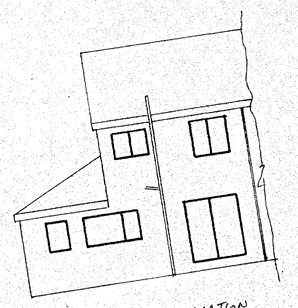
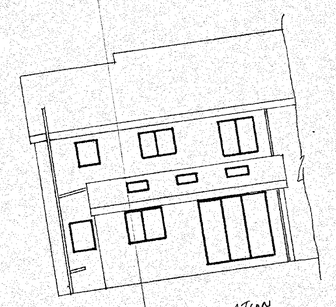
EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



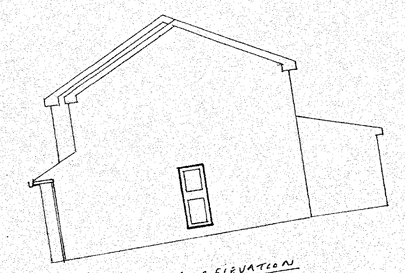
EXISTING REAR ELEVATION



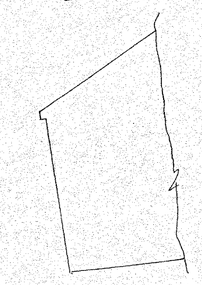
PROPOSED REAR ELEVATION

ELEVATIONS SCALE 1:100

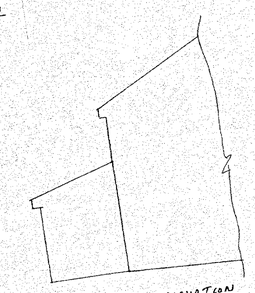
EXISTING SIDE ELEVATION



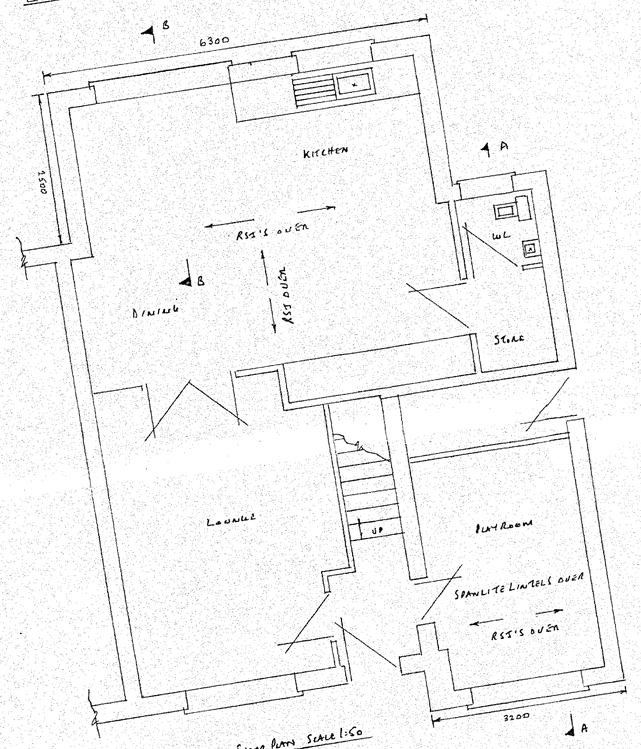
PROPOSED SIDE ELEVATION



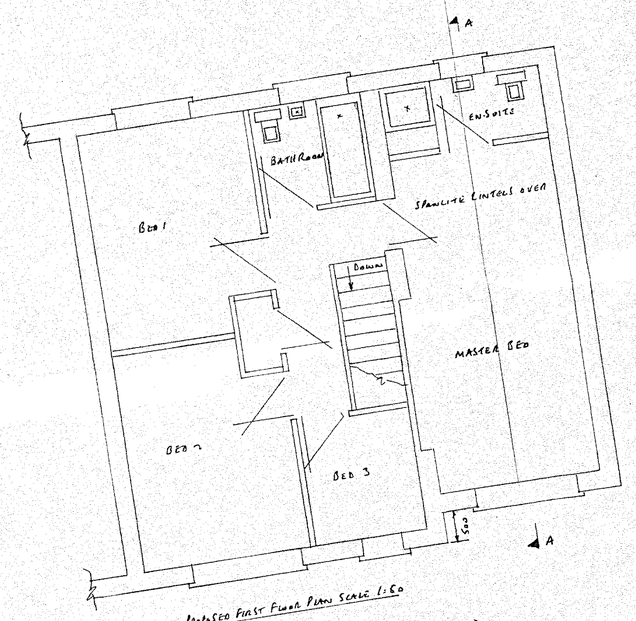
EXISTING SIDE ELEVATION



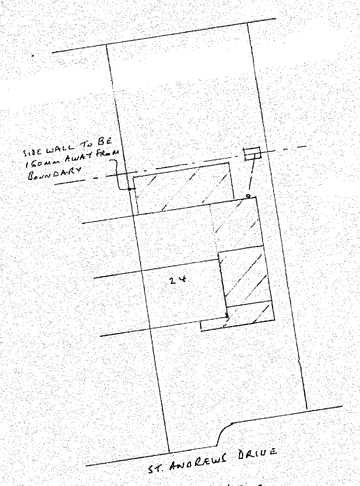
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN SCALE 1:50

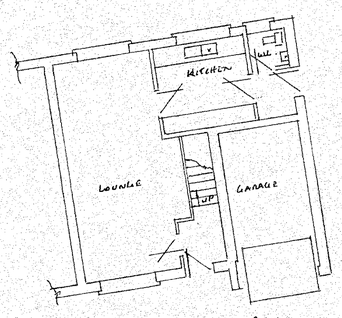


PROPOSED FIRST FLOOR PLAN SCALE 1:50

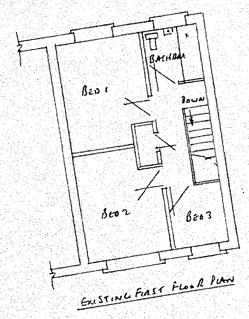


ST. ANDREWS DRIVE

