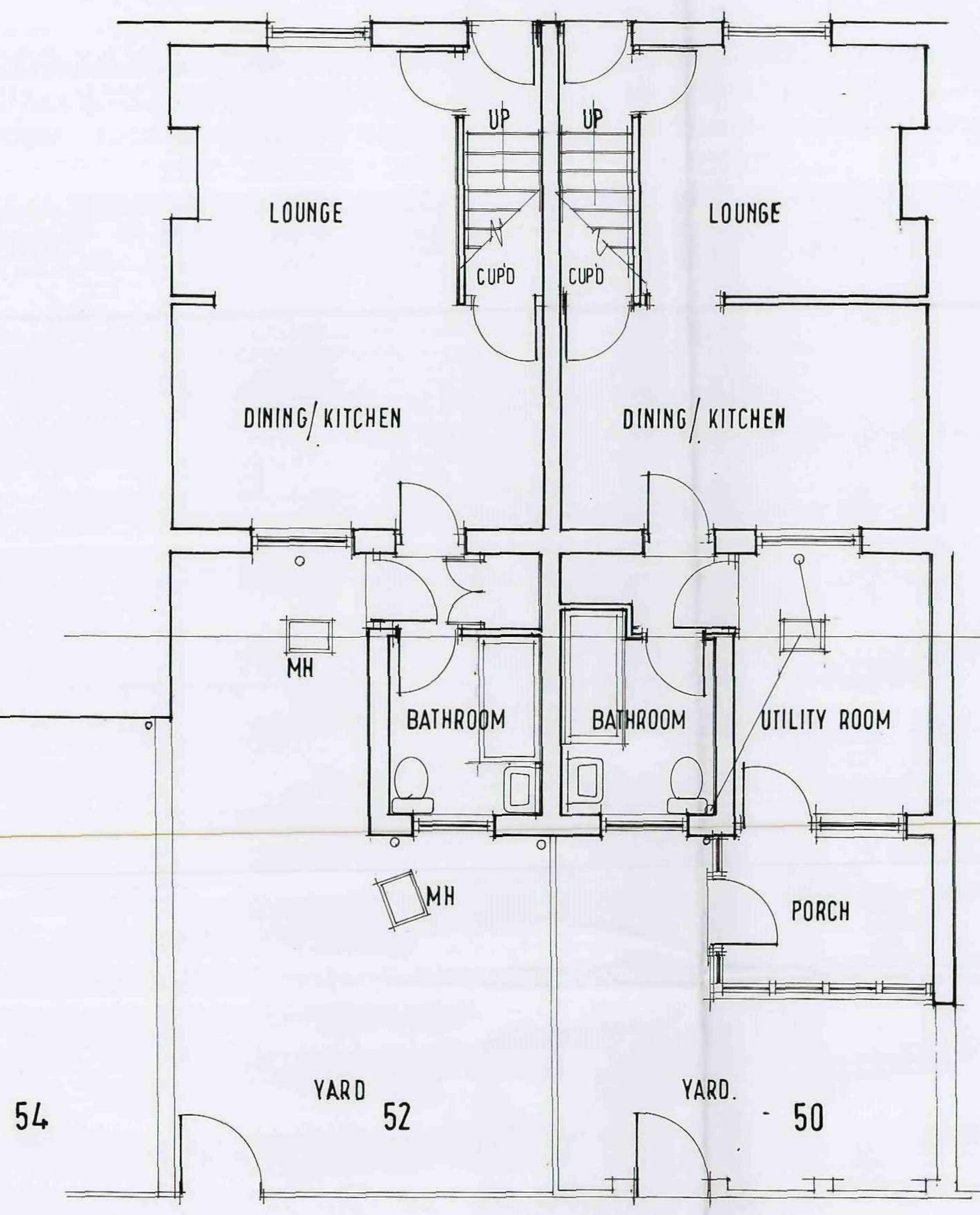
