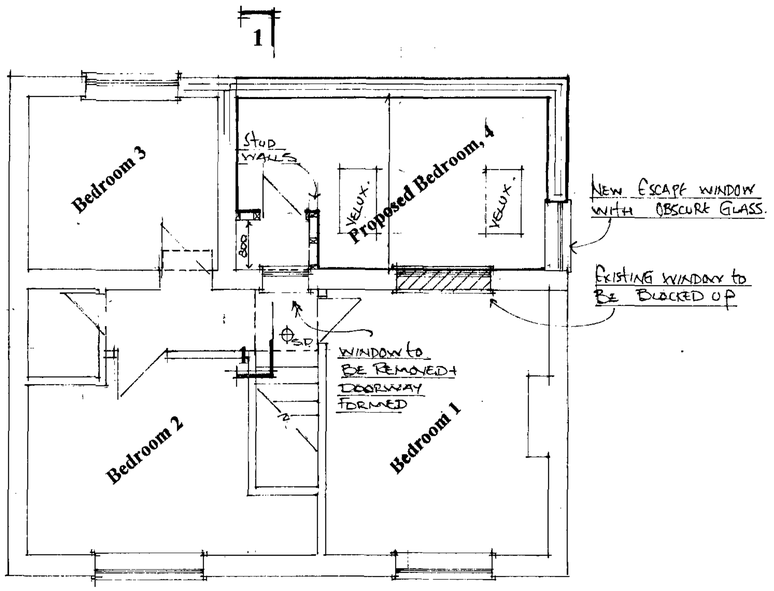
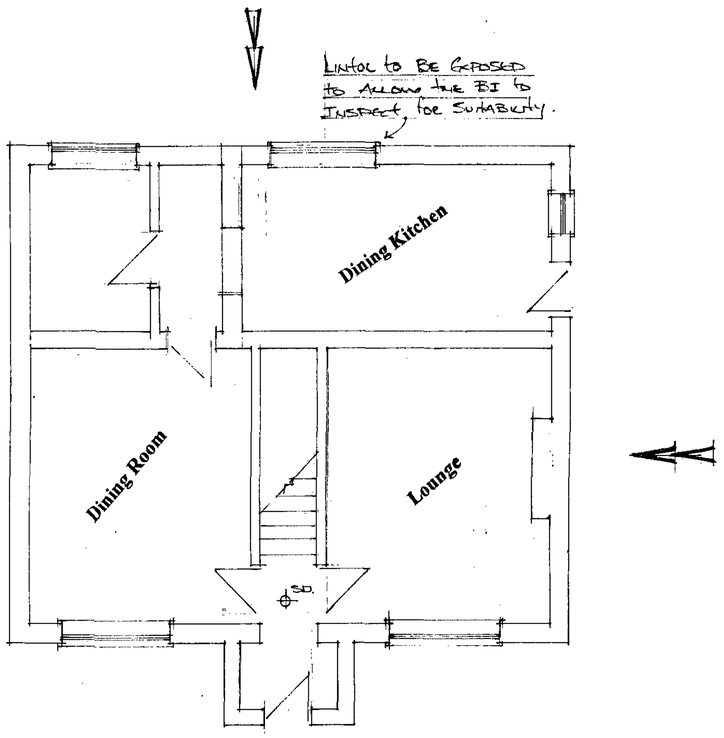


Existing / Proposed First Floor Layout



Existing Ground Floor Layout

Scope of Works

General.
Construction of a second storey rear extension.

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

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

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
A minimum of 50 mm insulation to be provided . And to have a min of 10 kg /m2 density 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.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Connected into existing gutter

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.
Refer to sketch in substantiation of roof timber sizes.
47 x 150 rafters at 400 c/c secured to existing wall plate by birdsmouth joint
And at eaves wall plats by birds mouth joint
Valleys or connection of roof to walls to have 5 lb lead flashing.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Slate tiles to match existing
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.
Tile vents shall be fitted where necessary and as directed by the Building Inspector.
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 rafters on roof slopes.
To sides of velux frames
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 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.

DPC's
To be provided to
All door and window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

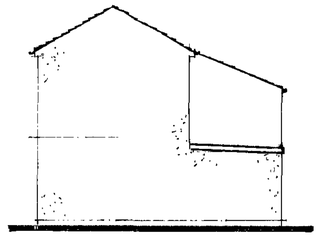
Walls
Wall thickness to match ground floor wall
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For **50** mm cavities – full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.

