

This architectural drawing shows the exterior elevation of a building. It features a gabled roof with a chimney on the left side. The facade includes a circular window on the left, two large rectangular windows in the center, and a smaller rectangular window on the right. The drawing is a black and white line sketch.

This architectural drawing shows the front elevation of a house. The structure is symmetrical around a central vertical axis. The main body of the house is a single-story structure with a flat roof. In the center is a front entrance with a small, recessed porch supported by two columns. To the left of the entrance is a window, and to the right is another window. Above the entrance, there is a dormer window with a gabled roof. The dormer has a small gabled roof of its own, with a peak that is slightly higher than the main roofline. The dormer window is divided into two panes. The main roof of the house has a small chimney on the left side. The drawing is a line drawing, showing the outlines and basic proportions of the building.

A hand-drawn architectural sketch of a house. The house features a gabled roof. Below the roofline, there is a dashed line indicating a level. To the left of the house, there is a north arrow symbol. The text 'BEDROOM 4 FFL APPROX 200mm LOWER. CHECK HEADROOM ON SITE.' is written in the center of the sketch.

[illegible]

Hand-drawn architectural floor plan of a four-bedroom house. The plan shows four bedrooms (Bedroom 1, 2, 3, 4), a bathroom, and a central hallway. Dimensions are provided for most rooms and hallways. Key features include a 'REST & XG SUPPORT BEAM BELOW' in Bedroom 1, a 'NORM NEW OPENING' in Bedroom 4, and various door and window locations marked with 'D.O.', 'B.D.', 'H.L.', and 'W.C.'. The plan is labeled with 'A' and 'B' at the top and '100' in several locations.

Room Dimensions and Layout:

- Bedroom 1:** 38' x 19'5". Features a 'REST & XG SUPPORT BEAM BELOW' and a '100' label.
- Bedroom 2:** 38' x 19'5". Features a '100' label and a 'B.D.' (Bed Door) location.
- Bedroom 3:** 47' x 19'5". Features a 'B.D.' (Bed Door) location.
- Bedroom 4:** 63' x 19'5". Features a 'NORM NEW OPENING' and a '100' label.
- Bathroom:** 38' x 19'5". Features a 'D.O.' (Door Opening) location.
- Hallway:** 38' x 19'5". Features a 'B.D.' (Bed Door) location and a '100' label.

Other Labels and Notes:

- 100:** Multiple locations throughout the plan, possibly indicating a specific material or feature.
- B.D.:** Bed Door locations in Bedrooms 2, 3, and the central hallway.
- H.L.:** Hallway Location or similar marking.
- W.C.:** Window or Closet location in Bedroom 4.
- REST & XG SUPPORT BEAM BELOW:** Located in Bedroom 1.
- NORM NEW OPENING:** Located in Bedroom 4.

E		
D	23.5.13	PLANNING PRESUBMISSION
C	28.3.11	FOULDED REG SUBMISSIONS
B	7.7.11	INCREASE IN HEIGHT (DRAFTED 1000 - 900. ROOF SLOPE INCREASED)
A	26.1.11	FACIA LEVELS AMENDED + NOTIFS
	Date	Revisions

© copyright

Drawing Title

**General Arrangement /
Elevations.**

Drg. No.	RG / 01	Rev.	2
----------	---------	------	---

Received by: XXXXXXXXXXXX
ORIGINAL COPY

External skin
Existing brickwork skin to be removed and rebuilt in approved brick to ensure consistent match throughout.

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
Internal sleeper walls to be honeycombed to allow cross ventilation.
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 / bathrooms.
Ceilings to be finished with 12 mm plasterboard / skim
En suite / Bathroom wall to have a min of 10 kg /m2 density mineral insulation.

Timber First Floors.
The builder to check the size of the existing floor joists. If these are deemed unacceptable by the building inspector new joists as below shall be laid next to and spiked to the existing floor joists

Widths as shown x 195 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span T & G floor grade particleboard
(EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 195 mm fibre insulation to be provided to first floor joists.
Joists to be doubled up under bath and stud wall locations.
Joists to be built into walls or attached to joist hangers and screwed to joists.
Underside of first floor to garage area to be underdrawn with 1/2 hr fire board.

Scope of Works

General.
Increasing the height of the existing property creating additional roof accommodation
Extension to garage

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

Existing foundations to be exposed in locations as directed by the BI to check for suitability for the increased load from the first floor.

All concrete to be grade C25.
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 L.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 existing lintol / steel beam supports to be exposed to allow the BI to inspect for suitability.
All door/ openings / window lintols to be "Catnic"
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.
Kitchens to have 3 air changes / hr and 60 L / sec min.
All mechanical ventilators to be ducted to outside air.