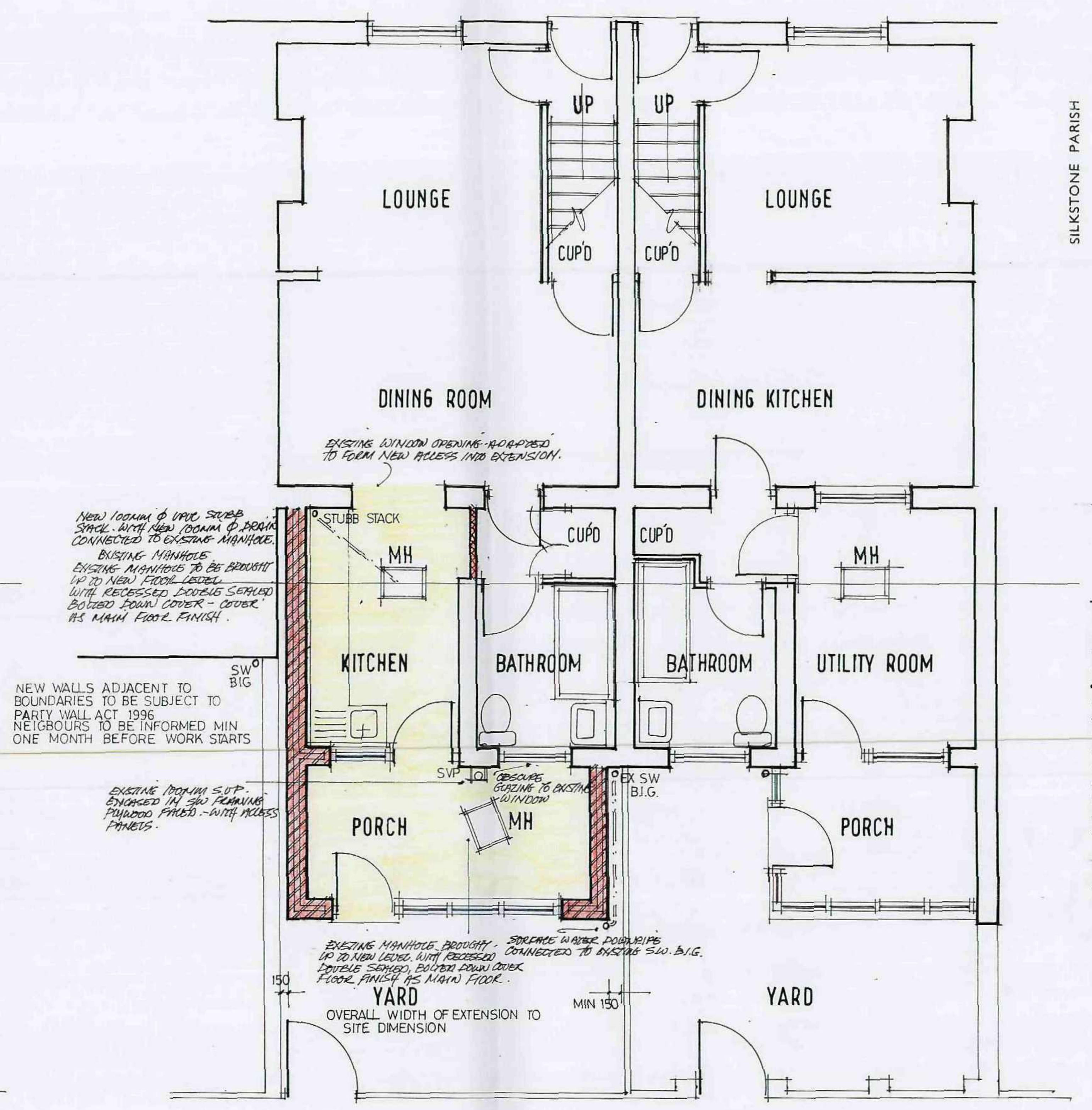
