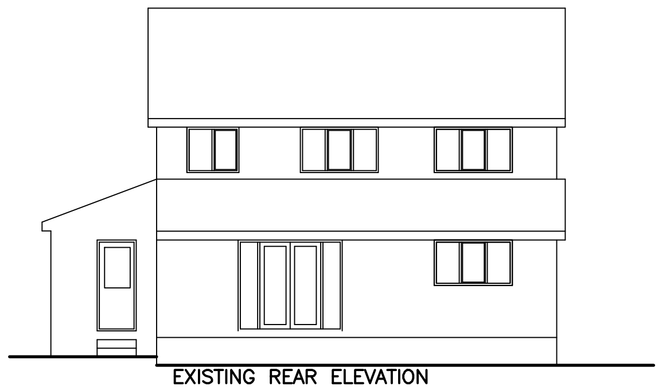
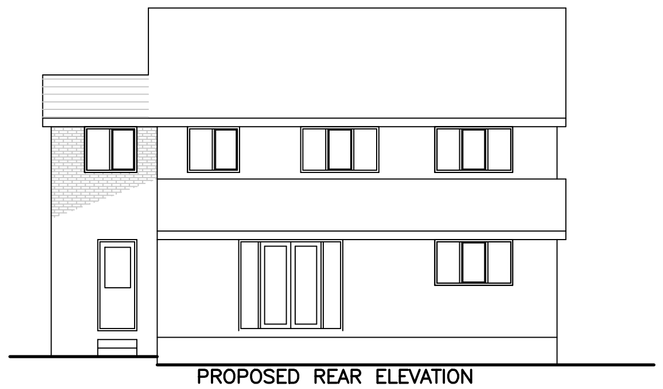
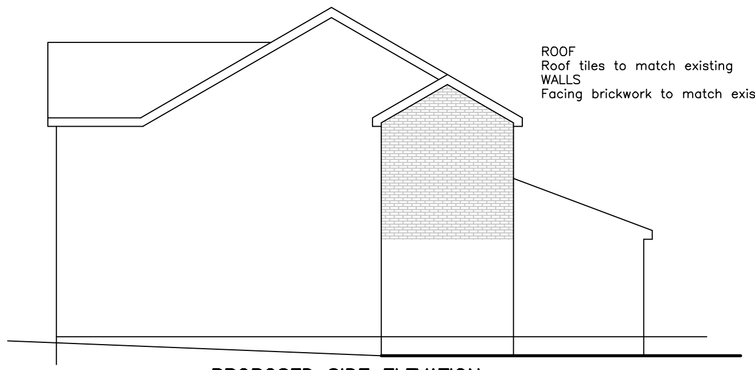


