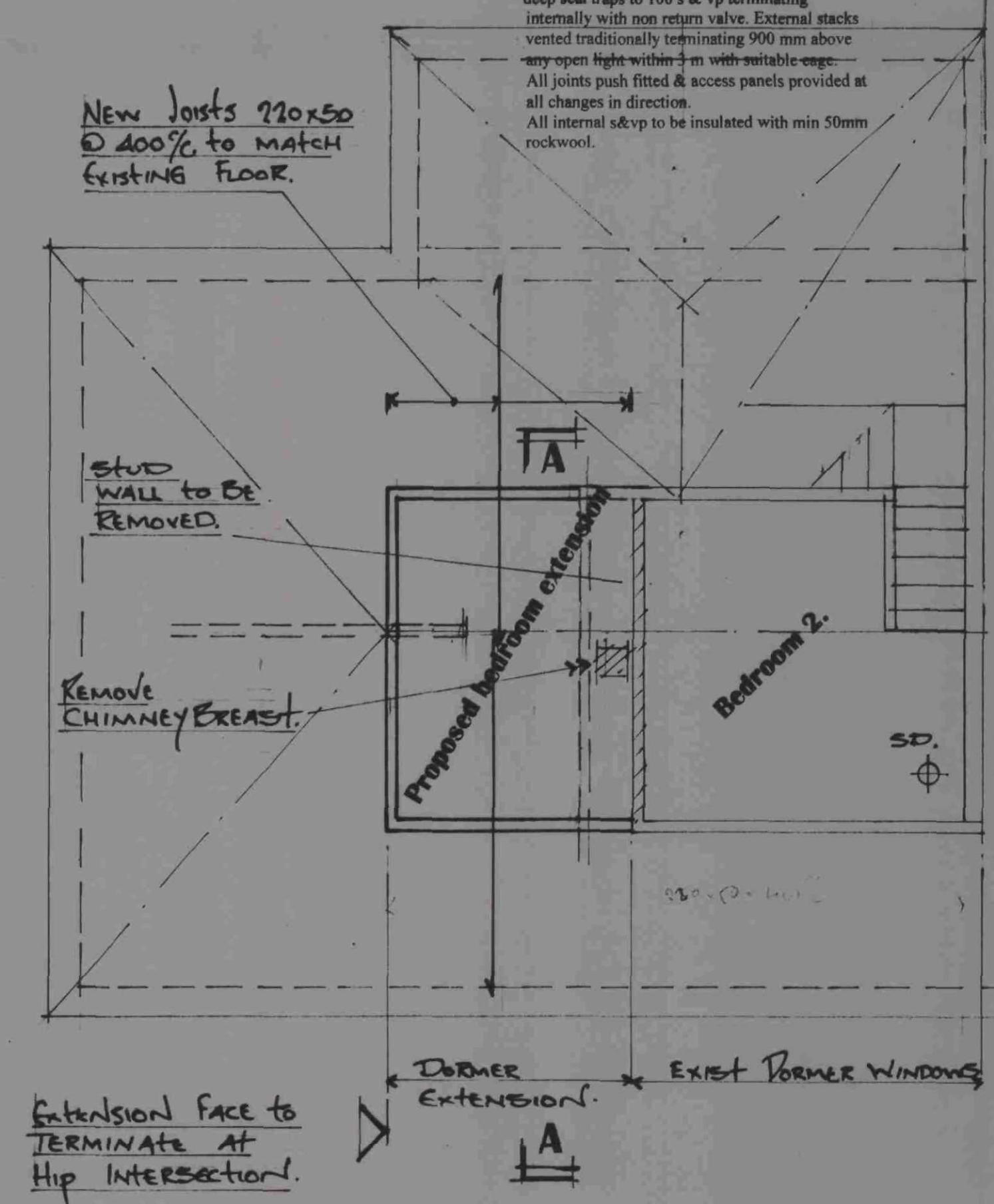
CONNECT TO
EXIST S&VP

Conservatory



3

Existing / Proposed Ground Floor Plan



Existing / Proposed First Floor Plan

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 fl. Or windows within 800 mm from fl.
Obscure glass to be fitted to new bathroom window.
Trickle vents to be provided to all new windows 8000 mm² min.

