

PROPOSED SECTION

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

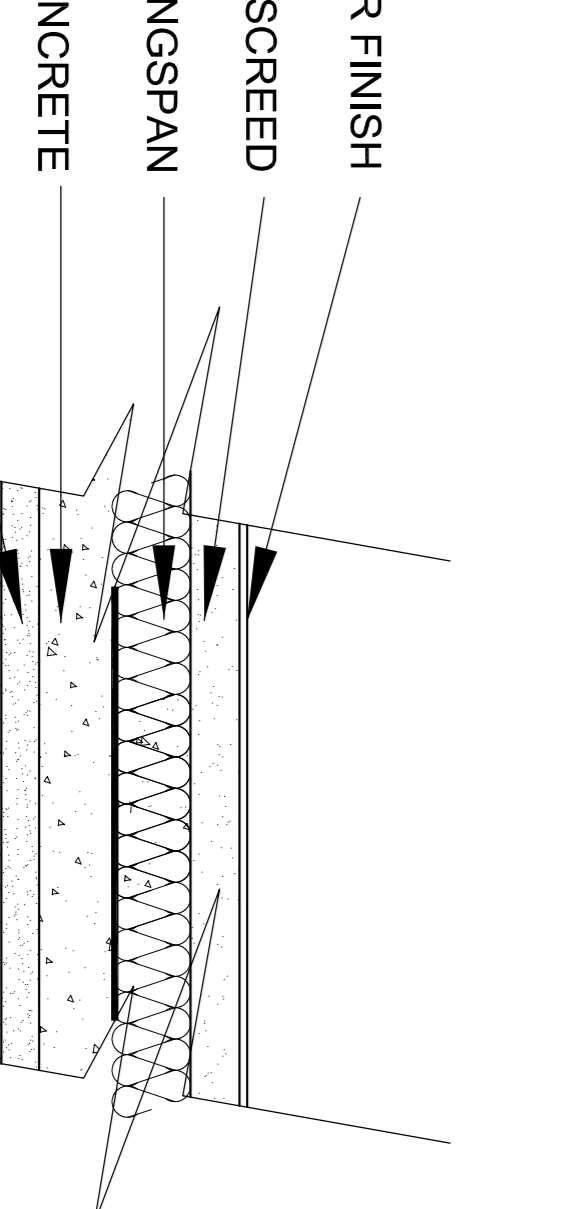
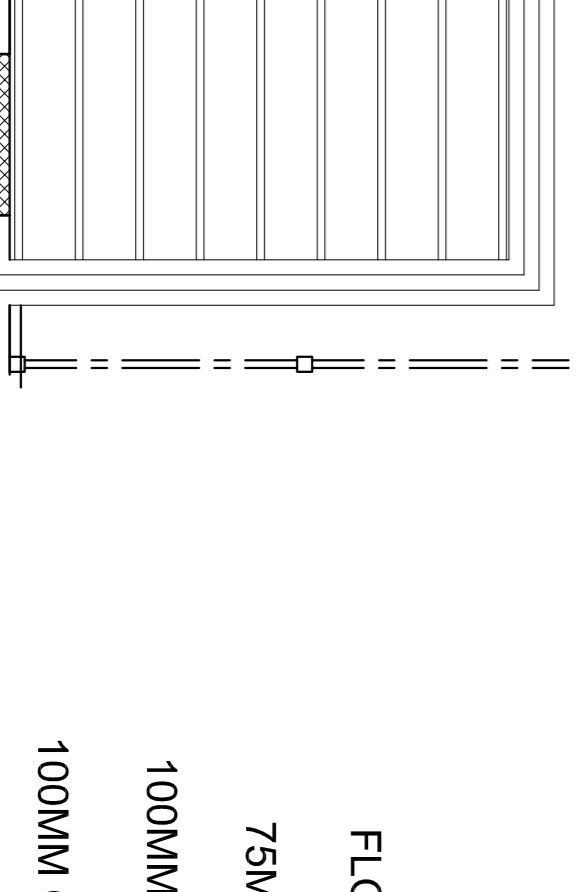