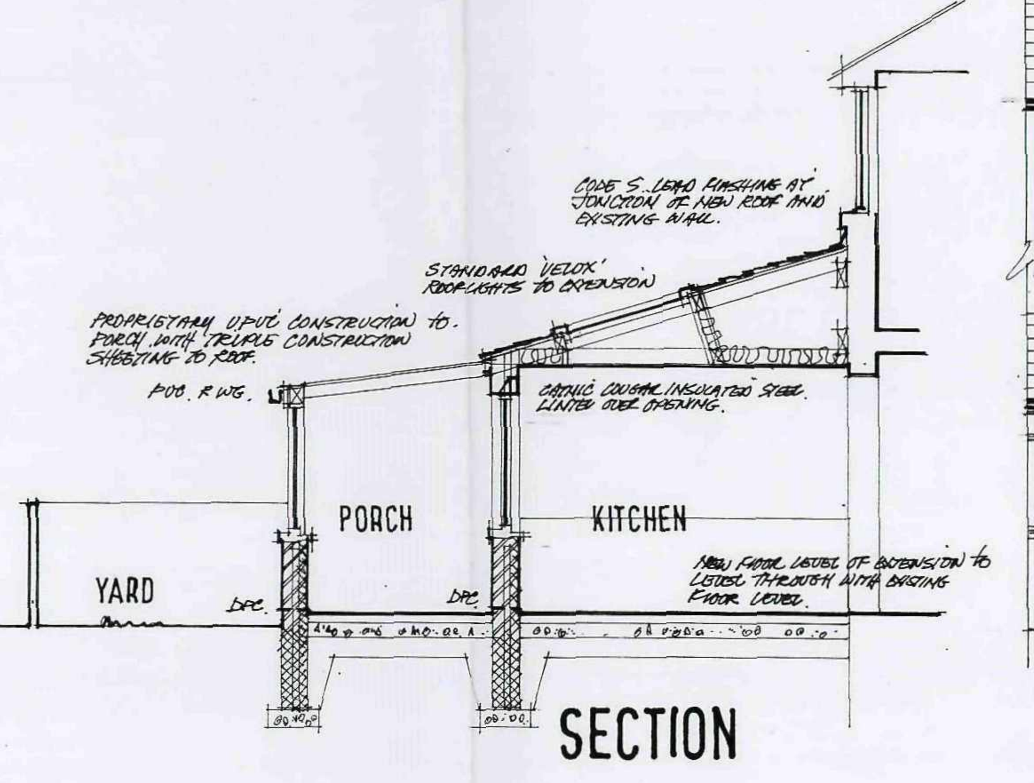


