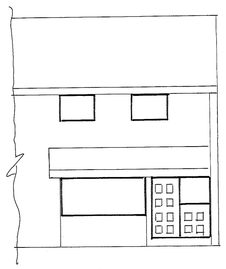
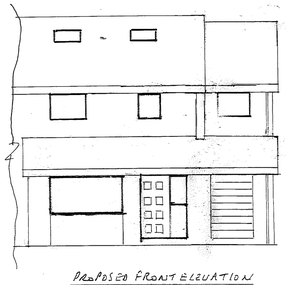
GENERAL

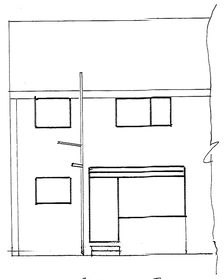
- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS BEDROOM2 WINDOW & LOUNGE WINDOW TO HAVE CLEAR OPENINGS 750 x 458mm & CILL LEVELS TO BE 800 - 1100 ABOVE FLOOR
- KITCHEN TO HAVE FAN EXTRACTING 60L/SEC BATHROOM EN SUITES & TOILET 15 L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH TOILET TO HAVE 15 MIN OVERUN
- MAINS WIRED SMOKE ALARMS TO BE PROVIDED TO CIRCULATION AREAS ON EVERY FLOOR WITH BATTERY BACKUP & INTERLINKED TO A SEPERATE CIRCUIT • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRV'S REQ FOR EXTENSION OF SYSTEM
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO BUILDING CONTROL ON COMPLETION • CALCULATIONS FOR RST'S TO BE GIVEN TO BUILDING CONTROL BEFORE COMMENCEMENT # DENOTES ½ HR FIRE DOORS
- STOREROOM FLOOR TO HAVE 150mm HARDCORE • 25mm SAND BLINDING • 1200 GAUGE VISQUEEN DPM LAPPED INTO HORIZONTAL DPC. • 100mm CONCRETE



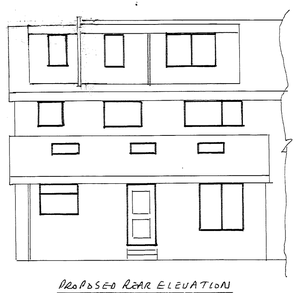
EXISTING FRONT ELEVATION



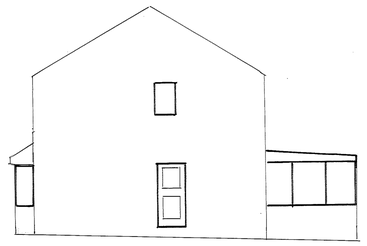
PROPOSED FRONT ELEVATION



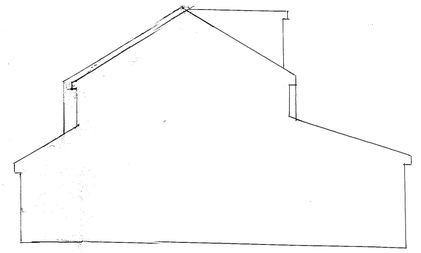
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

