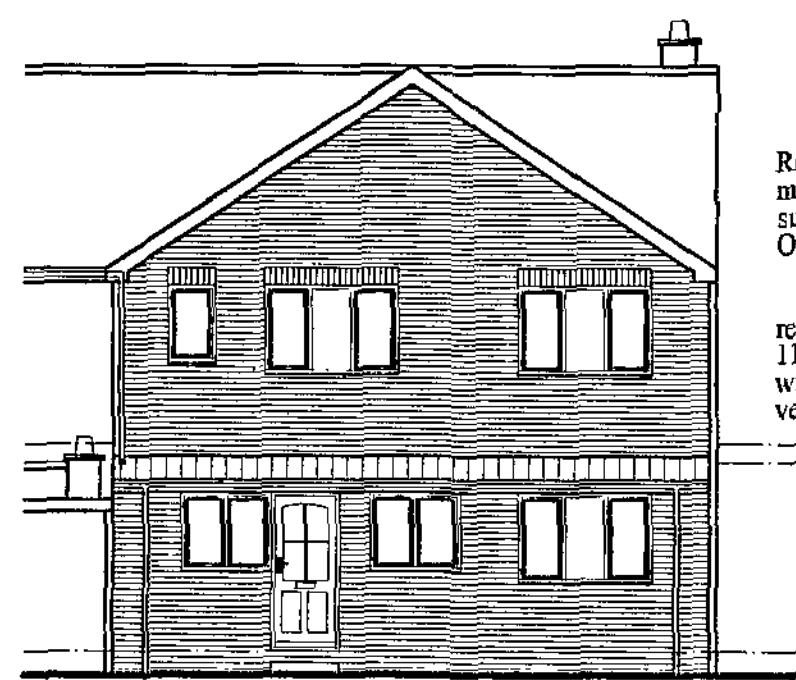




Roof Tiles and Facing Bricks are to match existing and samples are to be submitted and approved by Planning Officer prior to commencement

rear balustrade to be minimum 1100mm above floor level and with maximum 100mm gaps to vertical members

REAR ELEVATION

- Note:**
The chimney to the adjacent property is to be EITHER
1. Extended to minimum height of 1.00m above the eaves of the proposed extension with suitable support for stability OR
2. If disused is to be removed and all work disturbed to be made good
- Both options are to be at the expense of the owner of No. 5 and are to be covered by a legal agreement to be entered into by both parties

EXTERNAL WALLS

Are to have minimum 'U' value of 0.30W/m²K achieved by 100mm facing brick with 100mm cavity filled with 100mm Rockwool cavity batts and 100mm Thermalite "Shield 2000" blockwork and 13mm lightweight plaster and skim.

NOTE:
Insulation to walls to be taken up to ridge level to all gable ends
External walls to have 5no. stainless steel wall ties/m² and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.
All external reveals to have 'U' value of 0.30W/m²K achieved by using "Damoor" or similar approved cavity insulation.
"Flexcell" or similar approved expansion joints to external walls at maximum 12 metre centres.
Damp proof course to all external walls at heads, sills, and jambs, and cavity walls to be sealed at roof level and openings.
Concrete cavity fill to external walls minimum 225mm below dpc level
No projection over boundaries of walls or foundations.

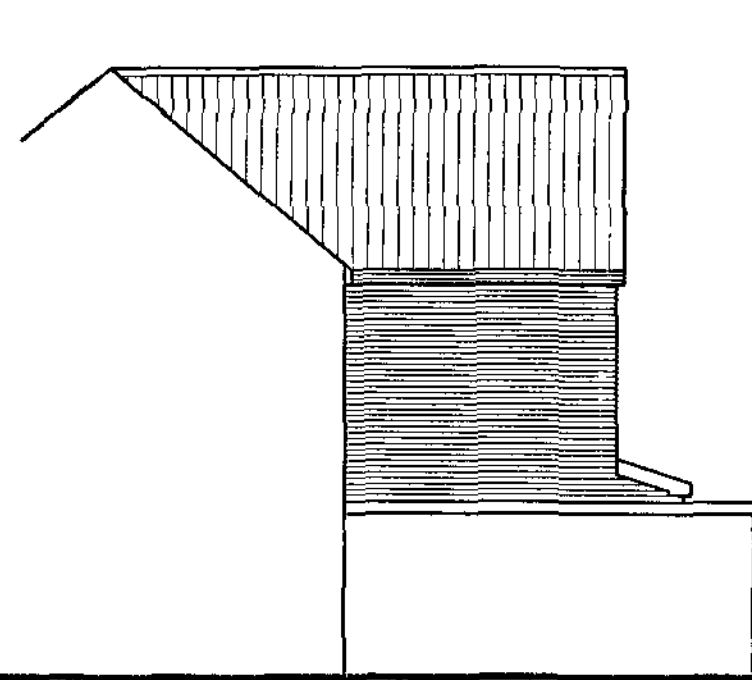
Steel Beams (to rear extension)
2no 178mm x 102mm U.B's onto 100mm wide x 600mm long x 300mm deep concrete padstones

Note:
In order to achieve adequate bearing the central beams are to be bolted and welded to outer beams with 10mm end plates OR 100mm 450 x 100mm piers are to be added to both sides of the internal wall



SIDE ELEVATION

225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.



SIDE ELEVATION

Code 4 lead and valley boards to all valleys.
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.

VENTILATION
Ventilation to roof voids to be provided by proprietary soffit vents and to have minimum 25mm air gap and incorporating flyproof mesh, and to incorporate the vents and ridge vents to satisfaction of the District Building Surveyor.

TIES
Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber nogging between joists and packed out from brickwork face.

All new windows to first floor to have opening lights with unobstructed operable areas of 0.33m² and minimum 450mm x 750mm for escape purposes.
Bottom of operable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

WINDOWS

All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.8W/m²K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm² to habitable rooms, and 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N Building Regulations, i.e. to be toughened/annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

Note: Existing adjoining outbuilding is to remain unaffected by proposed alterations and the existing foundations are to be checked and verified on site with the District Building Surveyor to ensure they are not undermined during construction and any remedial and/or repair work is to be with the agreement of the D.B.S. and the adjoining owners and attention is drawn to the legal requirements and responsibilities of the "Party Wall Act" to ensure full compliance

Note:
No projection is allowed of foundations; walls; soffits and fascia over existing boundary line

* All rainwater pipes to approved soakways minimum 5 metres from dwelling subject to a satisfactory percolation test otherwise to be connected to Drainage to satisfaction of the District Building Surveyor

* **STEELWORK** All steel beams and sizes of padstone to be in accordance with Engineer's details and Calculations for beams and padstones to be submitted and approved prior to commencement.
Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

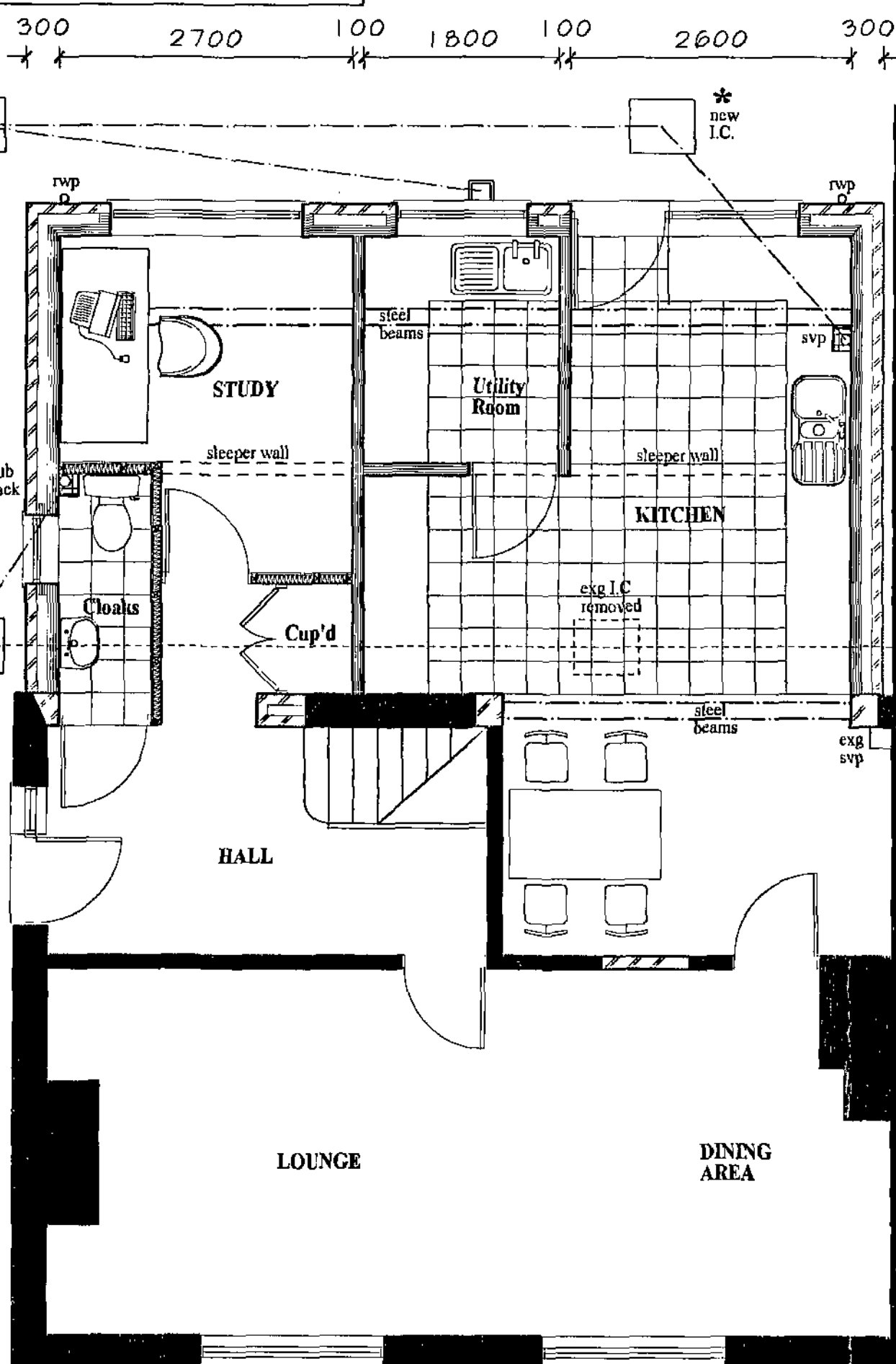
INTERNAL WALLS
Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450kg/m³ with 13mm dense plaster or plasterboard on dabs and skim.
Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 13.5mm dense plaster or plasterboard on both sides and 10mm thick plasterboard on cavity facing parallel.
100mm thick non-load bearing walls minimum 150mm high and shown dotted.

Steel Beams
2no 203 x 133mm x 25 Kg U.B's onto 100mm wide x 230mm long x 150mm deep concrete padstones

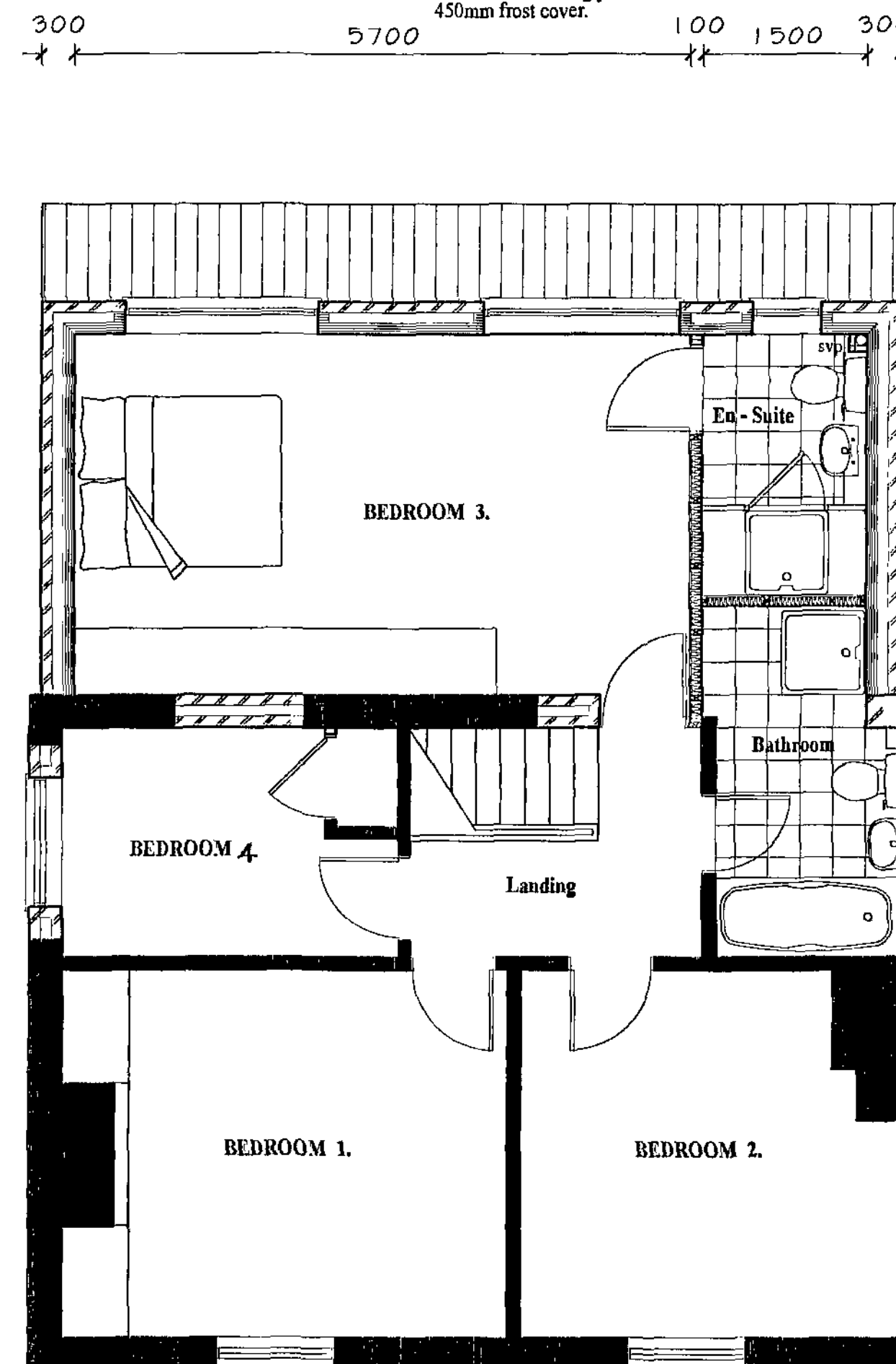
CLOAKS
Cloaks to comply with Part M Building Regs i.e. door to open outwards and wash basin to be positioned so as to achieve a minimum space of 760mm between wc and wash basin

ADDITIONAL VENTILATION REQUIREMENTS
All Ventilation is to be strictly in accordance with the requirements of Building Regulations Part F
Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.
Bathroom, En-Suite.....require mechanical fans to give a minimum of 5no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres / second

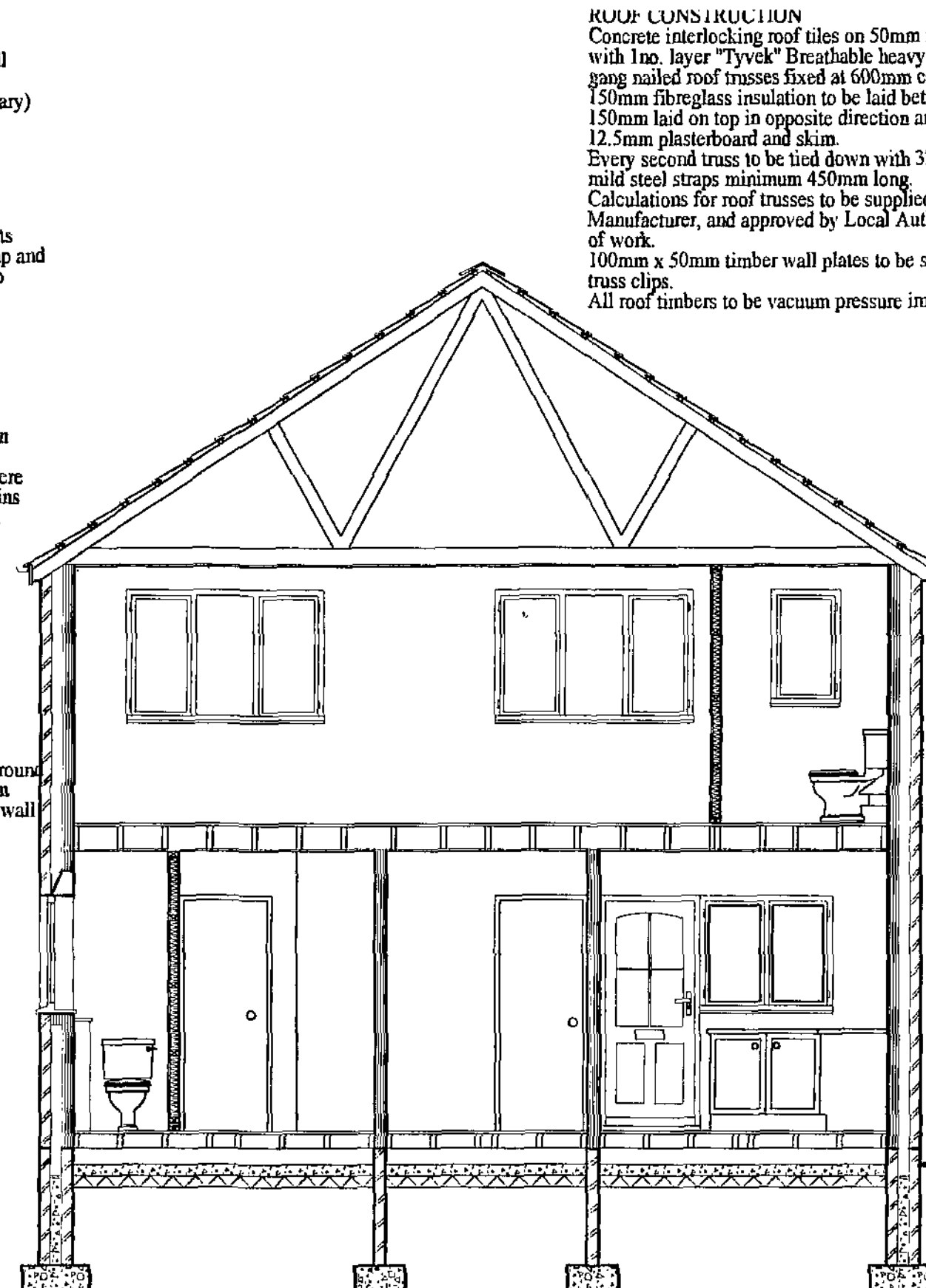
DRAINAGE
All drainage to be 100mm "Hepslve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.
Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls.
Inspection chambers to be 225mm Class B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1metre are to have step-irons incorporated and internal sizes of chambers to comply with B.S. 8301.
All drainage is to be to the satisfaction of and approval of the District Building Surveyor.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A - A

