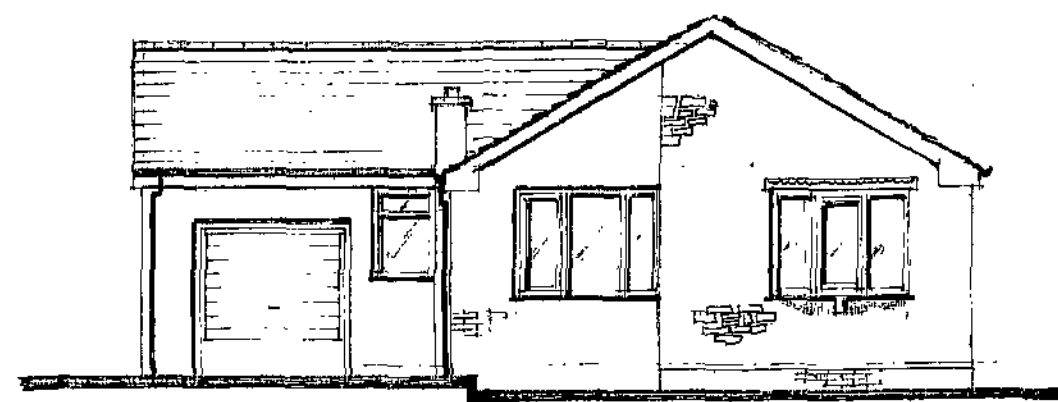
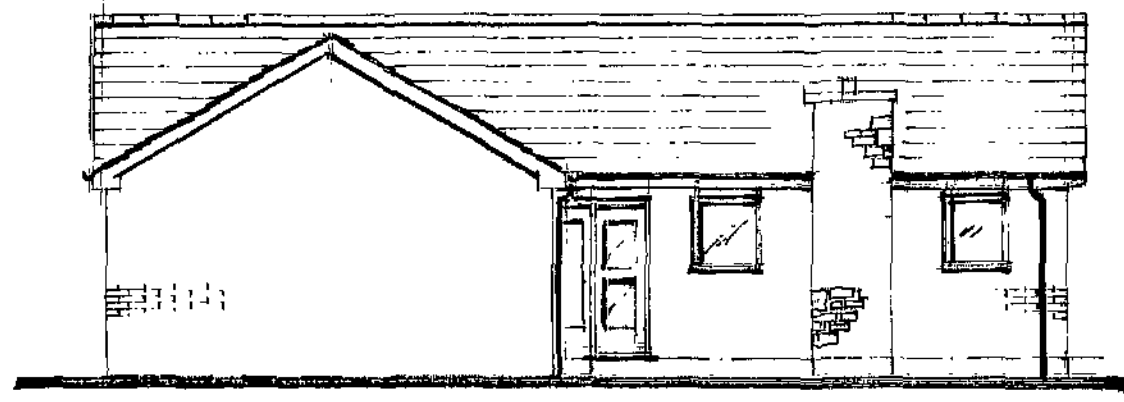
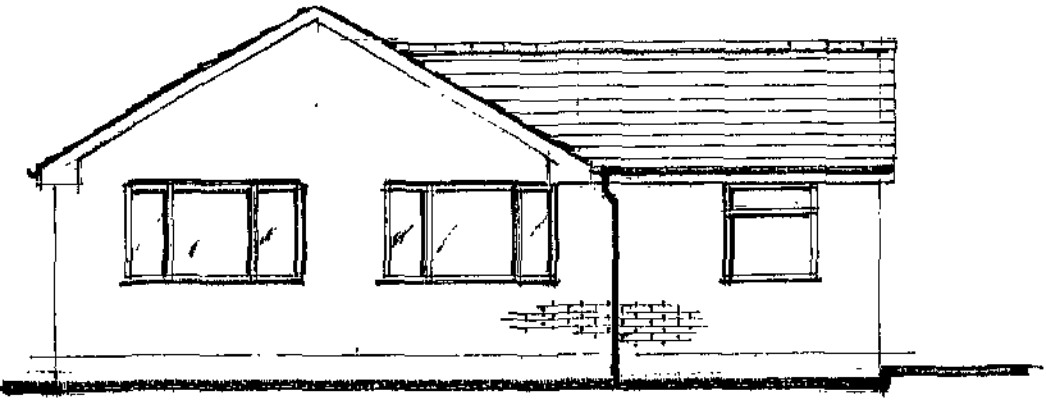




