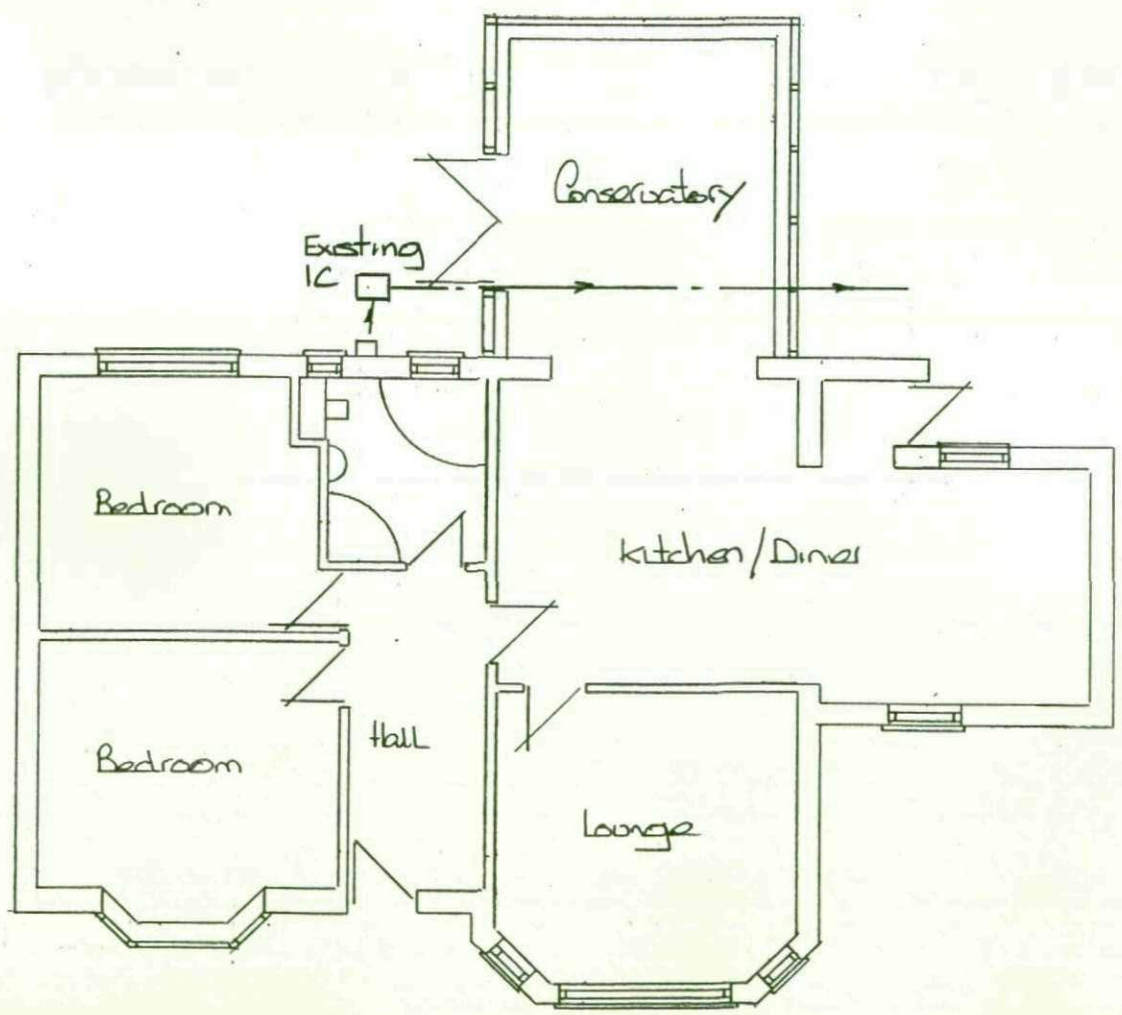


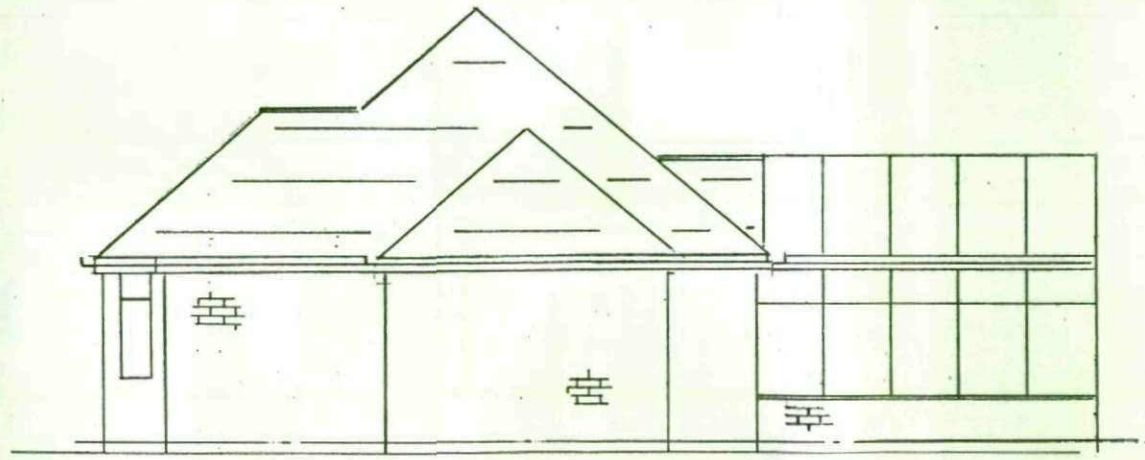
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

