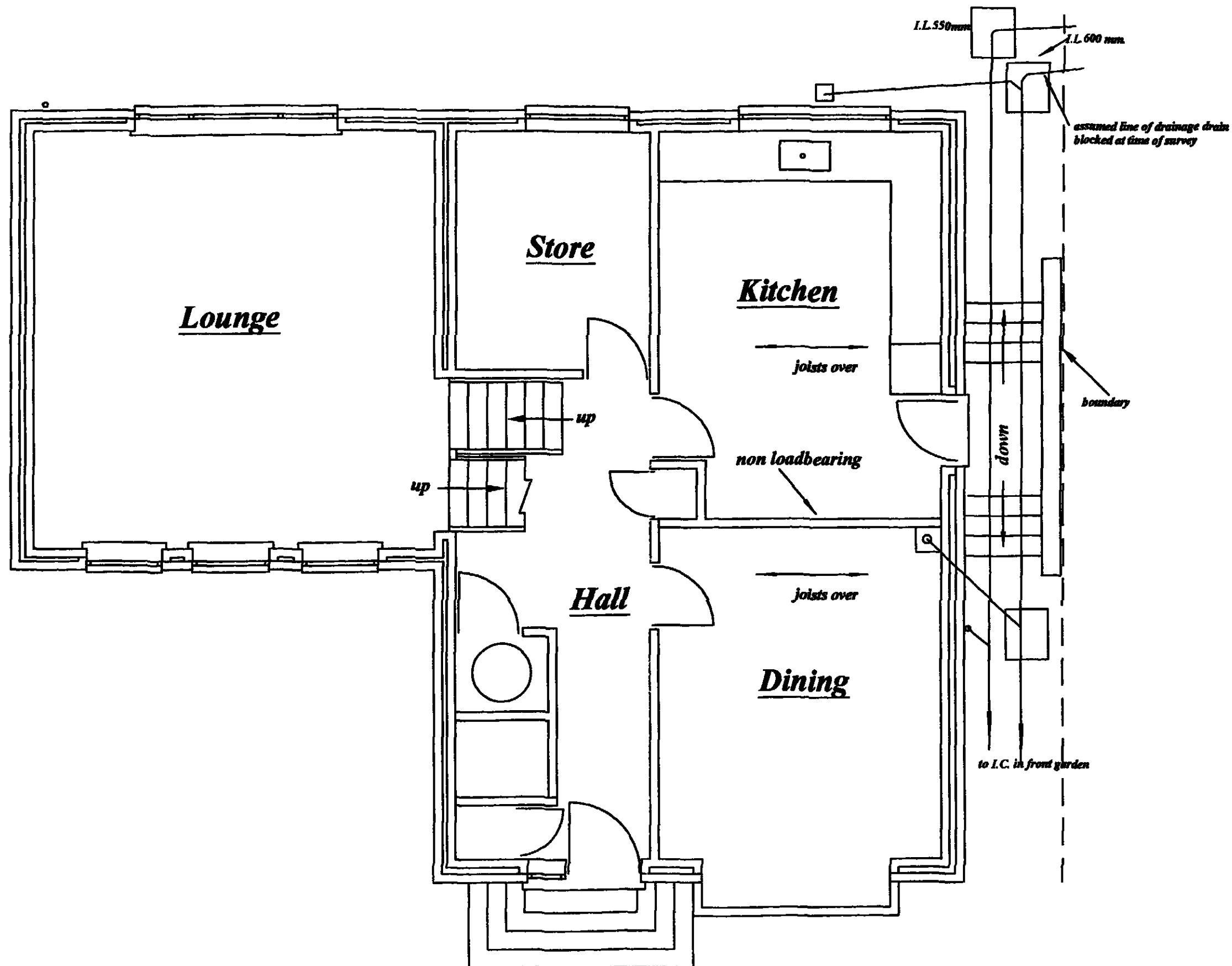




Existing Ground Floor Plan

Date 23: 05: 2012

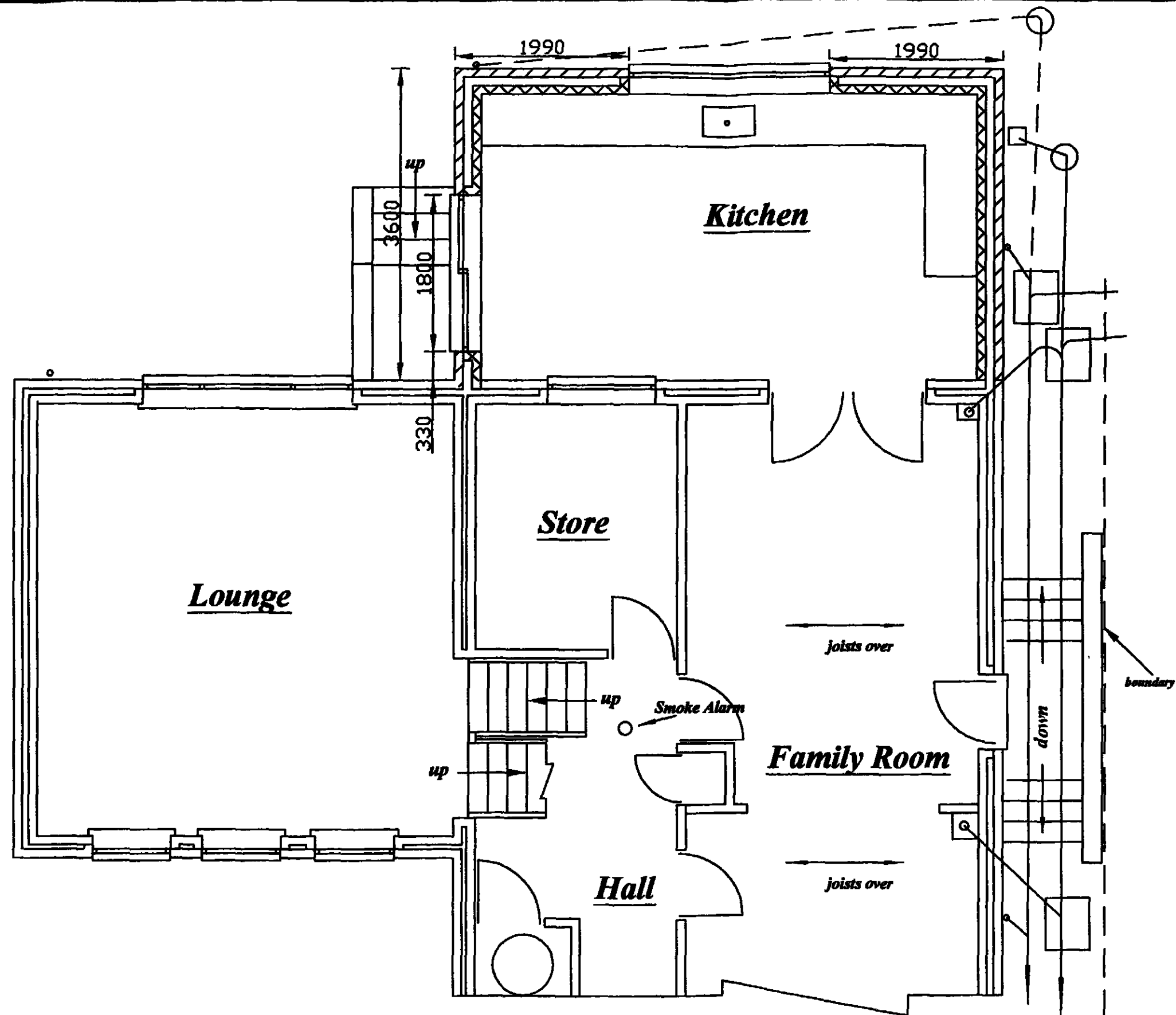
Scale 1 : 50

Client
Mr. & Mrs. D. Hirst
52 Wharfdale Road
Pogmoor
Barnsley

PROPOSAL