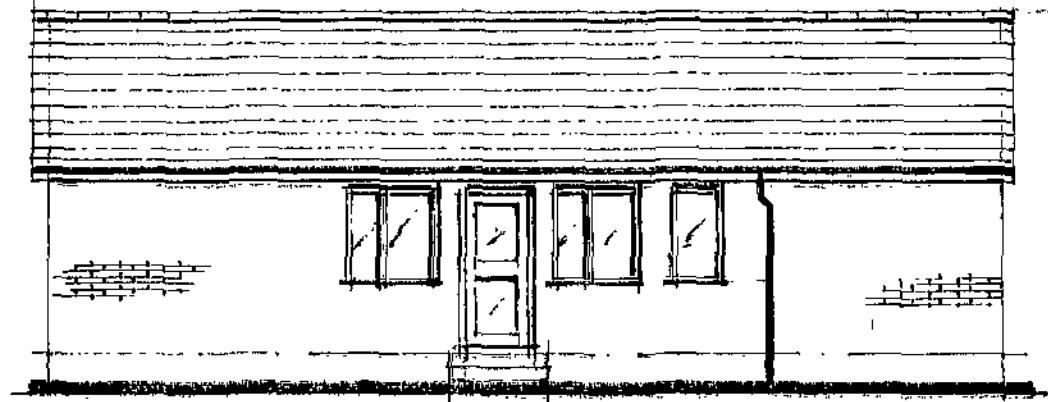
Existing Elevation On 1



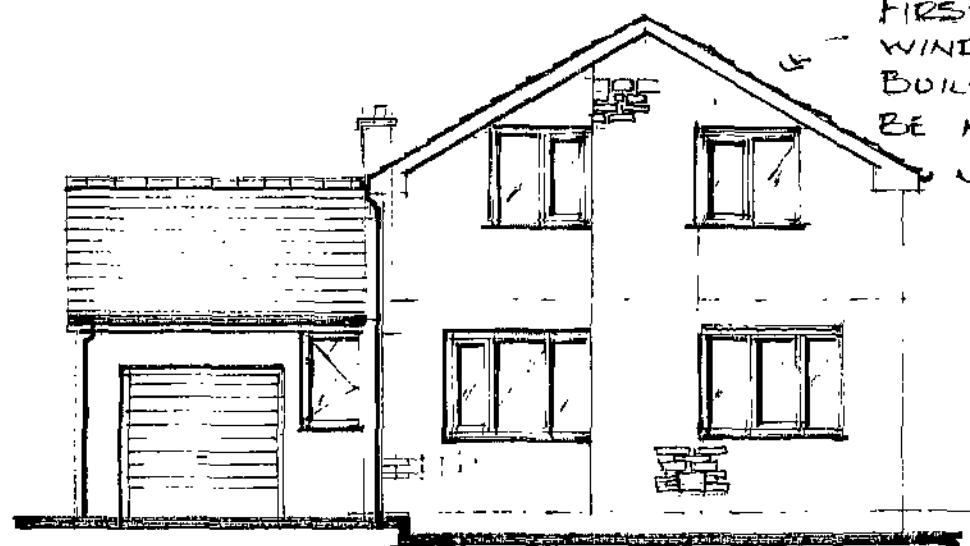
Existing Elevation On 2



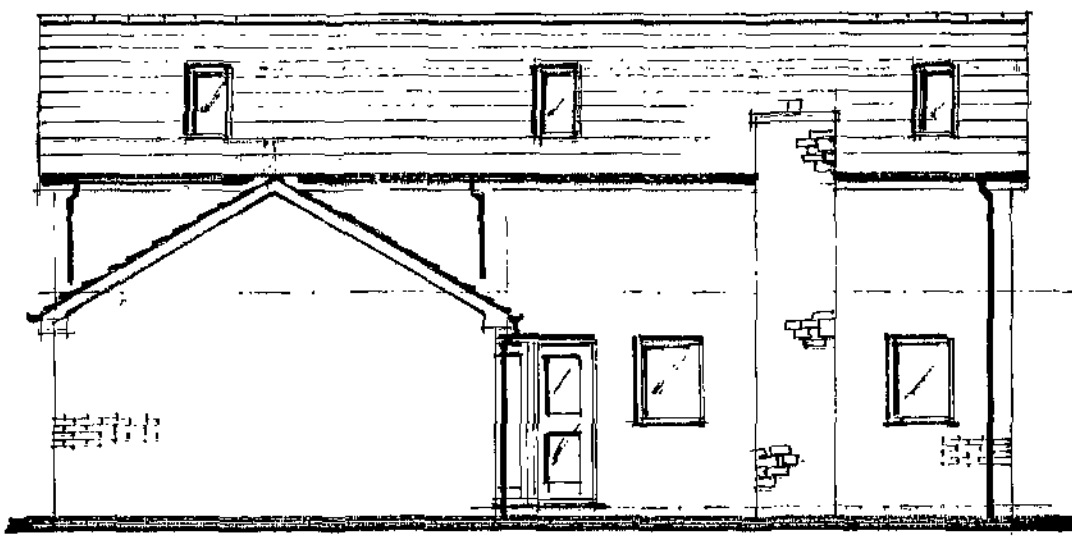
Existing Elevation On 3



Existing Elevation On 4



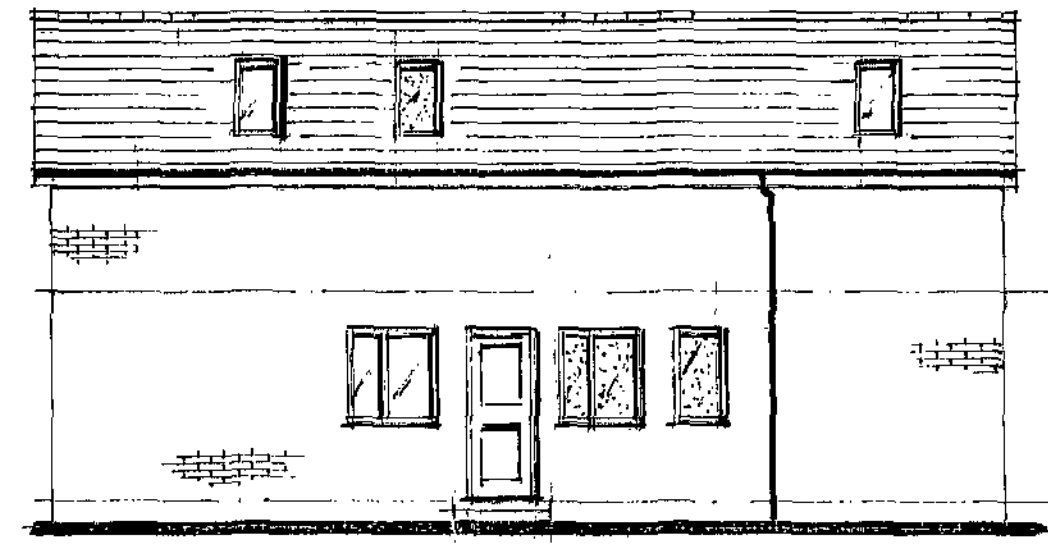
Proposed Elevation On 1



Proposed Elevation On 2



Proposed Elevation On 3



Proposed Elevation On 4

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.
W1 and D1 to have a clear opening of 750 mm x 150 mm and 1100 mm 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.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Stairs
Max pitch to be 42 degree. 14 risers at approx 200 mm per riser with min going of 225mm
Min headroom above pitch line to be 2m
Handrail required 900 above treads.
Hand railing to be provided around stair opening to 3 sides. 1100 high. Vert spindles to be max 100 mm c/c

