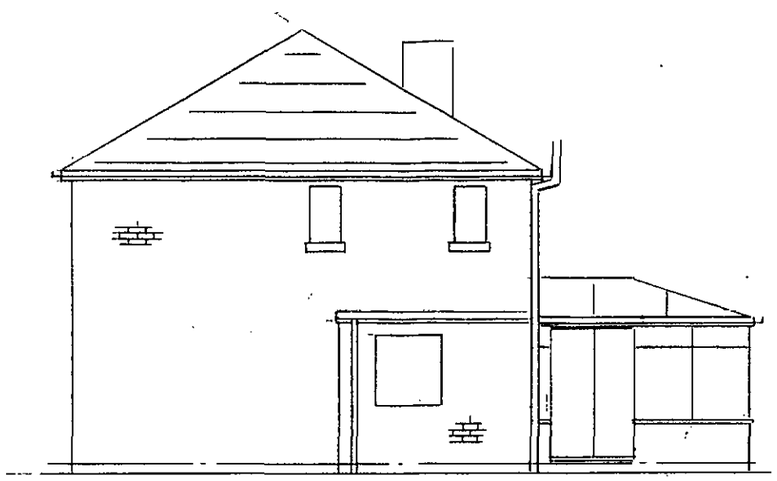
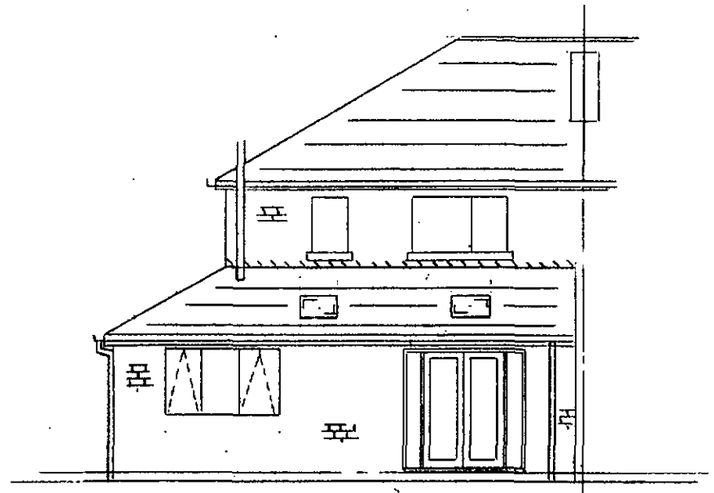