2 Storey Rear Extension

Revisions
Date

M. Whyke MRICS
9 Witham Court
Higham
Barnsley
S75 1PX
Tel. 01226 386190



Proposed Ground Floor Plan

Date 23: 05: 2012

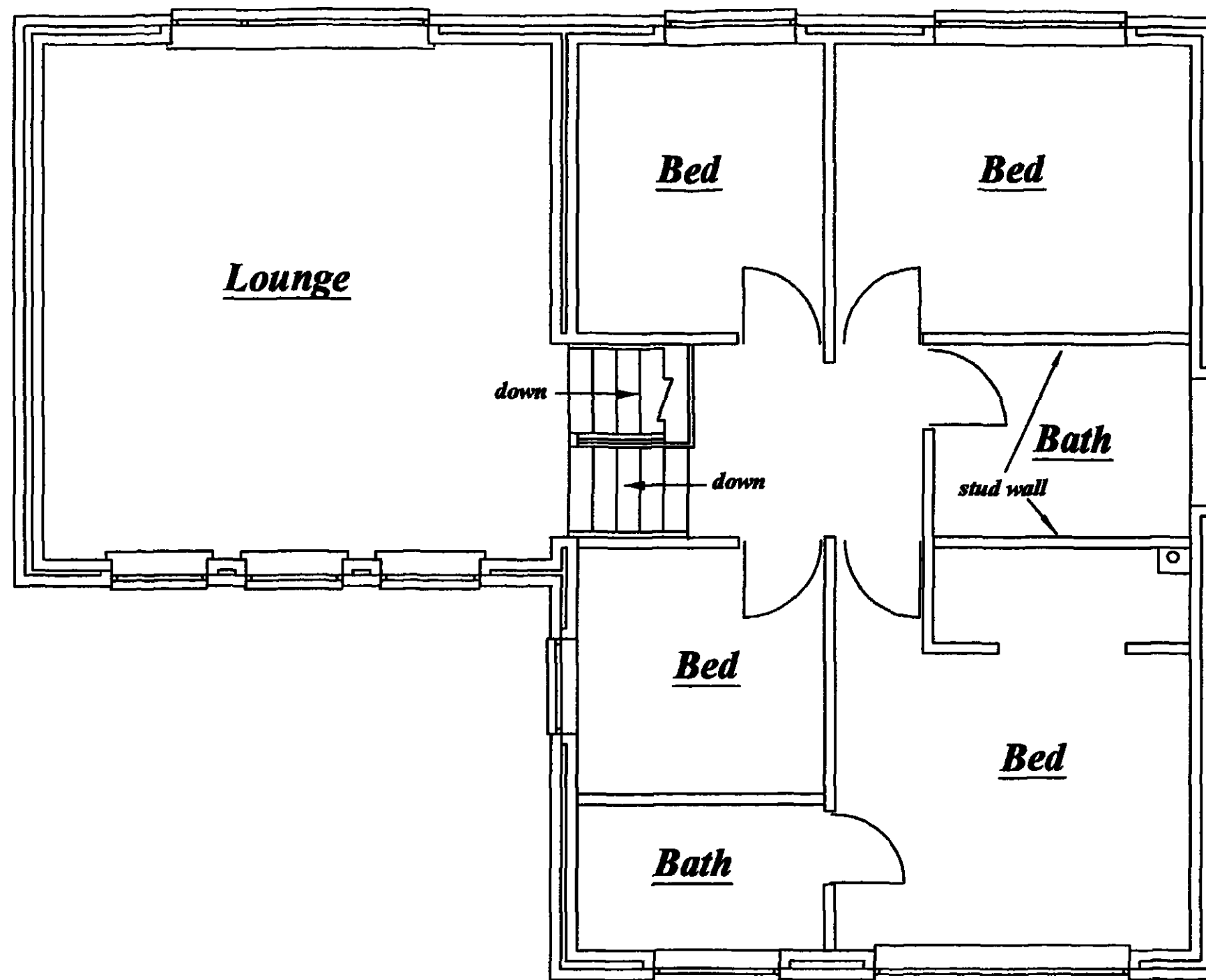
Scale 1 : 50

