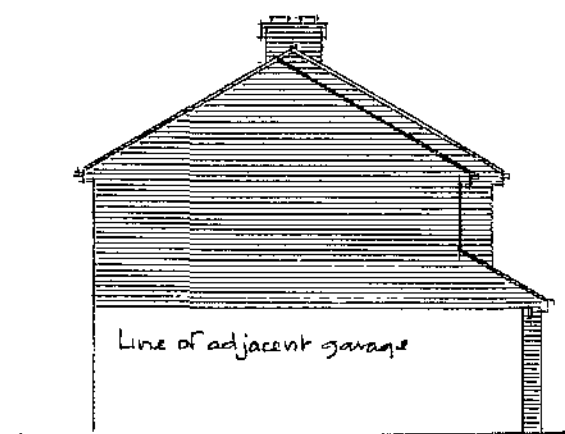




PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Internal drainage to consist of 38mm dia trap with 75mm deep trap to sink and shower, and 32mm dia and 75mm deep trap to basin.

External drainage to consist of 70dia fallpipe with 130dia uPVC vent pipe, to match existing colour and profile.

All timbers are to be treated against rot and infestation. All structural timbers to be stress graded to BS 5268 Grades 2, and Grade SC3.

Electrical contractor to agree type and position of socket outlets, switches etc with client prior to works commencement.

All sizes shown are in metric and must be checked on site prior to ordering and fabrication of materials and components, to 'not scale' any dimensions from this drawing.

First floor construction to include min 150 thick Rockwool matt insulation to provide thermal and acoustic insulation in compliance with current Building Regulations.

Smoke detection to be installed to ground and first floor levels, and to be mains powered.

First floor stud wall to be 75x50mm stud frame with 12.5mm plasterboard and skim to both sides, all supported off double floor joist.

Lateral stability to be provided at roof level and first floor level by means of galvanised straps over first two rafters, ceiling joists and first floor joists, securely fixed to timbers and walls. First floor joists to be supported on patent joint hangers to assist with lateral stability.

Windows to openings to be Catnic CN43 or similar approved, with 150 and bearing and uPVC insulation.

Mechanical ventilation to be provided to kitchen and en-suite, to provide 60 litres/sec and 15 litres to en-suite, to be light switch operated to en-suite with 15 minute over-run facility.

Should the extension be built over any existing drains, then the drain is to be exposed and encased in 150 concrete, with concrete lintels over where the drain should pass through a wall.

The contractor is responsible for ensuring that the Building Control Officer makes all the necessary inspections, and approves the works prior to proceeding with the next stage of works.

NOTES:-

All external materials to be approved by the Planning Officer.

All works to be carried out in compliance with current Building Regulations, and to the satisfaction of the Building Control Officer.

All electrical works to be carried out by qualified electricians in full compliance with current IEE Regulations.

All gas and plumbing works to be carried out by 'Longi' Registered Engineers.

DPC to be proprietary hydro polymer, set min 150 above ground level, and to all vertical and horizontal reveals.

GROUND FLOOR:-

Garage to be 150 1/3:6 concrete with 1/10 layer A242 mesh reinforcement, on sand bladed, 150 compacted sulphate free hardcore. Kitchen extension to be 22mm treated two chipboard, on 100x50 SW Grade SC3 joists at 450 c/s, on heavy duty sleepers, with 150 Rockwool under floor insulation suspended on nylon netting to achieve 0.25m²K insulation value.

Under floor ventilation to be provided with 215x75 Airgrates and cavity liners at max 900 c/s.

EXTERNAL WORK:-

102mm facing brickwork to match existing, and stone to front wall to match existing, 50mm clear cavity and pre-insulated inner skin of concrete 150 c/s brickwork to provide 0.35m²K insulation U value. All had with stainless steel wall ties at 600 c/s horizontally and 450 c/s vertically. All cavities to be closed at all openings and all ends/joints interior surface to plaster and skim finished.

FIRST FLOOR CONSTRUCTION:-

22mm treated two chipboard floor boarding on 170 x 47 SW Grade SC3 joists at 450 c/s with central uPVC cross bracing, and 12.5mm plasterboard and skim finish to underside to kitchen area. Install proprietary fire liner boarding to underside of joists to garage area to achieve min 1 hour fire resistance.

