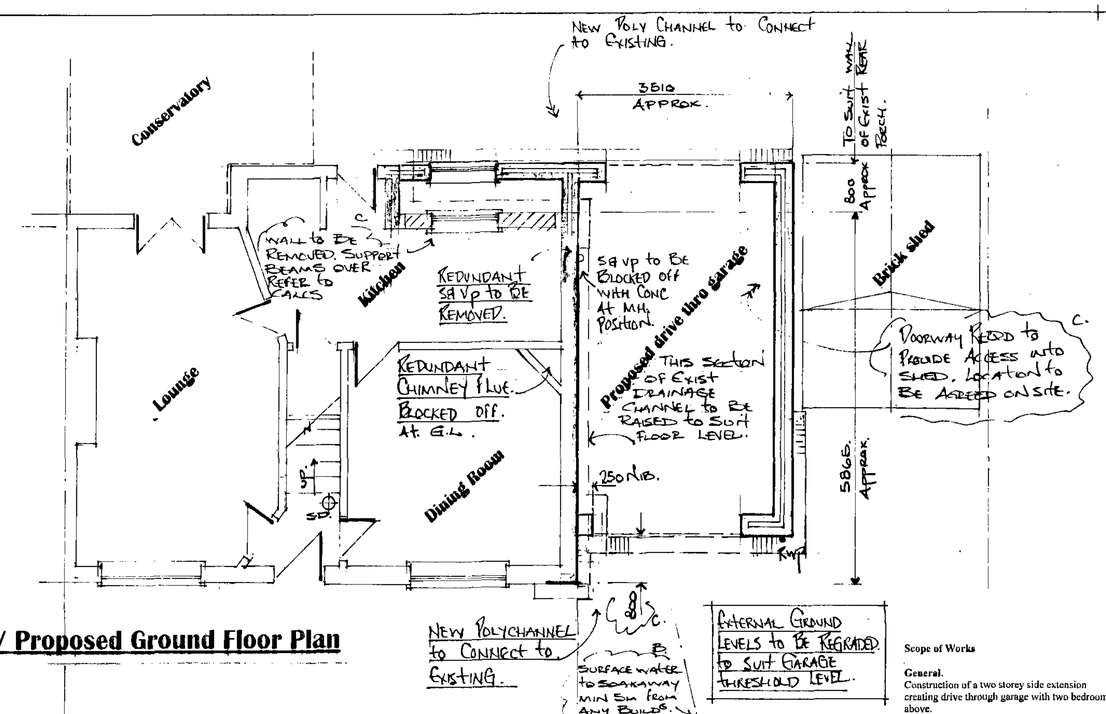
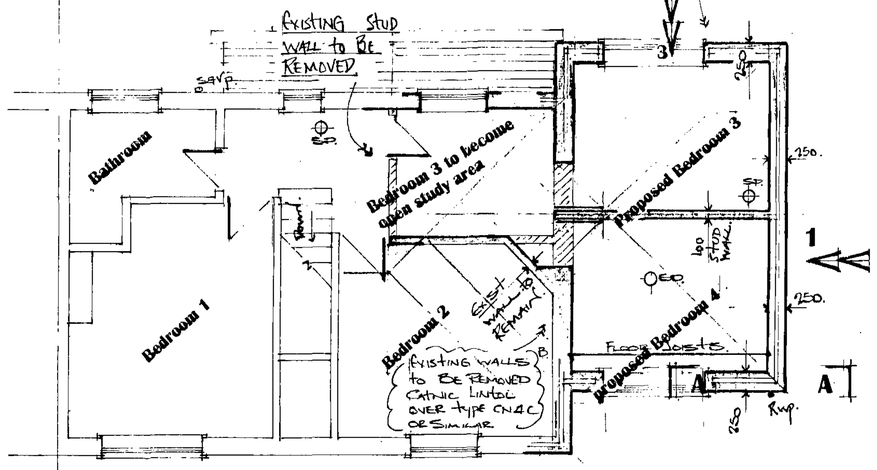


Existing / Proposed Ground Floor Plan

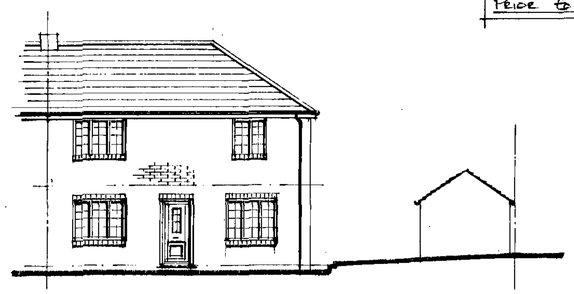


Existing / Proposed First Floor Plan

ANY EXISTING AIR BRICKS WITHIN GARAGE AREA to BE SEALED AND ALTERNATIVE PROVIDED ELSEWHERE.

NEW LIGHTING - 1 IN 4 to BE LOW ENERGY.

