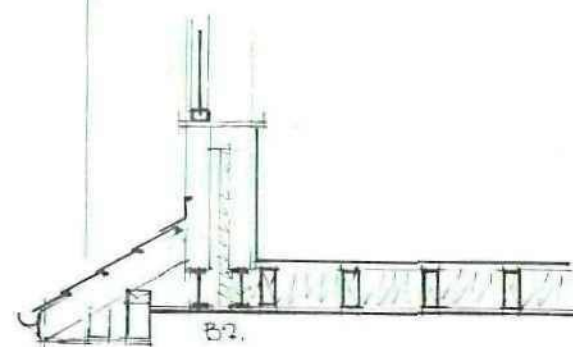




Section On 2 - 2

Foundations

New foundations to be:
Concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building Inspector.
Where foundations cross drainage services the foundations to be taken down below the L.L. of the pipe. A concrete lintol 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 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

Garage Floor slab

To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore

Lintols

Structural steel beams are required to support new first floor front/rear walls refer to calculations
All door openings / window lintols to be "Carnic". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Mechanical air extraction.

A minimum of 30 l / sec min air extraction to be allowed to all required areas such as utility rooms, Kitchens to have 3 air changes / hr and 60 L / sec min.
All mechanical ventilators to be ducted to outside air.
All mechanical ventilators to be ducted to outside air.

Doors / windows.

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

DPC's

To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks
Tray dpc to roof / wall junction.

Water supply

Hot water taps to be installed on the left.

Electrical Installations.

All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting - 75 % to be low energy.
Light switches to be fixed 1200 above fl.
Power sockets to be fixed at 450mm above fl.

General

Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.

Roof Insulation.

Above ceiling joists/ roof voids - A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.
To rafters on roof slopes/ velux sides 100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

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.

Roof design.(Trusses.)

The roof shall be of timber construction all as per supplier's calculations.
Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing.
Tiles, appearance to match adjacent properties, on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt.
Roof shall ensure a continued air flow.
Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Radon Barrier

Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

Concrete Ground Floor slabs.

To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore Provide 75 mm kingspan kooltherm k3 insulation under slab returning vertically around perimeter of slab.
Any existing airbricks to be extended to outside walls

Timber First Floor.

Softwood joists at 400 c/c with herring bone strutting mid span and underdrawn with fire lined board to give 1 hr fire protection.
19 mm T & G floor grade particleboard (EN 312-5) screwed to joists or 19 mm T & G Floorboards (BS 1297) 200 mm fibre insulation to be provided to first floor joists.
Joists to be built into walls or attached to joist hangers and screwed to joists.
Where built in, ends of joists to be sealed

U Values

The builder shall ensure that the following values are achieved.
Pitched roof insulation at ceiling level 0.16w/m2k
Pitched roof insulation at rafter level 0.18w/m2k
Walls 0.28w/m2k
g.f. 0.22 (with P/a 09)
Windows / doors 1.6w/m2k
All roof and wall insulation to be continuous.

Roof design (Traditional) Single storey Rear

Ext
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.
47 x 150 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plates to steel purlins and wall plates.

In exposed roof slope situations where horizontal triangulation is not achievable at eaves, the rafters at eaves to be fixed to wall plate with Simpson Strongtie glide shoes to allow lateral movement during construction of the roof.
On completion of the roof, the shoes to be securely nailed.

Means of escape.