ROOF CONSTRUCTION:-

Concrete interlocking roof tiles to match existing on treated SW timber battens on proprietary breathable roofing felt on 100x50 SW Grade SC3 joists at 600 c/s supported by 100x50 SW wallplate secured to walls with patent galvanised straps at max 1200 c/s and 200x75 SW Grade SC3 purlins. Ceiling joists to be 147x50 Grade SC3 at 600 c/s with 100x50 SW hangers and 150x50 bungs.

Windows to be uPVC framed with Pilkington 'K' double glazing. Bedroom window to have 150x450 clear escape opening.

Roof void to be insulated with 150 Rockwool laid between ceiling joists, and 100 thick Rockwool laid cross bays to achieve 0.35m²K insulation U value.

Underside of ceiling joists to receive 12.5mm plasterboard and skim finish.

Rain water gutters and fall pipes to be uPVC to match existing.

Garage projection roof to be concrete tiles on main roof on breathable roof felt and treated SW battens on 100x50 rafters at 450 c/s. Code S lead flashing to be installed into masonry min 150 uPVC insulation as per main roof. 15x50 SW bangers with fireliner board to underside, dressed up to protect catnic lintel.

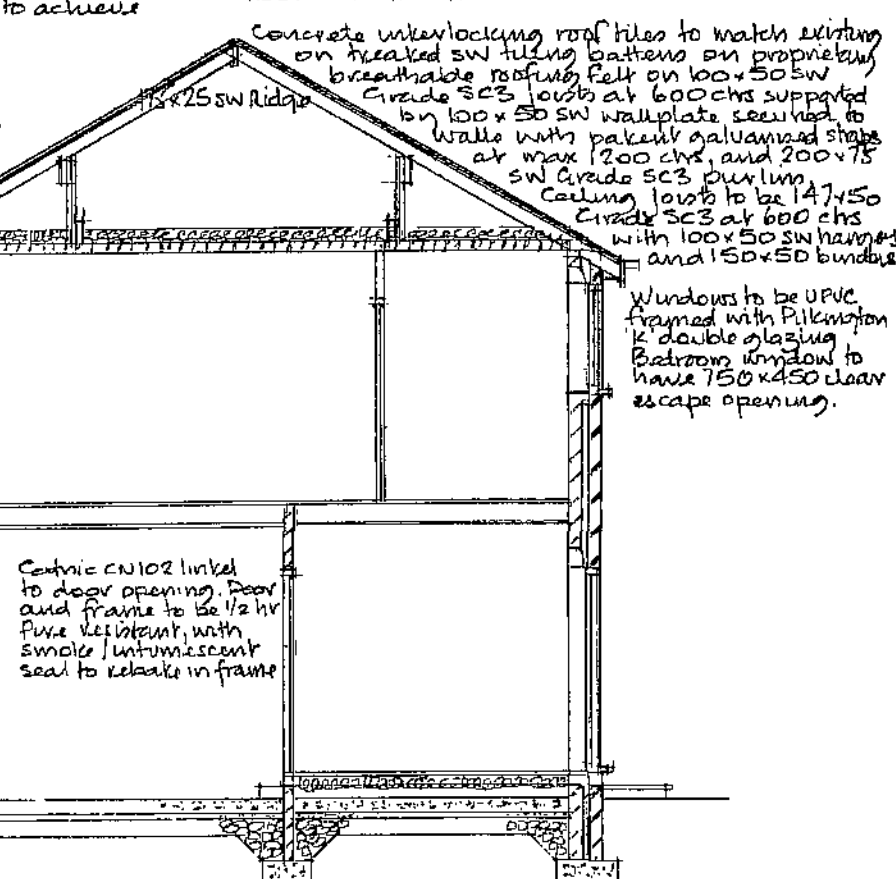
Treated softwood fascias and exterior quality ply soffits.

Acc type channel drain with galvanised cover connected to existing drainage.

