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Scale 1:1250

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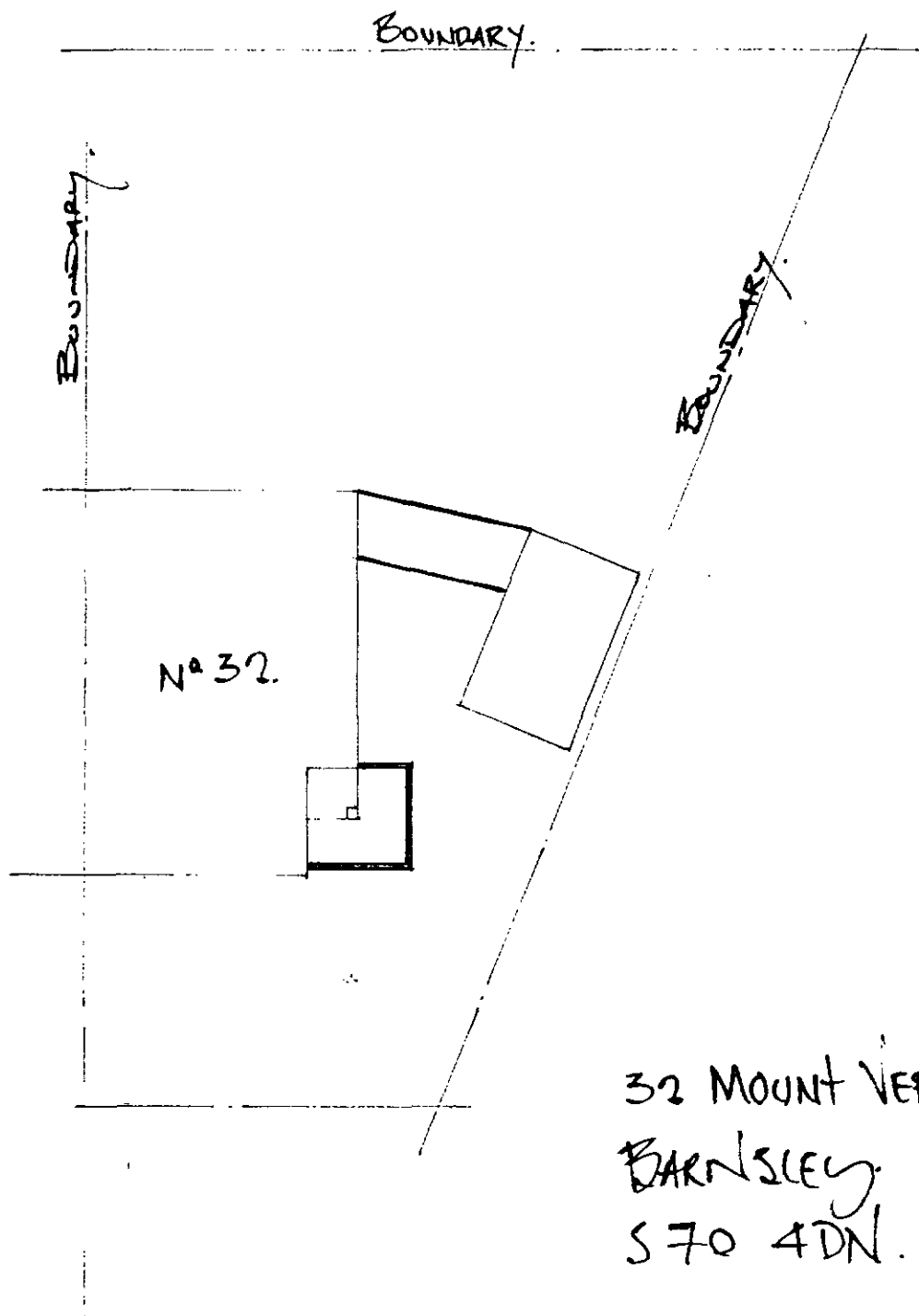
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Steve Camps

32 Mount Vernon Crescent

Barnsley

S70 4DN



32 MOUNT VERNON CRES
BARNISLEY.
S 70 4DN.

BLOCK PLAN.
SCALE 1:200.