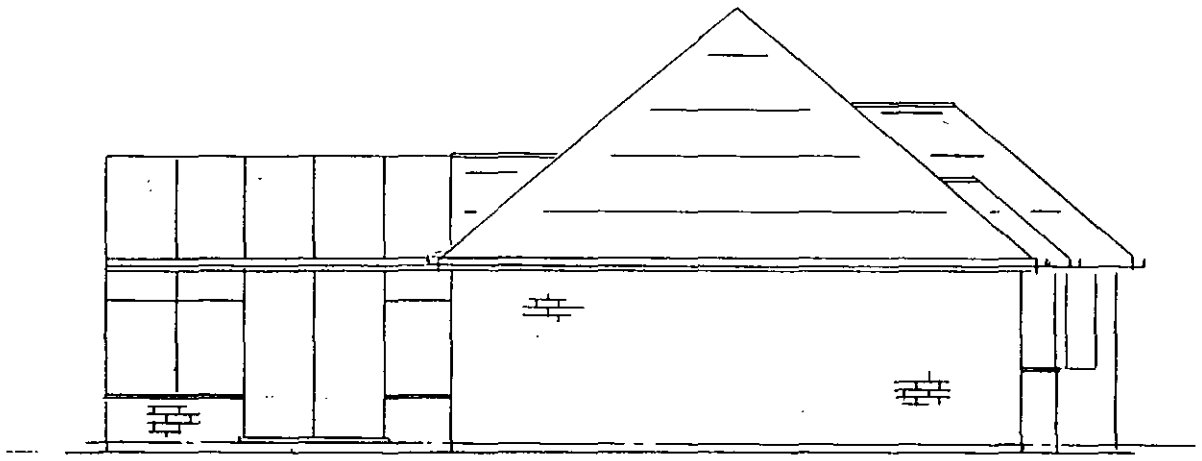


EXISTING GROUND FLOOR PLAN



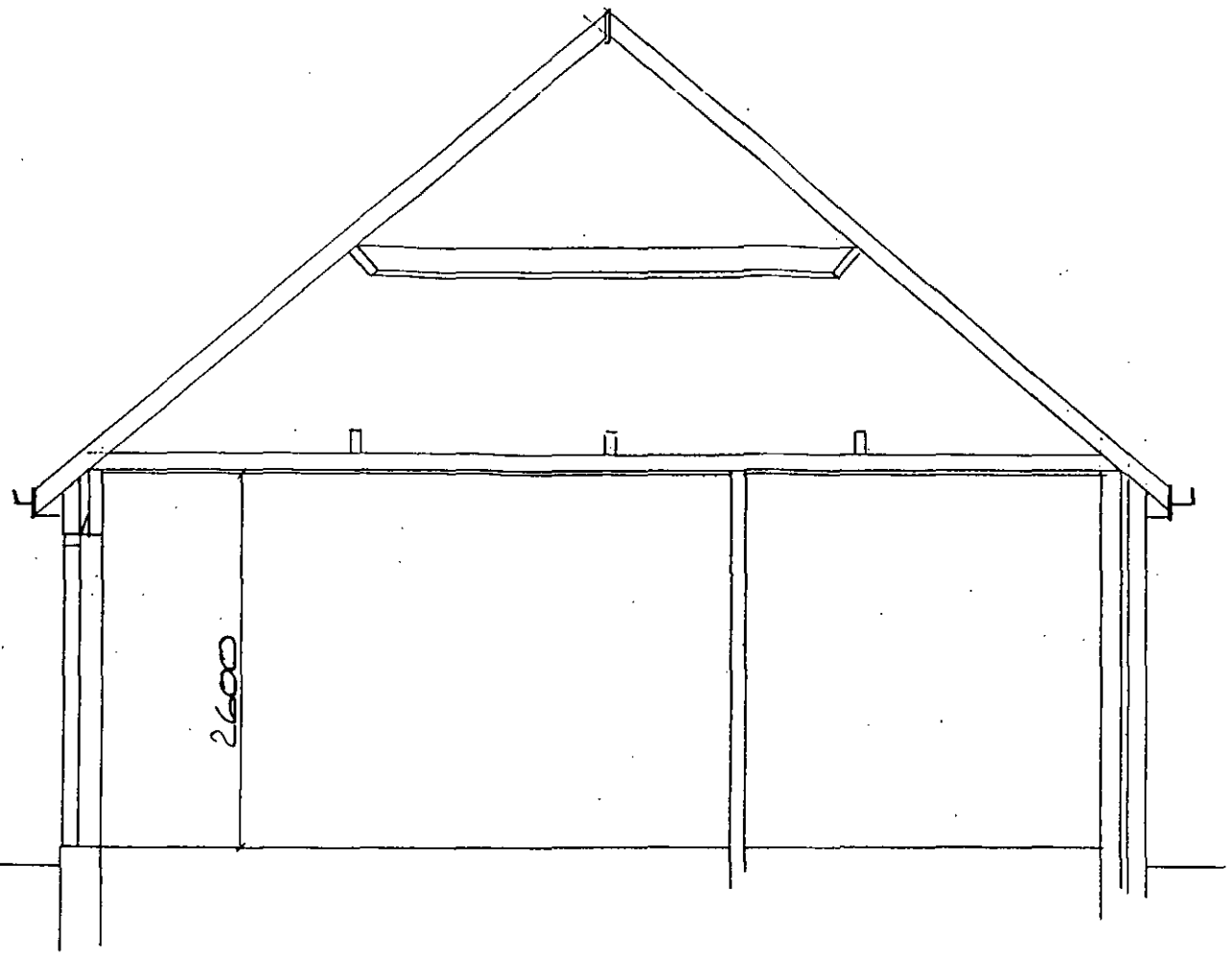
EXISTING GABLE ELEVATION

PROPOSED ATTIC CONVERSION TO
11A. DOVECLIFFE ROAD. WOMBWELL.
BARNSLEY.