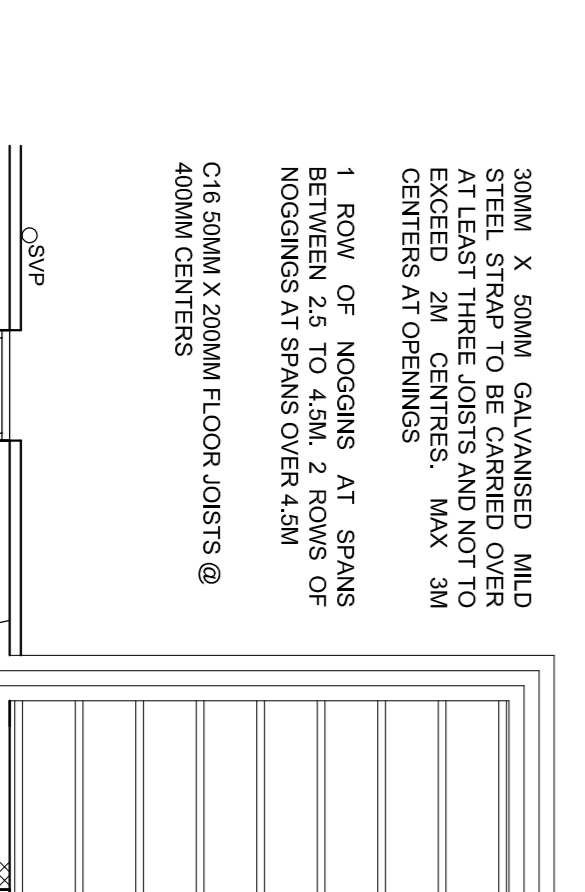
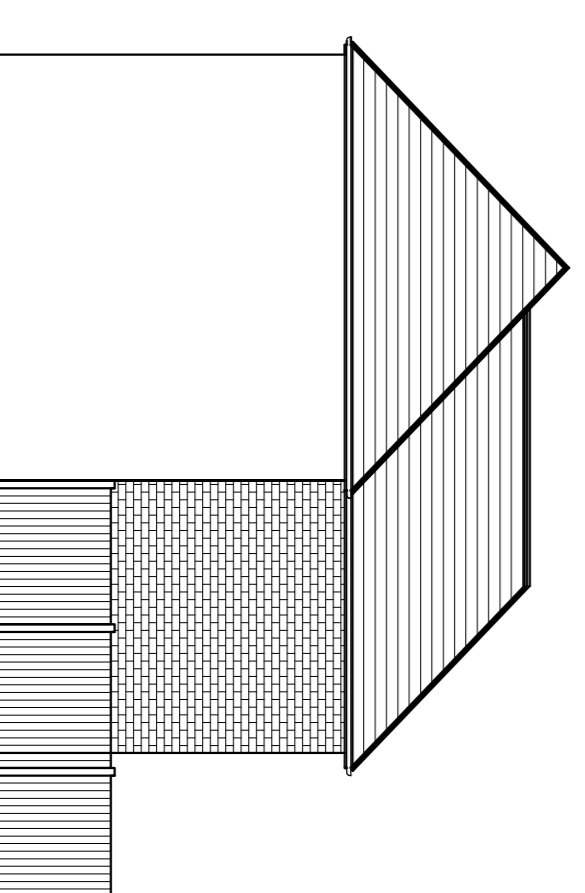
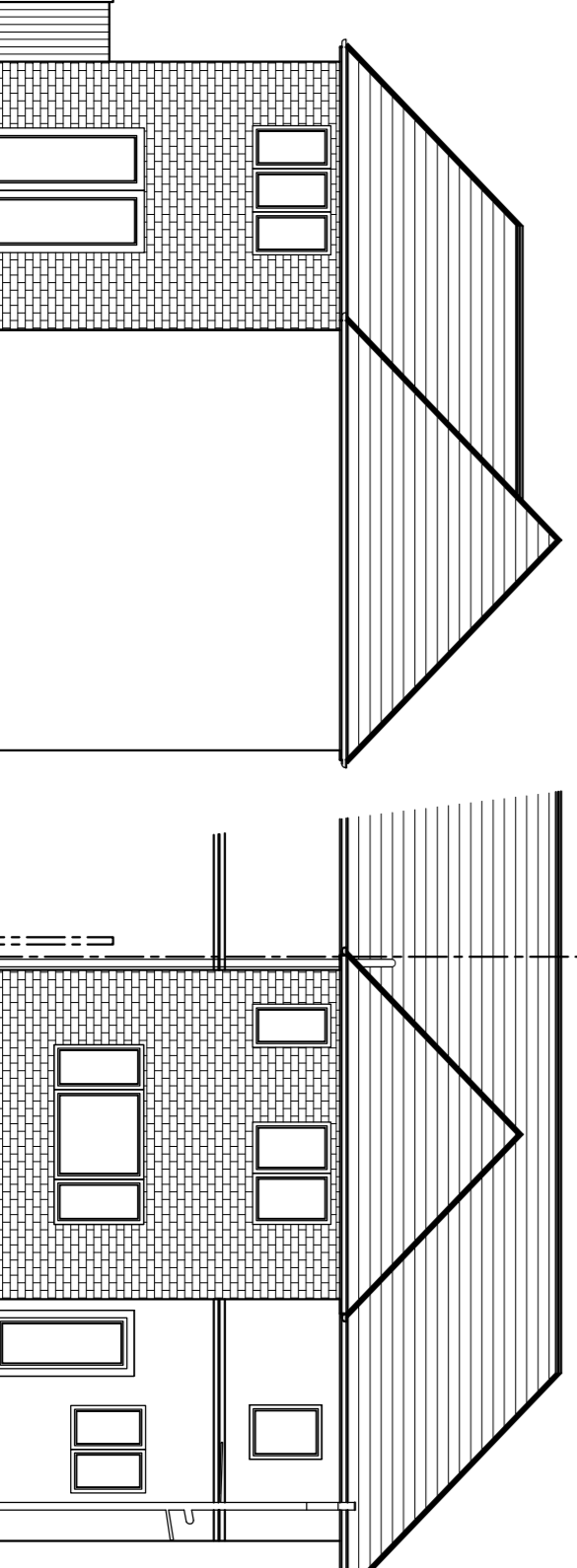
EXISTING FIRST FLOOR PLAN