ALL BUILDING CONTROL REQUIREMENTS & CALCULATIONS RESULTING FROM REVE TO: BE AGREED WITH B.CONTROL OR BUILDING INSPECTOR PRIOR TO COMMENCEMENT.



Existing Front Elevation On 2



Proposed Front Elevation On 2

Scope of Works

General.
Construction of a two storey side extension creating drive through garage with two bedrooms above.

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

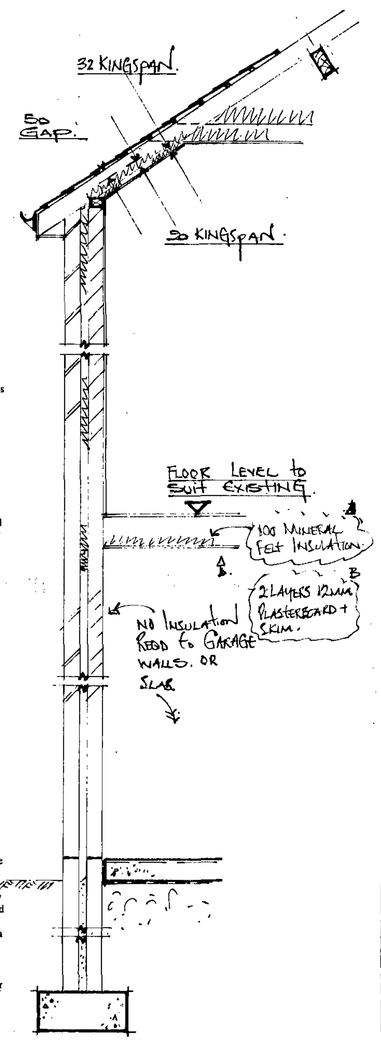
Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
Provide tray dpc under lintol at supports to resist corrosion.
End bearing for all lintols to be 150 mm.

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.

Concrete Garage Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face. on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf.



Typical Section On A - A

Walls
Internal skin
100 mm Thermalite 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.

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.
All cavity wall returns to be 550 mm minimum.

Timber First Floors.
200 x 50 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board to provide ½ hr fire protection
19 mm T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 200 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 under stud wall locations.

Roof design (Traditional.)
All roof calcs / bracing to be submitted to the LA and approved prior to installation on Site.
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. 50 x 100 rafters at 400 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate.
75 x 225 purlins mid span.
50 x 225 hip rafters 50 x 100 dragon ties. 50 x 175 ceiling joists at 400 c/c.
Provide triangulation to spars and wall plate front and back by securing 50 x 50 timbers to each rafter foot and wall and back across 3 ceiling joists.
Proposed roof shall be laid over the existing structural timbers, non of which shall be moved.

Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents 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.

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)

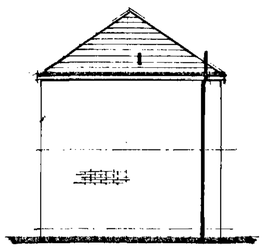
Windows / doors 1.8w/m2k
All roof and wall insulation to be continuous.

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.
Weep holes to be provided where applicable.
Internal walls
To be from timber studding 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 wall. min density 10 kg/m2
Ceilings to be finished with 12 mm plasterboard /skim

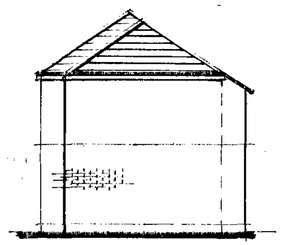
Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site 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.



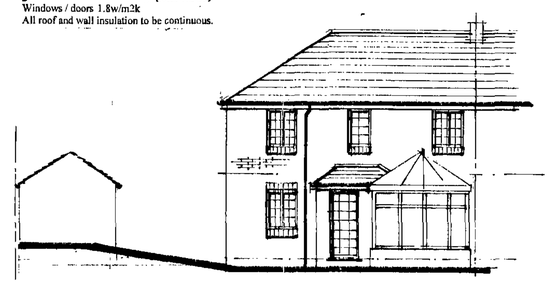
Proposed Rear Elevation on 3



Existing Side Elevation On 1



Proposed Side Elevation On 1



Existing Rear Elevation On 3

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

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.

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 ffl. Or windows within 800 mm from ffl.
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.
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.
Interconnected & wired to a separated fused circuit. Battery back up required.

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 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.

		KITCHEN & CONSERVATORY ADDED
C	8.12.08	EXTENSION SET BACK 800mm.
B	3.12.08	To Suit Planning Requirements
A	17.11.08	AMENDED to SUIT B.CONTROL
	Date	MINOR ALTERATIONS
		Revisions.

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2 Macnaghten Road
Tankersley
Barnsley
S75 3DD

Client
Carol Moore

Job Title
Barnsley Metropolitan Borough Council
09 DEC 2008
Corporate Mail Room
2 Storey Side Extension
+
KITCHEN EXTENSION.

Drawing Title
General Arrangement / Elevations

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

Date **10.11.08** Drawn by

Drg. No. **CM / 01** Rev. **C**

594 x 841mm A1