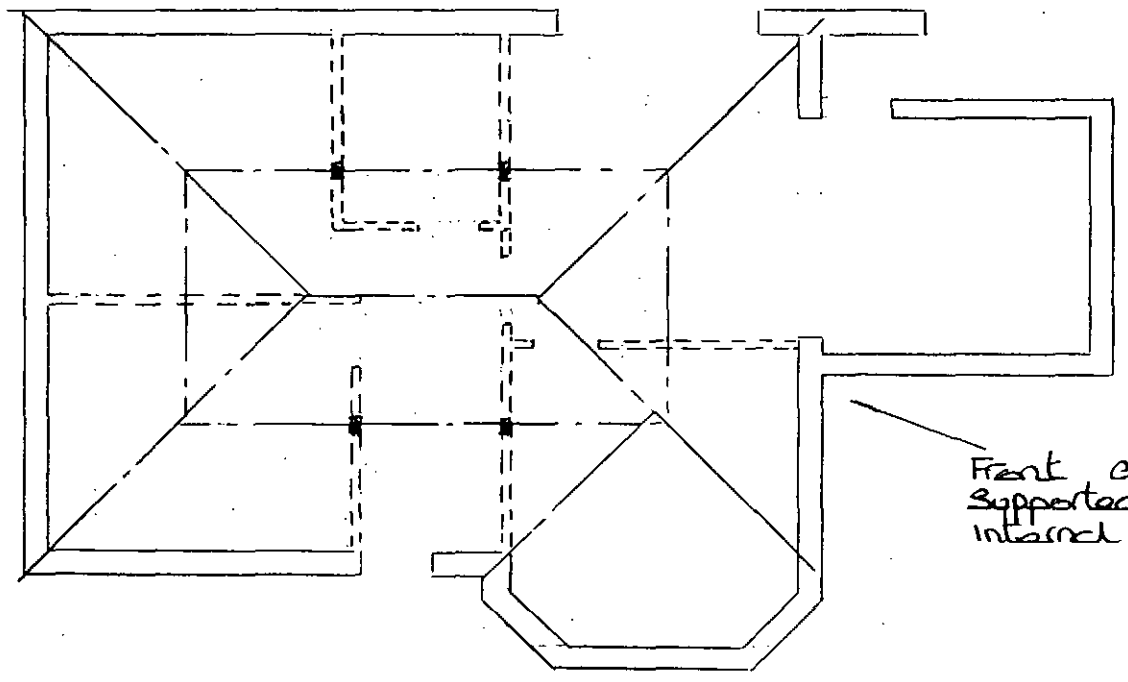


EXISTING GABLE ELEVATION

Purlins 9"x3"
Rafters 4"x2" @ 15" cc
Joists 4x2 @ 15cc.



