



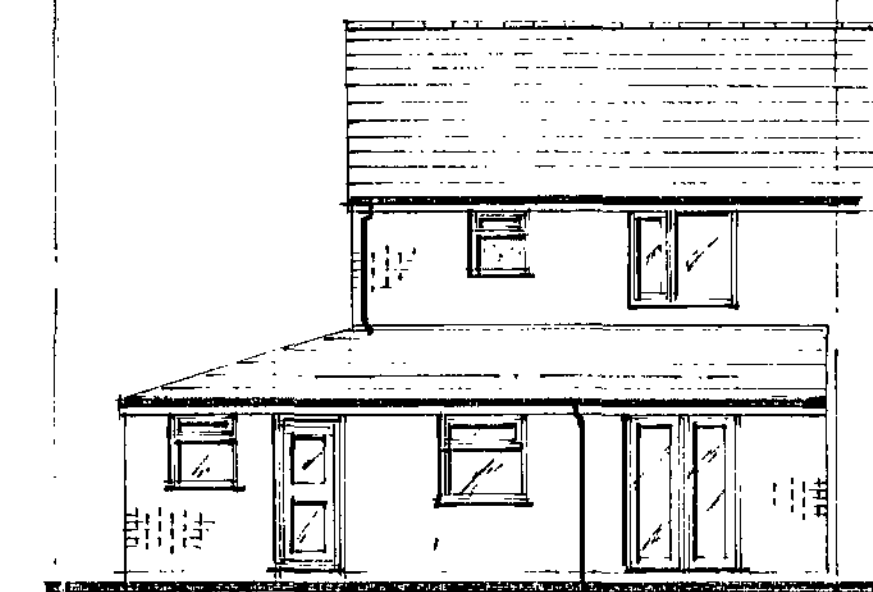
Existing Front Elevation On 1



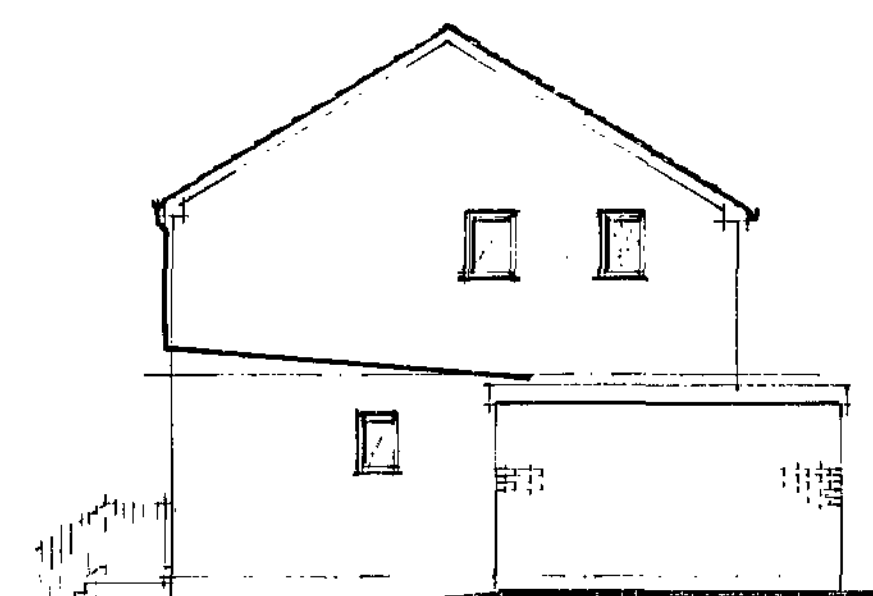
Proposed Front Elevation On 1



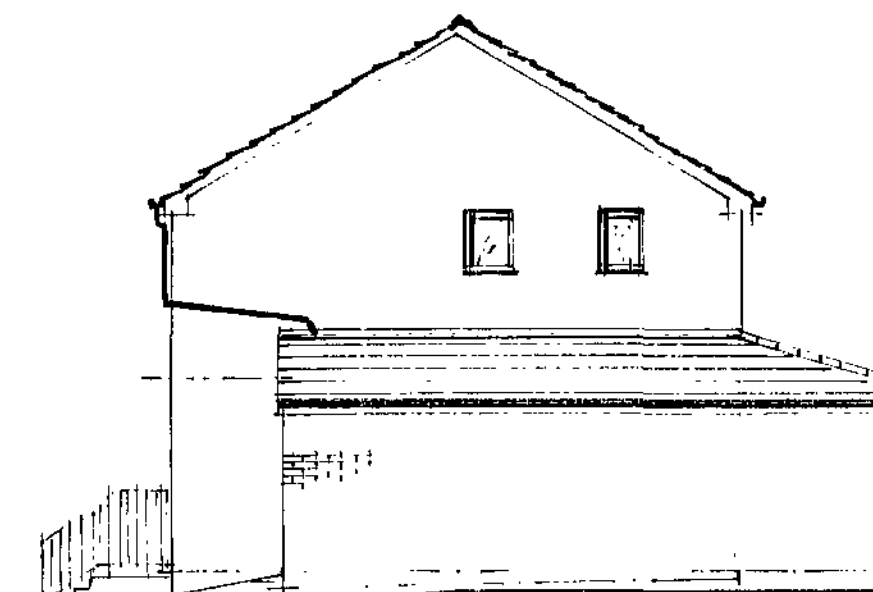
Existing Rear Elevation On 2



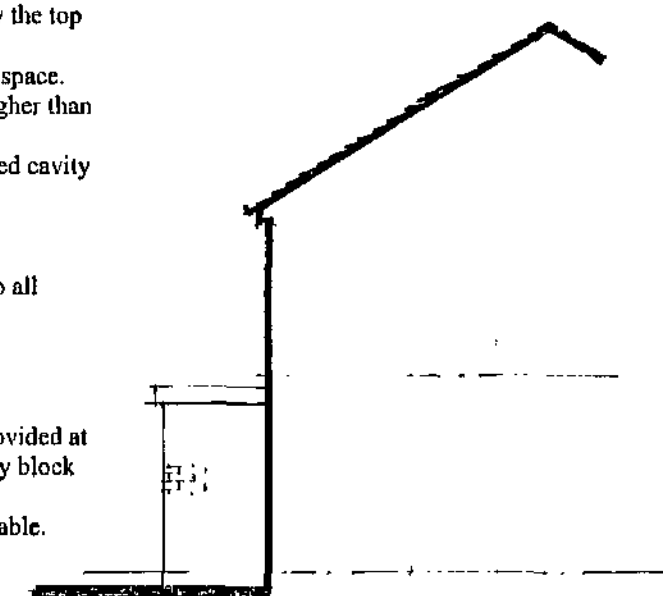
Proposed Rear elevation On 2



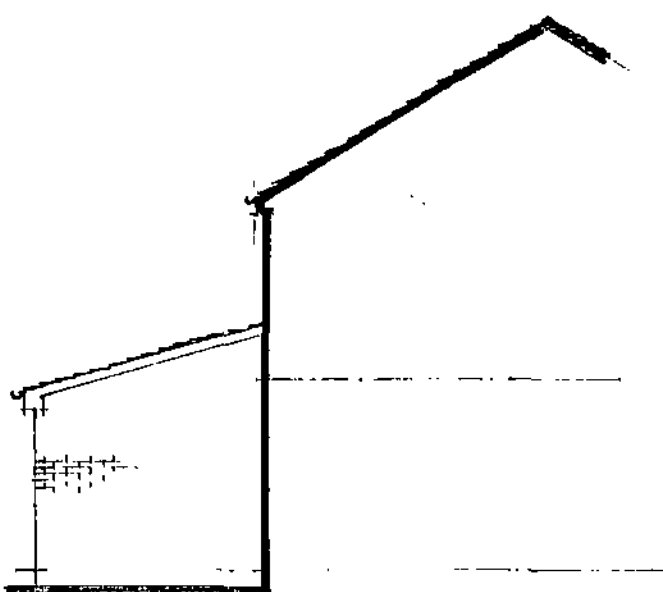
Existing Side Elevation On 3



Proposed Side Elevation On 3



Existing Elevation On 4



Proposed Elevation On 4

Plumbing and Drainage.

Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

Surface / Foul water drainage

All external drains to be 100mm Dams 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.

All internal drainage to connect into new

s & v pipe.

Pipe sizes-Basin 32mm up to 1.7m run. Sink

40mm up to 3m run 50mm up to 4m run

WC - 100 mm. Separate connections and 75 mm

deep seal traps to 100 s & v pipe terminating

internally with non return valve. 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 s&v to be insulated with min 50mm

rockwool.

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

ft. Or windows within 800 mm from ftl.

Trickle vents to be provided to all new windows

8000 mm2 min.

DPC's

To be provided to

External walls 150 mm above ftl.

All door and window jamb / heads

Under lintols

Above all air bricks

Water supply

Hot water taps to be installed on the left.

A notice confirming that the hot water system

has been properly commissioned, and issued by a

person competent to do so, is to be provided on

completion

Electrical Installations.

All installations to be subject to certification

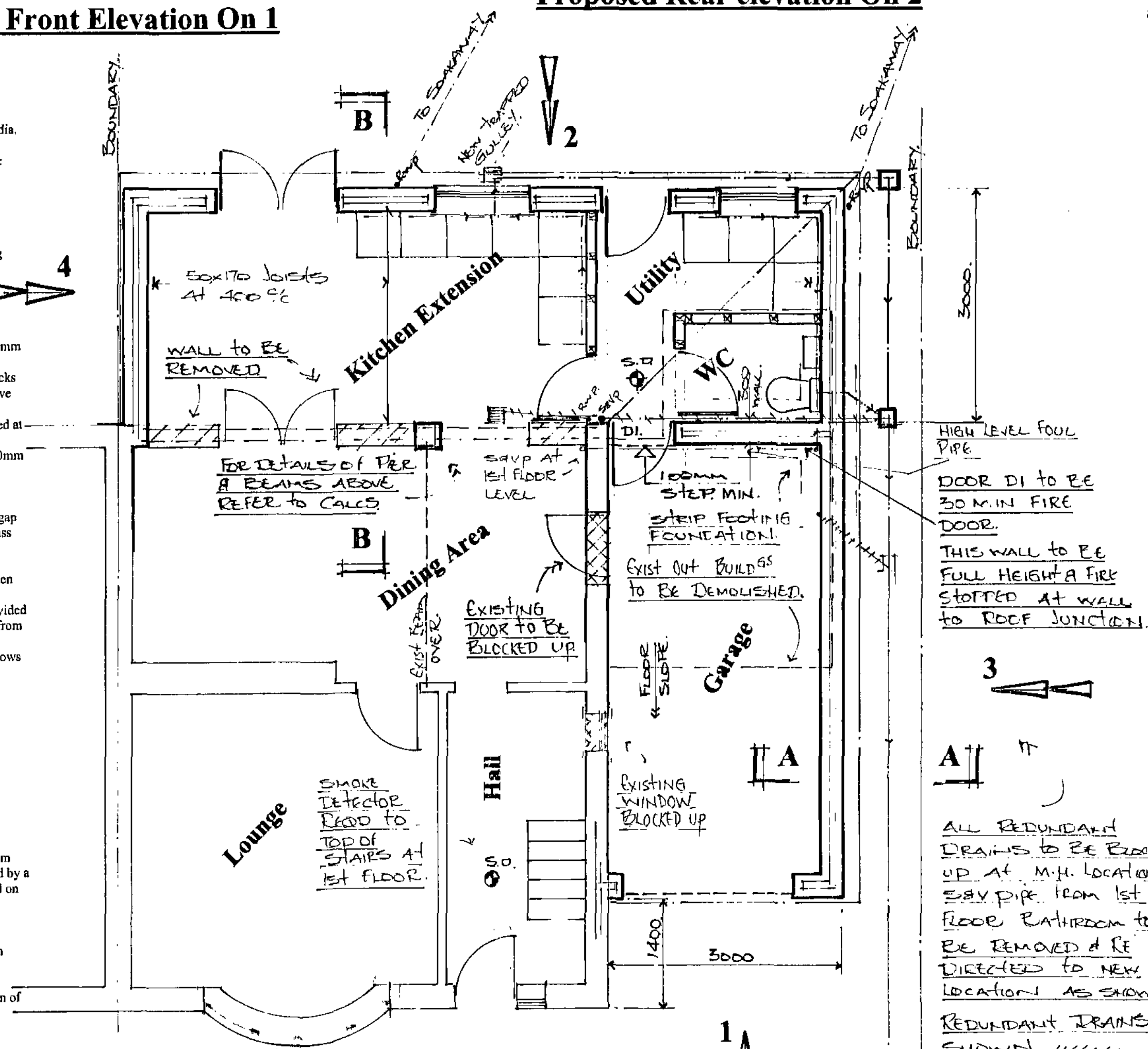
under the "competent persons scheme"

Qualified to a min of Part P

A certificate shall be supplied on completion of

all electrical works

Lighting - 1 in 4 to be low energy.



Existing / Proposed Ground Floor Layout

Walls
Internal skin
100 mm aircrete or similar blockwork
Cavity
100 mm air gap filled with 25 gap + 75 kingspan
k8; (note required to external garage walls)
Wall insulation to extend 150 mm below the top
of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix concrete to be no higher than
225 mm below highest dpc.
Cavity to be sealed at eaves with insulated cavity
closer incorporating a vert dpc.
All cavity wall returns to be 655 mm
minimum.
Insulated cavity closers to be provided to all
reveals.

External skin
100 brickwork to match existing
Stainless vertical twist wall ties to be provided at
750 horiz c/c and 450 mm vert c/c, every block
depth to reveals.
Weep holes to be provided where applicable.

