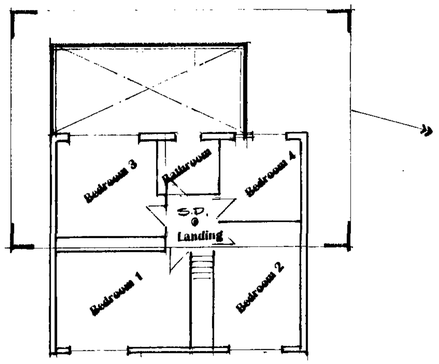
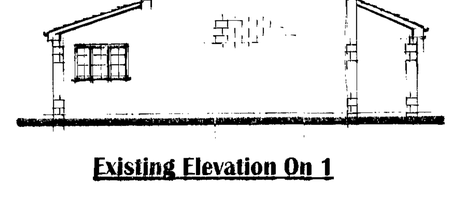


Existing First Floor Layout



Existing Ground Floor Layout

Existing Elevation On 1

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.

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.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system, all as agreed with the building inspector.
All internal drainage to connect into new s & v pipe. In turn which is connected to the new s & v pipe.
Pipe 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.
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.
Obscure glass to be fitted to new en suite window.
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
Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

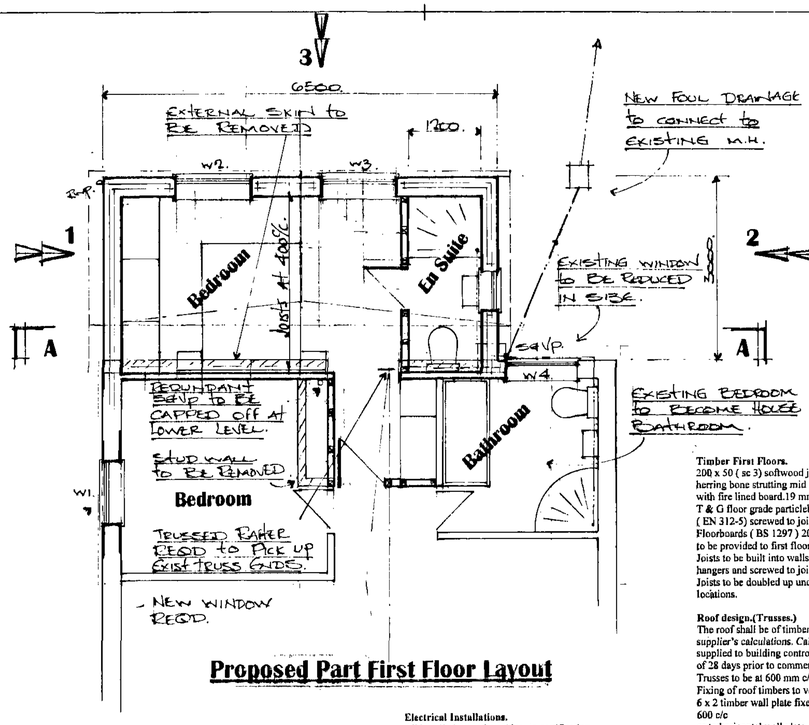
Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For **100** mm air gap filled with 50 gap + 50 kingspan k8.
Insulation to extend a min of 300 below first floor level.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all **reveals.**

External skin
Brickwork 100 mm 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.

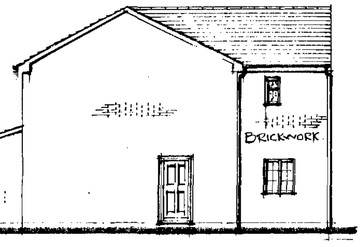
A lead flashing cavity tray to be provided between existing dwelling and the extension.

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.
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 to bathroom walls, with double skin of plasterboard to inside face of en suite and bathroom
Ceilings to be finished with 12 mm plasterboard / skim
En suite / bathroom wall to have a min of 10 kg /m2 density mineral felt insulation.

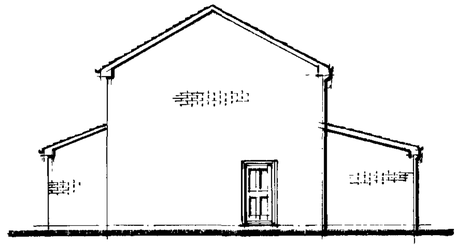
Facia / soffit boards
From 25 mm x 250 mm or similar to match existing , timber or pvc to match existing, provide air vents as described.



