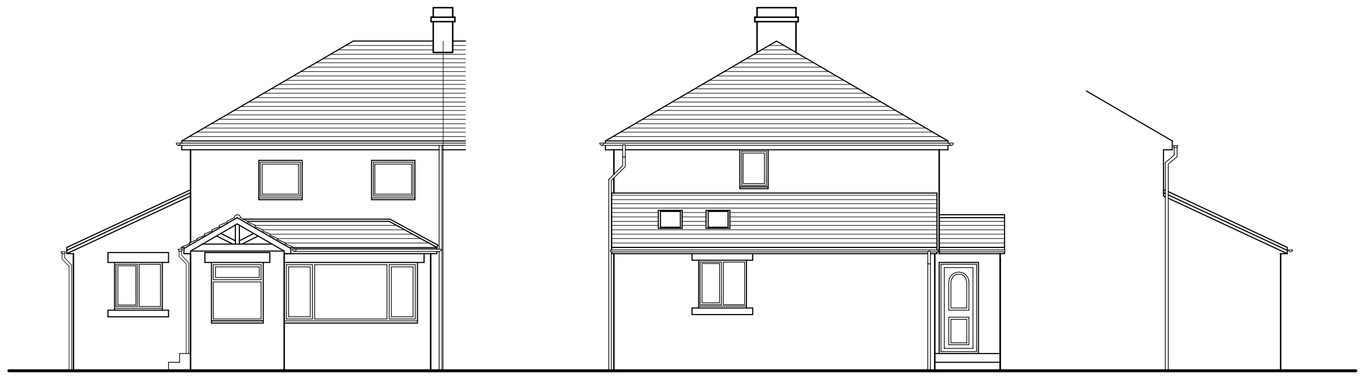
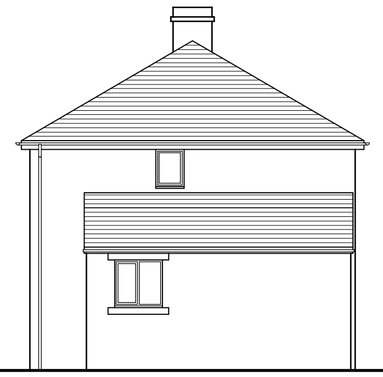


PROPOSED FRONT ELEVATION

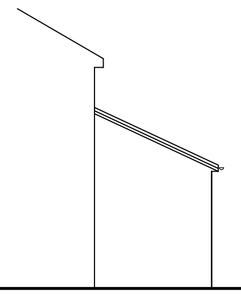
PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