Existing Side Elevation On 3



Proposed Side Elevation On 3

Elevation On 4

**32 Mount Vernon Crescent
Barnsley
S 70 4DN**

DH / 02



Existing Rear Elevation On 2

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 foul drain.
Pipe sizes-Basin 32mm up to 1.7m run. Sink / shower 40mm up to 3m run 50mm up to 4m run WC 100mm. Separate connections and 75mm deep seal traps to 100s & v pipe terminating internally with non return valve. Or - External stack vented traditionally terminating 900mm above any open light within 3m 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&v to be insulated with min 50mm rockwool

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75mm dia.
DPC's
To be provided to External walls 150mm above fgl.
All door and window jamb / heads
Tray dpc's required to exist walls at new wall abutments.
Under lintels
Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Lighting 1 in 4 to be low energy.



Proposed Rear Elevation 2

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf.

Roof design for shower room
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
50 x 100 rafters at 400 c/c
Ceiling joists 50 x 100
Hangers and wall plates 50 x 100
Hip timber from 20 x 150
All hangers / wall plates to be secured to exist wall by m12 rawl bolts

Roof ventilation. - Vents to be provided to eaves soffit and tile vents all as directed by the building inspector.

Roof Insulation.
Above ceiling joists/ roof voids. A min of 300mm rockwool to be provided within the roof space. 150 between joists and 150mm 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.



Existing Front Elevation On 1



Proposed Front Elevation On 1

NOTES:

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

General.
Conversion of detached garage into utility area with conservatory style link passage - provision of ground floor shower room - internal modifications

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 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
All concrete to be grade C35
Foundations to be 600mm x 225mm deep. Placed 1000mm below fgl. Or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintel 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 thick reinforced with 2 layers B783 mesh 50mm cover to all faces.

E	
D	
C	
B	
A	

Date Revisions

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Job Title

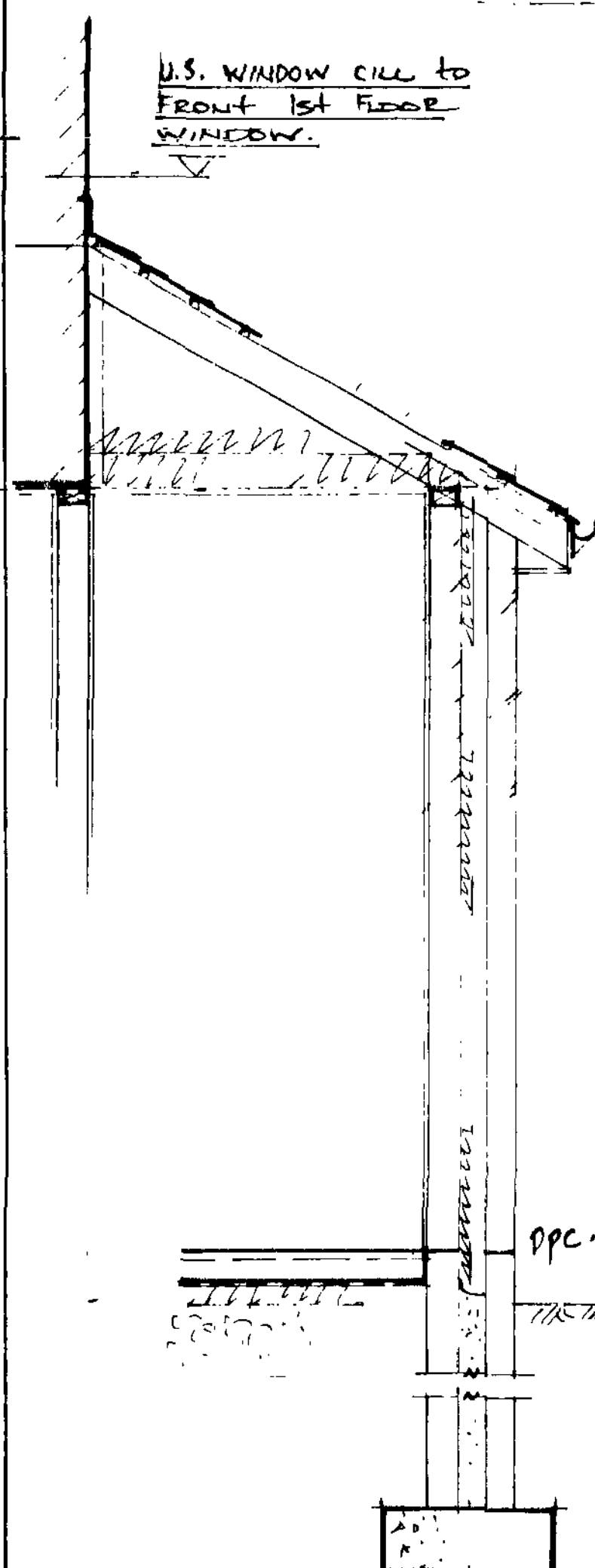
Conversion of garage into utility room + conservatory link + Provision of ground floor shower room.