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Existing First Floor Plan

Date 23: 05: 2012

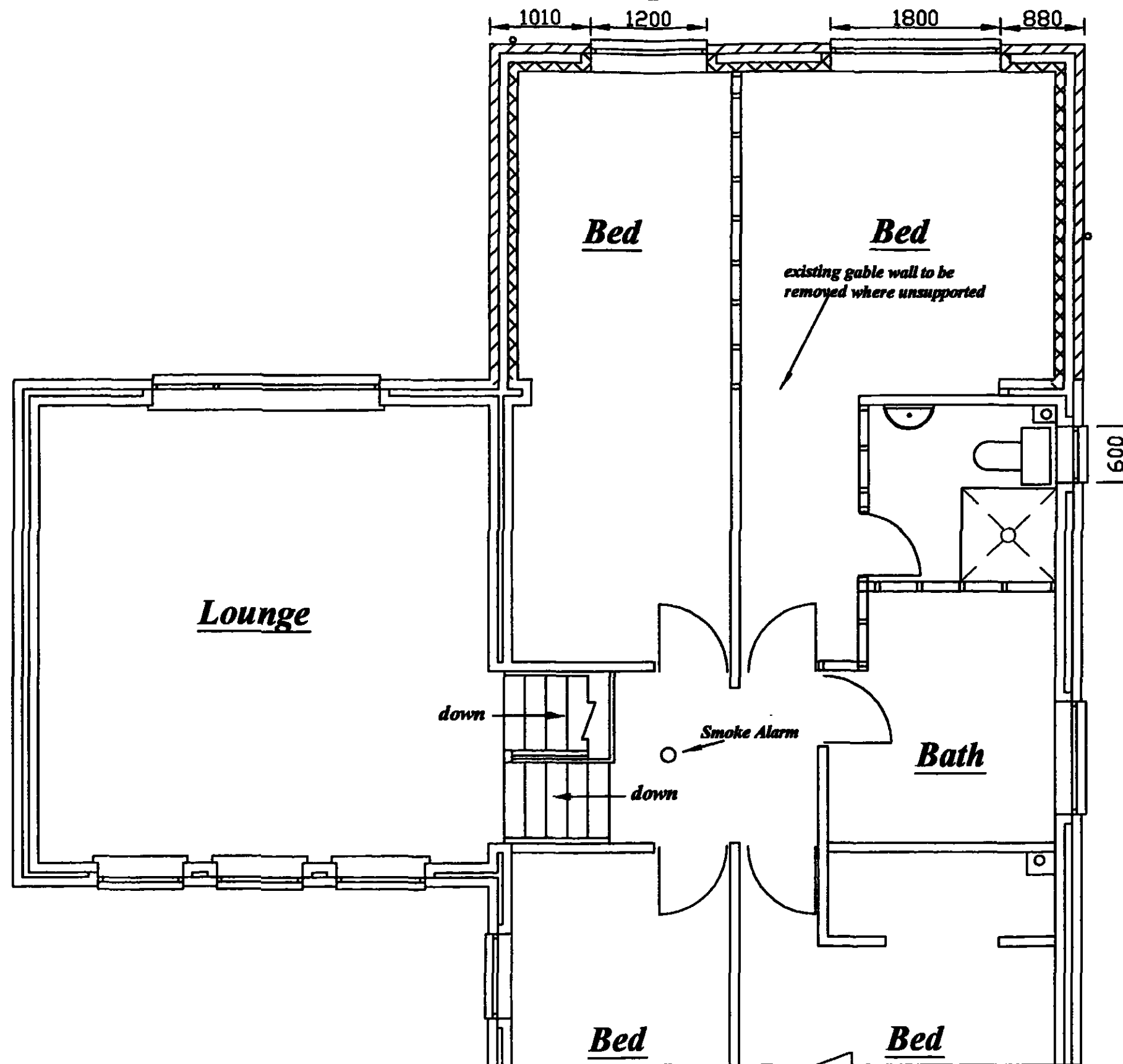
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Proposed First Floor Plan

