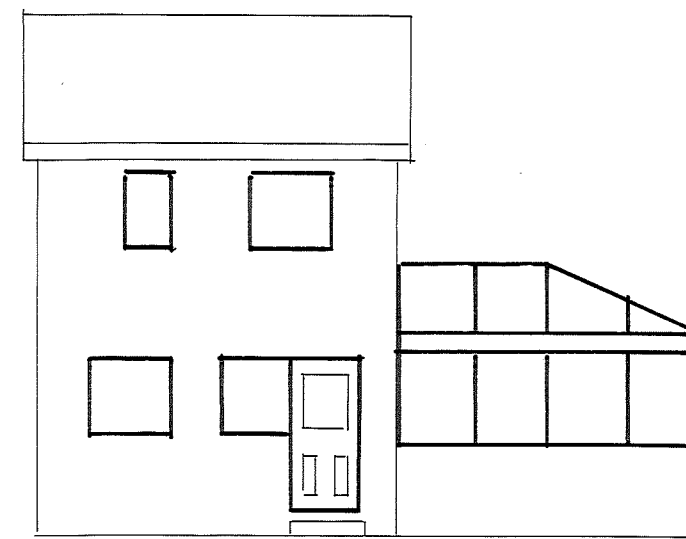




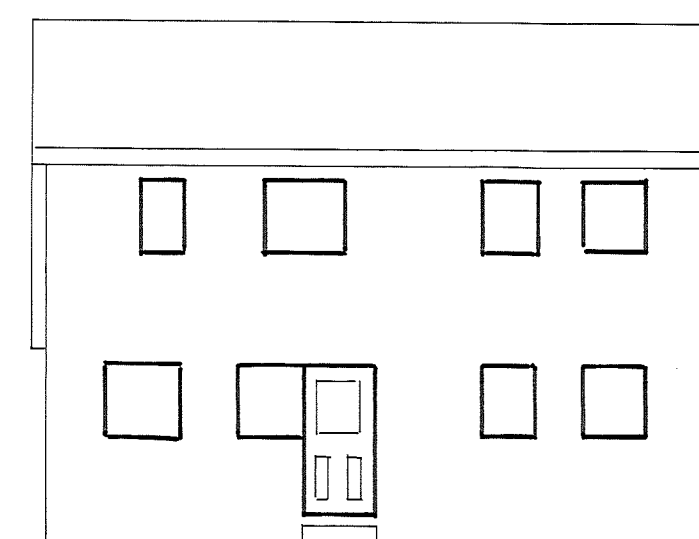
EXISTING FRONT ELEVATION



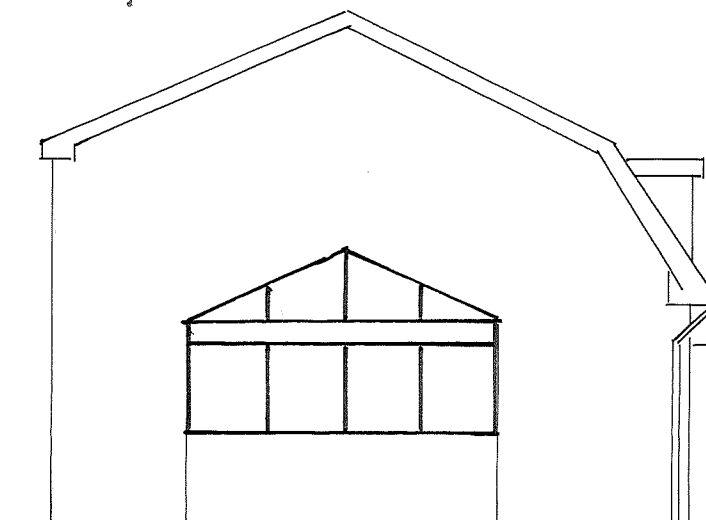
PROPOSED FRONT ELEVATION



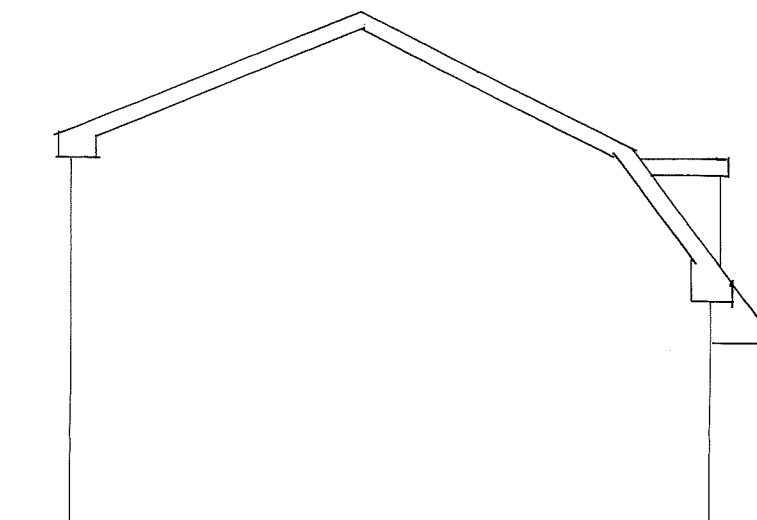
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

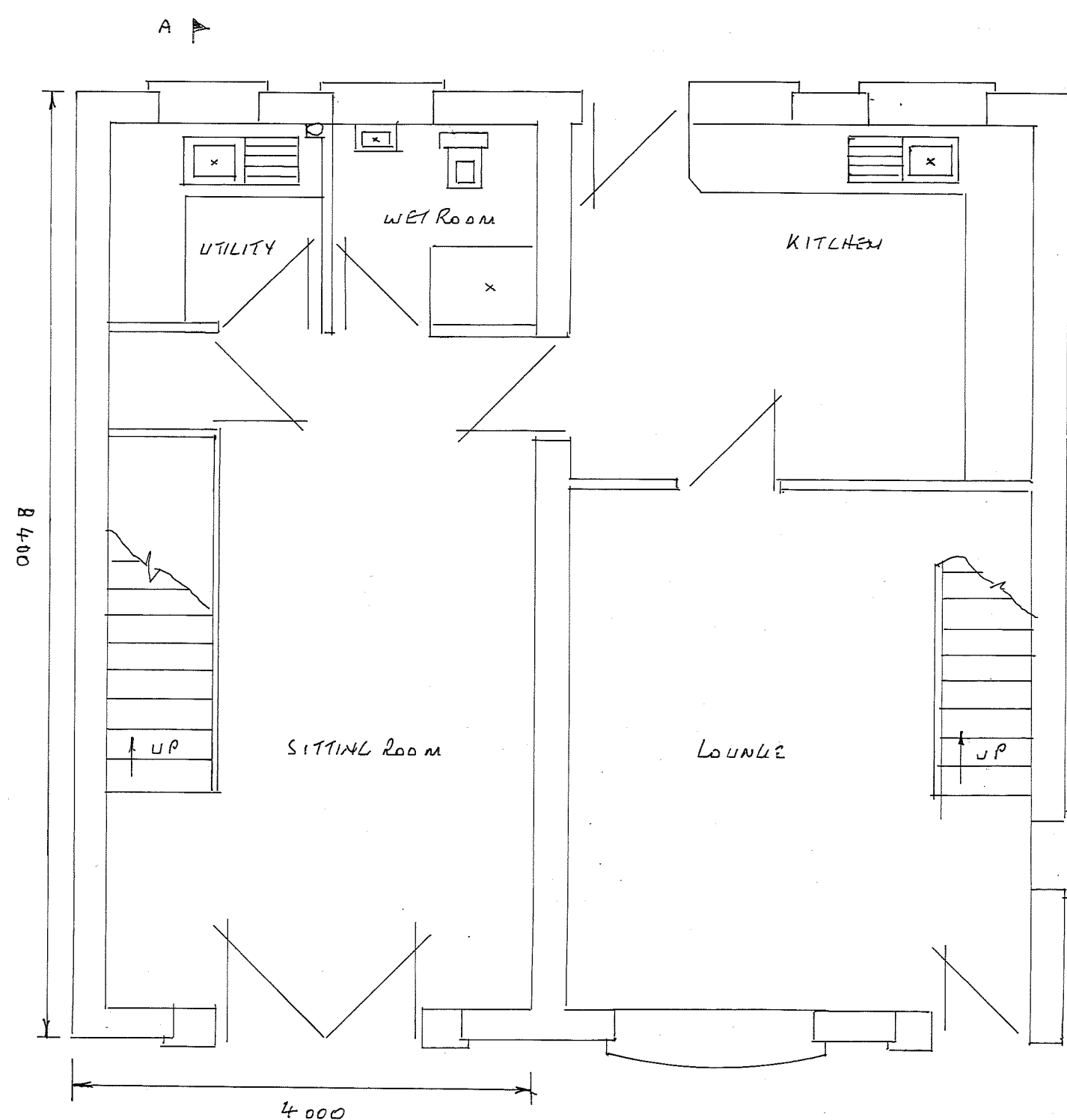


EXISTING SIDE ELEVATION

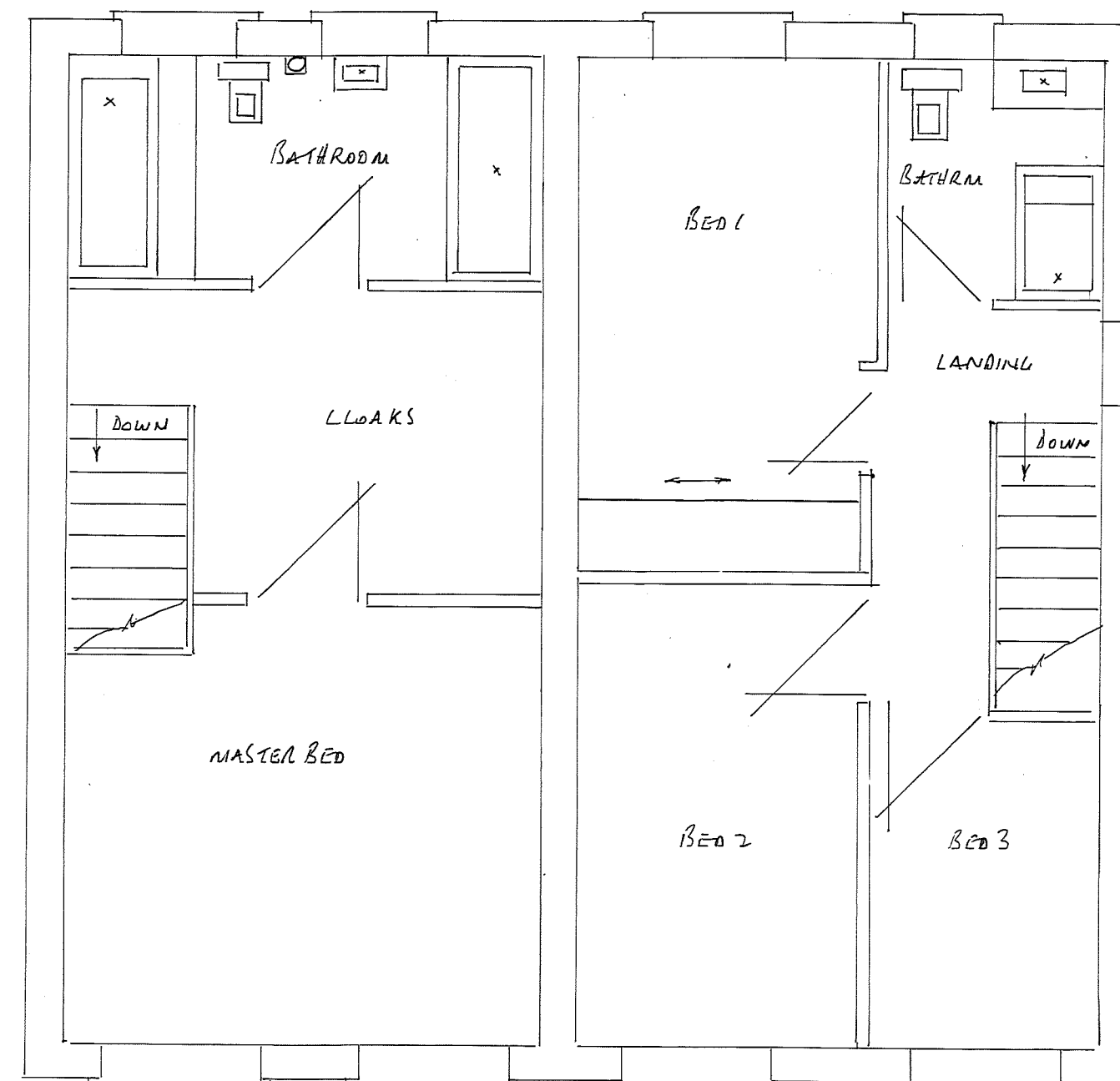


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100

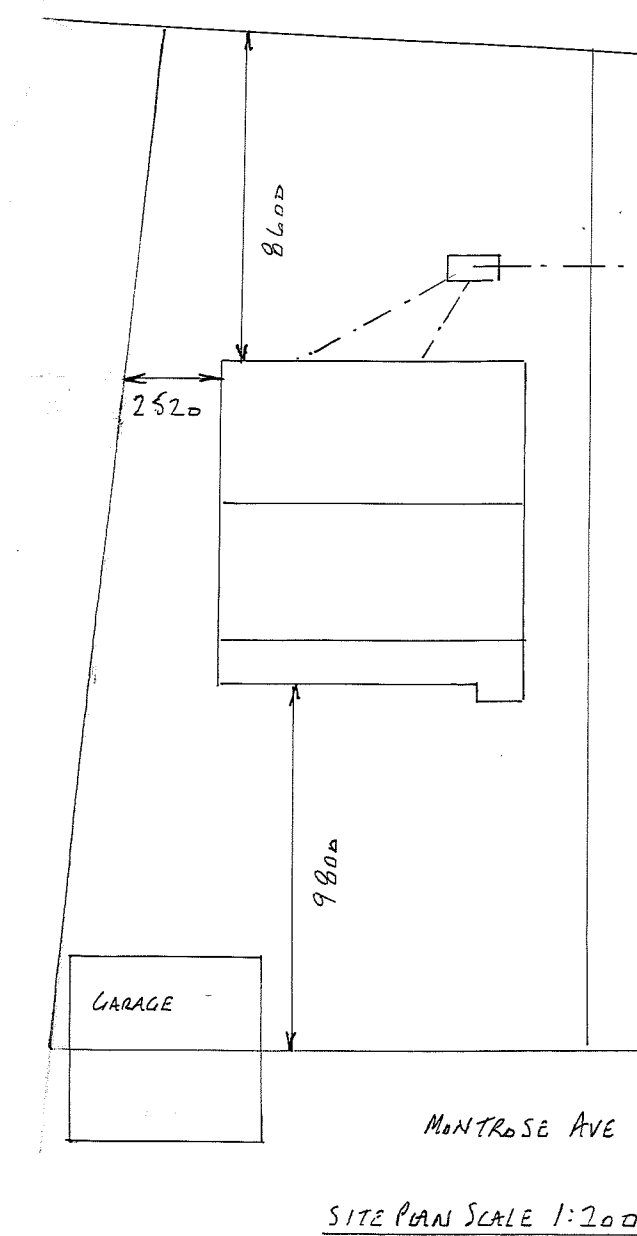


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PROPOSED PLANS SCALE 1:50



SITE PLAN SCALE 1:200

FOUNDATIONS

- 600 x 150 mm CONC. STRIP DEPTH 750mm SUBJECT TO LA APPROVAL
- WALLS**
- TRENCH ROCKS BELOW G.L.
- 100 mm LW. CONC BLOCKS
- BRICKWORK TO MATCH EXISTING WITH 100mm CAVITY FILLED WITH DETHERM Batts
- HORIZONTAL DPC 150mm MIN ABOVE G.L. 150mm DPC TO REVEALS
- STAINLESS STEEL TIEWIRES PLACED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- G.C. 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEAPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN
- EXTERNAL REVEALS TO BE 665mm MIN
- NEW WALLS TIED TO EXISTING WALLS WITH TOOTHINGS & "SCREW IN" TIE OR SIMILAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

GROUND FLOOR

- 100mm HARDWARE & 100mm OVERSITE CONCRETE FINISHES ABOVE GROUND LEVEL
- 215 x 140 mm AIR GRATES & LINERS AT 2m CENTRES WITH DPC APRON OVER
- 150 x 50 mm JOISTS AT 400mm CENTRES
- HONEYCOMB SLEEPER WALL MID DIVISION TO SUPPORT JOISTS
- 120mm KINGSPAN FLOORING GRADE INSULATION BETWEEN JOISTS ON RETURN FIRST FLOOR

FIRST FLOOR

- 170 x 50 mm FLOOR JOISTS AT 400mm CENTRES WITH INSULATION (OKLA?) BETWEEN
- 1m LATERAL RESTRAINT STRAPS AT 1.5m CENTRES WITH NOGGINS TO SECURE
- 18mm T & G BOARDING (WET GRADE TO WET AREAS)

ROOF

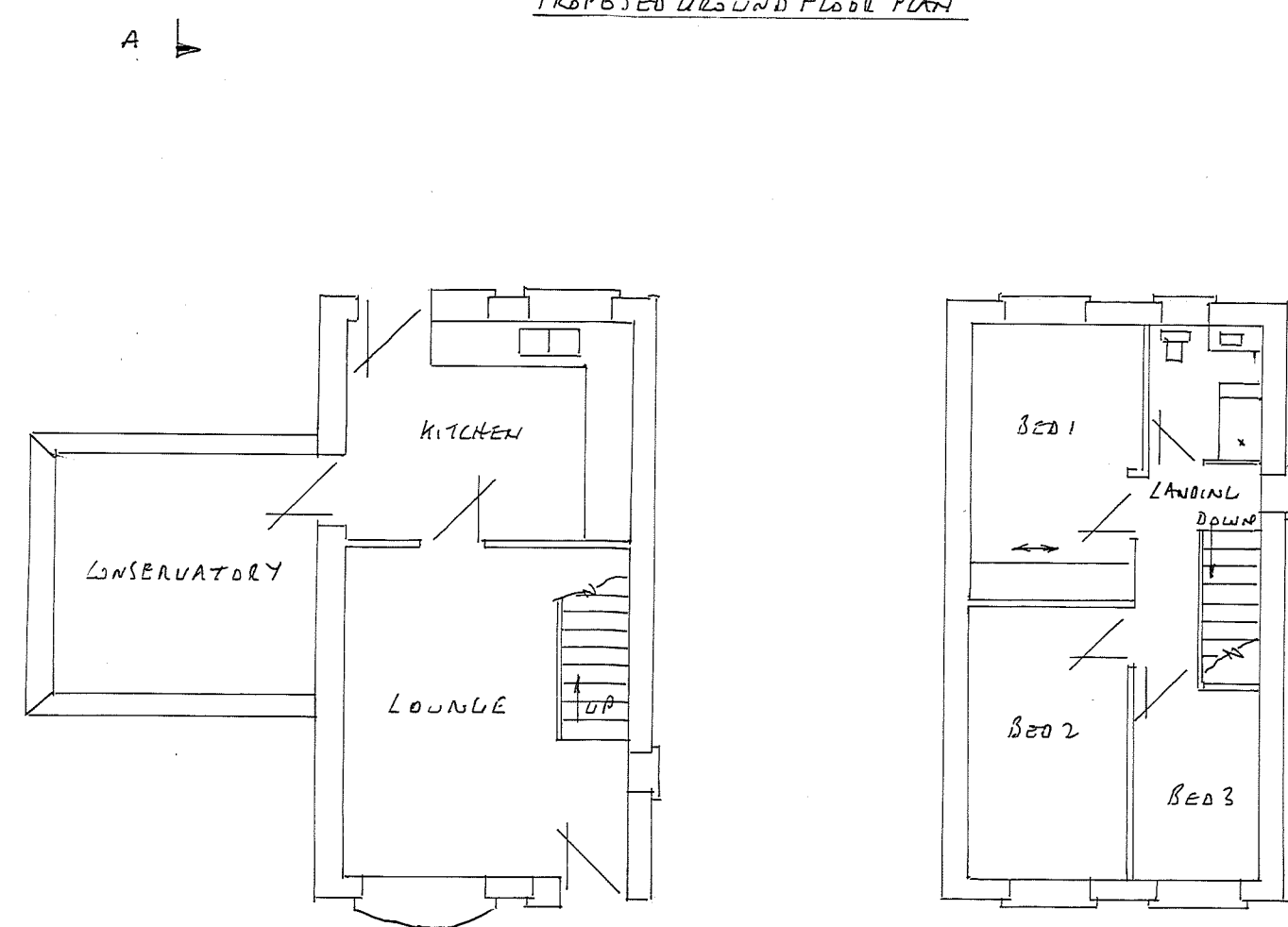
- 100 x 50 mm WALL PLATES
- 100 x 50 mm JOISTS SUPPORTED BY 200 x 75 mm BINDERS AT 1.8m CENTRES
- 100 x 50 mm RAFTERS AT 400mm CENTRES
- 225 x 75 mm PURLINS MID DIVISION
- RAFTERS TO EXTENDED SLOPE TO BE SECURED TO RAFTER ENDS WITH 6mm BOLTS & LOWER END BRID MOUTHED TO WALL PLATE & SECURED WITH SLIDING TRUSS CLIPS
- 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS
- 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL & 2 TORSION EVERY 1.5m WITH NOGGINS
- 200 x 25 mm FASCIA & 6mm EXTERIOR PLY SOFFIT WITH 25mm G.M.T. FLYPROOF MESH
- REINFORCED BITUMEN FELT UNDER 38 x 25 mm TILE BATTENS
- ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m & 100mm EAVES VENTS
- 150mm INSULATION BETWEEN JOISTS & 150mm Laid OVER AT 90°

GENERAL

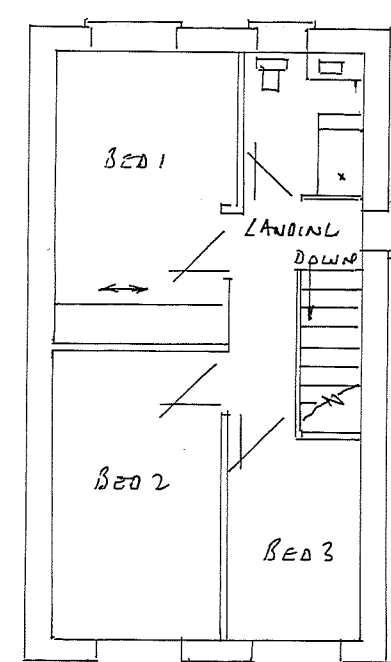
- NEW WINDOWS & DOORS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 800mm² TO BE Pilkington K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.0 WINDOWS TO HAVE OPENING LIGHTS 5% FLOOR AREA DOORS TO HAVE TIGHTENED GLASS BEDROOM WINDOW TO HAVE CLEAR OPENING 450 x 750mm HIGH & CILL LEVEL TO BE 800-100 ABOVE FLOOR
- BATHROOM & WET ROOM TO HAVE FANS EXTRACTING 15L/SEC UTILITY FAN EXTRACTING 30L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP TO CIRCULATION AREAS ON EVERY FLOOR
- 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 REGULATIONS CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORK
- HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRUS BOD FOR EXTENSION OF HEATING SYSTEM
- SMOOTH WALLS TO HAVE INSULATION 100mm²
- STAIRS TO BE MAID BY SPECIALIST CONTRACTOR SIZES QUOTED ON SITE MAY DIFFER CONTRACTOR TO TAKE OWN MEASUREMENTS & DESIGN IN ACCORDANCE WITH A 2m MIN HEADROOM WITH 45° PITCH RISE 200mm GOING 230mm HANDRAIL & GUARDING TO BE 900mm ABOVE PITCH LINE

DRAINS

- 100mm R/W & 65mm R/W TO MATCH EXISTING NEW R/W'S TO CONNECT TO EXISTING R/W'S & DISCHARGE DOWN EXISTING R/W'S
- Foul FROM BATHROOM WET ROOM & UTILITY TO CONNECT TO NEW INTERNAL STUB STACK & CONNECT TO EXISTING IL
- ALL PIPES & FITTINGS TO BE SUPERS LEVE