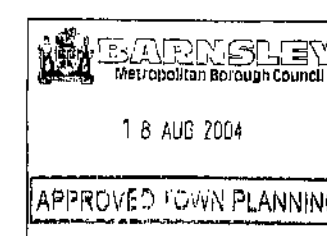
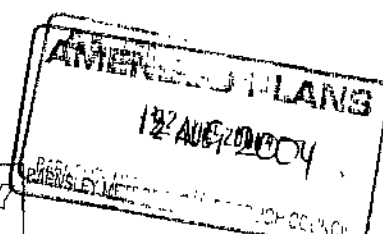
Foundations to be 600x200 1/3:6 concrete minimum 600 deep. Final depth to be agreed with the Building Control Officer.

Wall cavities to be to ground level with weak mix concrete.

Foundation adjacent to side boundary to be concrete in design, 800 wide x 200 deep with 300 deep base, with 2/10 layers A242 mesh reinforcement with minimum 30mm cover.



SECTION A-A



Rev A - First Floor Permitted extension set back in compliance with Planning Requirements

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK. ALL MATERIALS TO BE THE BEST OF THERE RESPECTIVE KINDS. DO NOT SCALE - IF IN DOUBT ASK.

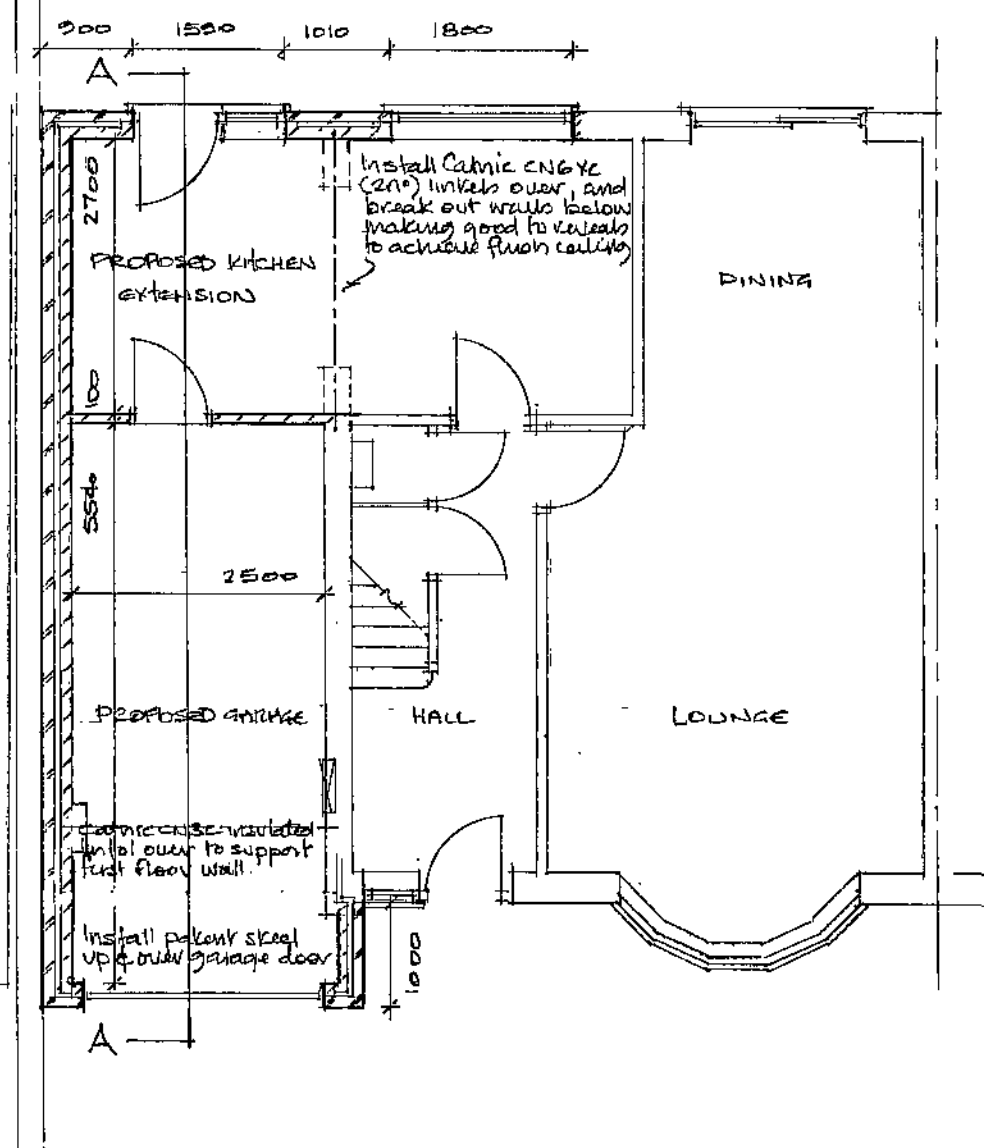
Contract
3 WOODLANDS VIEW, WOMBWELL.