Date 23: 05: 2012

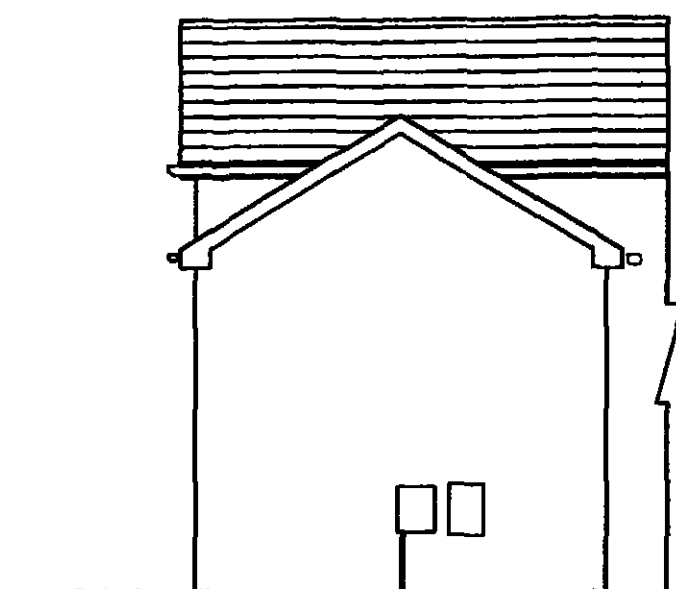
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Client
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Barnsley

PROPOSAL
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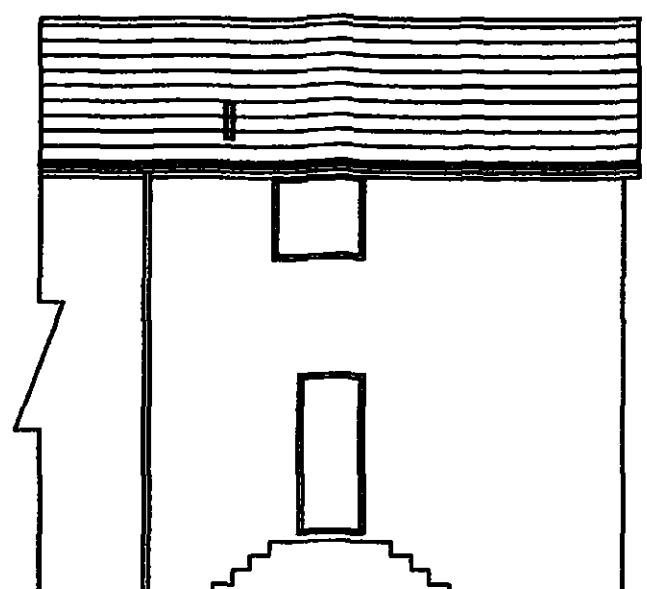
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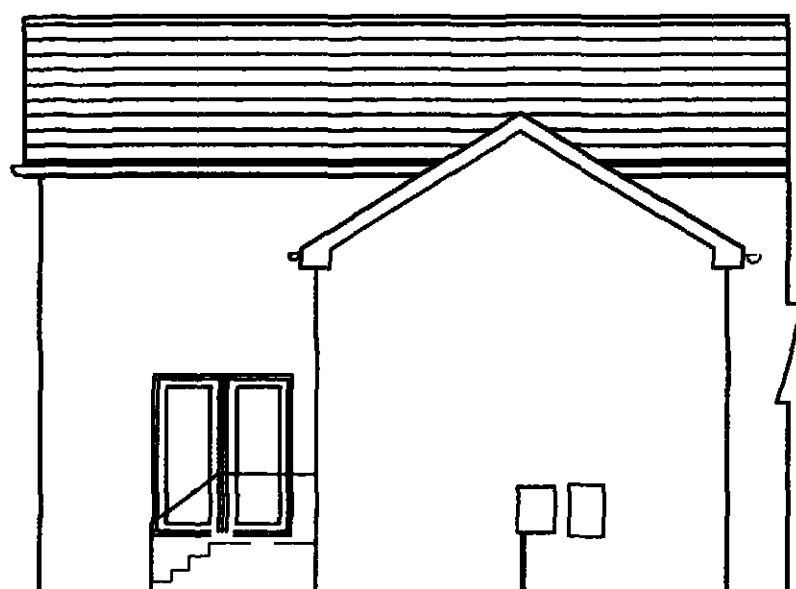
Existing Side Elevation