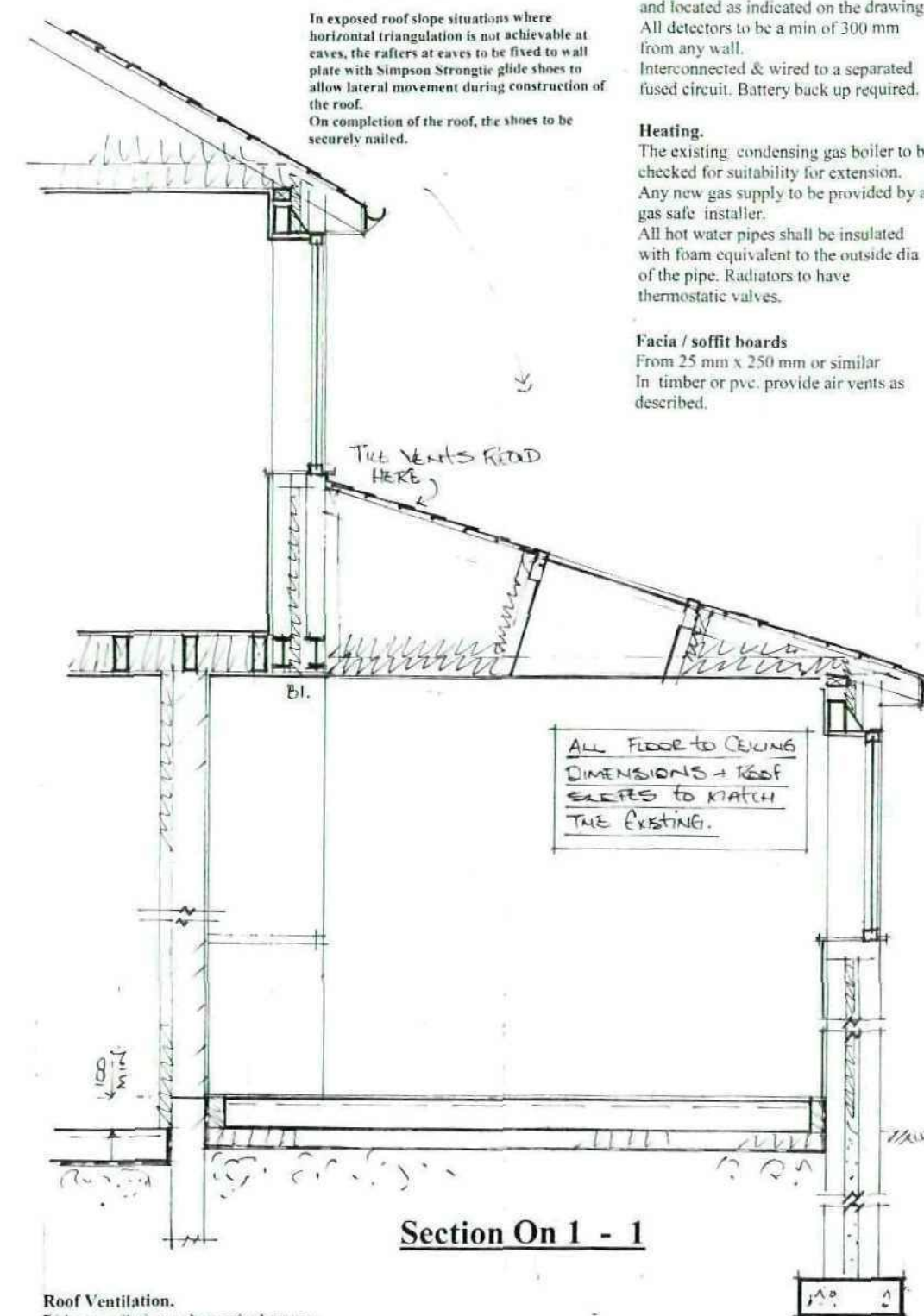
All new first floor windows to have a clear opening of 750 mm x 450 mm and max 1100 from floor height.
1 No self contained operated smoke alarm to BS 5446 Part 1 to be installed on each storey smoke detectors interlinked and located as indicated on the drawing.
All detectors to be a min of 300 mm from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

Heating.

The existing condensing gas boiler to be checked for suitability for extension.
Any new gas supply to be provided by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

Facia / soffit boards

From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.



Section On 1 - 1

Roof Ventilation.

Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Plumbing and Drainage.

Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia. Surface / Foul water drainage

Any manhole within the extension envelope to be resited
Existing drainage location to be determined on site.

Any diversion / supportive works to be determined on site with the building inspector.

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

All drainage and protection details to existing shall be agreed with the Building Inspector.