Details
TWO STOREY EXTENSION TO SIDE FOR MR LEE ASHURST

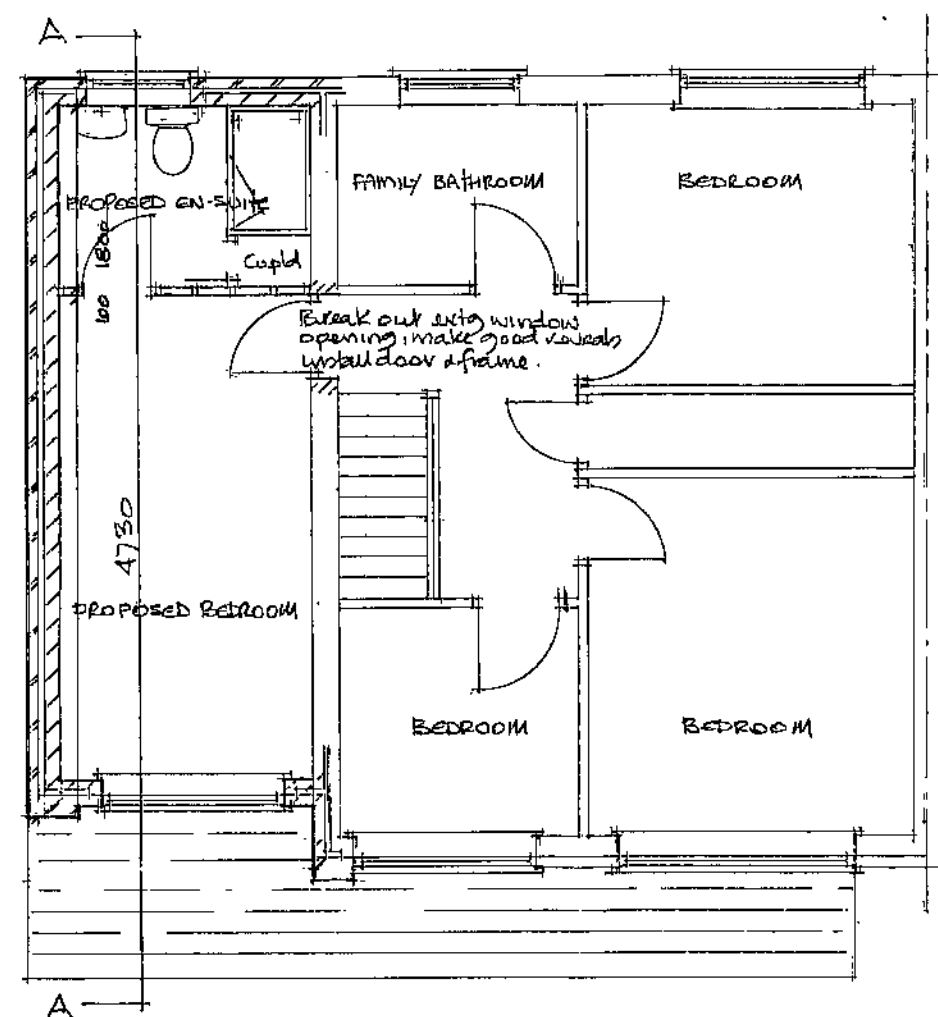
Job No. AUK 137/04 Drg. No. 01A

Drawn By: [Signature] Scale: 1:50 & 1:100 Date: February 2004

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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR