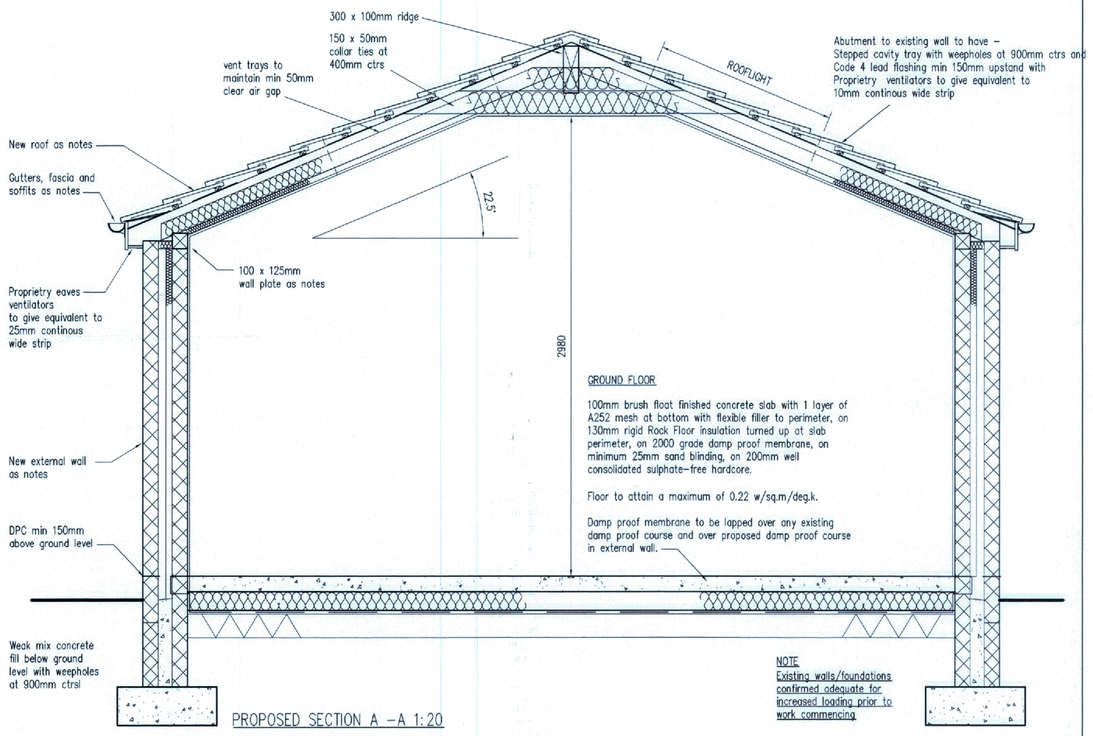
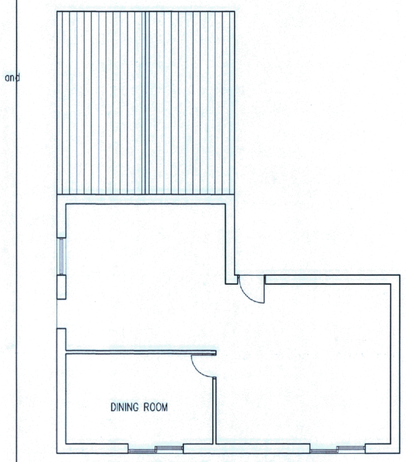
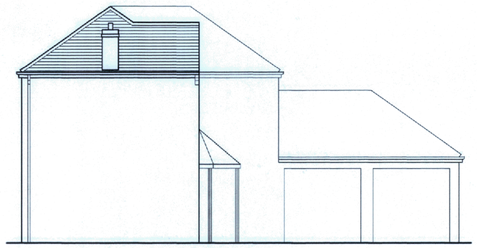


PROPOSED SECTION A –A 1:20



EXISTING GROUND FLOOR PLAN

EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

A STRUCTURAL SURVEY OF THE EXISTING BUILDING MUST BE CARRIED OUT PRIOR TO WORK COMMENCING.