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.

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

Means of escape.
Windows W1 & W2 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 1 to be installed on each storey smoke detectors as indicated on the drawing.
Interconnected & wired to a separated fused circuit.

Heating.
All habitable rooms to have a suitably sized 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.

EXISTING WINDOW
TO BE REMOVED
/ BLOCKED UP TO
FORM NEW
DOORWAYS.

NEW WINDOW.

EXIST BEDROOM TO BECOME LOUNGE

Catnic
LINTOL
READ
OVER.

ANY FOUNDATION THAT
CROSS DRAINS TO BE
TAKEN DOWN TO
BELOW I.L. OF PIPE
AND CONCRETE LINTOL
PLACED OVER.

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 cone and u.s. of joists. Airbricks required to all sides of extension.

Extension Flat Roof
150 x 50 rafters at 400 c/c
Provide 10 mm limestone chippings on 3 layers of built up felt applied on hot bitumen between layers on 18mm roofing ply screwed to new wall plates. Roof to slope from front to back discharging into gutter.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c

Roof insulation to extension and dormer flat roof.
To ceiling rafters - 90 mm kingspan k7 between rafters - underdrawn 32 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint
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 down pipe to be 75 mm dia. All internal drainage to connect into exist s & v pipe
Waste pipes to BS 5572:1978 sizes-Basin 32mm up to 1.7m run. Sink bath 40mm up to 3m run 50mm up to 4m run
WC - 100 mm. Separate connections and 75 mm deep seal traps to 100 s & v terminating internally with non return valve. External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable edge.
All joints push fitted & access panels provided at all changes in direction.
All internal s&v to be insulated with min 50mm rockwool.

NEW JOISTS 220x50
@ 400c/c TO MATCH
EXISTING FLOOR.

STUD
WALL TO BE
REMOVED.

REMOVE
CHIMNEY BREAST.

EXTENSION FACE TO
TERMINATE AT
HIP INTERSECTION.

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 F 10.

Scope of Works
General
Construction of a single storey extension, creating a bathroom / kitchen area.
Extension of existing dormer frames.
Extension to be constructed as detailed within.

The existing dormer frames to be exposed and reproduced for the required new frames.
Details indicated are indicative and should be read / agreed with the building Inspector On site.

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 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. Tel 0870 122 6236
Dormer.
Construction to be 150 x 50 timber or as deemed necessary to match existing details. Frames to be 400 c/c to suite existing rafters.

Dormer flat roof specification.
Provide 10 mm limestone chippings on 3 layers of built up felt applied on hot bitumen between layers on 18mm roofing ply screwed to new frames / wall plates. Junction of flat roof to sloping tiled roof to be flashed.
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.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.
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.
Bathrooms to be 15 l / sec min-wired to light pull cord with min 15 minute over run.
Kitchens to have 3 air changes / hr and 60 L / sec min. 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 k8.
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, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Internal walls
To be from timber studing 75 mm x 50 mm with 12 mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50 mm insulation to be provided to bathroom walls, with double skin of plasterboard to inside face of en suite.
Ceilings to be finished with 12 mm plasterboard / skim.
Bathroom wall to have a min of 10 kg / m² density mineral felt insulation.

Facia boards
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

E		
D		
C		
B		
A		
	Date	Revisions
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49 Wigfield Drive
Ward Green
Barnsley
S70 5JE

Client
Mr K Droger

Job Title
**Single Storey Extension
+ Dormer frame extension.**

Drawing Title
**General Arrangement
/ Elevations**

Scale **1:25 1:50 1:100**

Date **21.5.08** Drawn by

Org. No. **KD / 01** Rev.