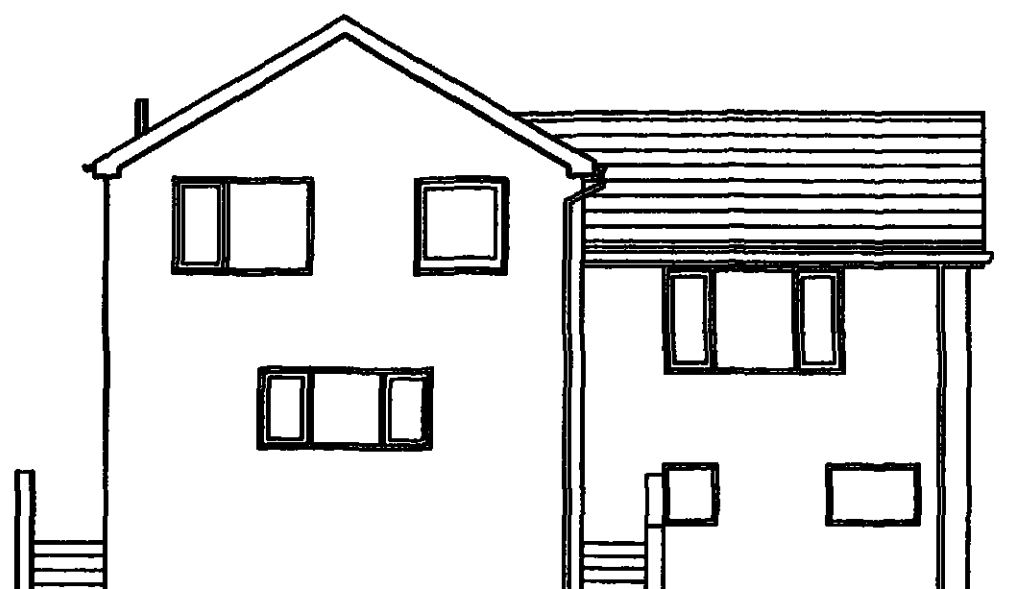
Existing Rear Elevation



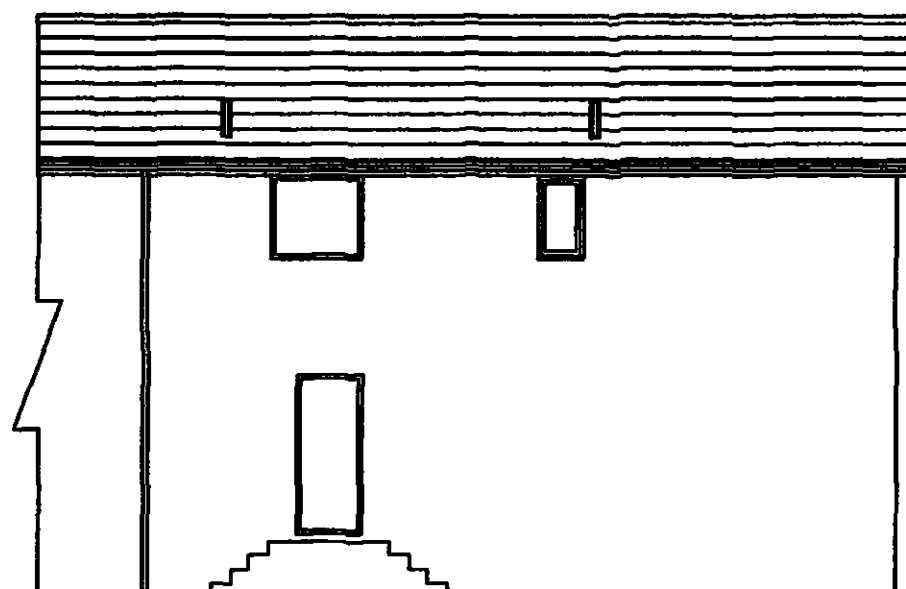
Existing Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Date 23: 05: 2012