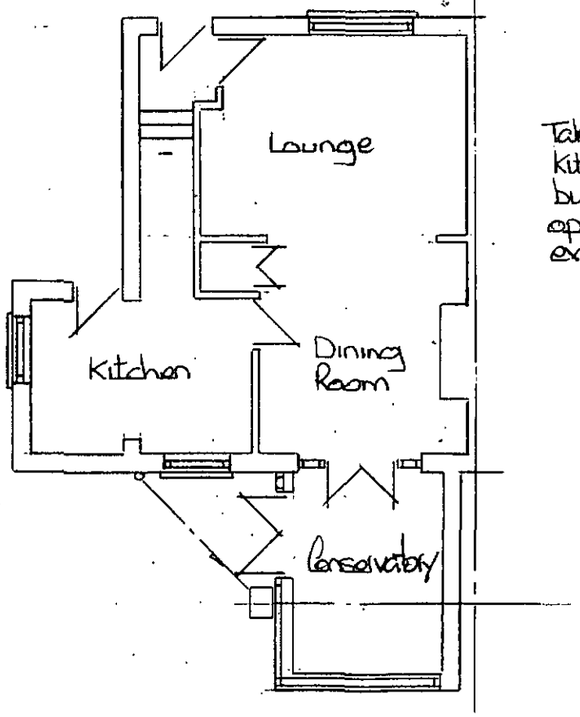
EXISTING REAR ELEVATION



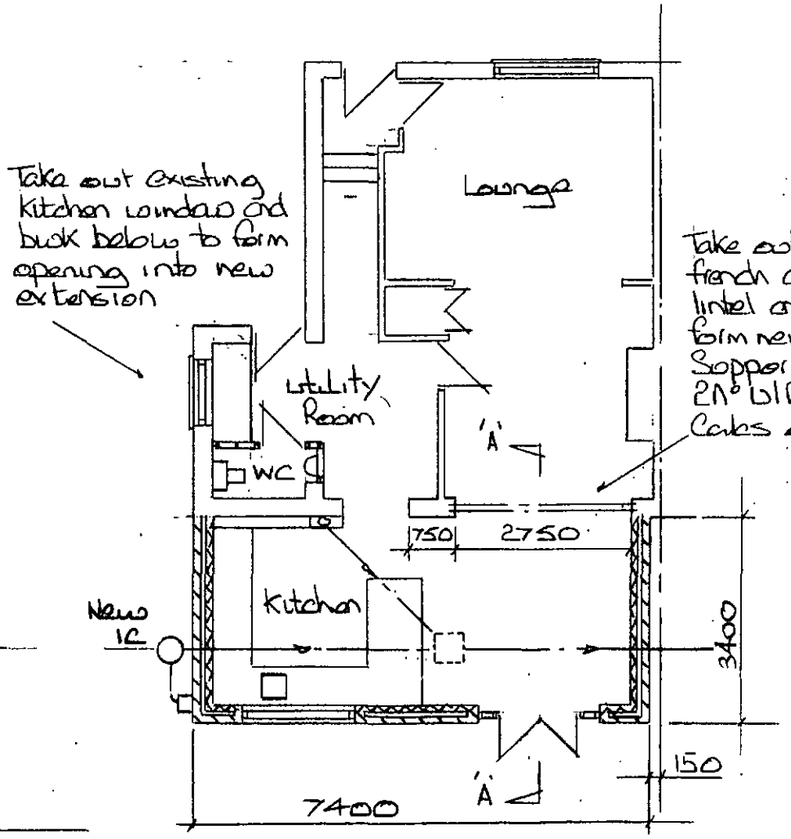
EXISTING GABLE ELEVATION



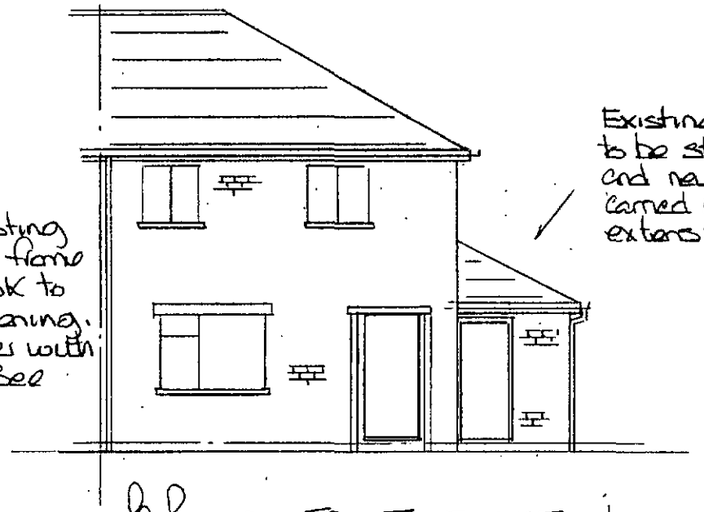
PROPOSED REAR ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



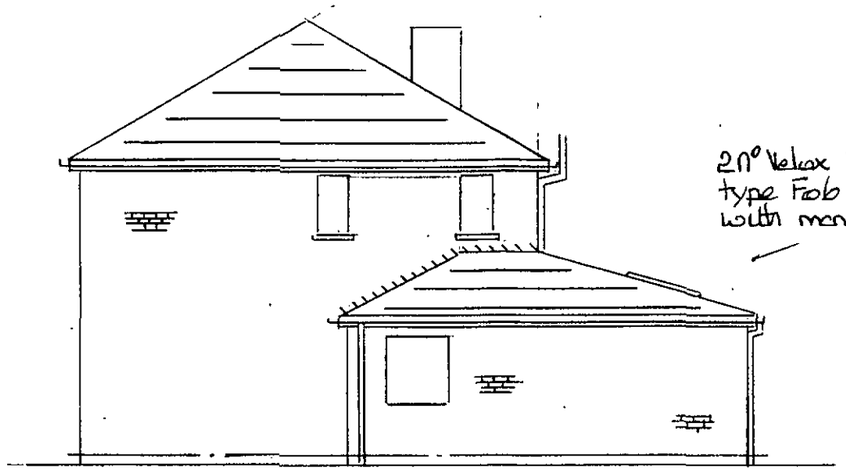
PROPOSED FRONT ELEVATION

Note
Existing Conservatory to be taken down prior to any work commencing

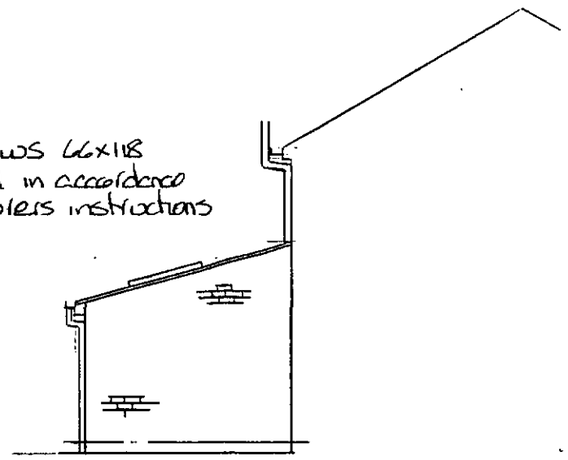
Stud wall kit/Utility to be 50x75 timbers with 100mm Quilt full bat 12·5mm PI bd and skim. fit int door & frame

1·100

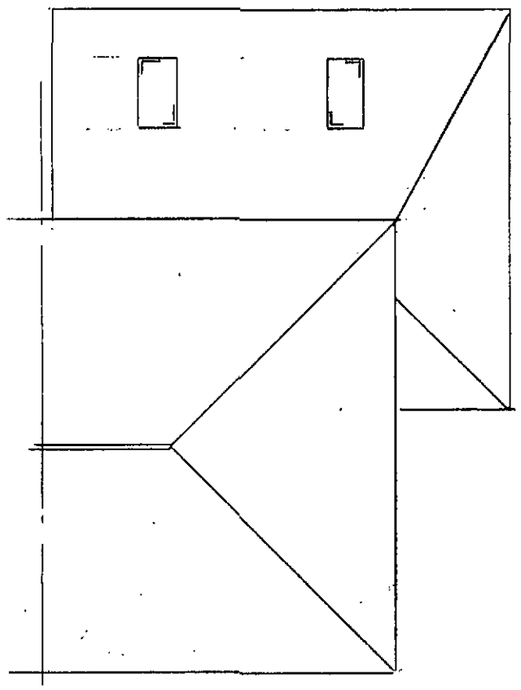
PROPOSED G/F KITCHEN / DINING ROOM EXTENSION 69, BLUEBELL AVE. PENISTONE.