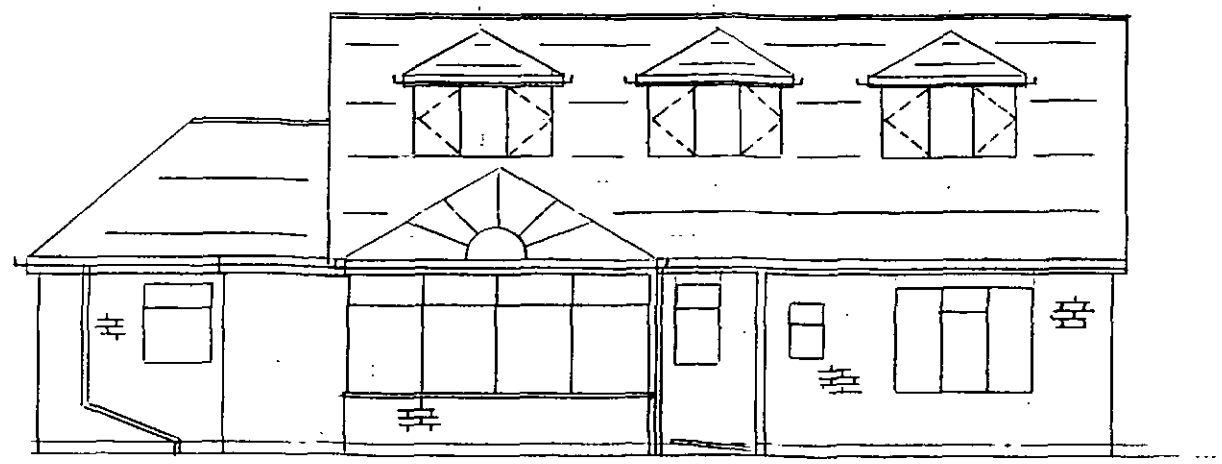
EXISTING SECTION THRO MAIN Roof



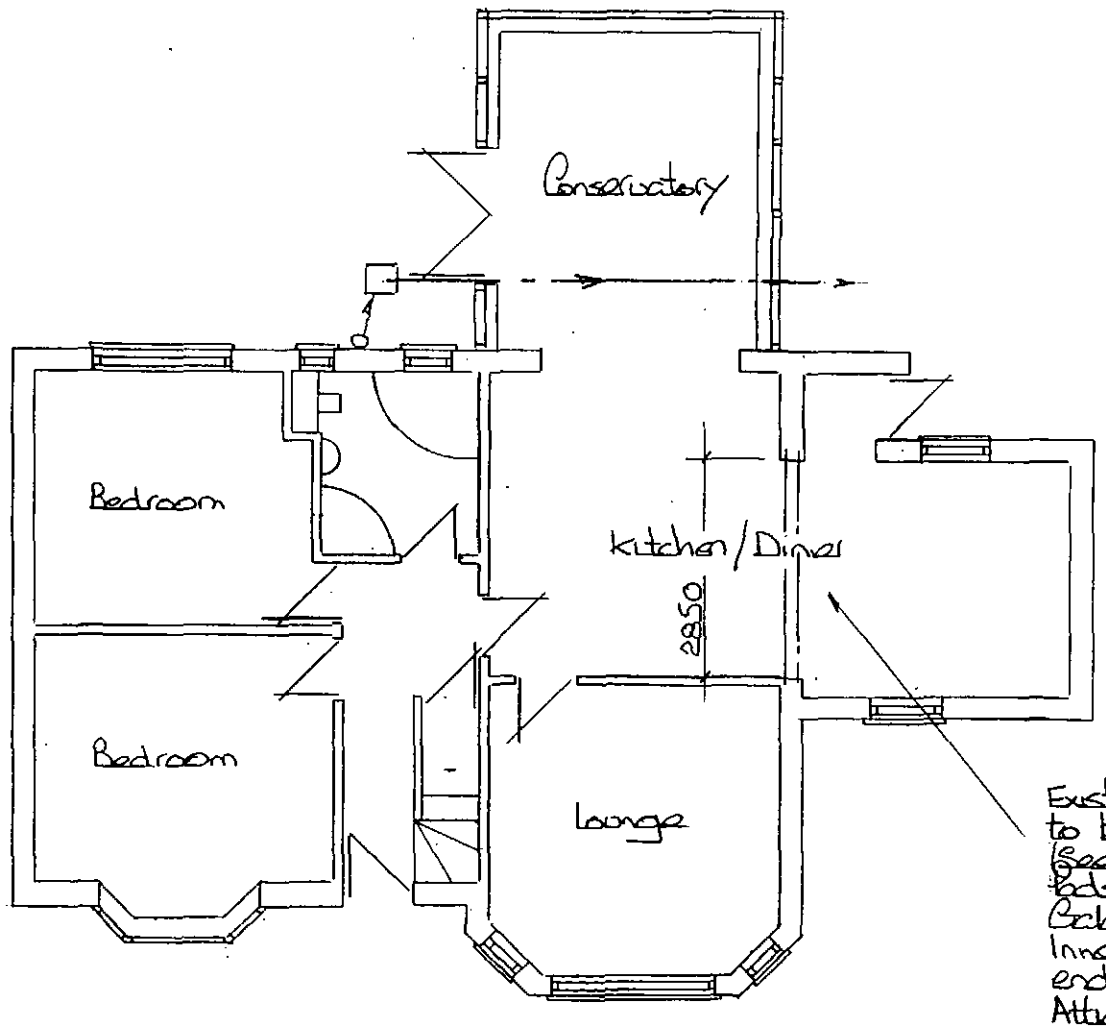
EXISTING ATTIC FLOOR PLAN



PROPOSED FRONT ELEVATION



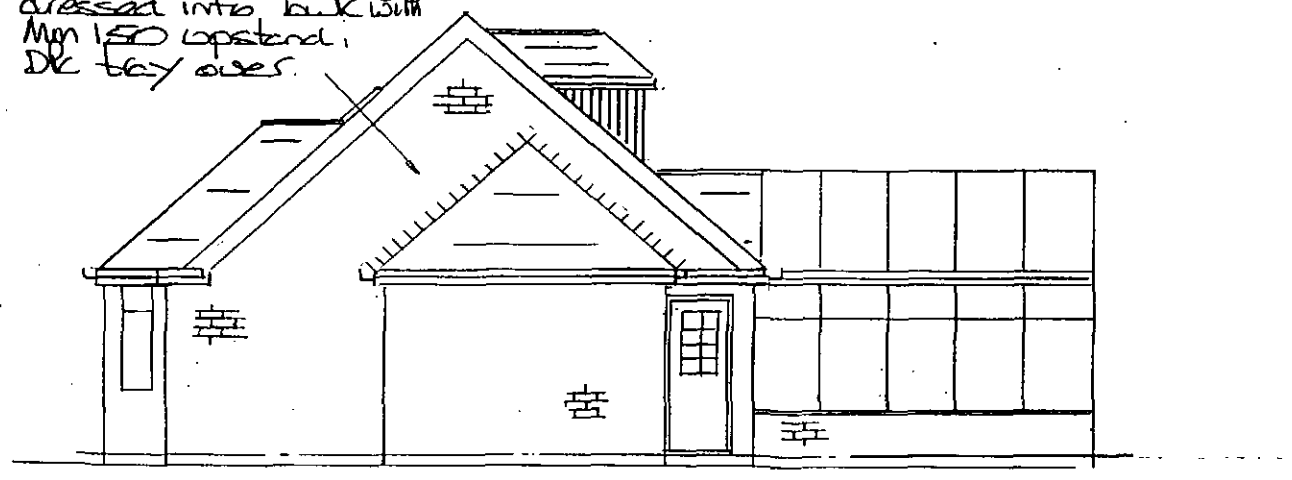
PROPOSED REAR ELEVATION



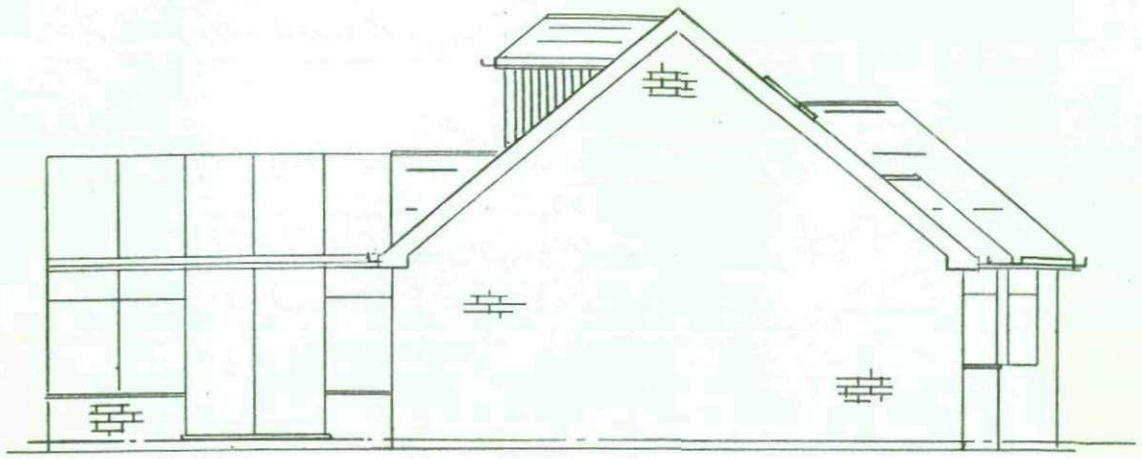
Existing support over opening to be replaced with 2No UB's (see calculations re steelwork/ fastenes) to support new Gable brick built up off beams. Inner beam to also support end of new beam in floor of Attic bedroom etc.

PROPOSED GROUND FLOOR PLAN

Code 4 lead flashing dressed into brick with Mpn 150 upstand. DPC tray over.