Scale 1 : 100

Client

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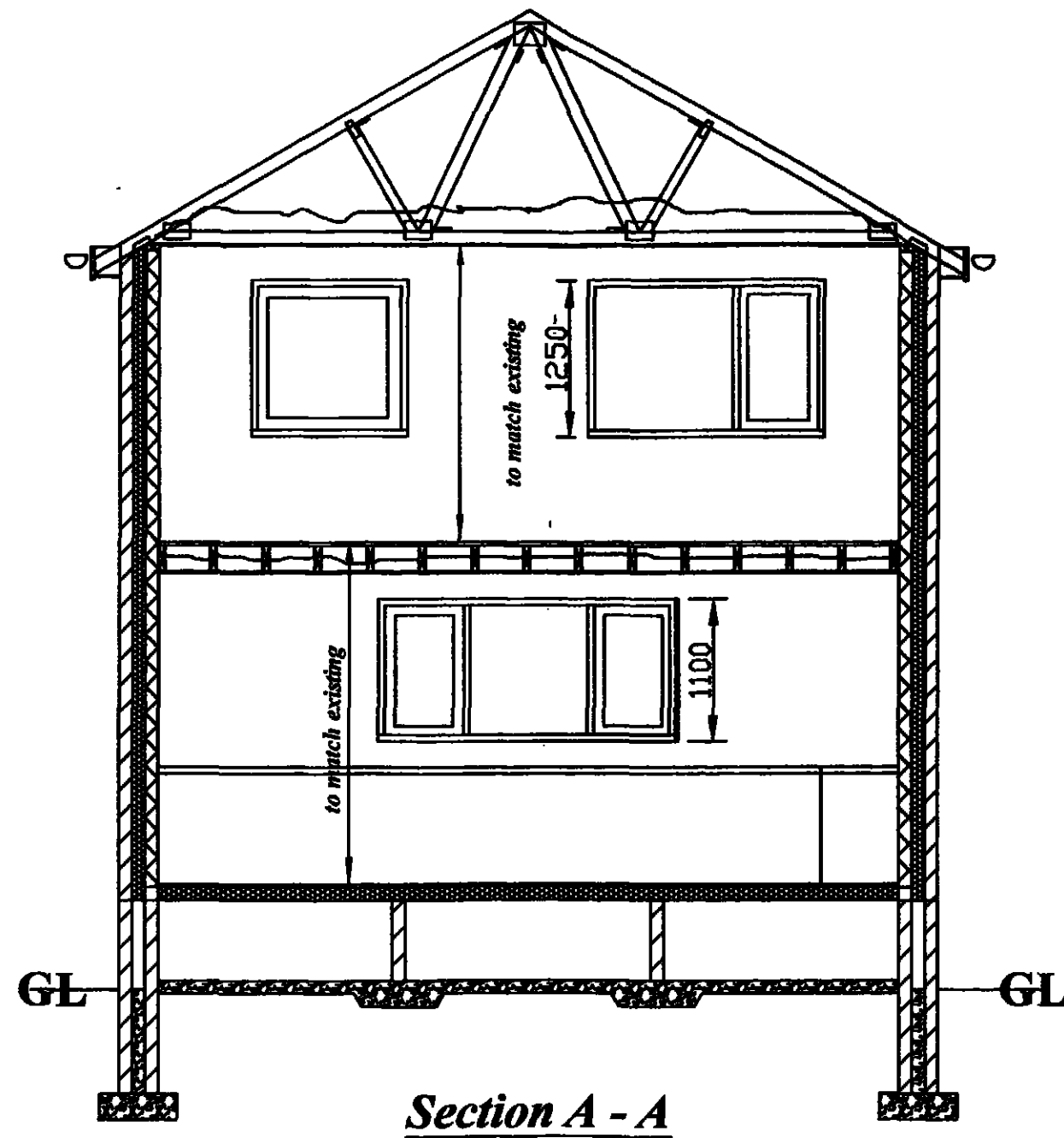
PROPOSAL

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Date 23: 05: 2012

Scale 1 : 50

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Foundations

600mm. x 200mm 35N. concrete reinforced with A193 mesh top & bottom with min. 50mm. cover to steel. Depth of foundations to be dependent on site conditions , but to be a min. of 800mm. & taken down to suitable load bearing ground to satisfaction of Local Authority & to invert level of any adjoining drain trench which is within 1 metre of the foundation. Class "B" Engineering bricks or foundation blocks to ground level.