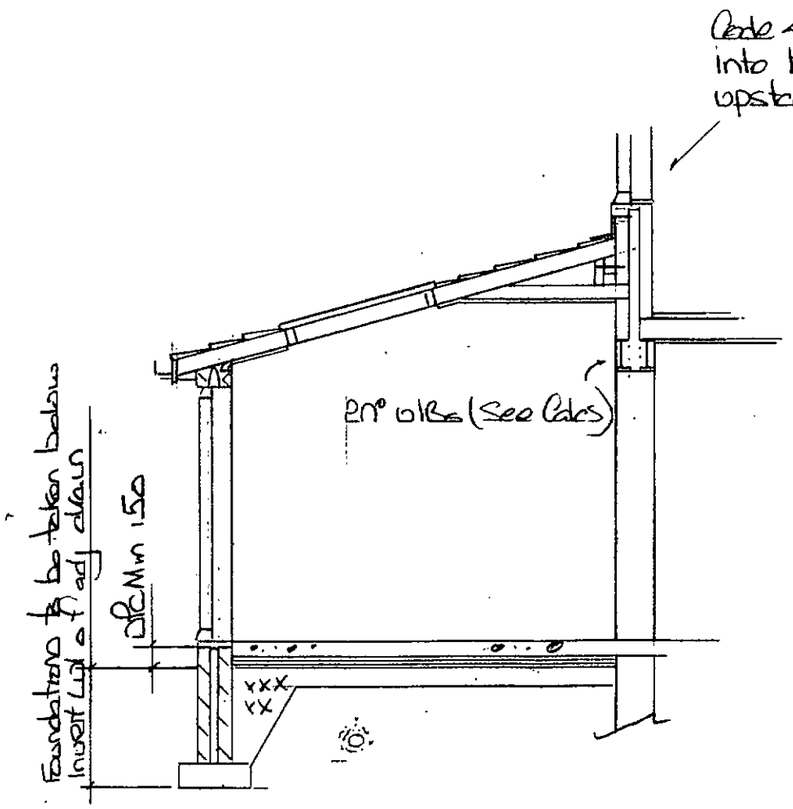
PROPOSED GABLE ELEVATION



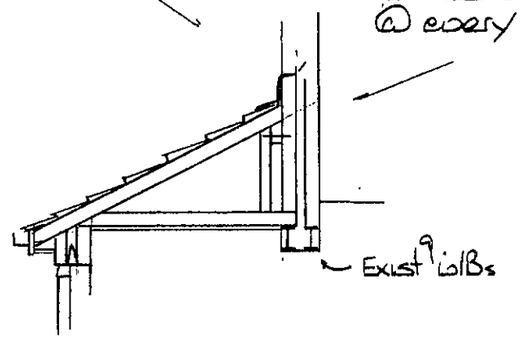
PROPOSED REAR SIDE ELEVATION FROM N°67



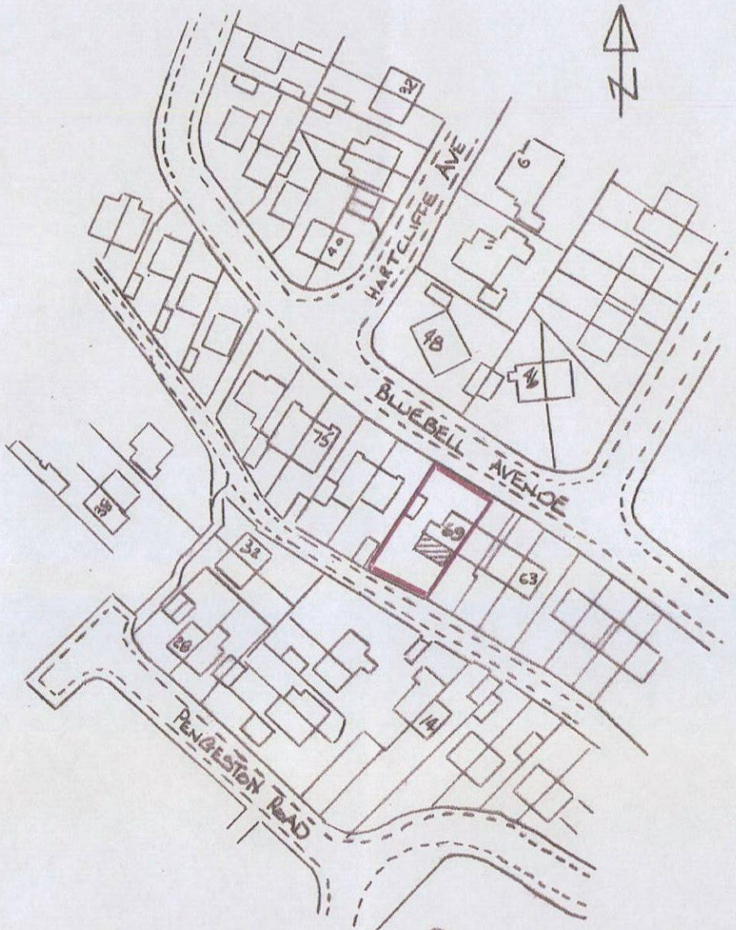
PROPOSED ROOF PLAN



SECTION AA (1:50)