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

Hipped Roof: Tile to match the existing roof laid in accordance with manufacturers instructions on Tyvek fully breathable felt allowed to sag 25mm between the rafters on 50mm x 150 mm rafters at 400mm centres plus 225 mm x 25 mm lay and valley boards code 4 bead valleys soakers and gables. Alternatively use manufactured roof trusses and wind bracing to BS 5256 part 3. Lay the proposed roof over the existing rafters do not remove any existing rafters, upvc vesica and soffit. Insulate over the 12.5mm plasterboard 50mm skim ceiling with 150mm fibreglass between the joists and 150mm rafter. Where the rafters sit at right angles to the ceiling joists fasten Windows: Double glazed UPVC windows with 4 or Low E glass. All windows shall have a 16mm spacer between frame panes minimum u-value to be 1.6w/m². All glazing in critical locations to be safety glass to BS6206 and stamped accordingly. Critical locations are doors, windows, adjacent doors and any glass with 800mm of the floor. Opening lights to be 1200mm of the floor area and 800mm tickle vents. Provide mechanical extract to new ensuite and ground floor wc discharging at a rate of elsewhere and 15litre/sec bathroom and 6litre/sec to external air respectively. En suite fan to be operated on light switch with 15 minute run on and 15mm undercut to door. Drains: The position of the new soil stack shall be agreed with the client on commencement of work. Discharge the new ensuite appliances to the new soil stack and through a 225 mm diameter access chamber maximum 600mm deep at the foot of the stack in order that it can connect onto the main run by way of a junction not chamber. Provide rubber pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal. All waste to be 38mm with 75mm deep seal anti vacuum traps. No connection S & VP to extend 900mm above any opening light within 3m and terminate with cages. S & VP to discharge to existing FV system. All underground drainage to be 100mm Osma plastic pipe bed and surround in gravel to falls 1:40. All gutters to be minimum 100mm half round or as existing with 63mm fall pipes. Rain water to discharge to and in order of priority: A) watercourse B) soak away subject to pre-approval from the District Building Surveyor. Builder to check the fall of the gutter from the adjoining house and allow for additional rainwater down pipes where necessary. Soakaway design dependant upon ground conditions min 7mm³ in capacity below the filter. filled with broken rubble and protected from ingress of fines with 120kg Advertisers Provide a smoke detection and alarm system with smoke detectors on the ceiling of the hallway and landing all interconnected wired on the lighting circuit/battery backup. Remove the existing French doors in the lounge to access the new extension at ground floor under the existing window opening at first floor to access the new bedroom under a Works concrete lintel making good all plaster finishes. The existing boiler is within a cupboard under the stair of the kitchen and is to be replaced as shown to discharge to external air all as advised and installed by a qualified gas safe The gas safe engineer shall advise as to re-tiling of appliances and flue for compliant discharge all in accordance with current regulations and manufacturers instructions and in accordance with table to diagram 34 of Approved Document J of the Building Regulations. Any existing services and cables shall be re-tiling on the outside and around the proposed extension in accordance with service providers instruction All new pipe work to be insulated with foam equal in thickness to outside diameter of pipe. Make good all plaster finishes. All construction in accordance with the explanatory booklets to be in accordance with part P of the Building Regulations and the current edition of the IEE regulations with level of protection agreed with client prior to commencement. The installation shall be designed and tested by a competent person being a member of the competent persons scheme and shall issue a completion certificate in accordance with BS 7671. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent in thickness to outside diameter of pipe. Radiators to have thermostatic valves. All decorative and joinery items and fittings to be agreed with the client and builder 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 Local Authority 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 notices 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 ODPIM free literature PO Box 236 West Yorkshire LS23 7NB. Email odpm@woden.press.net.** Construction (Design & 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 1 people engaged on the construction on site at any one time shall be subject to the above regulations. The project is subject to the above regulations the client shall appoint a planning supervisor and ensure that notices is served on the health and safety executive at tender acceptance stage using form 10.



30MM X 50MM GALVANISED MILD STEEL STRAP TO BE CARRIED OVER EXISTING THREE JOISTS AND NOT TO EXCEED 1700MM SPANS. MAX 3M SPANS AT OPENINGS

1 ROW OF NOGINGS AT SPANS BETWEEN 2.5 TO 4.5M, 2 ROWS OF NOGINGS AT SPANS OVER 4.5M

C16 50MM X 200MM FLOOR JOISTS @ 400MM CENTERS

PROJECT

PROPOSED TWO STOREY REAR EXTENSION AT 138 DEIGHTONBY STREET THURNSCOE BARNSELEY

DRAWING

EXISTING AND PROPOSED PLANS

SCALE

1:50/100

GROUND FLOOR DETAIL 1:10