EXISTING REAR ELEVATION

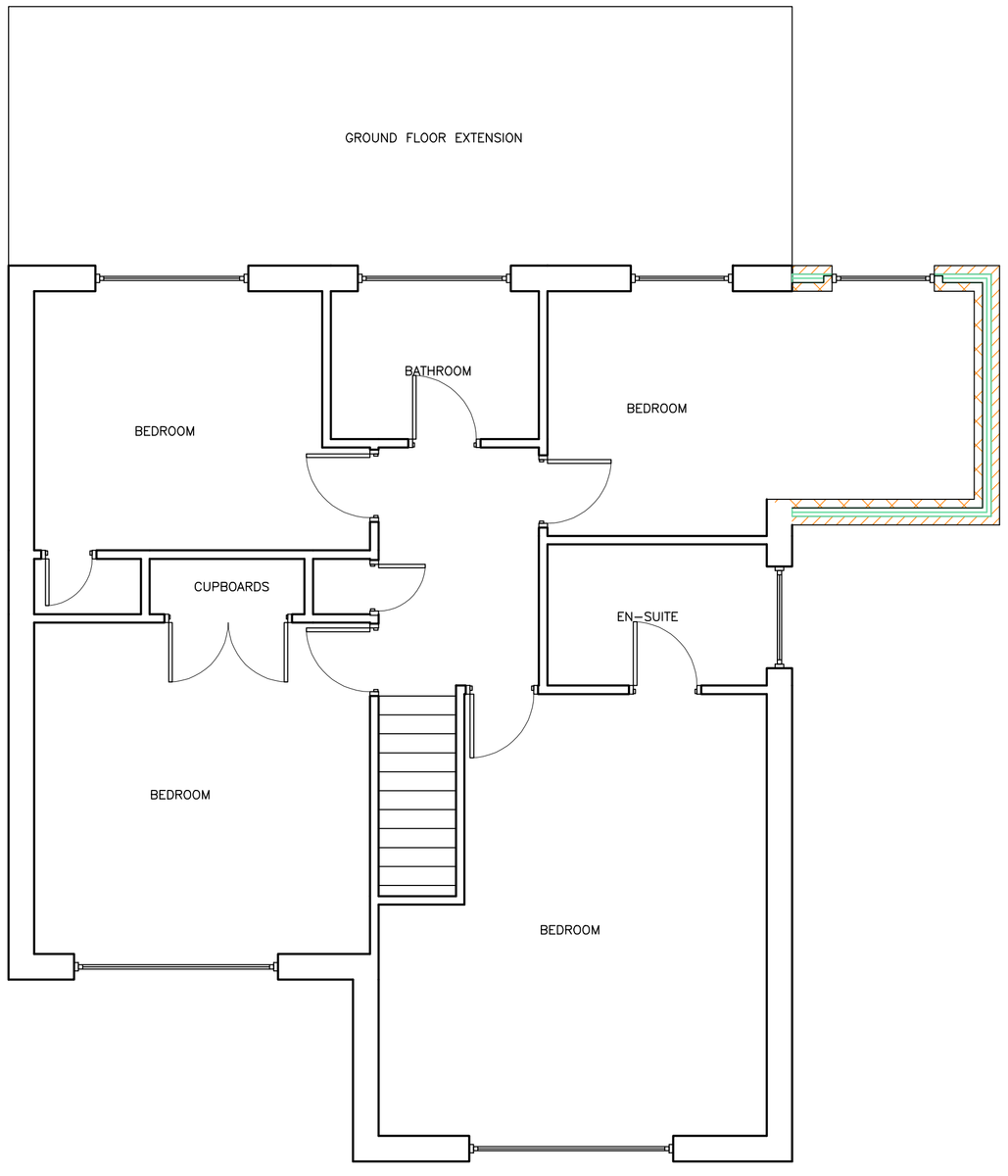


PROPOSED REAR ELEVATION

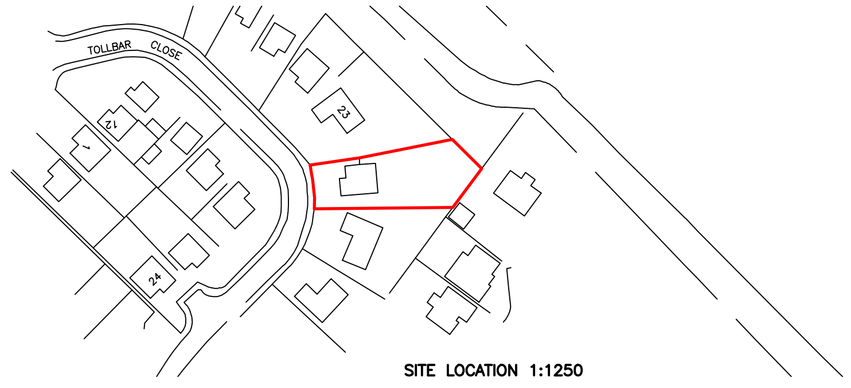


PROPOSED SIDE ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED 1ST FLOOR PLAN



SITE LOCATION 1:1250

ELECTRICAL INSTALLATION
All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level.
Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audble throughout the building and liked to fire alarm if fitted.
Detectors are to be sited min 300mm from luminaries, or radiators.
Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed installed and tested by an Electrician registered with one of the Part P self certification scheme.
On completion a certificate must be issued by a person competant to do so to BS7671

DRAINS BENEATH FOUNDATIONS

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

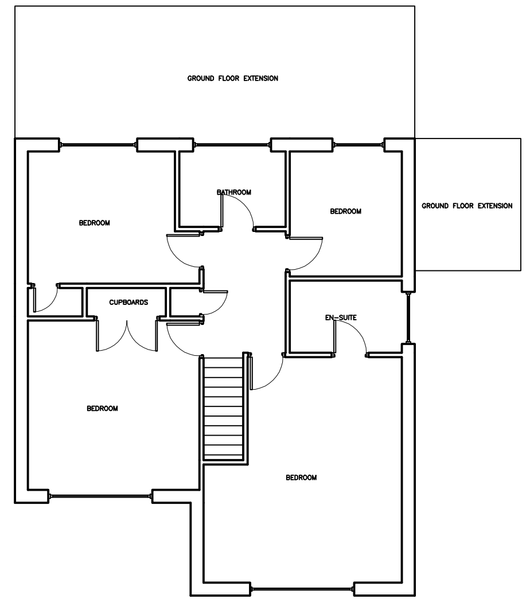
DRAINS
New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc.
Where drains pass through walls they are to be lintoled over with PCC lintols.Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep.If drains are deeper then they are to be protected by bedding and surrounding in concrete up to the underside of the foundation.
Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions-depending on size of pipe.