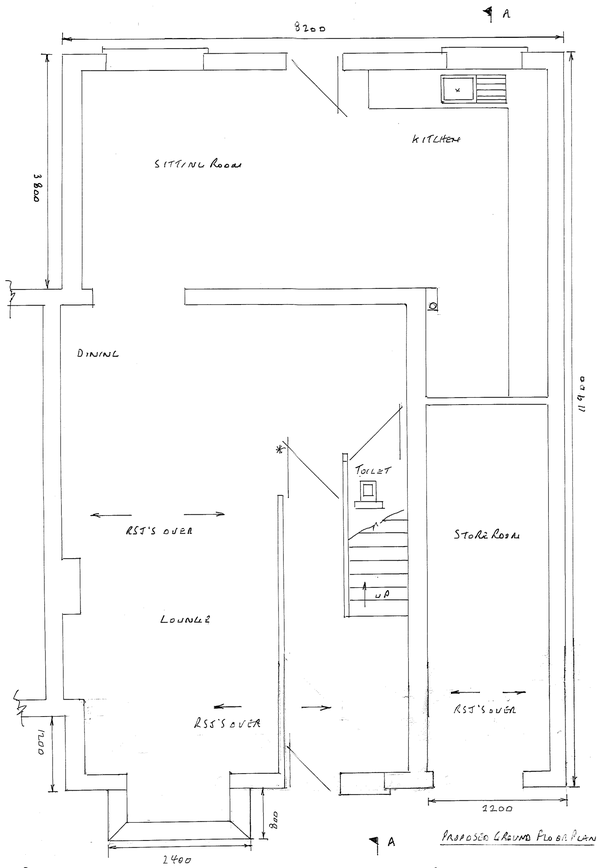
ELEVATIONS SCALE 1:100

DORMER

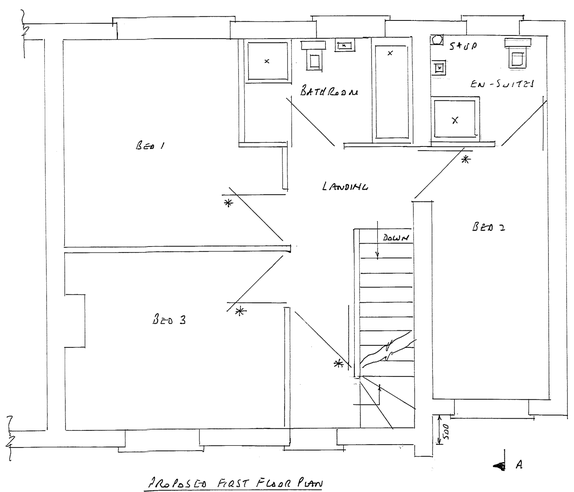
- 100 x 75mm VERTICAL UP RIGHTS • 2 No 150 x 50mm TIMBER HEADS BOLTED TOGETHER OVER WINDOWS • 150 x 50mm JOISTS TO ROOF AT 400mm CENTRES WITH FIRRINGS GIVING A MIN FALL 1 IN 80 • 18mm T&G ROOF BOARDING • RUBEROID FINISH • 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT FLY PROOF MESH • 100mm KINGSPAN TO ELEVATIONS & CHEEKS • 90mm KINGSPAN BETWEEN JOISTS LEAVING 50mm MIN AIRGAP & THIN TLX TO UNDERSIDE WITH 12.5mm PLASTERBOARD & SKIM

DRAINS

- 100mm RWL & 65mm RWP TO MATCH EXISTING • SW TO CONNECT TO SW SEWER OR TO SOAKAWAYS 5m AWAY & 1m³ BELOW INVERT LEVEL • STUB TO BE RE LOCATED & FOUL FROM KITCHEN BATHROOM EN-SUITES & TOILET TO CONNECT TO IT & DISCHARGE TO EXISTING I.C. • PIPES GOING THRU EXTENSION TO BE BRIDGE OVER WITH SPANLITE LINTELS WITH A 50mm GAP AROUND WITH FOUNDATIONS GOING BELOW DRAIN • STUB TO BE 900mm ABOVE ANY OPENING

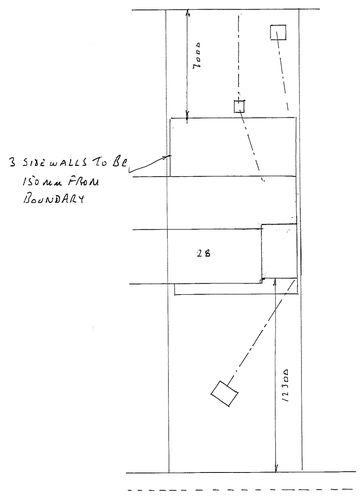


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

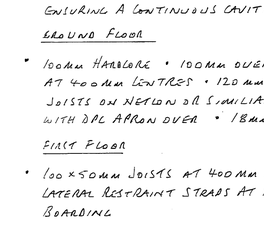
PROPOSED PLANS SCALE 1:50



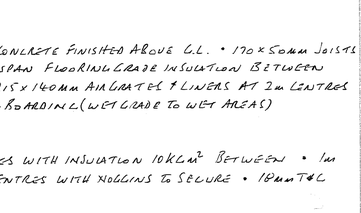
SITE PLAN SCALE 1:200

ROOF TO FRONT EXTENSION

- 125 x 47mm RAFTERS AT 400mm CENTRES • 100 x 50mm CEILING JOISTS AT 600mm CENTRES REST OF SPEC SAME AS MAIN ROOF



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

FOUNDATIONS

- 600 x 150mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L. • 100mm LWT. CONC BLOCKS • 100mm CAVITY FILLED WITH DRITHERM INSULATION BATTS • HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS • REVEALS TO BE INSULATED • EXTERNAL REVEALS TO BE 65mm MIN
- STAINLESS STEEL TIEWIRES FIXED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • CC 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEEP HOLES EVERY 900mm END BEARINGS TO BE 150mm MIN. • NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & SCREW IN TIES OR SIMILIAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

GROUND FLOOR

- 100mm HARDCORE • 100mm OVERSIZE CONCRETE FINISHED ABOVE G.L. • 170 x 50mm JOISTS AT 400mm CENTRES • 120mm KINGSPAN FLOORING GRADE INSULATION BETWEEN JOISTS ON NETLON OR SIMILIAR • 215 x 140mm AIR GRATES & LINERS AT 2m CENTRES WITH DPC APRON OVER • 18mm T&G BOARDING (WET GRADE TO WET AREAS)

