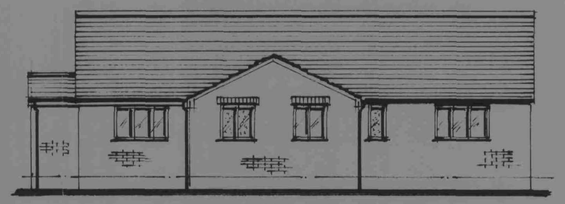


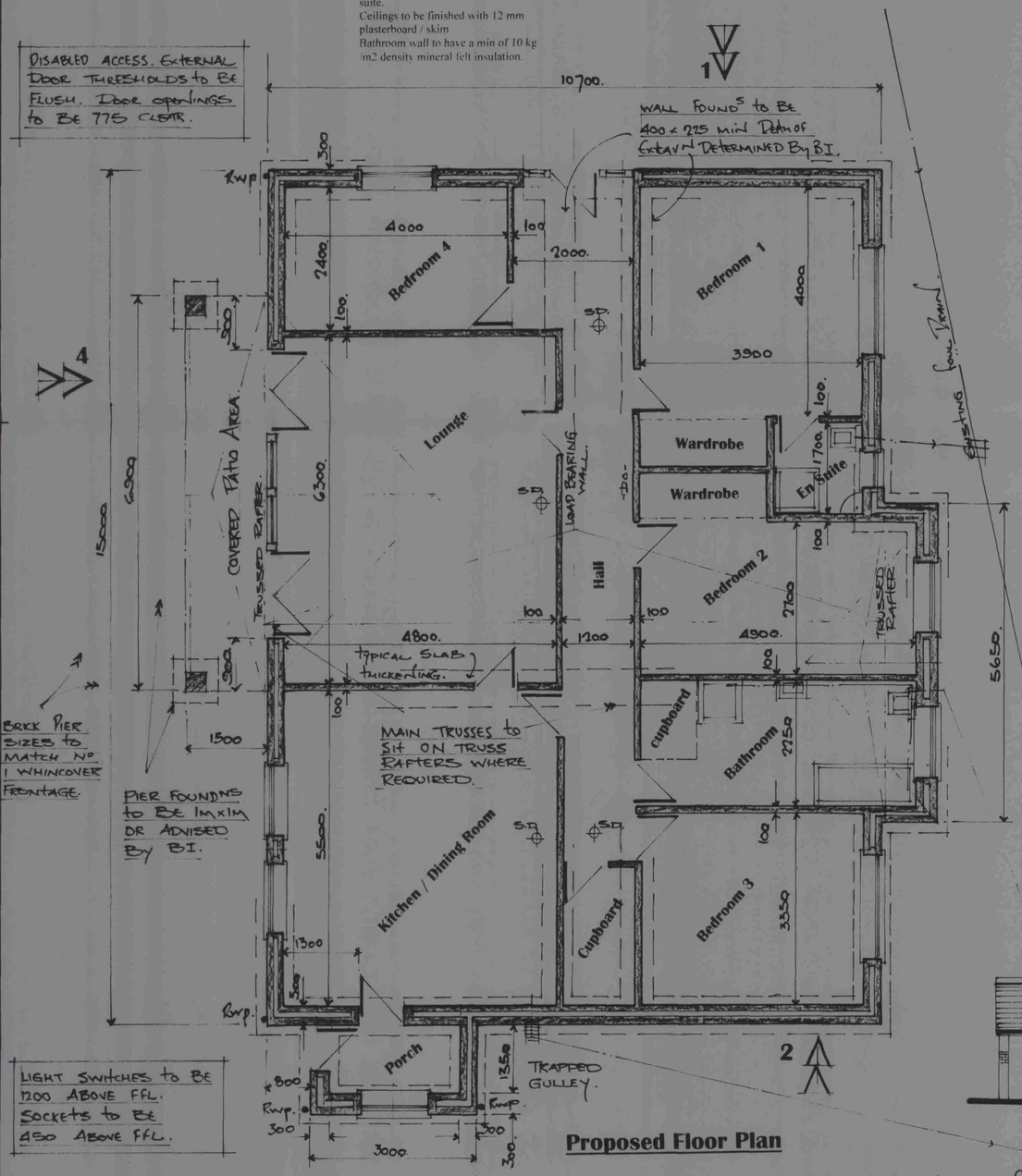
Proposed Side Elevation On 1



Proposed Rear Elevation On 3

Internal walls
2 No central walls to be blockwork load bearing walls – all others 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 to bathroom walls, with double skin of plasterboard to inside face of en suite.
Ceilings to be finished with 12 mm plasterboard / skim
Bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

DISABLED ACCESS. EXTERNAL DOOR THRESHOLDS to BE FLUSH. DOOR openings to BE 775 CLEAR.



Proposed Floor Plan

Roof design.(Trusses.)
The roof shall be of timber construction all as per supplier's calculations.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
horizontal wall plate
Valleys or connection of roof to walls to be lead flashed.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the ndessity 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 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 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.