ROOF
Roof tiles to match existing on 25 x 38 s.w. treated battens on breathable untearable roofing felt.
New roof of traditional construction to have 150x50mm sw grade SC3 rafters at 400mm cts.
Rafters spiked bearer fixed to wall and to 100x75 s.w.wall plate.Rafters to be additionally notched over wall plate.
225x38 treated s.w. hip rafters
225x25 treated s.w.fascia board with 9mm treated WPB plywood soffit fitted with soffit vent.Vent to allow a continuous ventilated strip of 25mm width protected with a flyproof mesh.
1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.
350mm glassfibre insulating quilt laid between ceiling joists.
Ceiling joists to be 150mmx50mm at 400mm ctrs.
100x 50 sw runners at ceiling level with 100x38 hangers every 4th.rafter.
100mm half round PVC gutter to 65mm PVC downpipe.

Lateral restraint straps to be fixed as above at ceiling level.
All lateral restraint straps are to be provided with noggins between members to which they are fixed.

New walls bonded into existing-min 3 courses in every 6.Cavities to be maintained where applicable.
New S.& V.P. to be connected to new drains & taken 900mm above opening window with anti bird nest cage on top.
No part of foundation or gutter to overhang boundary line unless written permission is deposited with building control prior to work commencing.

This project may require a methane barrier to comply with current legislation.
This is recommended,but may not be obligatory.Client or his builder to check local conditions with the Local Authority at the time of constructuion.
A suitable type would be Monarflex RAC.
It is to be bonded across cavity to all outside faces of walls and sealed around services and penetrations.
All timbers are to be softwood unless directly instructed by the Client-Any Hardwoods used are to be sourced only from sustainable forest plantings.



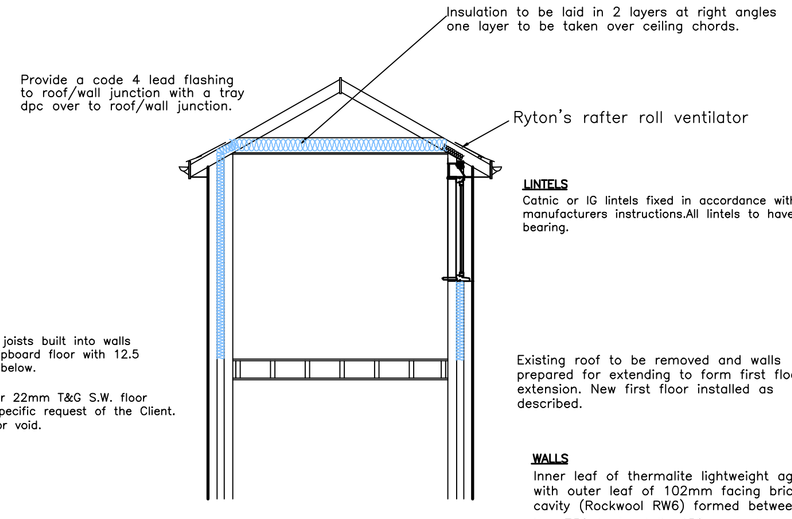
EXISTING 1ST FLOOR PLAN

WINDOWS IN DWELLINGS
All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.8W/m2K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 8000mm2 (kitchens, utility and bathrooms 4000mm2).

FIRST FLOOR

200 mm x 50 mm sw SC3 grade joists built into walls with 18 mm T & G grade 2/3 chipboard floor with 12.5 mm plasterboard and skim ceiling below.
Joists to be at 400mm ctrs.
supported at edges and sides.20 or 22mm T&G S.W. floor boarding only to be used at the specific request of the Client.
100mm glassfibre insulation to floor void.

ALL RWP'S TO BE PIPED IN 100mm DRAINS TO SOAKAWAY
new soakaway Min 5m from building and boundary with invert min 1.0m above bottom of soakaway to be filled with broken brick hardcore,blinded to recieve topsoil and grass subject to perculation test.



SECTION THRO' EXTENSION

LINTELS
Catnic or IG lintels fixed in accordance with manufacturers instructions.All lintels to have min 150 end bearing.

Existing roof to be removed and walls prepared for extending to form first floor extension. New first floor installed as described.

WALLS
Inner leaf of thermalite lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks.100mm filled cavity (Rockwool RW6) formed between leaves.Stainless steel wall ties 750 horizontally 450 vertically and every block at reveals. DPC's to all heads, cills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built off foundations.
Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

GAS APPLIANCES – PRECAUTIONS
The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring properties. No essential ventilation is to be blocked or removed which may affect the operation or safety of any gas appliance. If in doubt, a CORGI registered installer is to be employed to check the safety of gas appliances. Failure to comply with these recommendations could result in death.

Actual depth of foundations to be determined on site.
All work to be to the satisfaction of the local authority.
All dimensions to be checked on site and any discrepancies must be notified immediately
All dimensions are in millimetres unless otherwise stated.
Information given on this drawing is subject to local authority approval.
Do not scale this drawing.

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CLIENT
MR & MRS S SIDDALL

PROJECT
PROPOSED 1ST FLOOR EXTENSION
25 TOLL BAR CLOSE
OXSPRING
SHEFFIELD S36 8WJ

FILE NAME	DWG.No	SCALE	DATE	DRAWN	REV.
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