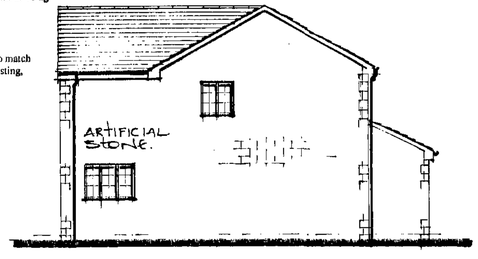
Proposed Part First Floor Layout



Proposed Elevation On 2



Existing Elevation On 2



Proposed Elevation On 1

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.

Means of escape.
All new first floor windows w1 w2 w3 w4 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.

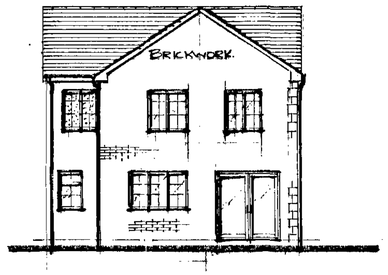
Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system.
Existing boiler capacity to be checked for adequacy.
All installed by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic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

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.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 bath and stud wall locations.

Roof design.(Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
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. 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 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.



Existing Elevation On 3

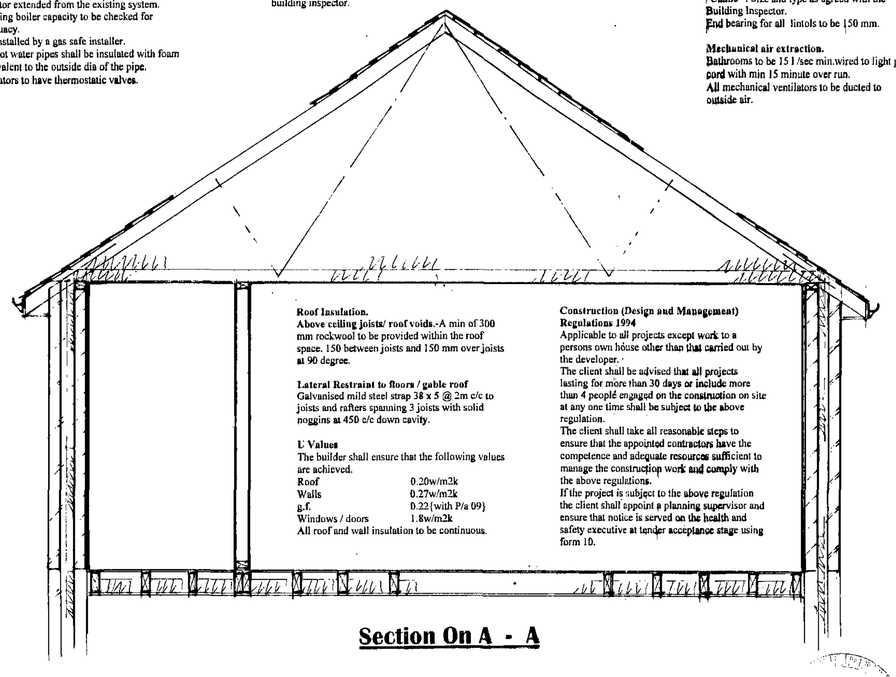


Proposed Elevation On 3

Foundations
To be exposed to allow the building inspector to determine suitability for increased loading.

Lintols
All door/ openings / window lintols to be "Calnic" . Size and type as agreed with the Building Inspector.
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.
All mechanical ventilators to be ducted to outside air.



Section On A - A

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.

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.

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.

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CORPORATE MAIL ROOM

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

Scope of Works

General.
Construction of a first floor 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

	Date	Revisions
E		
D		
C		
B		
A		

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Client
Mr and Mrs R Bowden

Job Title
First Floor Rear Extension.

Drawing Title
General Arrangement / Elevations.

Scale
1 : 50 1 : 100 1 : 25

Date **12.12.09** Drawn by **Steve Camps**

Drg. No. **RB / 01** Rev.

594 x 841mm A1