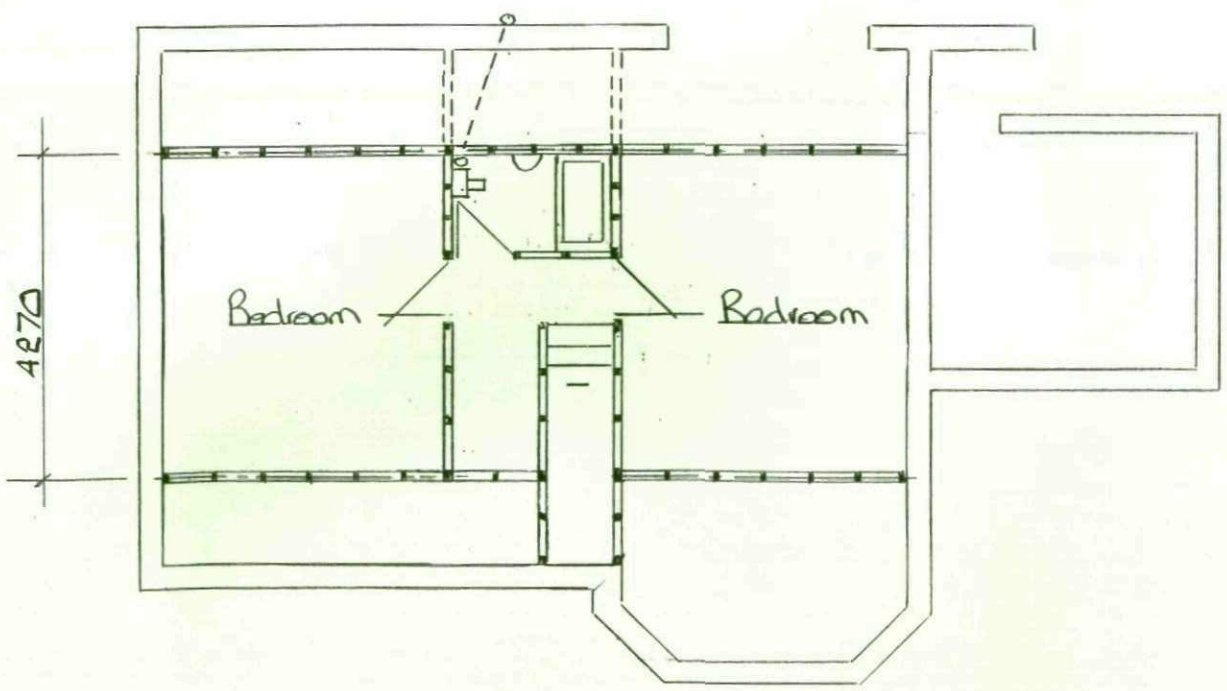


PROPOSED GABLE ELEVATION

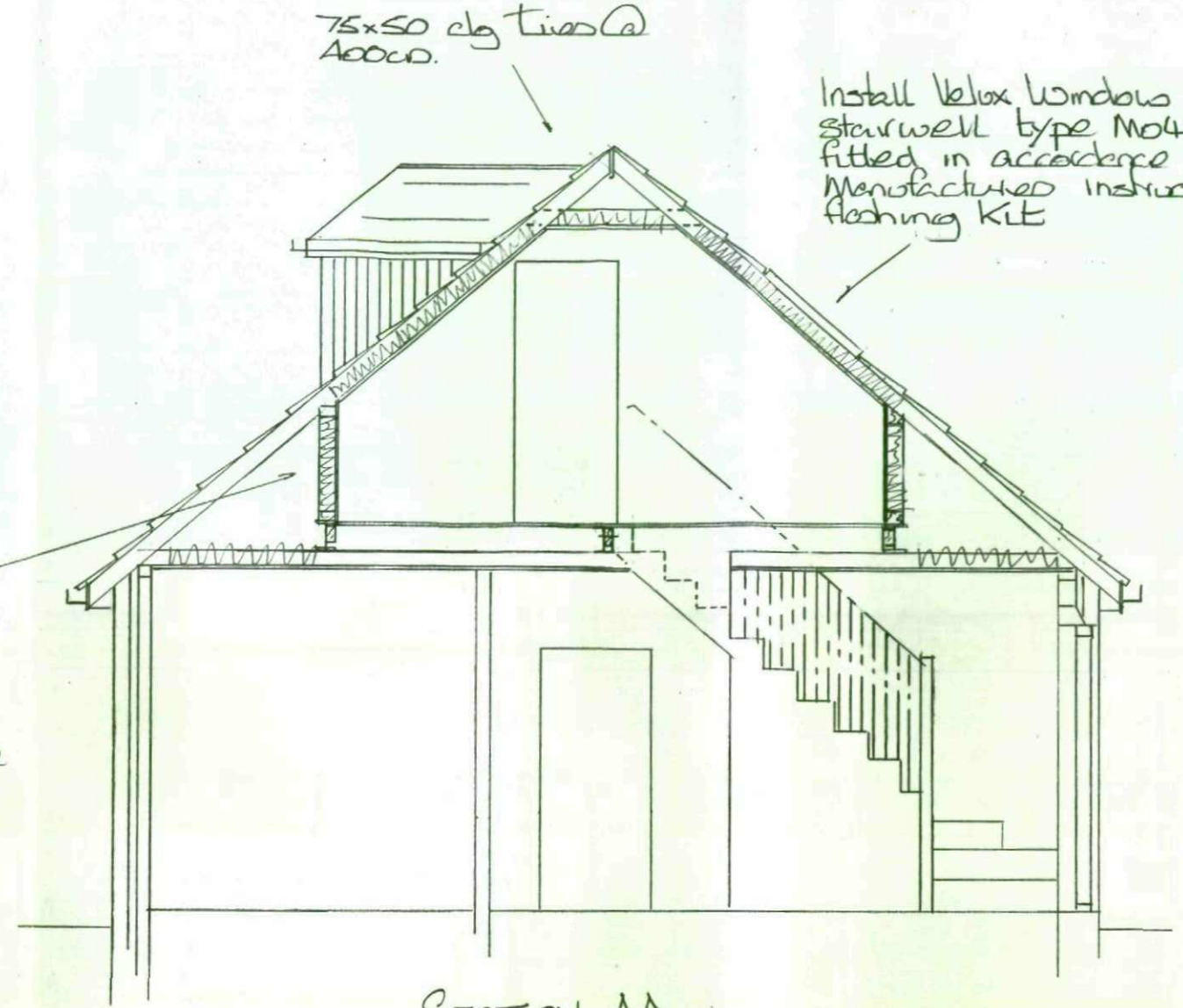


PROPOSED GABLE ELEVATION

Existing Purlins to be removed and replaced with 50x100 studs @ 450cm noggged out with 50x100 head and 50x100 Sole Plate bolted to new steelwork. 100mm TP10 Insolation. inside finished with breathable membrane and 12.5mm Plbd and skim