Mechanical air extraction.
Bathrooms to be 15 l/sec min. wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Walls
New walls to follow thickness / profile of existing wall below

Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 50 mm cavities - full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.
For 100 mm air gap filled with 50 gap + 50 kingspan k8
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity to be sealed at eaves with insulated cavity closer.
All cavity wall returns to be 655 mm minimum.

External skin
Part 100 artificial stone to front elevation / chimney extension elsewhere 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.
Weep holes to be provided where applicable.

Internal walls
Extend vertically load bearing walls in blockwork, others to be from timber studing 100 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 bathroom.
Ceilings to be finished with 12 mm plasterboard / skim
Bathroom wall to have a min of 10 kg/m2 density mineral felt insulation.

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.

First Floor.
Steel beams to be located as shown - refer to calculations for details.
50 x 170 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board 19 mm
T & G floor grade particleboard (BX 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 100 mm fibre insulation to be provided to first floor joists. Joists to be built into walls or attached to joist hangers.
Joists to be doubled up under bath and stud wall locations.

RAFTERS TO HAVE BIRDSMOUTH JOINTS TO WALL TRUS & PURLINS

APPROX 50 TO MATCH EXISTING

DPC's
To be provided to External walls 150 mm above fgl.
All door and window jamb / heads Under lintels.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Lighting - 1 in 4 to be low energy.

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.
38 x 125 at 600 c/c secured to ridge and bairnsmouth joint over 100 x 75 wall plate and purlins.
Purlins to be 63 x 275 in C42 & C16 as identified.
Ridge timber to be 25 x 200
Valleys to have 5 lb lead flashing.
Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents to be fitted.
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