ANY REFERENCES TO STRUCTURAL ASPECTS ARE FOR COSTING PURPOSES ONLY. THESE DRAWINGS AND OTHER RELATED DOCUMENTS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS, DETAILS AND CALCULATION SHEETS.

SERVICES, etc

NOTE

MAIN CONTRACTOR TO MAKE ALL NECESSARY SEARCHES AND INVESTIGATIONS TO ASCERTAIN THE EXACT POSITION OF ALL UNDERGROUND SERVICES AND ULTILITIES PRIOR TO WORK COMMENCING. ANY SERVICES SHOWN ARE INDICATIVE AND TO BE CONFIRMED ON SITE.

All existing relevant meters, external mains gas and water supply pipes, mains drainage pipes, mains electric cables, underground and overhead telephone wires, security systems, aerials, satellite dishes and boilers etc to be re-sited or re-routed prior to work being carried out.

All existing relevant internal gas pipes, power and lighting cables, water storage tanks, hot water cylinders and associated water supply pipe work, telephone wires and communications cables, security systems, heating systems and associated cable or pipe runs to be re-sited or re-routed prior to work being carried out.

FOUL DRAINAGE

New 100mm diameter proprietary polypropylene pipes and fittings to BS 4660:2000 and BS EN1401-1) kitemarked with flexible joints, at minimum gradient of 1:40 run to have class N bedding as specified in Approved Document H1, and minimum 700mm below ground level and to link to existing assumed run at new inspection chamber to BS8301 1985 to be screwed down and comply with Tables 11 of Part H of the Building Regulations. Manhole to local Authority specification.

Where pipe passes through walls, install 150mm deep pre-cast concrete lintels to give 50mm space all round and sides to be masked with rigid sheet material, and to be protected to Building Controls Approval.

All drainage to confirm to BS 8301:1985 " code of practice for building drainage ".

FOUNDATIONS

650 x 200mm concrete strip to firm bearing at depth of existing, minimum 750mm below finished ground level and at sufficient depth to prevent over soiling of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings. Trenches to be braced during ground works when foundations are deeper than 1200mm to prevent collapse. undermining of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings.

* NOTE: – Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50KN / m. Run on firm clay. This must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector.

NOTE: – Firm clay must be confirmed by the main contractor, and to be to the satisfaction of the Building Inspector, prior to work commencing to ensure that the contract is not delayed.

Class A foundation blocks to be used below ground level, and positioned centrally on footings. Steps in foundations where necessary, to be a maximum of 200mm with a minimum a 400mm lap.

Existing foundations to be uncovered prior to work commencing, to ensure the structural integrity for increased loading, and to be to the satisfaction of the Building Inspector.

WALLS

Comprised of two coat waterproof render total thickness 25mm and finished with propriety render stop on 100 mm load bearing block outer leaf, 50mm clear cavity with 100mm standard celcon Block inner leaf with 50mm Kingspan TW50 Zero ODP partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm plaster and skin finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (not dob and dab) All pipes, wires and services going through walls and ceiling are to be sealed with sealant. All windows and external doors are to be air sealed.

Existing cavities broken out and keyed into existing, maintaining continuous clear cavity.

Stainless steel double triangle wall ties at 750mm c/c horizontally and 450mm c/c vertically, staggered and 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and eaves. Weepholes at maximum 900mm c/c.

Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

Wall construction to attain a maximum of 0.30w/sq.m/deg.k.

Code 4 lead flashing to all abutments minimum 150mm upstand chased into existing external wall minimum 25mm. Install cavity trays to abutments directly above flashing stepped along roof pitch, weepholes at maximum 900mm.

WINDOWS

Velux rooflight to be inserted to roof as indicated. Rafters and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm Kingspan.

Opening lights to be minimum 1/20th floor area.

Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays. Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm above finished floor level and all adjacent windows, and windows and all external doors to be double-glazed sealed upvc sw timber units with a 20mm sealed (low E emissivity = 0.05, argon filled), style to match existing and adjacent, with thermal breaks to frames, and draught excluders, with 8000sq.mm trickle vents to each habitable room.

Lintels to be catnic (or similar approved), installed in accordance with manufacture's specification, and sized as shown on drawings. Weepholes over lintels to be 450mm c/c.

Windows to bathroom wc shower room to be obscure glazed .

All architraves and skirting to match existing and adjacent.

Windows and doors to attain a maximum of 1.8 w/sq.m/deg.k.

DOORS

External doors to have draught excluders and weather bars.

PITCHED ROOF

Interlocking concrete roof tiles (head lap to suit 22.5 degrees pitch) at 22.5 degrees to the horizontal to match existing, style, colour and coursing to match existing main body roof, on 25 x 38mm sw battens, (use one layer of polyester-based ondutile and an additional layer of battens, fitted to manufacturers details, or similar approved if tiles under pitch – TO CONFIRM) on roofing felt to BS747, on 150 x 50 mm sw SC3 rafters at 400mm c/c, supported at upper end by 100 x 300mm sw C16 ridge tree built into to existing external wall and new gable wall, and at lower end by 125 x 100mm wall plate to perimeter, fastened with 5 x 30mm galvanized mild steel holding down straps at maximum 900mm c/c, and rafters fastened to gables with 5 x 30mm galvanized mild steel lateral restraint straps at 900mm c/c.

Eaves to match existing, comprising pvcu fascia and soffit, 25mm proprietary continuous over eaves insect-proof ventilation strip to underside, and ventilation trays to rafters to ensure continuous ventilation over insulation.

Install proprietary ventilation strip to abutments of main body house and monopitch roof, and 215 x 140mm airgrates to each apex. Install ridge vents at 1800mm c/c.

All external timber to be tanalised or preservative treated.

CEILING – FLAT

50 x 100mm sw C16 rafters at 400mm c/c with 150mm Rockwool quilt insulation between and 150mm insulation laid above, 12.5mm plasterboard and skim to underside with 300 M.U. grade damp proof membrane between plasterboard and timber (shower room) and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanized mild steel straps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall.
Joists supported on existing wall by 50 x 150mm sw C16 bearer fixed to existing external wall with 12mm rawl bolts at 500mm c/c

Roof to attain a maximum of 0.16 w/sp.m/deg.k.

CEILING – SLOPED

Rafters as notes with Min 50mm continuous air space with 100mm Kingspan Kooltherm K7 laid inbetween rafters with Kingspan Thermawall TW56 Zero ODP insulated plasterboard to underside or rafters
(or similar and approved)
Soffit with 25mm proprietry
continous insect proof ventilation.

U value to slope be minimum 0.20w/m2/°C.

LIGHTING

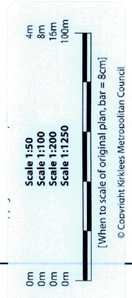
1 in 4 Energy efficient light fittings (non-interchangeable) to be provided to BS5266.

HEATING

Radiators to be provided and connected to existing boiler, (boiler to be confirmed adequate). Thermostatic valves to all new radiators and all pipes to be insulated in unheated spaces.

ELECTRICS

Switches and plugs to be provided, number and position to clients approval. Height of the plugs and switches to be between 450mm and 1200mm. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so, and certificate to be provided on completion.



Rev A - Clients revisions - Dec 07

Belmont Design Services Limited
ARCHITECTURAL DESIGNS
231 High Street Wibsey, Bradford. BD6 1QR
Tel/Fax : 01274 690586
www.belmontdesign.co.uk

PROPOSED SINGLE STOREY REAR EXTENSION AT :

22 Turnpike Close
BD11 2LW

FOR : Mr Burley

Existing Plan/Elevations
Proposed Section
Specification

Date - Dec 2007

Scale - 1:20 1:100

Dwg No. - 6047/02 RevA