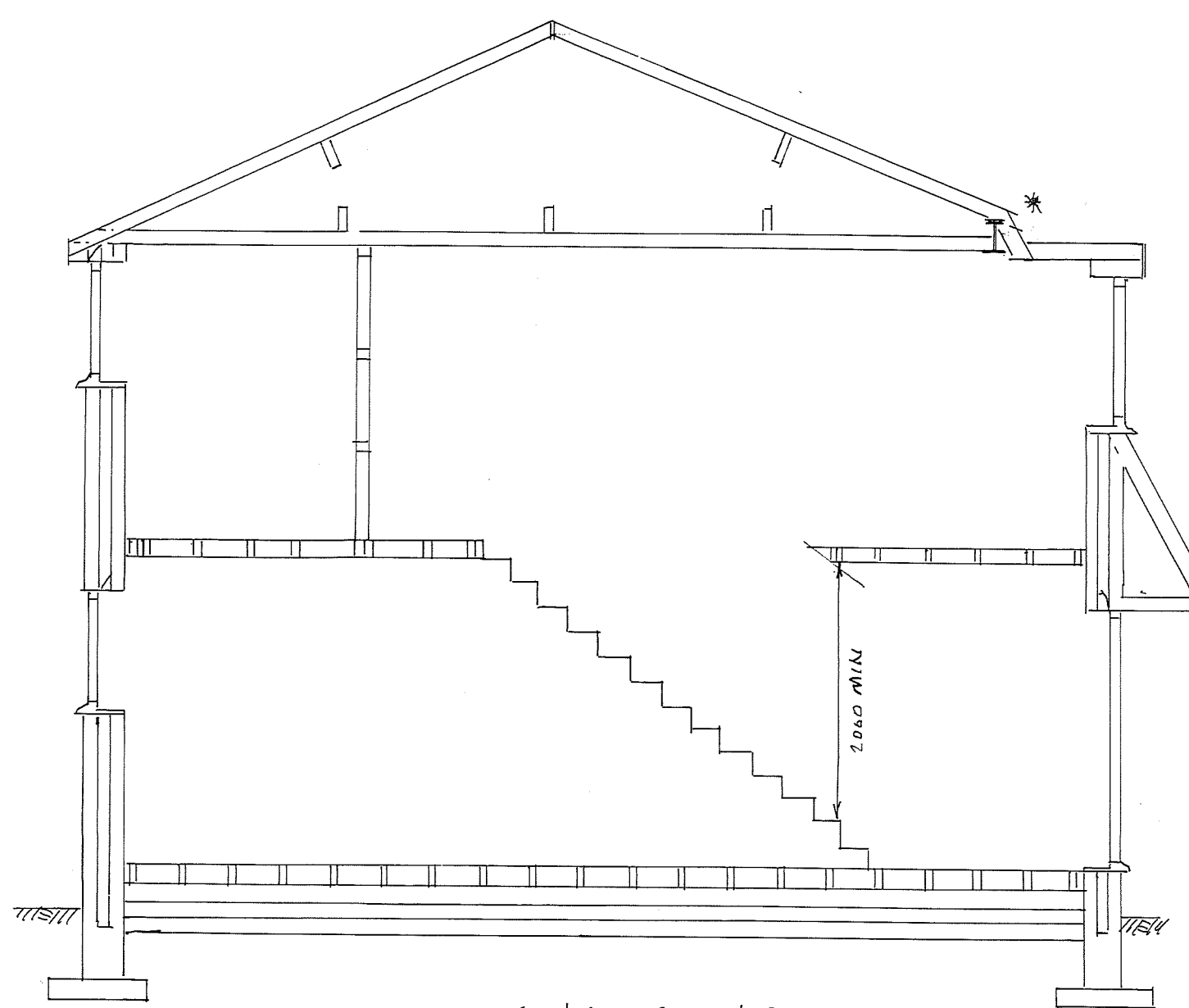


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



SECTION THRU A-A SCALE 1:50

PROPOSED DOUBLE STOREY SIDE EXTENSION AT :-

18 MONTROSE AVENUE

DARTON

BARNDSLEY