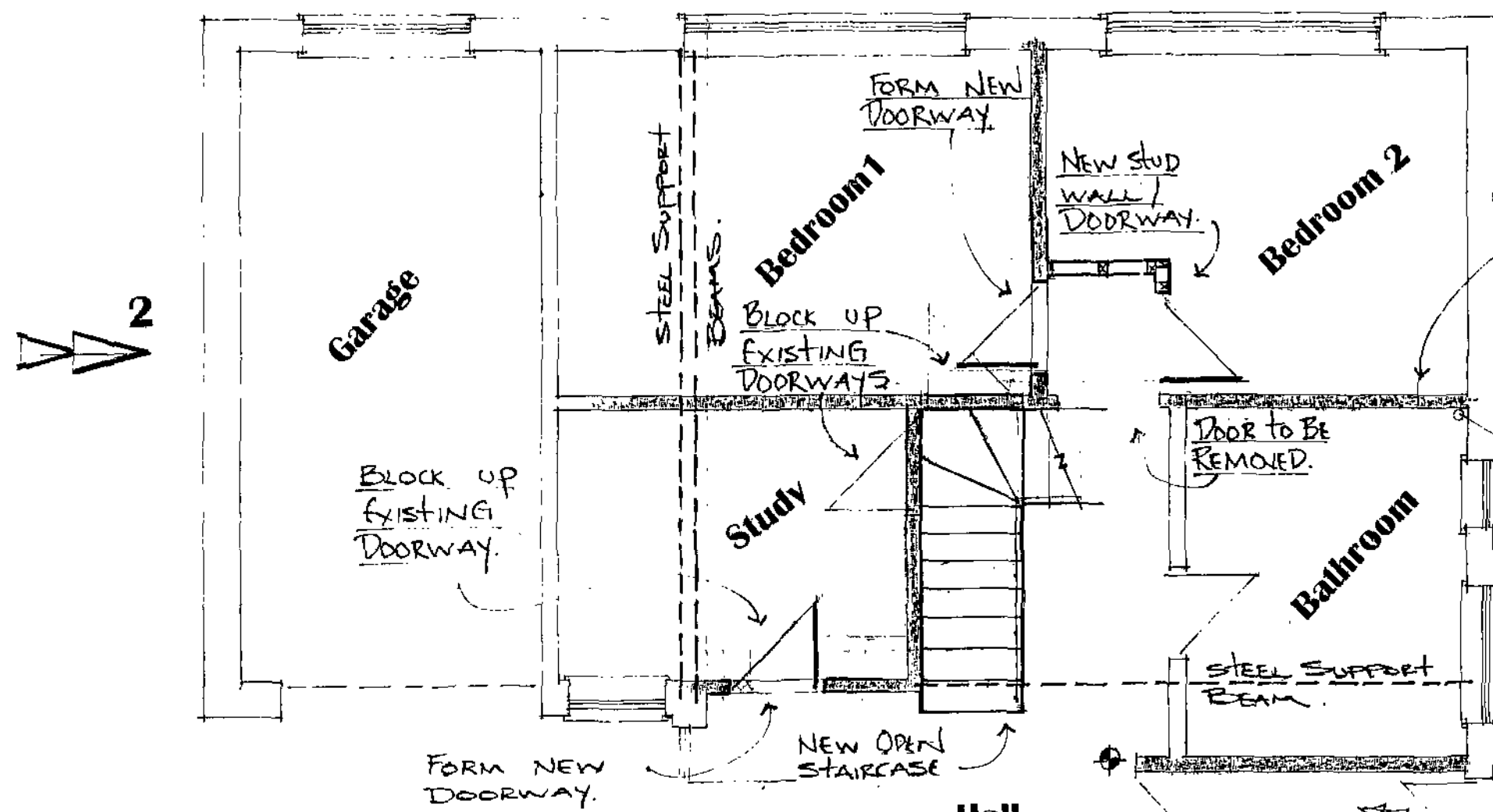
Roof ventilation.
Vents to be provided to eaves soffit and ridge, all as directed by the building inspector.

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.
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 floor
Sound reduction to new second floor to be 100 mm mineral felt min density 10kg/m2