SECTION THRO NEW ROOF IN UTILITY



LOCATION PLAN (1-1250)

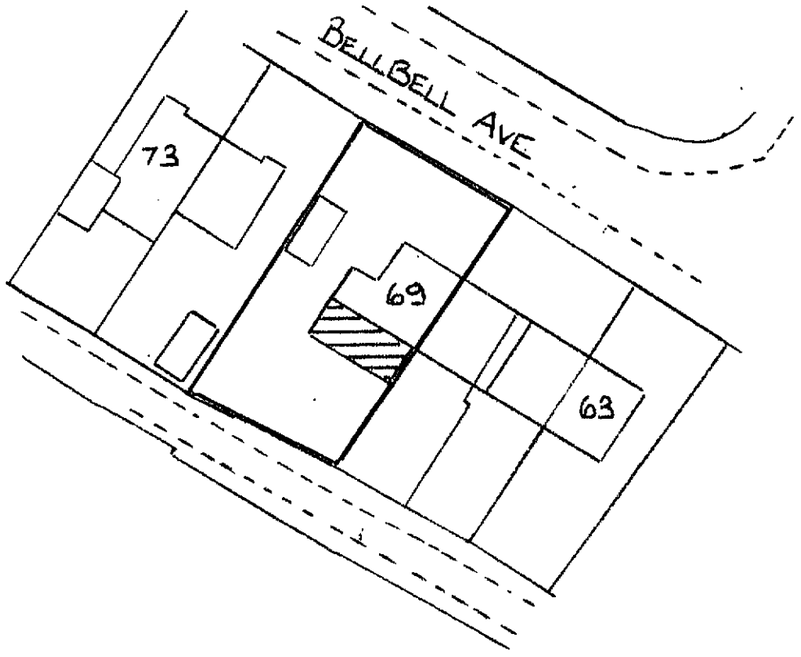
All dimensions and Levels to be checked and verified on site. Any discrepancies to be reported before work Commenced.
Regs - The project to which this drawing applies should if applicable be undertaken in full Compliance with the CDM Regulations (2007) and under the Control of a client appointed supervisor
Party Wall Act - Any work that is carried out adjacent to any party walls and boundary Party Wall. the client is to ensure that the requirements of that act are to be discharged prior to Commencement of any work

Roof Construction (Kitchen/dining) - Concrete interlocking tiles Capable of being laid @ approx 16° (Redland Regent or Similar) on 25x50 SW treated battens over Tyvek breathable roofing membrane on 47x150 C24 rafters @ 400 cc seated on and fixed/birdmouthed to 75x100 SW wall plate. Ceiling to be 'open' and to have additional skin of 9mm plywood screwed to U/s of rafter to act as a 'Gussett' 47x200 hipboard on corner with (angle brace and dragon tie @ base of hipboard with wall plate) Insulate between rafter with Kingspan 100mm TP10 with Kingspan TW56 to U/s. All roof timbers to be Organic pressure impregnated with preservative.
Rafters to be anchored to walls with 30x5 x 1000 GMS straps down 6 Courses. Anchored to Span 3 rafter @ max 1500 cc.
Solid noggins where straps are used.
Roof Construction (Utility) - Tiles and roofing membrane as above on 47x100 C24 rafters and Joists @ 400 c/c. (anchors etc as above) insulate between joists with 100mm Insulation quilt with 170 mm laid @ 90° and underdrawn with 12.5mm PI bd and skim

Wall Construction - 102.5 mm facing brick to Match and be consistent with existing. 100mm Cavity filled with 100mm Dritherm batts. 100mm Thermalite shield blockwork inner leaf faced with 12.5mm PI bd and skim on Plaster dot and dabs to give Min 'U' Value 0.28 w/m²K See Eng brick below DPC Lvl. weak Mix Concrete Cavity fill to Min 225 below DPC Lvl or use Concrete foundation blocks. S/S ties @ 5/sqm and 225 Vertical to unbonded Jambs. All reveals, heads and sills to be insulated to have a 'U' Value of 0.28 w/m²K by using Thermabate 100 or equivalent. All brick and blockwork to be Suitably bonded to existing (toothed every other brick or use fir fix profiles) as reqd. All Courses to be Continued.