Facia / soffit boards

Sizes as shown in timber or pvc. Provide air vents as described.

Radon Barrier

Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

Walls

Internal skin
100 mm Thermolite shield or similar blockwork

Cavity

Cavity to suit existing and to be determined on site.
For 50 mm cavities - full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.

For 100 mm air gap filled with 50 gap + 50 kingspan k8.
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 incorporating a vert dpc.

All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

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.

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 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 new drainage and protection details to existing shall be agreed with the Building Inspector.

All internal drainage to connect into new s & v pipe. In turn which is connected to the exist 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.

All internal s&vp to be insulated with min 50mm rockwool.

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

Water supply

All baths are to be fitted with a suitable device to limit the hot water temperature to a max of 48 degree C
Hot water taps to be installed on the left.

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 - 75 % to be low energy.

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 / velux / dormer sides + fronts

100 mm kingspan k7 between rafters + underdrawn 62.5 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.

Pitched roof insulation
at ceiling level 0.16w/m2k

Pitched roof insulation
At rafter level 0.18w/m2k

Walls 0.28w/m2k

Windows / doors 1.6w/m2k

All roof and wall insulation to be continuous.

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.

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 fl. Or windows within 800 mm from fl.

Trickle vents to be provided to all new windows 8000 mm2 min.

Obscure glazing to all bathroom windows

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

Eaves horizontal wall plate + wall plate to steel purlins

Valleys of roof to walls to have 5 lb leaq flashing.

Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.

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.

Dormer Front and sides

Timber or pvc panels on 38 x 25 sw battens on untearable sarkin felt on 12.5 wbp ply sheathing on 2 x 100 x 50 sw posts at corners and down either side of windows.

5 lb lead flashing and soakers to be fitted at junction with roof.

Dormer front to be drilled and screwed to new wall plate.

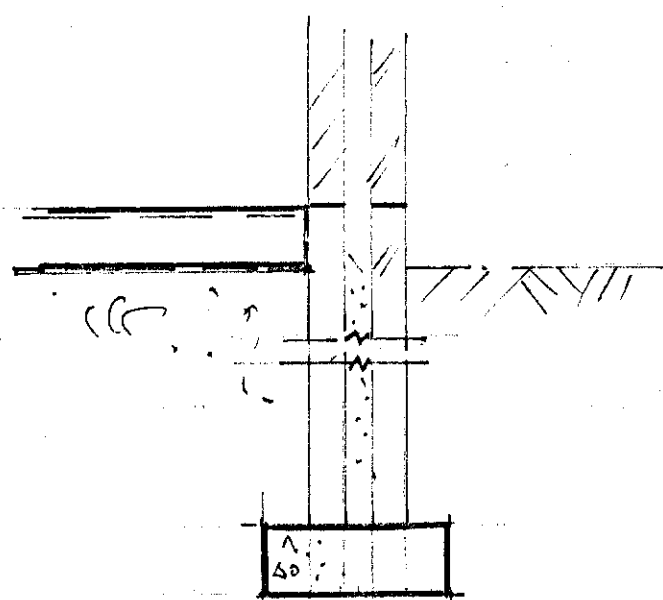
Existing wall plate to be removed to allow construction of new internal skin.

Rafter to Soleplate Tie

147x 38 sw strut notched over wall plate - fixed to double joist and bolted to each rafter with 12mm dia bolt - 50mm dia x 3mm washer plates to each side and complete with 51mm square double toothed plate connector at timber interface.

Scheme generally revised.
Drawing RG / 01 Rev B, Drawing RG/02 Rev A dated 7.2.11 to suit planning requirements.

- To minimise increased exposed brickwork:
- Increased dimension in height reduced from 1100mm to 900mm.
- Gutter fascias to be increased to 300mm deep
- New roof slope slightly increased.
- Dormer heights increased to balance visual perspective.



General

Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.

Any details indicated on the calculations shall override any details shown on this drawing.

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.