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

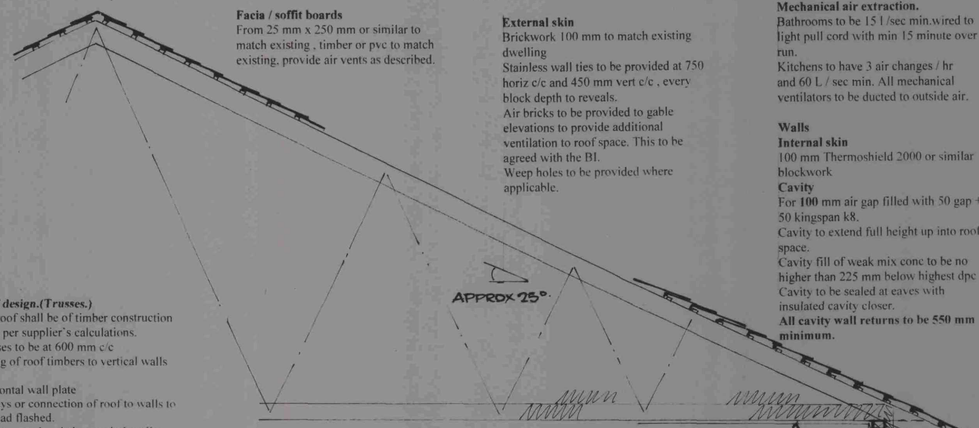
All roof and wall insulation to be continuous.

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

FOR 'SAP' CALCS REFER to BUILD^G CONTROL CALCULATIONS.



Proposed Side Elevation On 2



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.

External skin
Brickwork 100 mm to match existing dwelling
Stainless wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.

Surface / Foul water drainage
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel
Surface water 1: 100 min Foul drain 1:80 min

All new drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into new s & v pipe.
All new drainage shall be connected to the existing system.
Waste pipes to BS 5572:1978 sizes-
Basin 32mm up to 1.7m run. Sink bath / shower 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve. External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. Shower trays to have access panel to trap. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with *min 50mm* rockwool.
Foul drainage to connect to existing foul drain run.
Surface water to discharge into local watercourse. Refer to drg HV / 02

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 fll. Or windows within 800 mm from fll.
Obscure glass to be fitted to bathroom windows.
Trickle vents to be provided to all new windows 8000 mm2 min.

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.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"

Means of escape.
All new 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 as shown
smoke detectors as indicated on the drawing.
Interconnected & wired to a separated fused circuit.

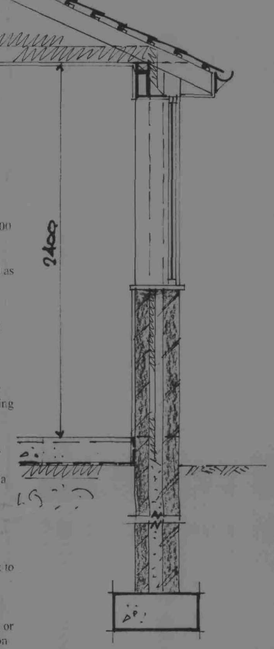
Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system. Existing boiler capacity to be checked for adequacy.
All installed by a corgi reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

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.

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

Mechanical air extraction.
Bathrooms to be 15 l /sec min.wired to light pull cord with min 15 minute over run.
Kitchens to have 3 air changes / hr and 60 L / sec min. All mechanical ventilators to be ducted to outside air.

Walls
Internal skin
100 mm Thermoshield 2000 or similar blockwork
Cavity
For **100** mm air gap filled with 50 gap + 50 kingspan k8.
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.

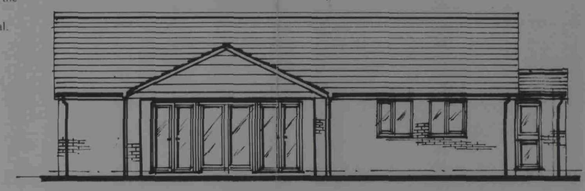


Typical Section Thro

Concrete Ground 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 Provide 75 mm kingspan *kooltherm k3 insulation* under kitchen extension, returning vertically around perimeter of slab.
Where Radon Barrier is required visqueen to have all joints taped and all penetrations thro to be sealed.

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.

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.



Proposed Front Elevation On 4

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

Scope of Works -
General.
Construction of a 4 bedroom Bungalow.
Dwelling to be constructed as detailed within.

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 I S23 7NB. Tel 0870 122 6236

	Date	Revisions
E		
D		
C		
B		
A		

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No 2 Whincover
Royston
Barnsley
S71 4AY

Client
Mrs P Lamter

Job Title
4 Bedroom Bungalow

Drawing Title
General Arrangement/ Elevations

Scale **1 : 20 1 : 100 1 :50**

Date **03.5.08** Drawn by

Drg. No. **HV / 01** Rev.

594 x 841mm A1