FIRST FLOOR

- 100 x 50mm JOISTS AT 400mm CENTRES WITH INSULATION 10KG/m² BETWEEN • 1m LATERAL RESTRAINT STRAPS AT 1.5m CENTRES WITH NOGGINS TO SECURE • 18mm T&G BOARDING

ROOF (MAIN)

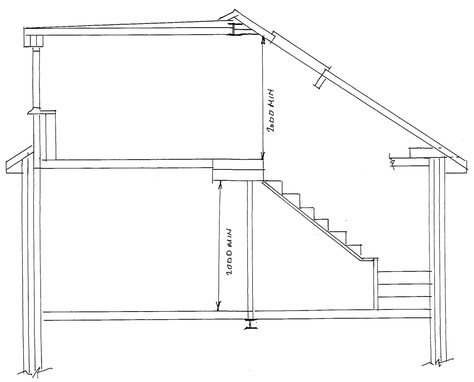
- 100 x 50mm WALL PLATES • 100 x 50mm JOISTS AT 400mm CENTRES • 170 x 25mm RAGLE BOARD • 100 x 50mm RAFTERS • 150 x 75mm PURLINS MID DIVISION • 150 x 75mm BINDERS AT 1.8m CENTRES TO SUPPORT JOISTS • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS AT 1.5m CENTRES TO HORIZONTAL & "UTURE" WITH NOGGINS
- 200 x 25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT. FLY PROOF MESH •
- REINFORCED ROOFING FELT • 38 x 25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 10mm EAVES VENTS • LEAD & LEAD FLASHINGS • 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

LEAN TO ROOF

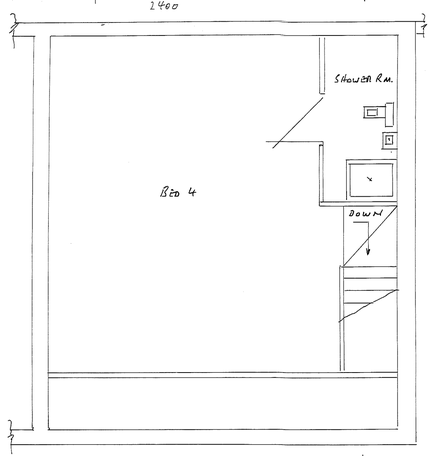
- 100 x 75mm WALL PLATE SECURED TO EXISTING WITH RAWL BOLTS EVERY METRE
- 200 x 50mm RAFTERS AT 400mm CENTRES BIRDSMOUTHED AT BOTH ENDS & SECURED WITH SLIDING TRUSS CLIPS & DOUBLED AROUND VELUXES FORMING A VAULTED CEILING • REST OF SPEC SAME AS MAIN ROOF

LOFT

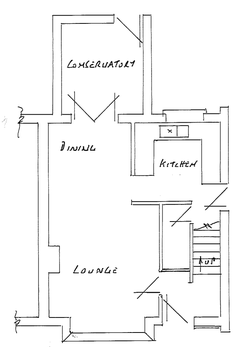
- 150 x 75mm FLOOR JOISTS AT 400mm CENTRES SUPPORTED ON JOIST HANGERS SECURED TO 150 x 75mm WALL PLATES SECURED TO EXTERNAL WALLS WITH RAWL BOLTS EVERY 500mm • INSULATION GIVING 10KG/m² BETWEEN JOISTS • 18mm T&G BOARDING WETGRADE TO ENSUITE • STOOTHING WALLS TO HAVE INSULATION 10KG/m² • WALLS TO FIRE ESCAPE CORRIDOR TO BE ½ HR FIRE RESISTANCE • 90mm KINGSPAN K7 INSULATION BETWEEN RAFTERS LEAVING A 50mm MIN AIR GAP & THIN TLX INSULATION TO UNDERSIDE WITH 12.5mm PLASTERBOARD & SKIM



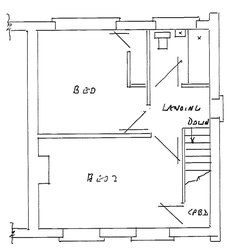
SECTION THRO' LOFT SCALE 1:50



PROPOSED SECOND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100

STAIRS

- STAIRS TO BE MADE BY SPECIALIST CONTRACTORS SIZES QUOTED ON SITE MAY DIFFER CONTRACTOR TO TAKE OWN MEASUREMENTS & DESIGN IN ACCORDANCE WITH ADK • 2m MIN HEADROOM WITH 42° PITCH • RISE 208mm GOING 238mm • HANDRAIL & GUARDING TO BE 900mm ABOVE PITCH LINE

PROPOSED DOUBLE STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION & LOFT CONVERSION AT :-

28 ST MICHAELS AVENUE,

MONK BRETTON, BARNSLEY