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 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 incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

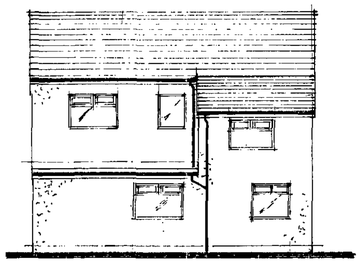
External skin
Rendered 100 mm blockwork to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
A lead flashing cavity tray to be provided between existing dwelling and the extension.
Weep holes to be provided where applicable.

Timber First Floors.
195 x 38 (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) 195 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 at stud wall locations.

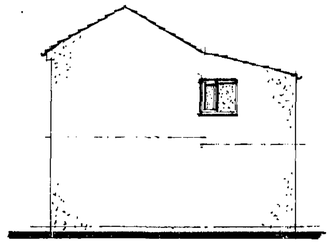
Means of escape.
All new first floor windows to have a clear opening of 750 mm x 450 mm and 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors as indicated on the drawing.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.



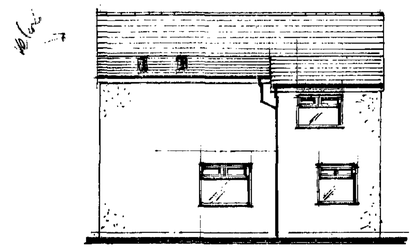
Existing Side Elevation



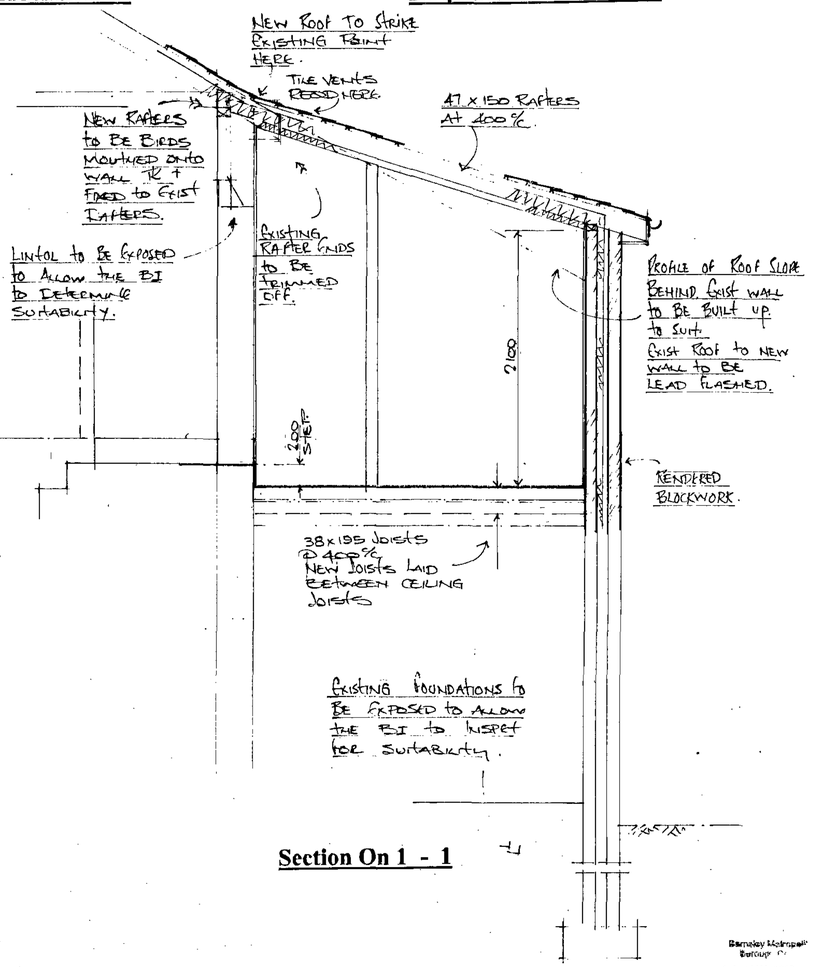
Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation



Section On 1 - 1

Barnsley Metropolitan Borough Council
24 MAY 2010

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

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.- windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting – 1 in 4 to be low energy.

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 gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

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.

E		
D		
C		
B		
A		
	Date	Revisions

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Client
Andy Hague

Job Title
First Floor Rear Extension

Barnsley Metropolitan Borough Council
24 MAY 2010

Drawing Title
General Arrangement / Elevations.

Scale
1 : 50 1 : 100 1 : 25

Date **17.5.10** | Drawn by **Steve Camps**

Drg. No. **AH / 01** | Rev.

594 x 841mm A1