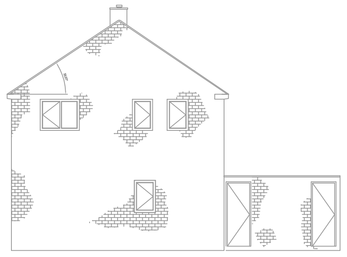


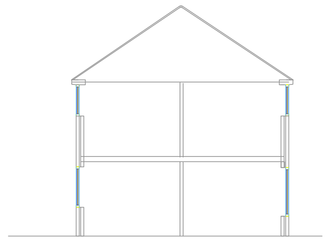
Existing North Elevation

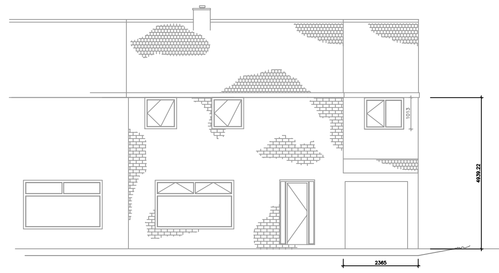


Existing West Elevation

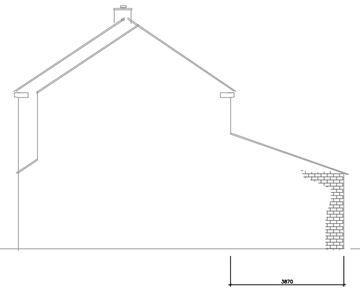


Existing South Elevation

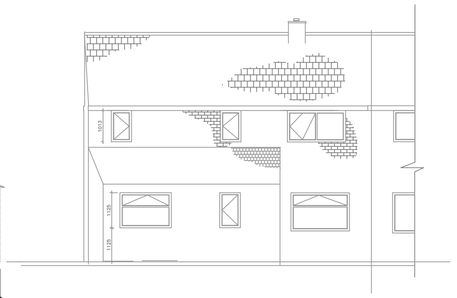




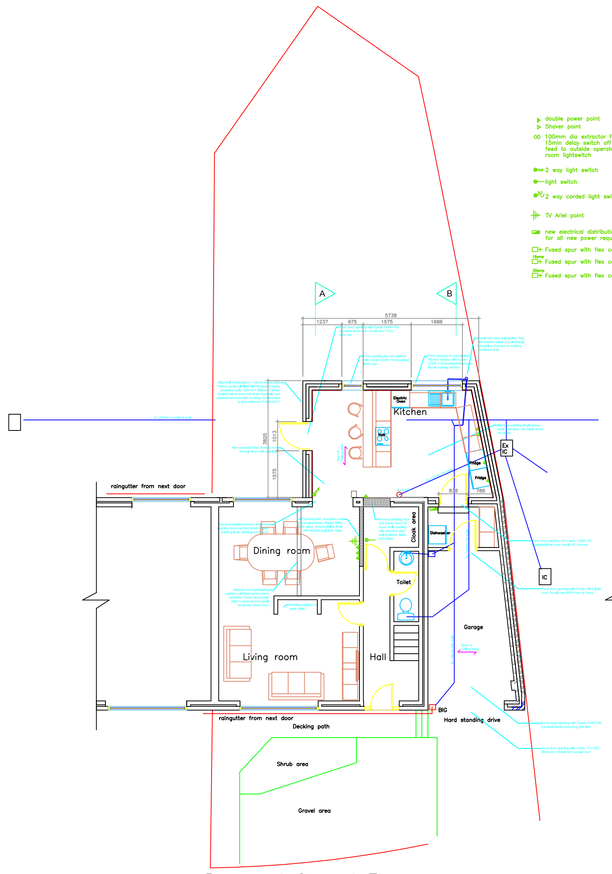
Proposed North Elevation



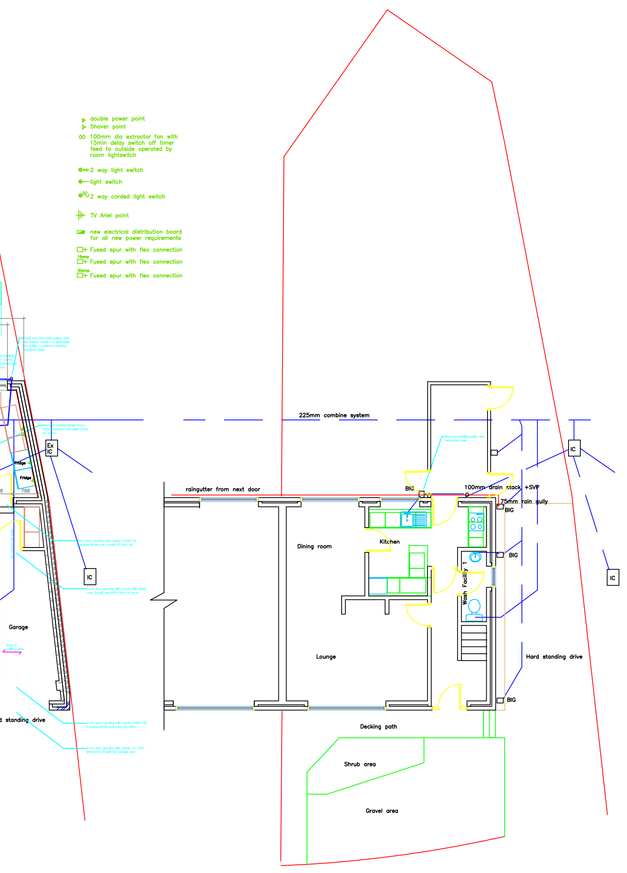
Proposed West Elevation



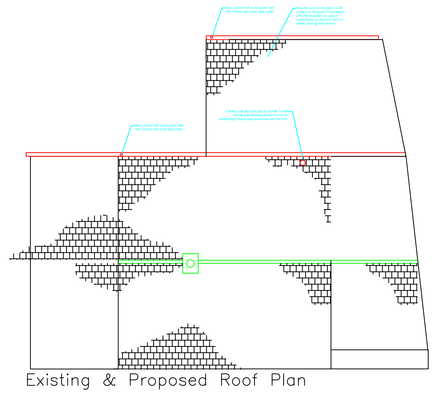
Proposed South Elevation



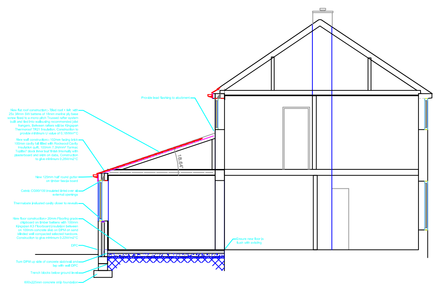