SITE PLAN SCALE 1:200

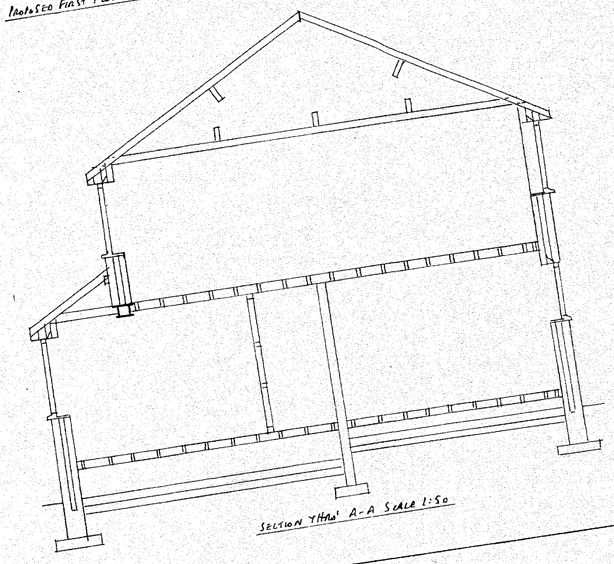


EXISTING GROUND FLOOR PLAN

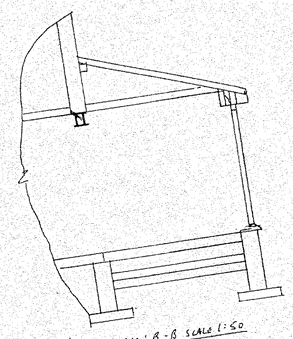


EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:50



SECTION THRU' A-A SCALE 1:50



SECTION THRU' B-B SCALE 1:50

FOUNDATIONS

- 600×150mm LONG STRIP DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH EXISTING • 100mm LWT. LONG BLOCKS • 100mm CAVITY FILLED WITH DRITHERM INSULATION
- STAINLESS STEEL TIE WIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS • REVEALS TO BE INSULATED
- CC 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • EXTERNAL REVEALS TO BE 66.5mm MIN. • NEW WALL TIED TO EXISTING WALLS WITH SCREW IN TIES OR SIMILIAR EVERY 225mm & MAINTAINING A CONTINUOUS CAVITY