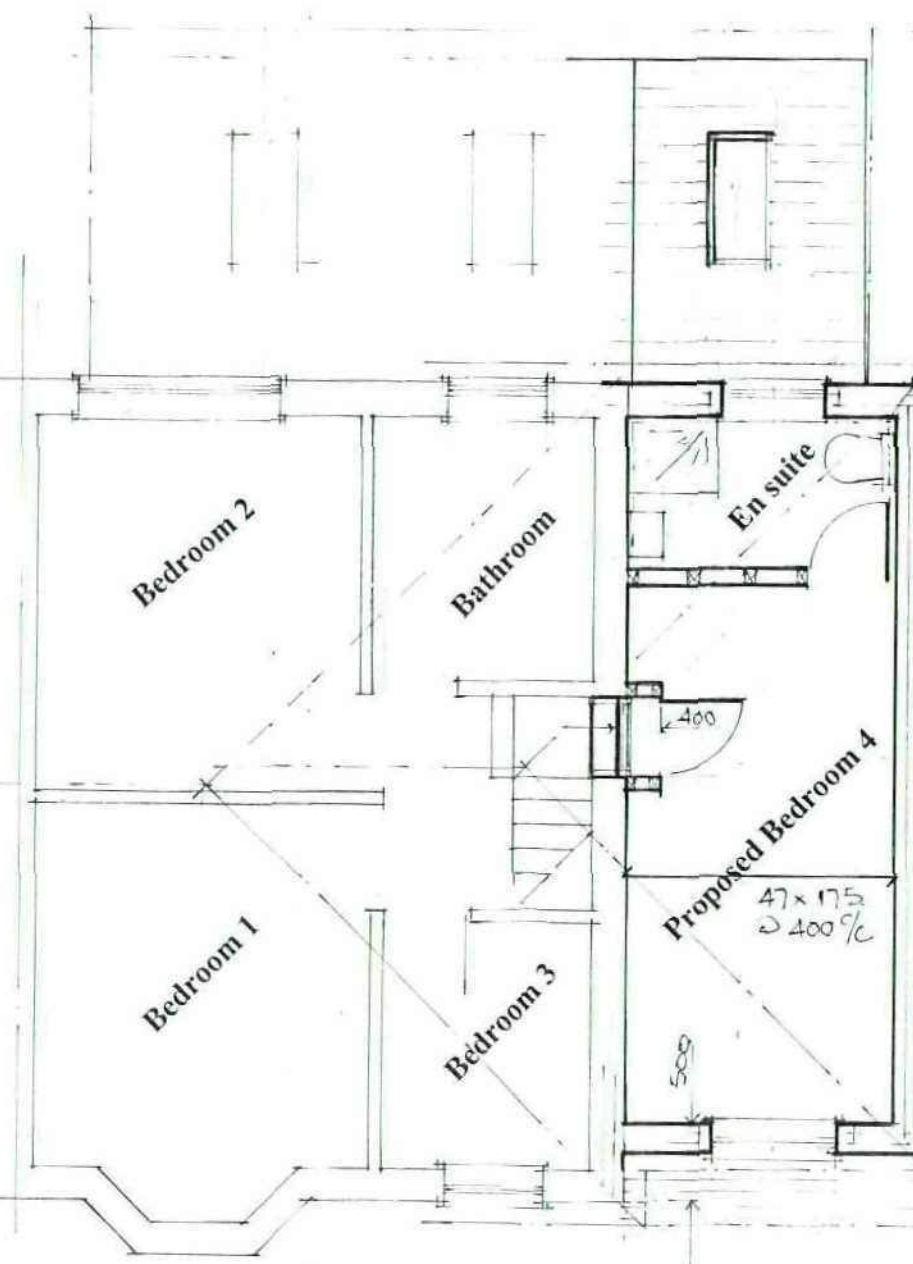
Pipe sizes-Basin 32mm up to 1.7m run.
Sink / shower 40mm up to 3m run 50mm up to 4m run

WC - 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.

Head of foul drain runs to be vented naturally to external air.

External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. All joints push fitted & access panels provided at all changes in direction.

All internal sk&vp to be insulated with min 50mm rockwool.



Existing / Proposed First Floor Layout

Existing / Proposed Ground Floor Layout

NOTES:

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

Scope of Works

General.
Construction of a single storey rear + two storey side extension housing garage with bedroom above.

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 drawing 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

E	
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Date	Revisions
© copyright	SDC Projects Ltd 336 Manchester Road Deepcar Sheffield S36 2R11 Tel 0114 3279 118 Tel 07970 291539

43 Ewden Road
Wombwell
S73 0RF

Client

Steve Gately

Job Title

Two storey side extension
+
Single storey rear extension.

Drawing Title

General Arrangement /
Floor Layouts

Scale
1 : 50 1 : 25

Date 1.1.13 Drawn by Steve Camps

Drg. No. SG / 01 Rev.