Proposed Ground Floor



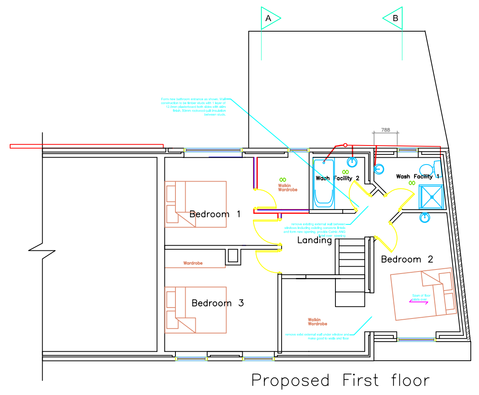
Existing South Elevation



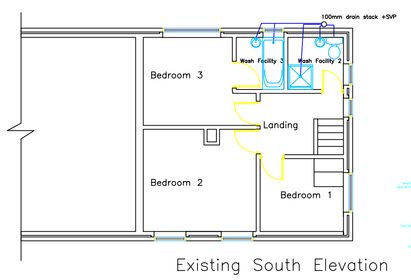
Existing & Proposed Roof Plan



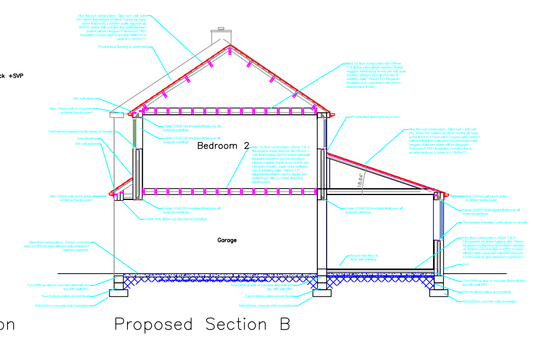
Proposed Section A



Proposed First floor

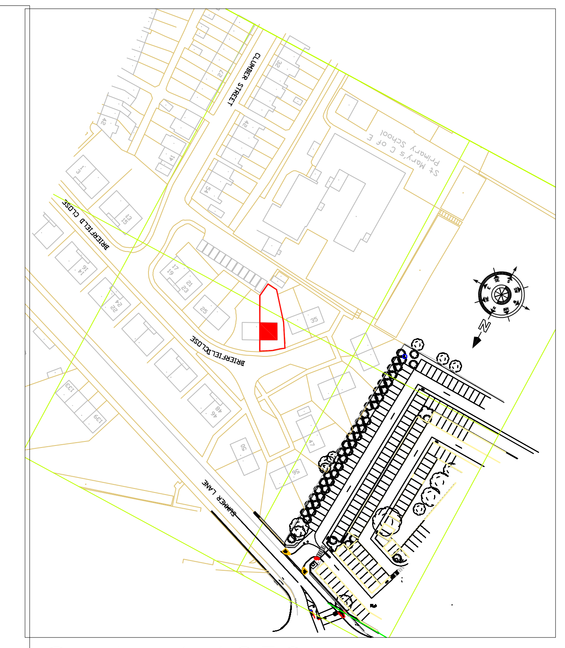


Existing South Elevation



Proposed Section B

Scale 1:100



Scale 1:1250

Foundations:- Excavate strip foundation down to existing building strip (approx 1m), remove 370mm depth of top soil and cart away.