Brickwork

Facing bricks to match existing & to satisfaction of Local Authority, 100mm cavity,100mm load bearing blocks, 2 coat plaster to walls. (including existing internal walls covered by extension). Cavity walls of extension to be filled with "Rockwool" blown insulation on completion by approved contractor (or other approved construction to give same Thermal Value or better & also to owners approval. Wall ties to be stainless steel BBA approved placed 5 per m2 & at 225mm c/c. at reveals & top of gable walls. Lintels to be I.G. L1/S100 to new openings all with min. 150mm. end bearing. 30mm. x 5mm. galvanized mild steel anchor ties to be provided at max. 2m. c/c. at floor level, ceiling level & verge level. (these to be screwed to solid noggins over 3 no. joist or rafters). "Thermabate Closers" (or other approved thermal breaks) to be provided to reveals of openings. D.P.C. to be provided to heads, sills & reveals of openings & below G.F. joists. Lintels to be provided over drains where passing through walls.

Ground Floor Construction

22mm. flooring grade chipboard to B.S.S.(suitable for wet areas) on 100mm. x 50mm. S.C.3 grade joists at 400mm. c/c. with 110mm. "Kingspan" TF70 insulation boards between joists, under floor vents to be 225mm. x 150mm. sited max. 400mm. from corners & at 900mm. c/c. these to be ducted through wall & have tray D.P.C. over. Oversite concrete to be min. 100mm. (increased to 150mm. below honeycomb sleeper walls & reinforced with A193 mesh in this area)

First Floor Construction

22mm. flooring grade chipboard on joists @ 450mm. c/c, with depth to match existing but min. (50mm.x 170mm.) Dri Therm insulation 10KN per M2. between joists & joists underdrawn with 12.5mm. plasterboard & skim. Solid strutting provided to joists at mid span.

Main Roof Construction

Roof tiles to match existing & to satisfaction of Local Authority, on. tile battens to match existing; untearable sarking felt, roof trusses to match existing @ max. 600mm.c/c. including horizontal & diagonal 100mm.x 25mm. wind bracing. (calculations to be submitted & approved by L.A. before work commences on site) 100mm. fibreglass between ceiling spars & 170mm. fibreglass laid at 90 degrees to first layer (total 270mm.). Roof to be vented at eaves by Glidevale or similar 25mm. approved ventilation strip. P.V.C. spacers between spars to ensure ventilation is not obstructed Fascias & soffits to match existing.

Windows / Ventilation

New windows to be P.V.C.U. to match existing & have an opening area equal to at least 1/20th of the respective room floor area & have a 8000mm. trickle vent. All new doors & windows to be double glazed with Pilkington "K" low "E" glass & have 20 mm. spaces between panes & to achieve 1.6W/M2K. Safety glass to be provided to all new doors & to any new window within 800mm. of floor level or 1500mm. if within 300mm. of a door. Windows to new bedrooms to be escape type min. opening area of 0.33 metres squared & be at least 750mm. high & 450mm. wide & sited no more than 1100mm. above the floor level & also open through 90 degrees Fan to be provided in en-suite (having a capacity of 15 litres per second) & be ducted to external air. Fan to be provided in kitchen (having a capacity of 60 litres per second) or a cooker hood 30 litres per second & in either case be ducted to external air.

Drainage

Rainwater to gutters to match existing & have 63mm. R.W. pipes. Rainwater underground drainage to be 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall min. 1:60 to existing surface water sewer. Foul drainage to be 100mm. P.V.C. pipes encased in 150mm. pea gravel & laid to fall 1:40 to existing foul sewer. P.V.C. wastes to be 32mm. to wash basin to be 40mm. to shower. All appliances to be fitted with a deep seal anti vac trap. Inspection chambers to be 225mm. Class "B" Engineering bricks or concrete sections on 150mm. concrete base or P.V.C. all to be fitted with a cover which is suitable for its location.

