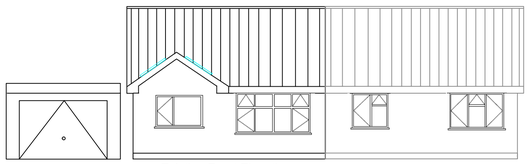
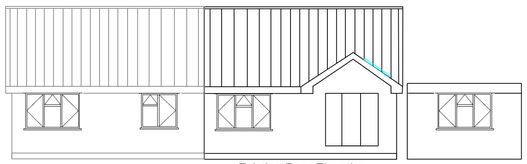
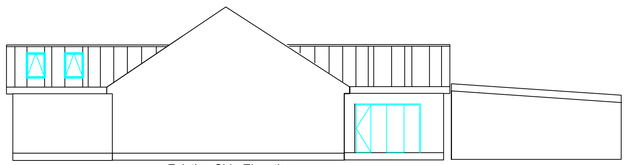


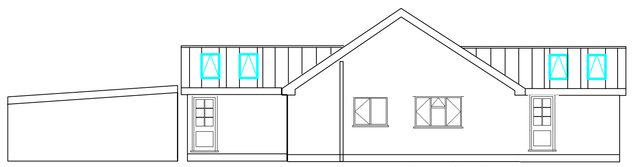
Existing Front Elevation



Existing Rear Elevation

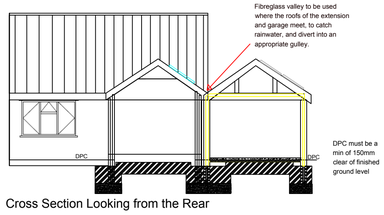


Existing Side Elevation



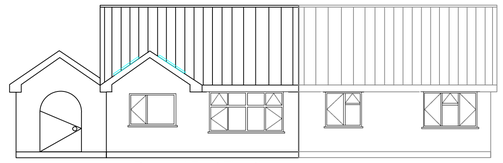
Existing Side Elevation

UPVC rainwater goods fastened to the fascia at 1.2m centres and to 100mm diameter gutter size with 63mm diameter outlet size. All surface water to be taken away from any building by 5m to a 1m3 soakaway.

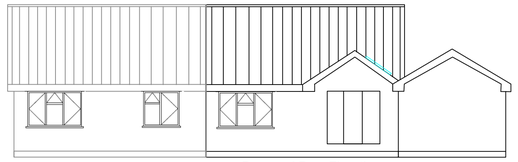


Cross Section Looking from the Rear

All pipework to be lagged as per part L. i.e. For pipes the insulation material has a thermal conductivity not exceeding 0.045W /mK and a thickness equal to the outside diameter of the pipe up to a max of 40mm



Proposed Front Elevation



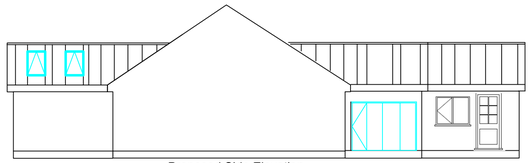
Proposed Rear Elevation

Windows below 800mm from floor level should meet BS6206:1981 regulations in ref to safe breakage toughtened glass or annealed glass to be used and must show BS Kite Mark. Safety glazing is required in doors below 1500mm of the floor level and windows within 300mm of a door.

Part P

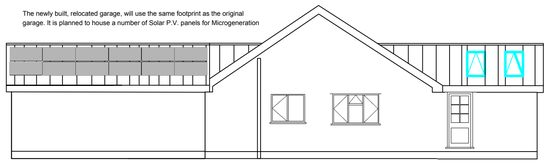
All notifiable electric work is required to meet the requirements of Part 'P' (electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. If required this may be undertaken by the local council, for which an additional charge will be made.

Soakaway of granular fill type, positioned at least 5m from the building in a location which has the L.A. Building Inspectors approval. Granular material to be clean broken bricks, crushed sound rock, or river gravel, graded from 150mm to 10mm. Surround inlet pipe with large pieces only above inlet pipe, reduce size of material gradually. Use a geotextile liner in soakaway due to ground conditions



Proposed Side Elevation

The newly built, relocated garage, will use the same footprint as the original garage. It is planned to house a number of Solar P.V. panels for Microgeneration



Proposed Side Elevation

Inner leaf block work to be tied into existing house using profile plates bolted to existing house wall.