Note:
Rear ground floor roof to be as main roof but with 100 x 50mm rafters and ceiling joists at 400mm centres

All electrical work required to meet the requirements of Part P (Electrical Safety) 2005 Edition, Building Regulations must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that Part P has been complied with.
This will normally require that an appropriate B.S. 7671 Electrical Installation Certificate be issued for the work by a person competent to do so.

LINTOLS
Clastic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.
All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

SANITARY PIPEWORK
Sink unit(s) to have 40mm p.v.c. waste and 75mm deep seal trap and to discharge into gully below grate level.
Baths; Showers; to have 40mm p.v.c. wastes and 75mm deep seal trap.
Wash basins to have 32mm p.v.c. waste and anti-vac trap.
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection.
Soil and vent pipe to be 100mm p.v.c. and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated where taken through roof construction
100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in.
Non-return valves to be incorporated to stub-stacks.

ROOF CONSTRUCTION
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto gang nailed roof trusses fixed at 600mm centres.
150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim.
Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long.
Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work.
100mm x 50mm timber wall plates to be strapped to rafter members using truss clips.
All roof timbers to be vacuum pressure impregnated with preservative.

WIND BRACING

All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:-
100mm x 25mm diagonal bracing
100mm x 25mm binders
100mm x 25mm runner at ridge level
100mm x 25mm bracing at 45° on top of ceiling joists
100mm x 25mm bracing to 3no. webs of roof trusses.

All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

GROUND FLOOR

Are to achieve a minimum 'U' value of 0.22W/m²K
25mm 1 & 2 boarding.
125mm x 50mm joists at 400mm centres.
100mm "Kingspan" insulation or similar approved between joists.
100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations
100mm oversite concrete.
100mm well consolidated hardcore.

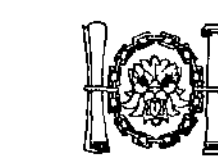
General notes

- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- All dimensions and levels to be checked and verified on site.
Any discrepancies to be reported to this office before work commences.
- Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
- Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.

rev	date	description
C	25/09/08	Windows altered in bedroom 3, window added on side elevation that was not shown
B	27/09/07	Steel Beam and Padstone sizes added
A	30/08/07	Building Regulation amendments added and shown thus *

title PROPOSED DRAWING		
client MR. & MRS. ADDERLEY	date: JULY 2007	scale: 1:50 1:100
project PROPOSED EXTENSION TO : 5, CLIFFE AVENUE, CRANE MOOR, SHEFFIELD.		
job no.: 27-117	drg. no.: 2	rev. C

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