Drawing Title
General Arrangement / Elevations.

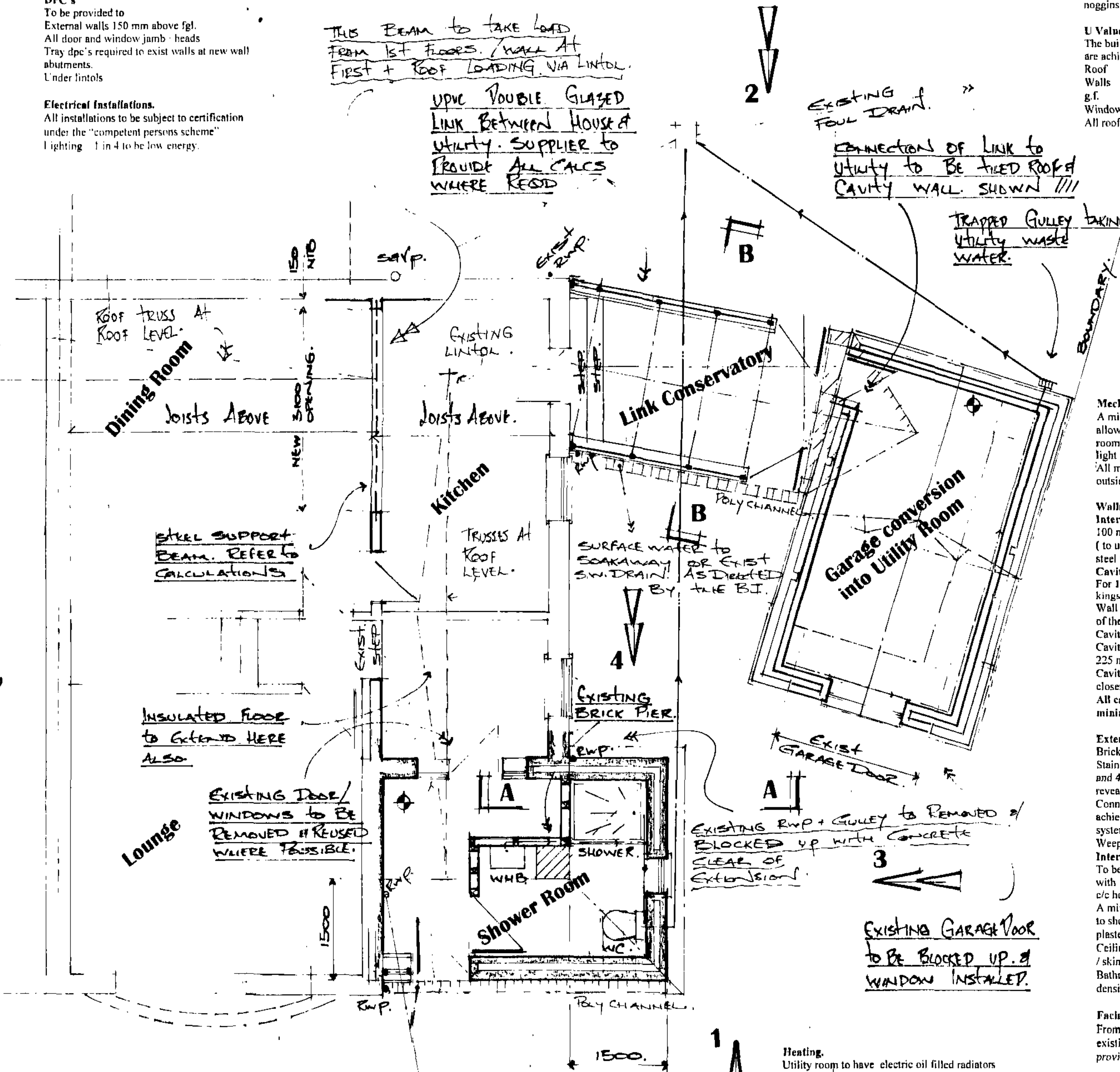
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Date **15.3.09** Drawn by **Steve Camps**