Scope of Works

General.
Construction of a rear single storey extension
with side garage with utility room

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

Foundations

All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below ftl. 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.

Lintols

Structural steel Beams are required as shown
refer to calculations
All door openings / window lintols to be
"Cotnie". 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. WC to be 15 l/sec min. wired to light pull
cord with min 15 minute over run.
Kitchens to have 3 air changes / hr
and 60 L / sec min. All mechanical ventilators to
be ducted to outside air.

Non load bearing walls

Walls to be from timber studding 75 mm x 50
mm with 12 mm plaster board and skim. Studs
@ 450 c/c horiz and nogginns at 900 vert c/c
A minimum of 50 mm insulation to be provided
to we / utility walls, with double skin of
plasterboard to inside faces.
Ceilings to be finished with 12 mm plasterboard
/ skim

WC / utility wall to have a min of 10 kg / m2
density mineral felt insulation.

Facia / soffit boards

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

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 cone.

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

Timber Ground Floor to extension

50x 170 (sc 3) softwood joists at 400 c/c with
herringbone strutting at mid span. 19 mm T & G
floor grade particle board (EN 312-5) screwed
to joists or 19mm T & G floorboards (BS 1297).
170 mm fibre insulation to be provided between
joists.

Joists to be built into walls or attached to joist
hangers. Ends of joists where built in to be
treated.

Joists to be doubled up under stud wall locations.
Provide oversite concrete on 1200 g visqueen.
Provide 150mm between conc and u.s. of joists.

Airbricks required to all sides of extension at
900 c/c

Any sleeper walls to be hancymbed to allow
ventilation

U Values

The builder shall ensure that the following values
are achieved.

Pitched roof insulation

at ceiling level 0.16w/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 Insulation.

(not required over garage area)

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.

Lateral Restraint to floors / gable roof

Galvanised mild steel strip 38 x 5 @ 2m c/c to

joists and rafters spanning 3 joists with solid

nogginns at 450 c/c down cavity.

Roof Ventilation.

Ridge tile ventilation to be equivalent to a

continuous gap strip of 5 mm.

Eaves to be equivalent to a continuous gap strip

of 25mm.

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

Any existing air bricks within garage area to be

extended to the new external wall or

sealed and alternative provided elsewhere.

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 to match existing on timber tile battens of

40 mm x 19 mm c/c to suit tile type on sarkin

felt. Tiles to be chosen to suit roof pitch.

Tile technical info to be given to the BI to

determine the necessity for corrugated no joint

underfelt depending on type of tile / roof slope.

All roofs 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.

NO INSULATION /
PLASTER BOARD
REQUIRED TO GARAGE
ROOF CONSTRUCTION.

HOUSE F.F.L.

100 mm.

Dpc.

100 mm.

NO INSULATION REQD
TO WALL CAVITY OR
U.S. SLAB.

Section A - A

Section B - B

NOTES:

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

Means of escape.

1 No self contained operated smoke alarm to BS
5446 Part 1 to be installed on ground and first
floor. 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 boiler to be checked for suitability
for extension.
All hot water pipes shall be insulated with foam
equivalent to the outside dia of the pipe.
Radiators to have thermostatic valves.
All works to be carried out by a competent gas
safe engineer.

General

Re site any utility services where applicable
around the extension. Re site any meter boxes
outside line of walls.
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.

Construction (Design and Management)

Regulations 1994
Applicable to all projects except work to a
persons own house other than that carried out by
the developer.

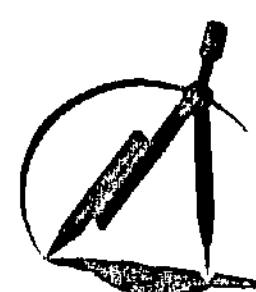
The client shall be advised that all projects
lasting for more than 30 days or include more
than 4 people engaged on the construction on site
at any one time shall be subject to the above
regulation.

The client shall take all reasonable steps to
ensure that the appointed contractors have the
competence and adequate resources sufficient to
manage the construction work and comply with
the above regulations.

If the project is subject to the above regulation
the client shall appoint a planning supervisor and
ensure that notice is served on the health and
safety executive at tender acceptance stage using
form 10.

E	
D	
C	
B	
A	
Date	Revisions

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Client

Alan Ford

Job Title

Single storey rear extension
+ Side Garage with WC and Utility Room.

Drawing Title

General Arrangement / Elevations.

Scale **1 : 50 1 : 100 1 : 25**

Date **10.10.10** Drawn by **Steve Camps**

Drg. No. **AF 01** Rev.