Provide new 600w. 225mm 1:2:4 concrete mix strip foundation full length and as required. Build up wall to within 225mm of intended DPM using trench block or eqivelant.

Form remainder of wall using standard brick for both inner and outer face of walls upto DPM level.

Below Ground Drainage:-
Surface water:- For rear single storey extension run 100mm clay pipe 5 meters away from building and form 3cu mtr soak away pit
For existing 2 storey building divert/relocate existing surface water drain to new location shown and provide BIG
To front of building now change.

Foul water services:- to kitchen extension to rear provide new BIG leading into 100mm clay pipe drain and break into existing foul water drainage system.

Where existing drains pass under new foundations allow for drains to be surrounded in 150mm concrete all round and extend 1meter past foundation either side, as per Part H of Building regs. All new drains shall be laid on 100mm of 5mm granular material and then topped over with 40mm crusher run limestone 150mm thicks to top of pipe.

Ground Floor Level:-

Single storey extension-Compact new subsoil inside perimeter on new extension.
Provide 75mm thick layer of 40mm crusher run base and compact well
25mm of sand blinding compacted
Visqueen radon barrier installed as per manufacturers recommendations
100mm of 1:2:4 mix concrete base.
100mm continuous Kingspan K3 floorboard insulation.
25mm upright insulation board around perimeter of the building from base of concrete .Top of insulation board to finish level with proposed timber floor boards.
25 x 38mm SW tanilised battens @ 450mm c/c with kingspan insulation between
20mm T & G floor boards screwed over entire floor area.

Garageside extension-Compact new subsoil inside perimeter on new extension.
Provide 75mm thick layer of 40mm crusher run base and compact well
25mm of sand blinding compacted
Visqueen radon barrier installed as per manufacturers recommendations
100mm of 1:2:4 mix concrete base.

Perimeter Wall construction:-
102.5mm stretcher bond using stairfoot queens blend brick or closest match, tied into internal 100mm 7.3xn/mm cu blockwork tied into existing wall every 3 coarse's with a 100mm cavity filled with 100mm insulated wall battsall te68 in in accordance with 2CB 53 wall ties. D & D 12.5 plaster board butt jolted and filled for internal finish.

Lintels:-
Using Catnic CG90/100 insulated lintols wher shown and ANG catnic lintels in garage area where shown

Internal walls-Timber stud partition walls using 50 x 75 mm SW framing screw fixed into position and 2 x 12.5mm paint grade finish plasterboard. ceilings to have 19mm layer of plasterboard and skimmed

First floor construction- garage
20mm T & G floorboards
on 38 x 195mm C16 timber joists @ 400mm cc built into both new and existing walls, between joist there will be 140mm of kingston 121 insulation board and a 25mm thick layer between floorboards and joists. all underdrawn by 2 x 19mm thick Firecheck plasterboard.

Above Ground drainage-

Using black plastic push fit fittings as required and fixed as per manufacturers recomendations

100mm nin rainwater down pipes
125mm rigid plastic gutters
100mm black plastic to WC
50mm black plastic to all other foul systems runs
BIG inlets where shown on drawing
38mm rigid plastic from individual sinks, baths and showers
32mm rigid plastic from wsh and basins

All new PVC doors and windows will be purchased and installed to current u-value and other legislation

Roof Construction-

Single storey mono pitch roof will be constructed from concrete gray interlocking roof tiles fixed to 25 x 38mm SW battens on prefabricated trussed rafter roof with felt barrier fixed/hung fron existing face of building using joist hangers and fixed to SW wall plate on ne wall all tied in using galvanized straps Rafters both on pitch and at ceiling levels will be filled using TZI kingspan insulation to give required U-values. All trussed will be resting on SW tantalized wall plates which are in turn tied down using appropriate galvanise wall straps

High level dual pitched roof will be constructed using 50 x 200mm SW purlins at 900mm centers tied into both new and old walls covered with 19mm external plywood, felt and 25 x 38mm SW treated battens and concrete tiles to match existing. Between purlins will be 140mm TZI kingspan insulation

Provide lead flashing systems as required to make structure watertight

Electrical installation and work to gas /heating systems will be done by approvide installers

Residential House extension Rev C

Mr Paul Watson
31 Brierfield Close
Barnsley, S75 2DA
Contact 01226 432428 (Works)
E-mail paulwatson@nhs.net

Electronic version of drawing available