Foundations - 600x 225 Concrete strip taken down below invert Lvl of adj drain line or Min 1000mm in shrinkable Subsoil All to Satisfaction of DBS.

DPC - to be 2000g Min 150mm above ground floor Lvl. Vertical dpcs and weather checks to all external openings.



SITE PLAN (1:500)

Ground floor Construction - Min 150mm Consolidated hardcore with 50mm layer of blinding sand also weakened down on top of hardcore. 2000g DPM laid on and lapped into Dpc. Joints to be taped and mastic sealed. 100mm thk JAB floor type 70 Mat L on top finished with 100mm Concrete screed. floor Lvl to be continuous with existing.

Lintels - Catnic or Similarly approved and to have 150mm Min end bearing (Size will depend on length and loading). Exposed metal surfaces to be covered with 19mm Plbd and Skim to give Min ½Hr

Steelwork - All Steel beams and sized of padstones to be in accordance with Engineers details and calculations for beams and padstones to be submitted and approved prior to commencement. Steel beams to be encased in 2 No layers 12mm thk Plbd fixed with 1.6mm wire binding @ 450mm pitch and 7mm skim to give Min 1hr fire resistance and a minimum vertical headroom of 2m to be incorporated to the underside of beam

Windows - All windows to be double glazed sealed units and to have either a whole 'U' value of 1.6 w/m²K or an energy rating of C or better and to have opening lights to equal 1/20th floor area and incorporate trickle vents with min area 8000mm² to habitable rooms. 4000mm² to other rooms.
All glazing to windows to be in accordance with Part N building regulations. Ie to be toughened/ annealed glazing to any windows with sills below 800mm from floor Lvl and to glazed panels in doors. adjoining side screens and any windows within 300mm of doors below 1500mm from floor Lvl.
Doors are to have a 'U' value of 1.8 w/m²K.

Rungmain and lighting - Extend existing circuits to clients instructions All electrical work to meet requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a member of a Competant persons scheme. Prior to completion the Local authority must be satisfied that Part P has been complied with and an BS7671 electrical installation certificate be issued for the work by a Competant person. Switches and sockets are to be located within 450mm and 1200mm of the finished floor Lvl and in places suitable for easy use.
Inside lights are to be @ least 40Lumens per circuit watt efficiency and have 1 energy efficient light/25m² or 1 per 4 fixed light fittings.

Heating - Extend existing heating system to clients instructions. All pipework to be fully insulated with rigid foam insulation and radiators to be fitted with TRVS.

Drainage - to be 100mm hepsleeve pipe or Similar with flexible joints bedded in granular material. Any drains under extension to be exposed and surrounded in 150mm Concrete. Any drains passing thro walls to be bridged over with Concrete lintels. New Inspection chamber to be pre formed Hepworth. with light weight cover. Provide new BiG to discharge into new IC.

Plumbing - Kitchen wastes to be 40mm ϕ with 75mm deepseal anti vac traps and to discharge into new BIG below grate Lvl, but above water. Wshbsn in WC to be 32 ϕ with anti vac trap as above. and to discharge into existing 54.0 pipe 200mm above or below WC Connection. (Note renew old 54.0 and bathroom wastes to be boxed in @ high Lvl in Kitchen)

Mechanical Ventilation - Kitchen required 60L/s extractor fan or 30L/s if fitted to Cooker hood. WC to have extractor fan min 15L/s extraction with 3 air changes/hr with 15min over run facility operated by light Switch.

All Plans and Elevations to Scale 1:100 or 1:50 unless stated otherwise.

Surface water - 100hr guttering on plastic fascia board with soffits. Rwps to discharge into existing SW System or to new hollow Soakaway min 5m from foundations and subject to a percolation test to satisfaction of DBS.