GROUND FLOORS

- 100mm HARDCORE • 100mm OVERSITE CONCRETE FINISHED ABOVE G.L.
- 215×140mm AIR BRICKS & LINTELS WITH DPC APRON OVER SPACED 2m MAX
- 150×50mm JOISTS SPACED AT 400mm CENTRES • 170mm KINGSPAN KOOLTHERM INSULATION BETWEEN JOISTS ON NYLON OR SIMILIAR • 18mm T&G BOARDING

MAIN ROOF

- 100mm WALL PLATE • 100×50mm CEILING JOISTS AT 400mm CENTRES • 225×75mm BINDERS AT 1.8m MAX CENTRES • 170×25mm RIDGE BOARD • 100×50mm RAFTERS AT 400mm CENTRES • 225×75mm PURLINS MID DIVISION • 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES • 1m LATERAL RESTRAINT STRAPS EVERY 1.5m TO HORIZONTAL & CUT UPS WITH NOGGING TO SUPPORT • 200×25mm FASCIA • 6mm EXTERIOR PLY SUPPORT WITH 25mm CONTINUOUS FLYPROOF MESH • REINFORCED BITUMEN ROOFING FELT • 38×25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m
- 10mm EAVES VENTS • 150mm INSULATION BETWEEN JOISTS & 150mm LAP OVER AT 90° • LEAD & LEAD FLASHINGS

LEAN TO ROOFS

- 125×50mm CEILING JOISTS AT 400mm CENTRES • 100×75mm WALL PLATE CONNECTED TO EXISTING WALL WITH RAWLBOLTS EVERY METRE
- 125×50mm RAFTERS AT 400mm CENTRES • REST OF SPEC SAME AS MAIN ROOF

FIRST FLOOR

- 120×50mm JOISTS AT 400mm CENTRES • INSULATION 10KG m² BETWEEN JOISTS • 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGINS
- 18mm T&G BOARDING WITH WET GRADE TO WET AREAS

DRAINS

- 100mm RAINS & 65mm RUPS TO MATCH EXISTING • SW TO FRONT TO CONNECT TO EXISTING SW SEWER. SW TO REAR TO CONNECT TO EXISTING SW SEWER OR TO A SOAKAWAY 5m AWAY FROM BUILDING & 1m² BELOW INVERT LEVEL • SVP & TO BE MOVED OVER & TO CONNECT TO NEW I.C. BUILT WITH CLASS B ENGINEERINGS ON 150mm CONC BASE

GENERAL

- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW EMITING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS WINDOWS TO HAVE OPENING LIGHTS 5% OF FLOOR AREA WINDOWS TO PLAYROOM AND MASTER BED TO HAVE ESCAPE SASH 450×750mm HIGH WITH A CLEAR OPENING & CILLS TO BE 800–1100 ABOVE FLOOR LEVEL
- SOUNDPROOFING WALLS TO HAVE INSULATION 10KG m² • KITCHEN TO HAVE FAN EXTRACTING 60L/SEC UTILITY TO HAVE FAN EXTRACTING 15L/SEC & BOTH CONTROLLED BY AN INDEPENDENT SWITCH • MAINS WIRED SMOKE ALARMS TO BE PROVIDED TO CIRCULATION AREAS ON EVERY FLOOR WITH BATTERY BACK UP & INTERLINKED TO A SEPERATE CIRCUIT • 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 THE LA ON COMPLETION OF THE WORKS • HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRUE RDO FOR EXTENSION OF HEATING SYSTEM • ⟶ POSITION OF RSJ'S & CALCS RDO BEFORE APPROVAL OF DRAWING

PROPOSED DOUBLE STOREY SIDE & SINGLE STOREY REAR EXTENSIONS AT:-

2 & 4 ST. ANDREWS DRIVE, DARTON

BARNSLEY S75 5LX