All DPC's and reveals to be insulated with cavity closer using insulating material with a thermal resistance of at least 0.25m2K/W.

Damp Proof Course hyload d.p.c to BS743 to all Cills, Jambs, Heads, as tray over lintels, vertically to all closures and reveals, cavity trays and external walls, horizontally 150mm above g.l and linked to floor d.p.m as required.

Partial fill cavity insulation (Xtratherm Cavitytherm CT/PIR) will be in the form of 50mm PIR Insulation with a 50mm air gap.
Lintels fire protected with 2 layers of 12mm thick plasterboard to give 30mins protection.

Energy efficient light fittings must be provided in at least one third of the rooms of the extension. Fixed lighting that only take lamps having a luminous efficiency greater than 40 lumens per circuit watt are required.

We plan to move the location of the garage, in order to utilise an unused area of the driveway, and allowing additional space to the rear of the property and will also enable us to generate our own electricity. The garage will remain of the same footprint as it is currently.
All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

Construction Notes

Footings to cavity walls to be 600w x 225 deep, concrete class C25. Footings to internal 100mm load bearing block walls to be 450w x 225mm deep, concrete class C25. Depth of footings to be 750 in sand, 900mm in clay measured from the finished ground level to invert level of footing or to LA inspectors recommendations.

Walls

To be in 300mm cavity construction in block construction, using 100mm thick 'thermalite' (or similar load bearing light weight block) of max density 800Kg/m3 to both inner and outer leaf with a render finish and brick slips to the outer leaf. All new blockwork to be bonded into the existing alternate courses maintaining continuous cavities and be provided with stainless wire vertical twist wall ties at 750mm centres and 450mm vertical centres and at 225mm centres at reveals.
Cavity walls to be insulated with 100mm cavity batts.
Damp proof course to be laid 150mm min above finished ground level

Lintels

Lintels as per specified on drawing all to have min 150mm end bearing as per manufacturers instructions.
DPC tray to span the cavity on non catnic type lintels to stop water penetration from outer leaf to inner leaf. Blockwork to be protected at all times until fully cured as per BS5623 part 3 in order to prevent salting.

Floor

Floor level in Garage to match level of DPC and finished in 100mm thick concrete class C25 on 1200 guage polythene sheet on building sand. 100mm thick K3 Kooltherm, or similar, layer of insulation under concrete floor.

Roof

Finished in Double Roman tiles on extension.
38 x 25mm laths on breathable felt on CarrTruss manuf. trussed rafters.
Garage to use manufactured roof trusses of an Attic type, to provide accessible storage space.
Wall plate anchored to inner leaf by means of 30 x 5mm ms. galv. straps, taken over top of wall plate and turned down face 1000mm and secured using 50mm ms.screws.
Straps to be set at 1200mm centres. 30 x 5mm galv.ms.straps to be provided along verge line, across 3 no truss members straps set at 2000mm centres.
A continuous 25mm wide trickle vent to be installed at eaves to provide clear air path above loft insulation.

Windows and Doors

New windows are to be double glazed and draft stripped. Doors with glass in within 1.5m of floor level to be fitted with safety glass.
Opening windows equaling 1/20th of the floor area. Max glazed area permitted 25% of floor area.
Provide 8000mm2 background ventilation to habitable rooms.

Drains

Existing gulley trap to be used on existing drain running along side of house.
All surface water will be taken away a min of 5m from any building to a soakaway.