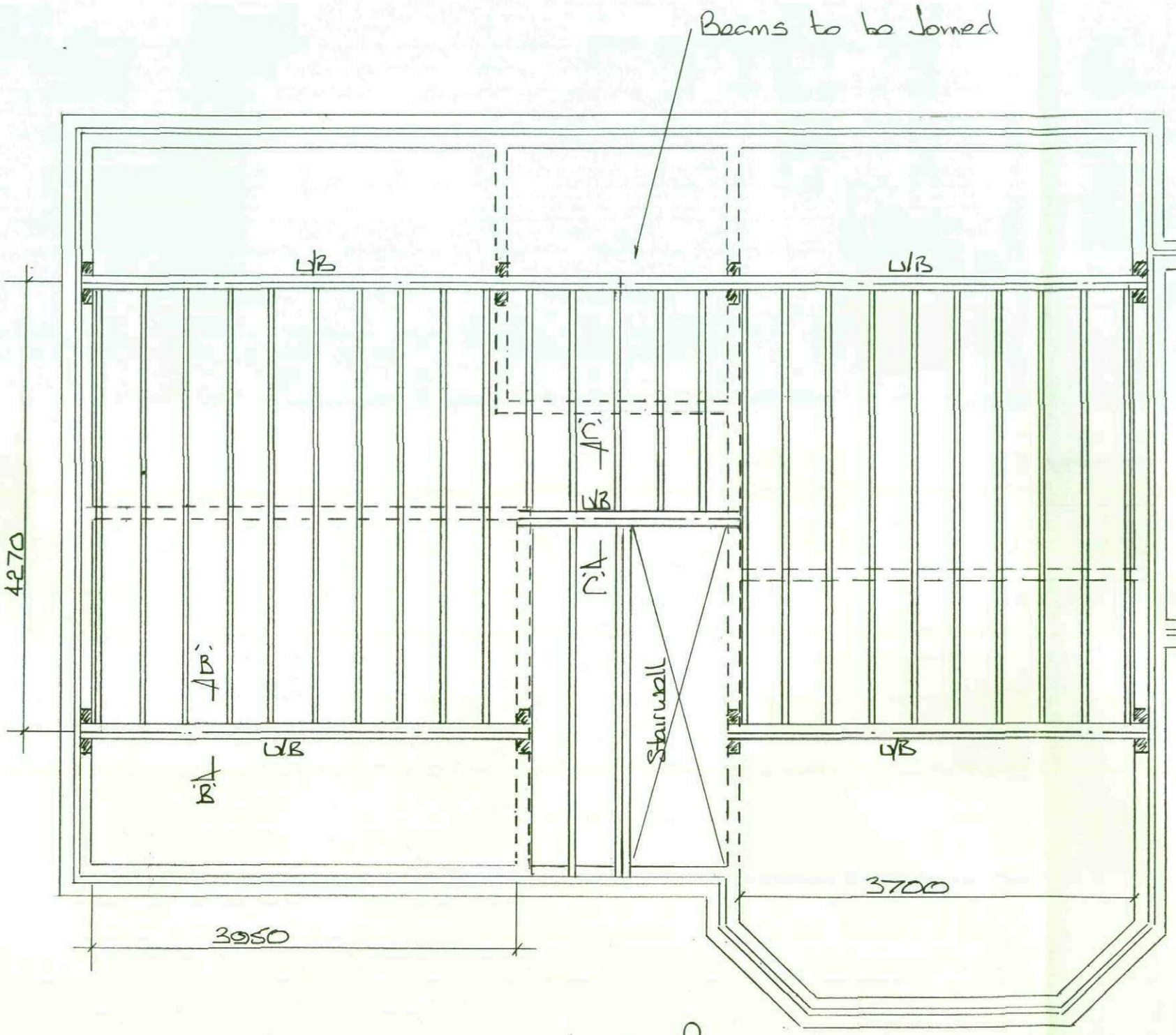


PROPOSED ATTIC FLOOR PLAN



SECTION AA

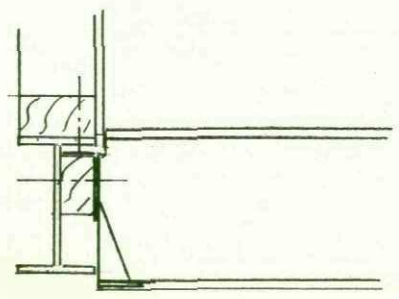
Staircase - to have 200 Rise. 222 Going (to be Confirmed on fixing of 1st floor Lvl) Max Pitch 42°. Min headroom 2m above Pitch line to be maintained. Headroom Min 900mm and Max 1000mm above Pitch Line. No opening in ballusters to be greater than 100mm. Timber trimmed around staircase opening to Satisfaction of DRS Staircase enclose to 1st floor Lvl to have 12.5mm Plbd and skim to both sides of Loors to achieve Min 1/2hr FR



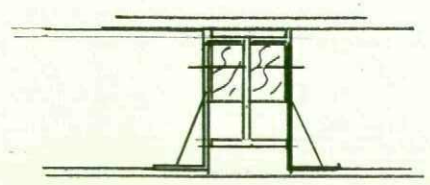
JOIST FLOOR PLAN IN ATTIC

Note All internal walls @ 1st Lvl are load bearing. Build up brickwork to u/s of new steelwork and support off with padstones built in.