Drg. No. **DH / 01** Rev.



Section On A - A



Existing / Proposed Ground Floor Layout

Doors / windows.
All to be UPVC double glazed (min 16mm 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 1:20th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas - Door and panels 1.5m from ftl. Or windows within 800mm from ftl.
Obscure glass to be fitted to new shower room window.
Trickle vents to be provided to all new windows 8000mm2 min.

Means of escape.
Utility room window to have a clear opening of 750mm x 450mm and 1100mm from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors as indicated on the drawing.
All detectors to be a min of 300mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.

Heating.
Utility room to have electric oil filled radiators.
Hot water to be supplied by a wall mounted electric water heater.
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 reg contractor.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.

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 12.5mm plasterboard / skim

Mechanical air extraction.
A minimum of 30 l / sec min air extraction to be allowed to all required areas such as utility rooms. 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.

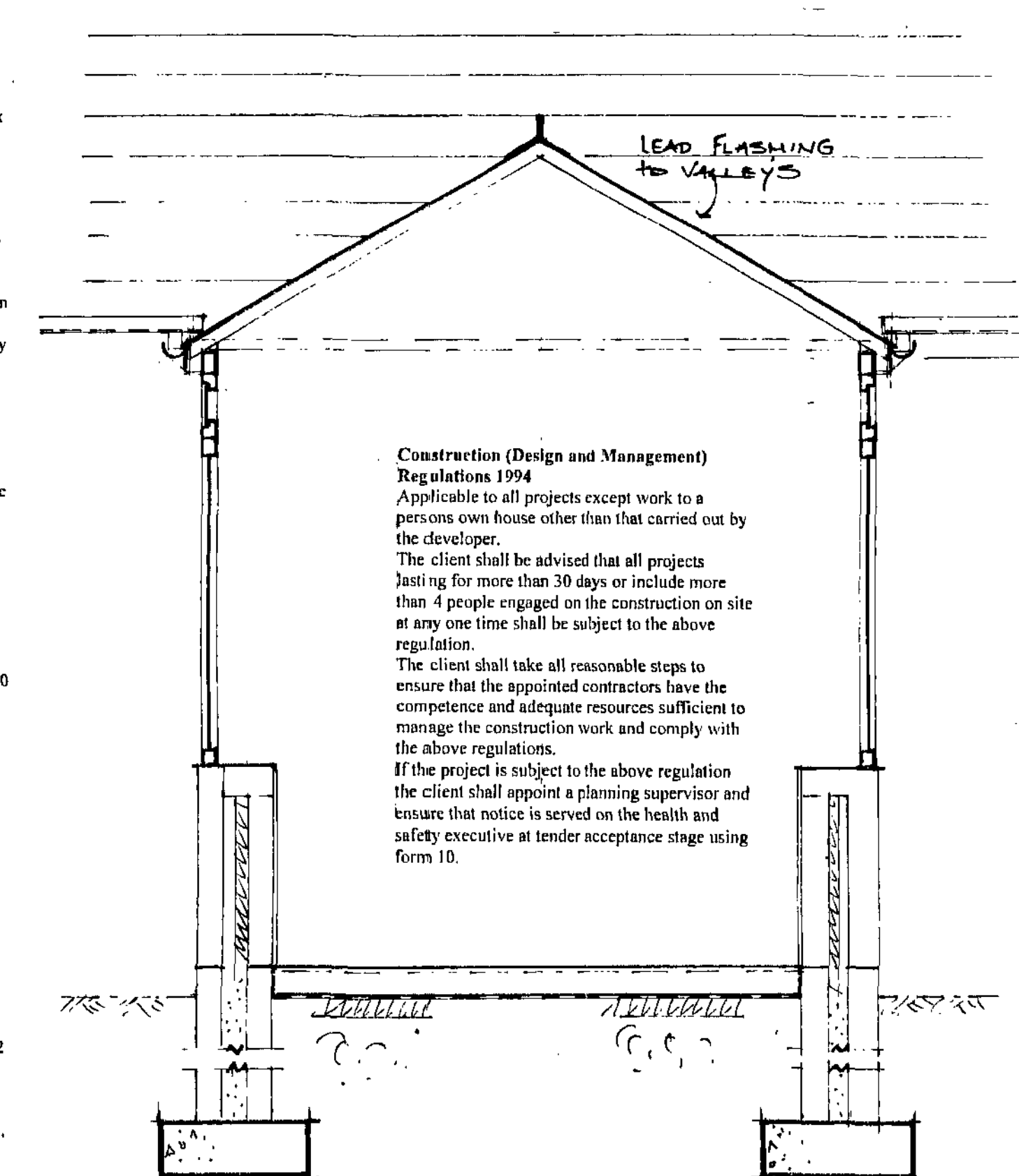
Walls
Internal skin
100mm Thermolite shield or similar blockwork (to utility room - drill plug and screw stainless steel ties to existing outer brickwork skin)
Cavity
For 100mm air gap filled with 50 gap + 50 kingspan k8
Wall insulation to extend 150mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer.
All cavity wall returns to be 665mm minimum.

External skin
Brickwork 100mm to match existing
Stainless wall ties to be provided at 750mm horiz c/c and 450mm vert c/c, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Weep holes to be provided where applicable.
Internal walls
To be from timber studing 75mm x 50mm with 12mm plaster board and skim. Studs @ 450 c/c horiz and noggins at 900 vert c/c
A minimum of 50mm insulation to be provided to shower room walls, with double skin of plasterboard to inside face.
Ceilings to be finished with 12mm plasterboard / skim
Bathroom wall to have a min of 10kg / m2 density mineral felt insulation.

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

Concrete Ground Floor slabs.
To be 100mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150mm well compacted hardcore Provide 75mm kingspan kooltherm k3 insulation under kitchen extension, returning vertically around perimeter of slab.

Lintels
All door / openings / window lintels to be "Captive". Size and type as agreed with the Building Inspector.
End bearing for all lintels to be 150mm.



Section B - B

COMPANION DRS
REFER TO DRS DH/02 FOR
ADDITIONAL CALCULATIONS.