Disclaimer

The information on this plan is dimensionally and technically correct to the best of the draughtsmens knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

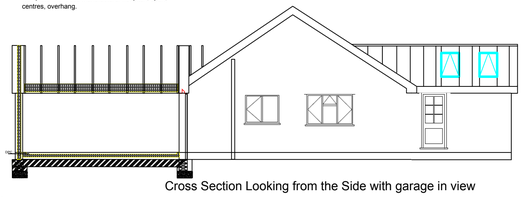
Mr Michael Graham
12 Lombard Crescent, Darfield,
Barnsley, South Yorkshire.
Tel. 07841387764 Date: 10/07/2014

South Yorkshire trusses or alternative supplier of prefabricated trusses to supply structural calculations for roof and to be submitted to the council at least 28 days prior to fitting on site for approval.

Cover roof with Tyvek Breathable felt with min headlap to 100mm

Prefabricated Attic Type roof trusses gang nailed. Nailed together set at 600mm centres and at a pitch of approx. 35 degrees. Trusses to sit on 47 x 100 wall plate and anchored down using glide shoes.
Longitudinal and chevron bracing nailed to trusses as shown made from 25x100 timber.
Client and contractor to confirm truss design once up to wall plate with truss manufacturer i.e. pitch, span, centres, overhang.

30 x 5mm CSA Galvanised straps to be fastened to gable end wall and taken across 3 No. joists to secure and give lateral restraint set at 1200mm centres.
Also straps to be positioned along gable verge line again at 1.2m centres.
Solid strutting required under lateral restraint straps



Cross Section Looking from the Side with garage in view

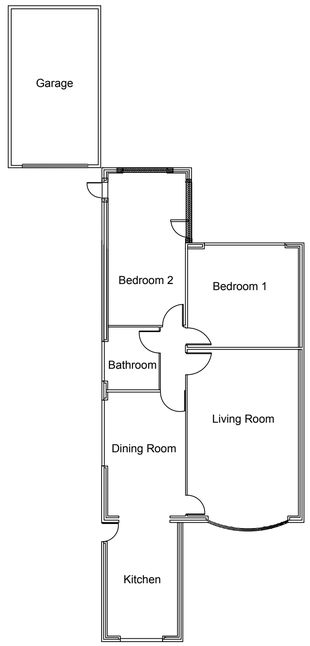
270mm thick rock wool quilt comprising of first layer 100mm thickness between ceiling members and 170mm thickness rolled out at 90 degrees to the first layer to give a 'U' value of 0.16W/m2K

Pre-fabricated gang nailed together diminishing trusses (Only Extension, Garage is non-diminishing), set at same pitch as new roof to be set at 600mm centres as shown. Braced longitudinally with 25x100 timber in 3 places.

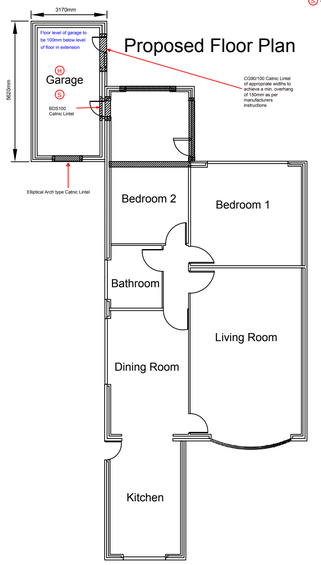
Wall plate anchored down to inner leaf by means of 30 x 5mm galvanised straps taken over the top of the wall plate and turned down face 1000mm and secured using 50mm ms screws.

Concrete strip footings laid in trenches 840mm below g.l. To be 225mm thick x 600mm wide under cavity walls and 400mm wide under internal walls. Footing blocks built on top of strip up to g.l. where cavity wall will carry on. Breeze to inner leaf and outer leaf.
Backfill trenches with compacted hardcore and layer a minimum of 150mm on inner floor area. 50mm layer of blinding sand also wackered down on top of hardcore with damp proof membrane laid on top and lapped up onto DPC.
100mm thick K3 Kooltherm insulation layer on top before laying fm thick to go above new DPC.

Gable end ladders nailed to end truss and resting on blockwork to form frame work for gable soffit and facia.



Existing Floor Plan

Smoke Detectors - A mains operated & Interlinked Smoke and Alarm system should be installed positioned as shown. Detectors to be wired to an independant electric supply and backed up with batteries.

H Heat Detector
S Smoke Detector