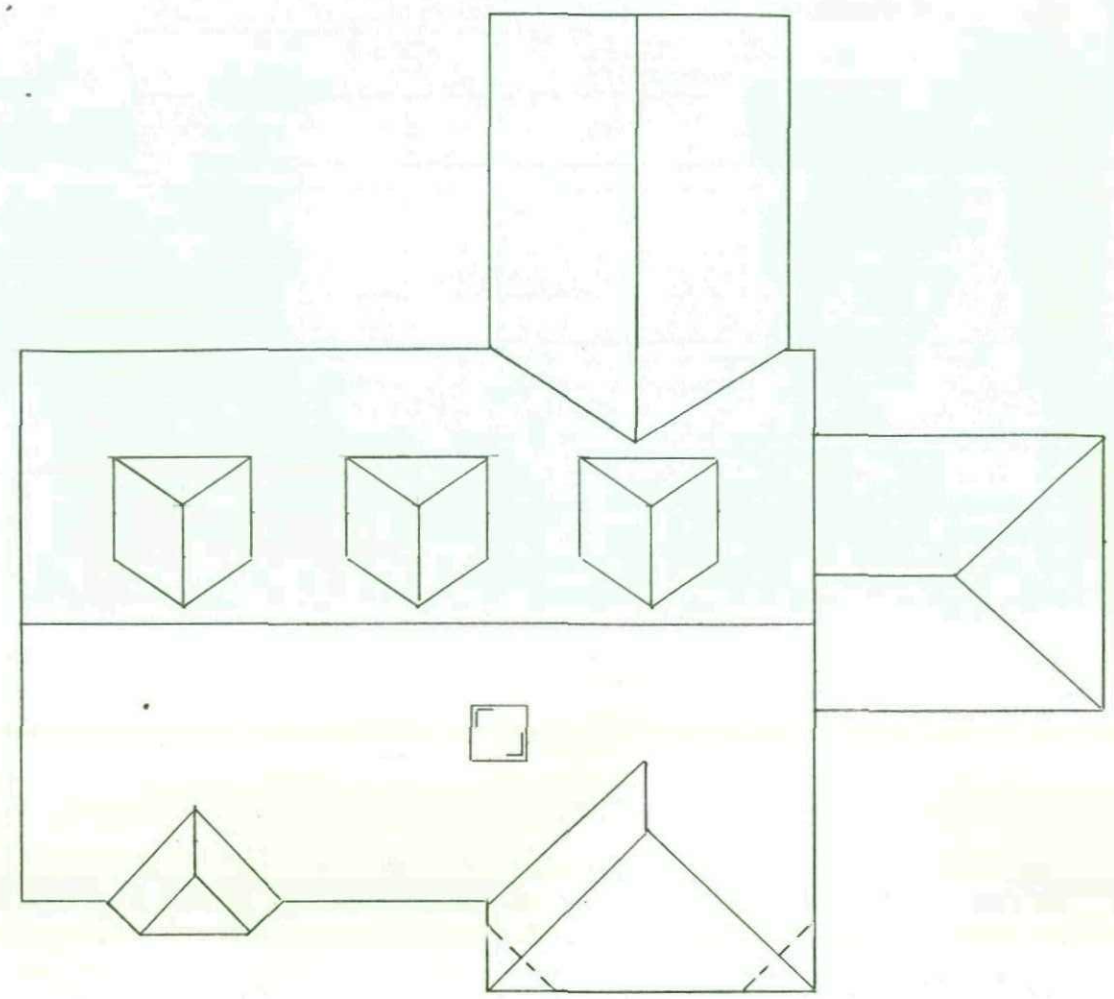
On removal of any ceiling binders in Attic area, then existing joists to be nailed or screwed to new floor joists with Mechanical fixings. Existing joists to be cut and trimmed as and where required



SECTION 'BB'



SECTION 'CC'



PROPOSED Roof PLAN

All dimensions and Levels are to be checked and verified on site. Any discrepancies to be reported before work commences
Regs - The Project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (1995) 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 walls, the client is to ensure that the requirements of that Act are to be discharged prior to commencement of any work.

All timbers are to be class C16 unless otherwise stated to BS5268-2 2002 and graded @ 20% moisture content. All timbers are to be transported and stored on site so as not to increase its moisture by 24%.

Timber first floor - 19 mm T & G boards nailed to 50x170 SW joists @ 400 cc. Joists to be supported off existing internal load bearing walls as shown on Joist floor Plan. Insulate between joists with 100mm fibreglass Quilt

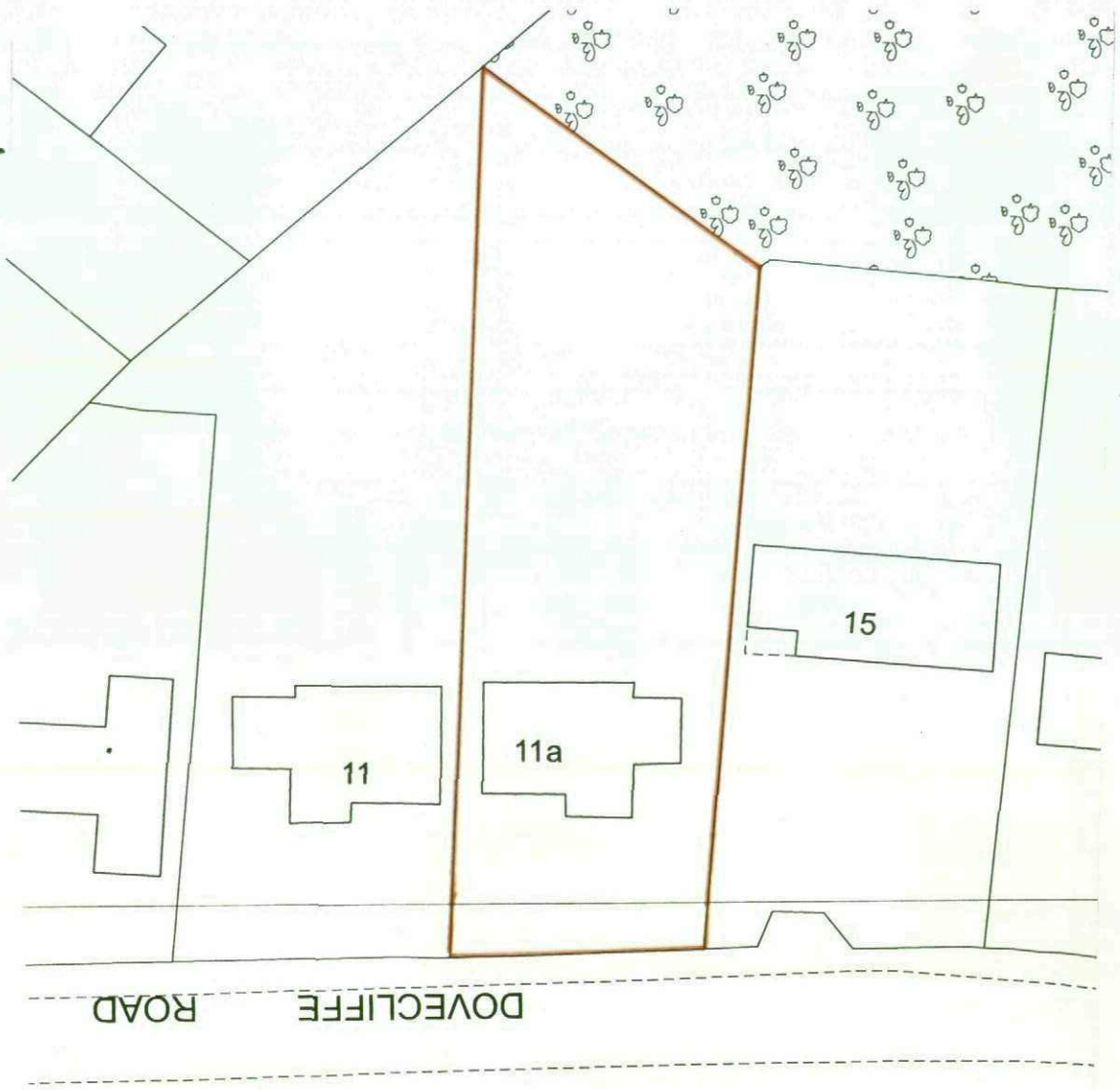
Non load bearing walls - to be 75x50 timber stud with 100 mm Quilt Insulation fitted between. 12.5 mm Plasterboard and skim. to both sides. Provide double joists under studding where running parallel.