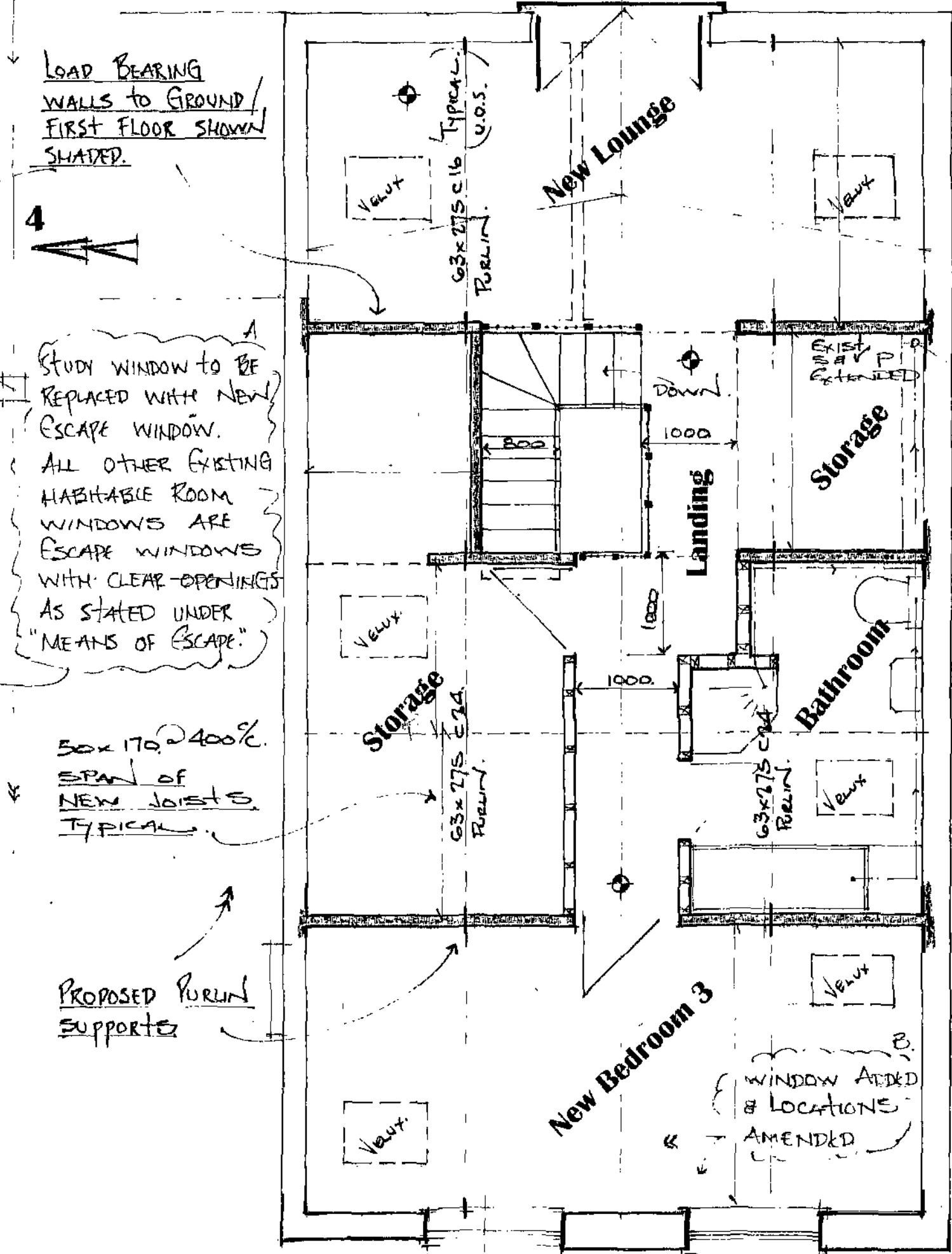
Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

U Values
The builder shall ensure that the following values are achieved.
Roof 0.20w/m2k
Walls 0.27w/m2k
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