PLAN AS EXISTING

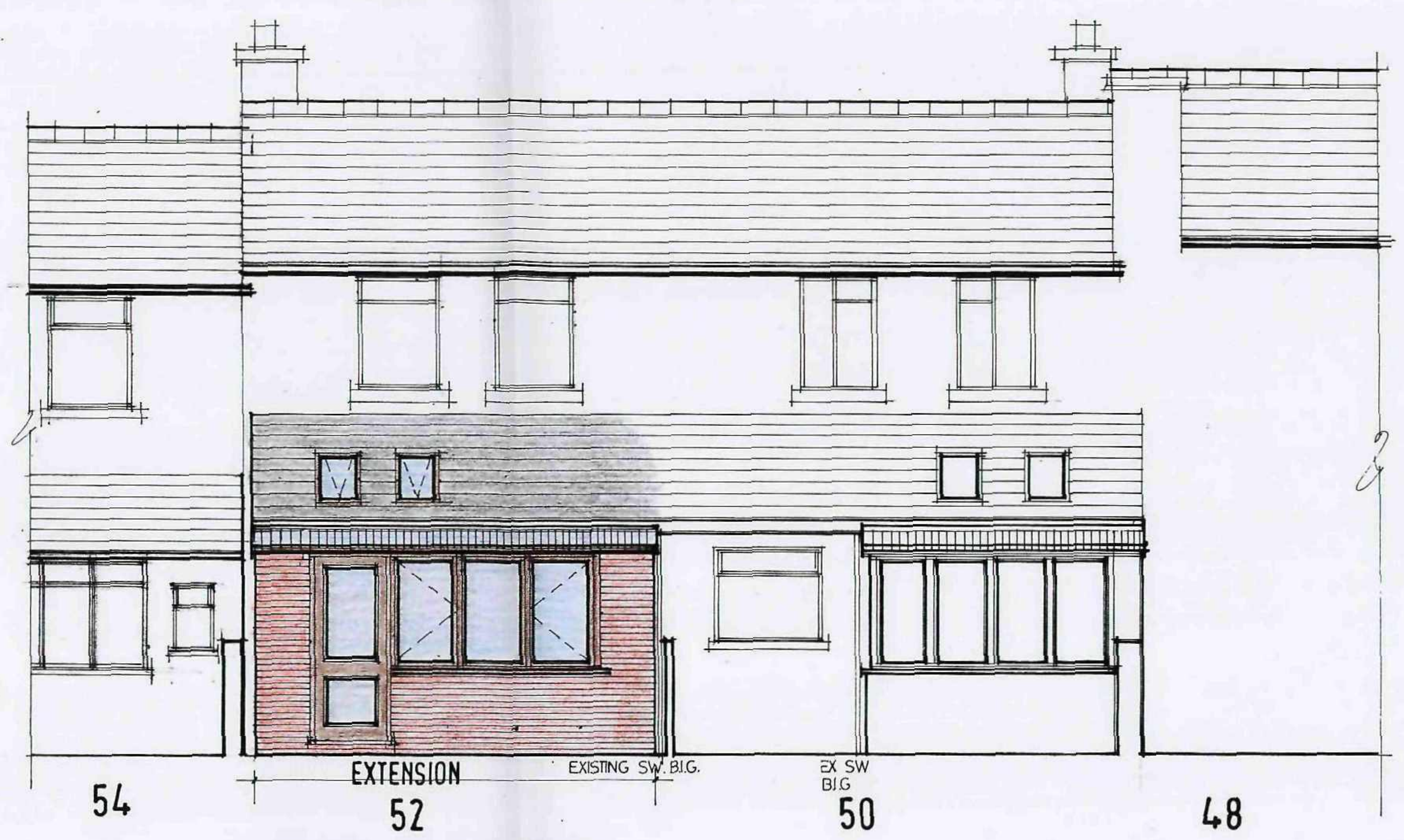


PLAN AS PROPOSED

LOCATION PLAN 1:1250



SECTION



REAR ELEVATION

GENERAL

ALL TIMBER USED TO BE MINIMUM STRESS GRADE S.C.4.
WINDOW AREA OF HABITABLE ROOMS TO BE MIN 1/10TH FLOOR AREA WITH VENTILATED OPENINGS MIN 1/20TH FLOOR AREA.
TRICKLE VENTILATION MIN 8000 MM².
ALL GLAZING TO COMPLY WITH NEW APPROVED DOCUMENT PART 'L' USING PILKINGTON'S 'K' GLASS WITH LOW 'E' SOFT COATING + 16MM CAVITY.
ALL GLAZING TO BE SAFETY GLAZING TO BS.6206.
ALL NEW ELECTRICAL WORK TO COMPLY WITH APPROVED DOCUMENT 'P' AND INSTALLED BY A COMPETANT DOMESTIC INSTALLER AND A COMPLETION CERTIFICATE TO BE PROVIDED UPON COMPLETION.
EXISTING HEATING SYSTEM TO BE EXTENDED INTO EXTENSION WITH THERMOSTATICALLY CONTROLLED VALVES TO EACH RADIATOR - ALL TO BE INSTALLED BY A "GAS SAFE" PERSON.
MECHANICAL AIR EXTRACTION TO BOTH EXISTING BATHROOM AND NEW KITCHEN. - TO ACHIEVE MIN 60 LITRES PER SECOND TO KITCHEN AND MIN 30 LITRES PER SECOND TO BATHROOM.