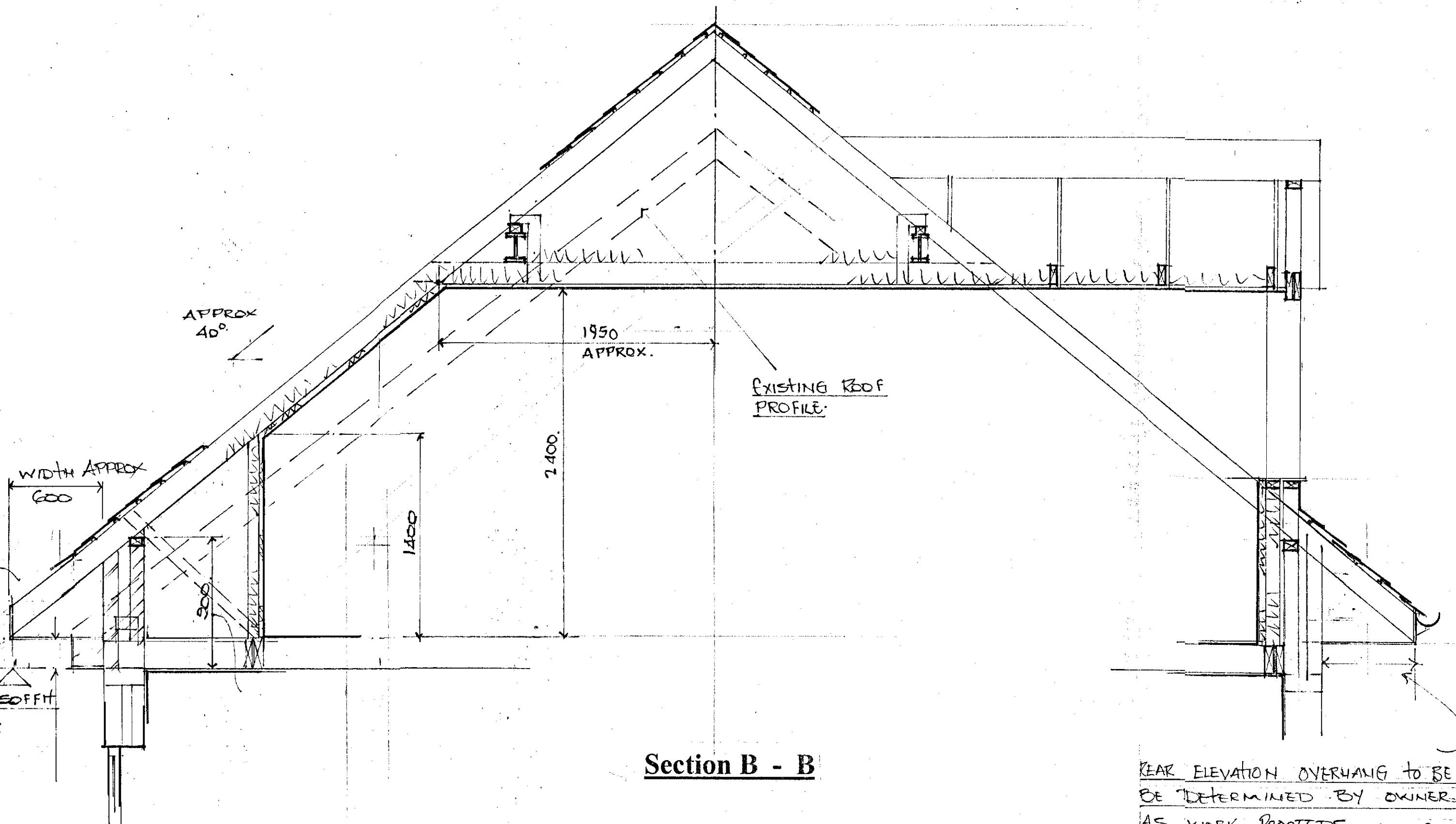
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation. The client shall take all reasonable steps to ensure that the appointed contractors have the competence 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.

APPROX 200MM BRICKWORK TO BE BUILT UP FROM EXISTING RECLAIMED BRICKS

APPROX NEW SOFFIT LEVEL

EXISTING SOFFIT LOCATION



Section B - B

REAR ELEVATION OVERHANG TO BE BE DETERMINED BY OWNER AS WORK PROCEEDS ALONG WITH GUTTER LEVELS LOCATIONS SHOWN ARE FOR GUIDANCE ONLY

BBC CORPORATE MAIL ROOM

12 JUN 2013

Received by: ORIGINAL COPY

NOTES:

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

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 1 to be installed on each storey smoke detectors interlinked and located 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 sized radiator extended from the existing system. Existing boiler capacity to be checked for adequacy.

All installed by a corgi registered contractor.

All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

E		
D	23.5.13	Planning Resubmission.
C	12.5.13	Facia / soffits amended
B	28.3.11	Building Reg Submission.
A	7.2.11	Revised As Notes
	Date	Revisions

© copyright

21 Oakfield Walk
Pogmoor
Barnsley

Client

ROY GREATRICK.

Job Title

Works to existing Bungalow
creating first floor accommodation.

Drawing Title

Sections / specifications

Scale

1 : 25

Date

7.2.11

Drawn by

Steve Camps

Drg. No.

RG / 02

Rev.

D.