Joist hangers - generally to be 2.5mm thk Galvanised Mild steel to BS EN 10327: 2004 and BS 6178 @ same centres as joists. be fitted tight to walls and seated evenly. Joists to be cut accurately to length and securely nailed to the hangers. The floor is not to be loaded until mortar joints are cured. - USE SFH type in masonry and JHM type on timber.

Roof Construction - Build up brick on Gable walls to ridge ht Consistent with existing. Ridge boards to non thro and be in line. Remove existing Rafters on Gable ends and replace as shown 50x100 @ 400 cc. to be supported off new steel walls off steelwork. (Purlins to be taken out).
Roof to be tiled with matching tiles consistent with existing on 25x50 battens @ Pitch to suit tiles on Tyvek or similar breathable roofing membrane. Insulation to rafters to be 50mm Celotex Material fitted between the rafters and 50mm fixed under the rafter allowing @ least 50mm free air space above for Ventilation. Provide ridge vents to give 5mm continuous air Gap to roof and fit vents in Soffits. Min 50mm Air Gap from Insulation to UIS tiles to be maintained.

Lateral Restraint strapping - to be galvanised Mild steel straps 30mm x 5mm taken over three joists. seated on and screwed to Solid nogging pieces. Ends packed out to the blockwork faced. Lateral restraint straps to be provided @ 1500 cc @ first floor, Gable ceiling and verge levels - to be provided with 1000 mm of the ridge and fixed only over un-cut blocks. Ditto straps 1000mm long to be used @ 1200 cc to the eaves proposed and flats

Dormers - tiled as main roof on 50x25 battens @ Pitch to Suit tiles on breathable membrane on 100x50 rafters and joists @ 400 cc. Insulation 270 mm Fibreglass Quilt 100mm bet joists and 170 mm @ 90° underdrawn with 12.5mm Pl bd and skim.



SITE PLAN 1:500

to fall min of 1 in 40. New stack to be fitted with Air Admittance valve and to discharge in existing IC.

Plumbing - Bath/shower wastes in 1st floor bathroom to be 40ø and WC to be to be 32ø Bath to have 75 mm Anti vac traps and to discharge into stack Min 200mm above or below WC connection

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

Cheek Construction 100 x 50 timber to form framework of Dormer built off 3no Rafters bolted together. UPVC Cladding. building paper. 18mm Plywood fixed to framework. 90 mm Kingspan between timbers. Vapour Control layer. 12.5mm Pl bd and skim. Code 4 lead flashing to be lapped under cladding and tiled

Gable brickwork - to be built up off existing cavity walls ie. 102.5 mm facing brick to Match and be consistent with existing, 50mm cavity filled with 50 mm Dritherm batts. 100mm Lt Wt thermalite blocks, inner leaf faced with 32.5 mm Coolthern K17 boards with skim finish. S/S ties @ 5/sqm and 225 vertical to unbonded Jambs.

Windows - All windows to be double Glazed UPVC Construction to Chents Specification. 19mm Air Gap with Pilkington K le glazing to give 1.8 w/m²K 'U' Value. opening lights Min 1/20 floor area served and fitted with 8000mm² trickle vents, first floor windows to have clear and unobstructed opening of 0.33m² (750 x 450), Min 800 and Max 1100 from Cls of opening to floor Lvl. Any glazing below 800 mm to be Safety or Laminated Glass in accordance with document 'N' BS 6206.

Mechanical Ventilation - First floor bathroom to have Mechanical fan to give 15 Ls extraction with 3 Air changes/ hr with Min 15 min overun facility operated by Light switch.

Smoke Detectors - are to be located in corridor, circulation areas and escape routes, no more than 3m from a bedroom. be securely fixed to the ceiling @ least 300 mm away from the wall. Detectors are to have mains wired interlinked system on the lighting circuit with battery back up.

Fire Doors - Fit Min ½ hr door and frame with Intumescent strips to habitable rooms @ 1st floor Lvl.

Ringmain and Lighting - Extend existing ringmain and Lighting circuit to Chents instructions. All electrical work to meet requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by person competent to do so. Prior to completion appropriate BS 7671 electrical Installation certificate to be issued for work. switches and sockets are to be located within 450 and 1200 of the finished floor Lvl and in places suitable for easy use. Lights are to be @ least 40 Lumens/ circuit watt efficiency and have 1 energy efficient Light/25m² or 1 in 4 fixed Light fittings.

Heating - Extend existing heating system as required. Pipework to be fully insulated with rigid foam insulation and radiators to be fitted with thermostatic valves. Heating to be designed and installed by Corgi registered Engineer.

Drainage - All drainage to be 100mm hepsleeve Pipe or Similar with flexible Joints bedded and surrounded in granular material and laid