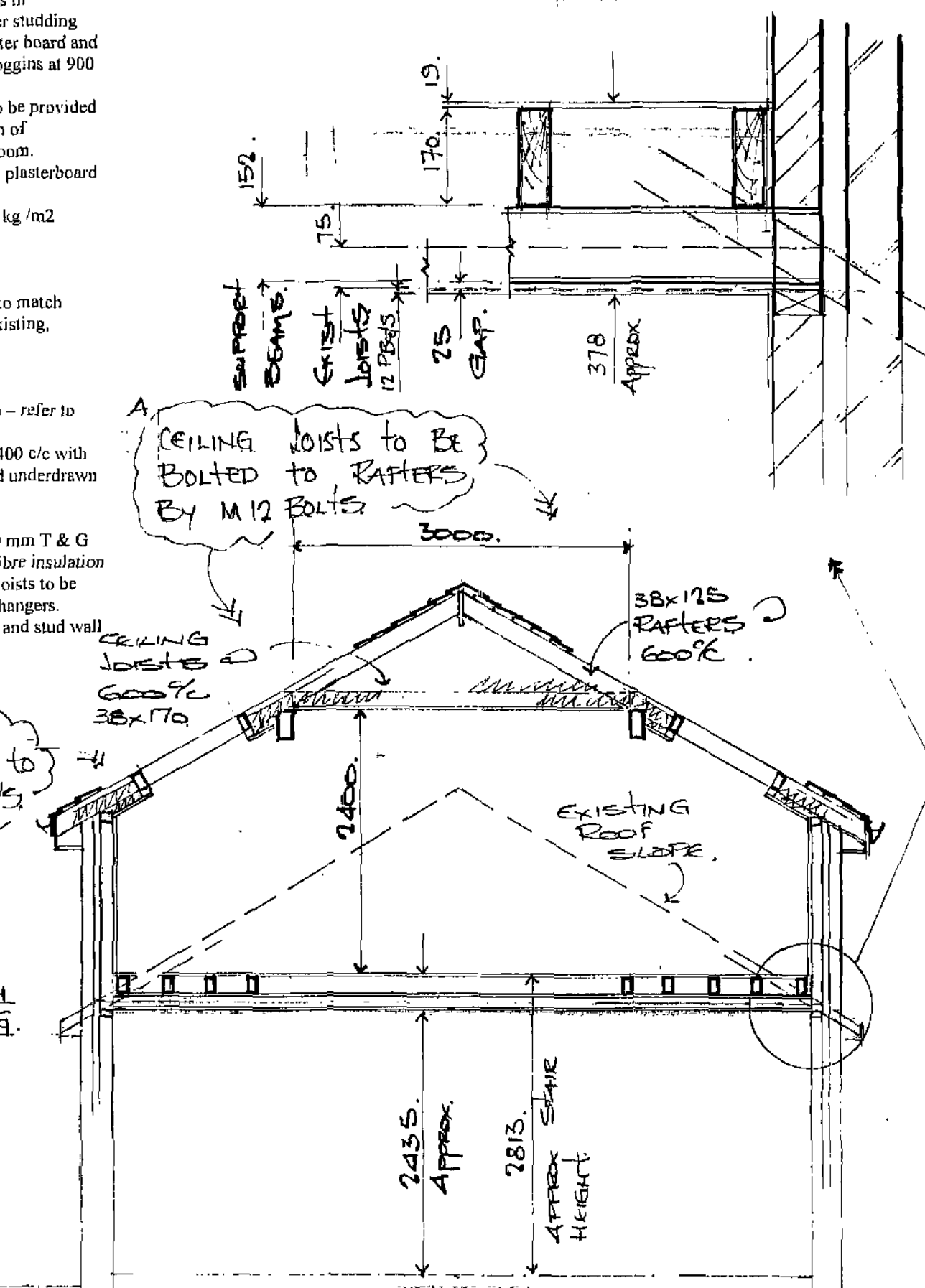
Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.



Existing / Proposed Ground Floor Layout



Proposed First Floor Layout



Typical Section Thro

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

Scope of Works

General
Conversion of bungalow to 2 storey dwelling.

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

Foundations

Existing foundations to be exposed by the builder to allow the building inspector to check for suitability.

Lintols

Where required the existing lintols to be exposed to ensure they are adequate to withstand the additional loads imposed.
New lintols to be provided where necessary.
All door openings / window lintols to be "Captive". Size and type as agreed with the Building Inspector.
End bracing for all lintols to be 150 mm.
Where external skin is stone any gals lintols to sit on dpc to avoid corrosion (ext skin only)

E		
D		
C		
B	4.5.09	ELEV ON 1 AMENDED
A	15.6.09	REVISED TO SUIT BLOCH COMMENTS
	Date	Revisions

© copyright

SDC Projects
Northern House
51 Clarel Street
Penistone
Sheffield
S36 6AU
Tel
01226 762454
07970 291539

9 Wharfedale Road
Pogmoor
Barnsley
S75 2LJ

Client

John Hall

Job Title

Conversion of Bungalow into
2 Storey Dwelling.

Drawing Title

General Arrangement /
Elevations.

Scale 1 : 50 1 : 100 1 : 10

Date 25.3.09 Drawn by Steve Camps

Drg. No. JH / 01 Rev. B.