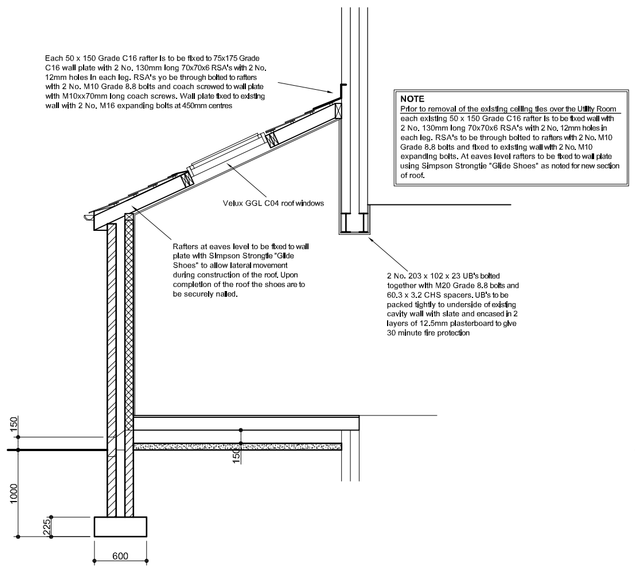
EXISTING FRONT ELEVATION



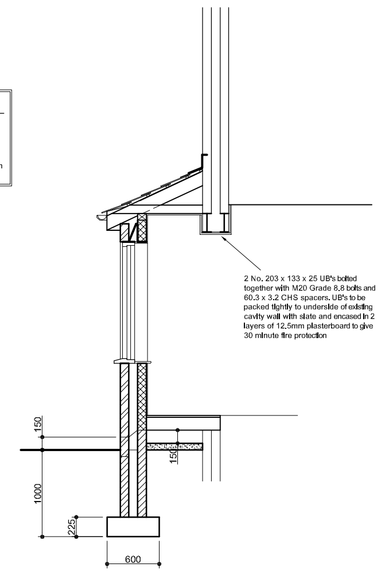
EXISTING SIDE ELEVATION



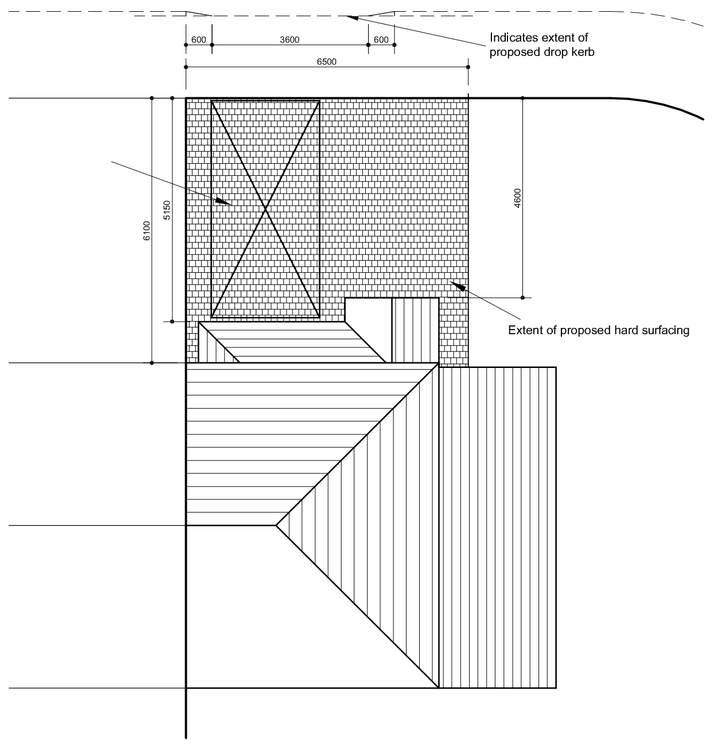
EXISTING REAR ELEVATION



SECTION THROUGH SIDE EXTENSION



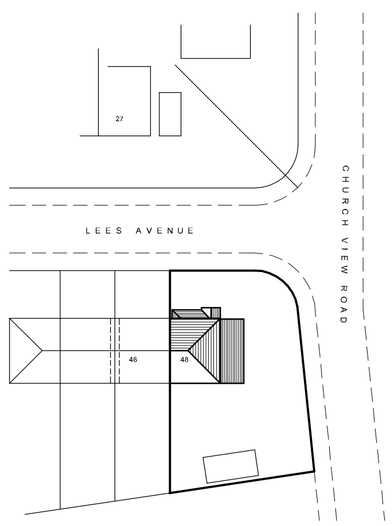
SECTION THROUGH FRONT BAY WINDOW



PLAN SHOWING EXTENT OF PAVING

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



BLOCK PLAN

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 the attached 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 necessary.
Satisfy 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
All concrete used in foundations to be grade C35
Foundations are to be 600mm wide x 225mm deep and placed a minimum 1000 mm below finished ground level, or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the invert level of the pipe. A concrete lintol is 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 750mm wide x 450mm thick and reinforced with 2 layers B785 mesh 50mm cover to all faces.
The foundations required are assumed to be strip footings. If a raft or other foundations are deemed necessary by either Building Control or the Building Inspector the owner is to instruct the orlginator at an additional cost to design and detail such foundations.

Radon Barrier
Where a Radon Barrier is required 2000g visqueen with all joints taped and all penetrations thro sealed is to be used in lieu of 1200 g visqueen. This is to continue through the external leaf with tray dpc.
For category 1 land fill sites use gas membrane such as Monarflex or similar.

Ground Floor
22mm flooring grade chipboard on 50 x 150 C16 timber joists at 400mm centres with 100mm of kingspan insulation in spaces.
Minimum 150mm air gap between oversite and underside of joists.
100mm oversite concrete on 150mm well compacted hardcore

Lintols
All door/ openings / window lintols are to be "Catnic". The size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Walls below Ground level & DPC
Walls below Ground level to be either in 300mm wide trench blocks or 2 No. leafs of 100mm DCB .
All walls below DPC to be in 100mm DCB. DCB = 7/N/mm² blockwork

External skin
Construction of external leaf is to be facing brickwork to match existing.
The wall is to be strengthen with piers as noted.

DPC`s
To be provided to
External walls at 150 mm above finished ground level
All door and window jamb / heads
Under lintols

Internal walls
100 mm studwork

Roof design (Traditional.)
Interlocking concrete tiled covering to match existing laid in accordance with the manufacturers instructions suitable for pitch on 50 x 25 battens and a layer of Tyvek fully breathable felt.

Refer to drawing in substantiation of roof timber sizes.
50 x 150 C16 rafters at 450 c/c
50 x 125 C16 ceiling joists at 450 c/c.
Proposed roof shall be laid next to the existing structural timbers. See cross sections for details of new roof
Existing roof in utility to be altered to provide a sloping ceiling. Existing ceiling ties are to be removed and rafters are to be maintained. See section for note or remedial works.
All wall plates are to be strapped down to wall with 100 x 900 "Bat" M305 straps or similar approved at 1.00 metre centres and 0.40 metres from every corner. Straps are to be nailed to wall plate and plugged and screwed to wall with 5 No. screws.

Where rafters run parallel to cavity walls they are to be strapped with 150 x 1450 "Bat" M305 straps or similar approved at 1.35 metre centres with timber noggings between. Straps to be nailed to noggings rafters ties with 12 No. 8 swg x 75mm long nails.

Facia / soffit boards
From 9 mm plywood or similar to match existing , timber or pvc to match existing, provide air vents to give equivalent 25mm continuous ventilation to sloping ceilings and 10mm continuous ventilation to roofs with horizontal ceilings.
Monopitch roof to side extension to be vented from eaves to ridge and roof to porchnand bay to be vented eaves to eaves.

Plumbing and Drainage.
UPVC gutters and downpipes to match existing.
The existing drain locations are assumed. The builder is 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 is to discharge to be to existing stormwater drainage system.
All new drainage and protection details to existing shall be agreed with the Building inspector.

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.

Doors / windows.

All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour are to be confirmed.
All windows to have 1/20th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas.- Door and panels 1500mm from finished floor level or windows within 800mm from floor level.
Trickle vents to be provided to all new windows 8000 mm2 min.
Velux windows to be GGL C04

General

Re site any utility services where applicable around the extenston. 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. For design of steel beams A & B see calculations

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.

DATE	REVISIONS	INIT.
21-01-2014	Drop kerb extent shown and parking space shown	B
05-12-2013	Plan added showing extent of hard surfacing	A

Title Proposed Side Extension & Front Bay and Porch
48 Lees Avenue, Penistone
Existing and Proposed Elevations and Plans

Client Mr & Mrs Williams
48 Lees Avenue, Penistone

Drawn by

Date Oct 2013

Scale 1:500 1:100 1:50

Drg. No. LDC13/027/001B