WALL CONSTRUCTION

103 MM FACING BRICKWORK OUTER LEAF TO MATCH EXISTING AND TO BE COURSE BONDED TO EXISTING AND ANY EXISTING CAVITIES TO BE MAINTAINED.
100MM CAVITY WITH 50MM KINGSPAN THERMAWALL TW50. ODP WITH 100MM INTERNAL BLOCKWORK AND 40MM INSULATED PLASTERBOARD AND SKIM FINISH.
ALL TO ACHIEVE MAX 'U' VALUE OF 0.27 W/M²K.
STAINLESS STEEL DOUBLE TWIST WALL TIES 5 PER M². AND EVERY COURSE UP REVEALS - 750MM HORIZONTALLY AND 450MM VERTICALLY.
DPC'S TO ALL JAMBS, CILLS, AND LINTELS. - VERTICAL DPC'S TO ALL OPENINGS.
DPC'S MIN 150MM ABOVE EXTERNAL GROUND LEVEL.

ROOF CONSTRUCTION

ROOFING PITCH OF NEW EXTENSION TO MATCH PITCH OF ADJACENT BATHROOM EXTENSION.
ROOFING TILES TO MATCH EXISTING AND TO HAVE REDLAND CONTINUOUS EAVES AND ABUTMENT VENTILATION SYSTEMS.
ROOFING TILES ON TANALISED ROOFING BATTENS TO SUIT ON REINFORCED ROOFING FELT TO BS.747. LAPPED INTO GUTTERS ON 125X50 S/W RAFTERS AND CEILING JOISTS @ 400MM C/S. - ON 225X75 S/W PURLIN.
100X75 S/W WALLPLATE ANCHORED DOWN WITH M.S. ANCHORS 150X63 S/W WALLPLATES RAWLBOLTED TO EXISTING WALL @ 450MM CENTRES.
270MM MINERAL FIBRE INSULATION TO ROOF VOID AND TO SIDES OF 'VELUX' ROOFLIGHTS.
INSULATED PLASTERBOARD AND SKIM FINISH TO CEILING - ALL TO ACHIEVE MAX 'U' VALUE OF 0.16 W/M²K.

FLOOR CONSTRUCTION

100MM THICK KINGSPAN THERMAFLOOR TF 73 ZERO ODP 19MM CHIPBOARD FACED RIGID FLOOR INSULATION ON LEVELLING SCREED ON 100MM CONCRETE SLAB ON 1200MM VISQUEEN DPM. - ON SAND BLINDING ON 150MM LAYERS OF CLEAN LIMESTONE HARDCORE.
ALL TO ACHIEVE MAX 'U' VALUE OF 0.20 W/M²K.
610X225 CONCRETE STRIP FOUNDATIONS, DEPTH TO BE TAKEN BELOW INVERT LEVEL OF ANY ADJACENT DRAINS AND TO THE SATISFACTION OF THE BUILDING INSPECTOR.
THERMALITE TRENCHBLOCKS BELOW GROUND LEVEL.

NOTE
This drawing is for obtaining Planning permission and Building Regulations Approval only. The successful Building contractor is to carry out a Site Survey, including levels, before commencing works.
The builder is responsible for ensuring that all works to be carried out are to the requirements of the Building Regulations and the relevant current codes of practice to the satisfaction of the District Building Surveyor.

NEW KITCHEN EXTENSION AND PORCH AT
Nº 52 SOUTH YORKSHIRE BUILDINGS
SILKSTONE COMMON
NR BARNSLEY

RECEIVED
10 DEC 2009
CORPORATE MAIL ROOM

SCALE 1:50
DATE NOV 09
DRAWN HARRIS

2009:47

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