Smoke Alarm

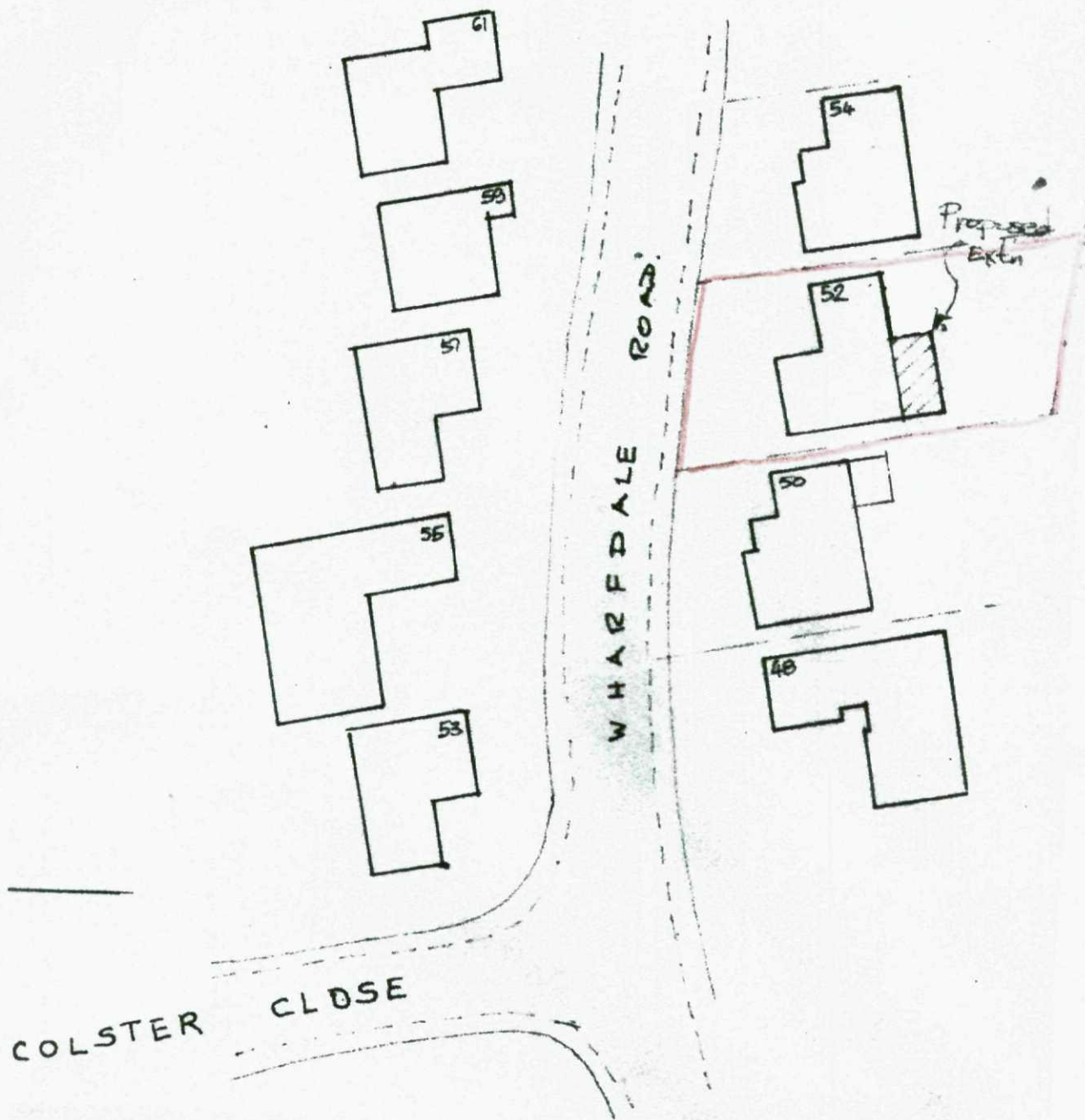
Alarms to be to B.S. 5446 Part 1 & are to be mains operated, interlinked, have a battery backup & sited in ground & first floor landing area.

General

Stud walls to be 100mm. x 50mm. timbers with Dri Therm insulation 10KN per M2. between studs & having 12.5mm plaster board & skim both sides. Skirting boards & architraves to be to client's choice. Number & position of radiators, electric lights switches, plug points & kitchen units to be decided at a later date by client. Heating system to be altered by a "Gas Safe" Registered Engineer to provide heating & hot water to extension. & all new radiators to have thermostatic valves. Existing boiler to be examined & if unsuitable it is to be replaced by a "Gas Safe" Registered Engineer in a position to be decided at a later date by client. "Wholesome water supply is to be provided by the local water supply undertaker". Hot taps to all fittings to be sited on the left. All exposed pipes to be insulated with insulation to B.S.S. All disturbed finishes to be made good. Owner to enter into an agreement with Yorkshire Water & pay the appropriate consultation fee at least 2 weeks before work commences on the drainage, in order that they may supervise the work. Note all electrical work to be designed, installed inspected & tested by a competent person who is registered with a Part P Self-Certification / Competent Persons Scheme. & a certificate of approval to be submitted to the Local Authority on completion.

This drawing has been produced for the purposed of obtaining Building Regulations & Town Planning Permission & is not a working drawing. This drawing is copyright & must not be reproduced or used for any purpose without written permission of the Surveyor. This drawing must be read in conjunction with all other related drawings & documentation. It shall be the contractor's responsibility to ensure that the works generally comply with the current Building Regulations & relevant Codes of Practice/ British Standards Specification, together with the requirements of the Local Authority Building Surveyor & Drainage Inspector. It is the contractor's responsibility to check all dimensions on site & before manufacturing or ordering of any components any discrepancy to be reported to the surveyor immediately. All materials shall be fixed applied & mixed in accordance with the manufacturers instructions & specification. All materials shall be suitable for their use. **Do Not Scale From This Drawing. If In Doubt Ask,**

<u>Date</u> 23: 05: 2012	<u>Client</u> Mr. & Mrs. D. Hirst 52 Wharfdale Road Pogmoor Barnsley	<u>PROPOSAL</u> 2 Storey Rear Extension	<u>Revisions</u> <u>Date</u>	M. Whyke MRICS 9 Witham Court Higham Barnsley S75 1PX Tel. 01226 386190
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LOCATION PLAN