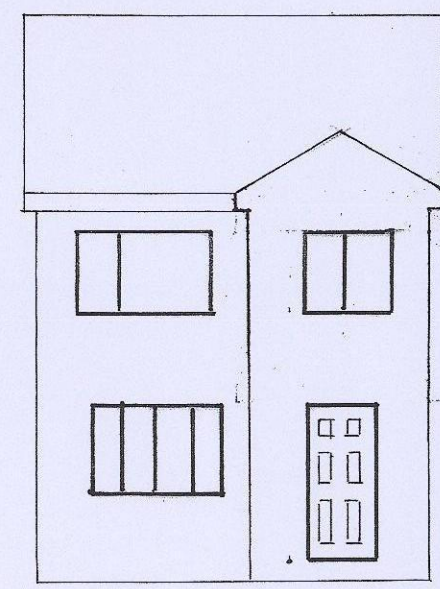
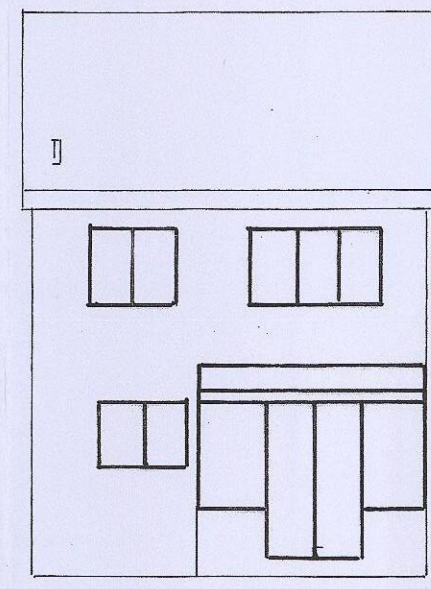




EXISTING FRONT ELEVATION



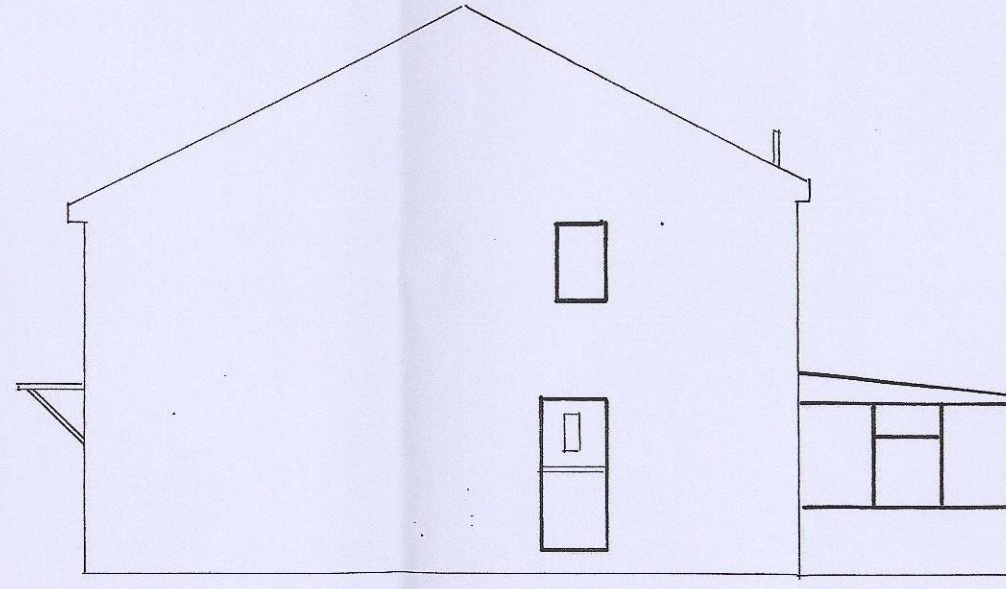
PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

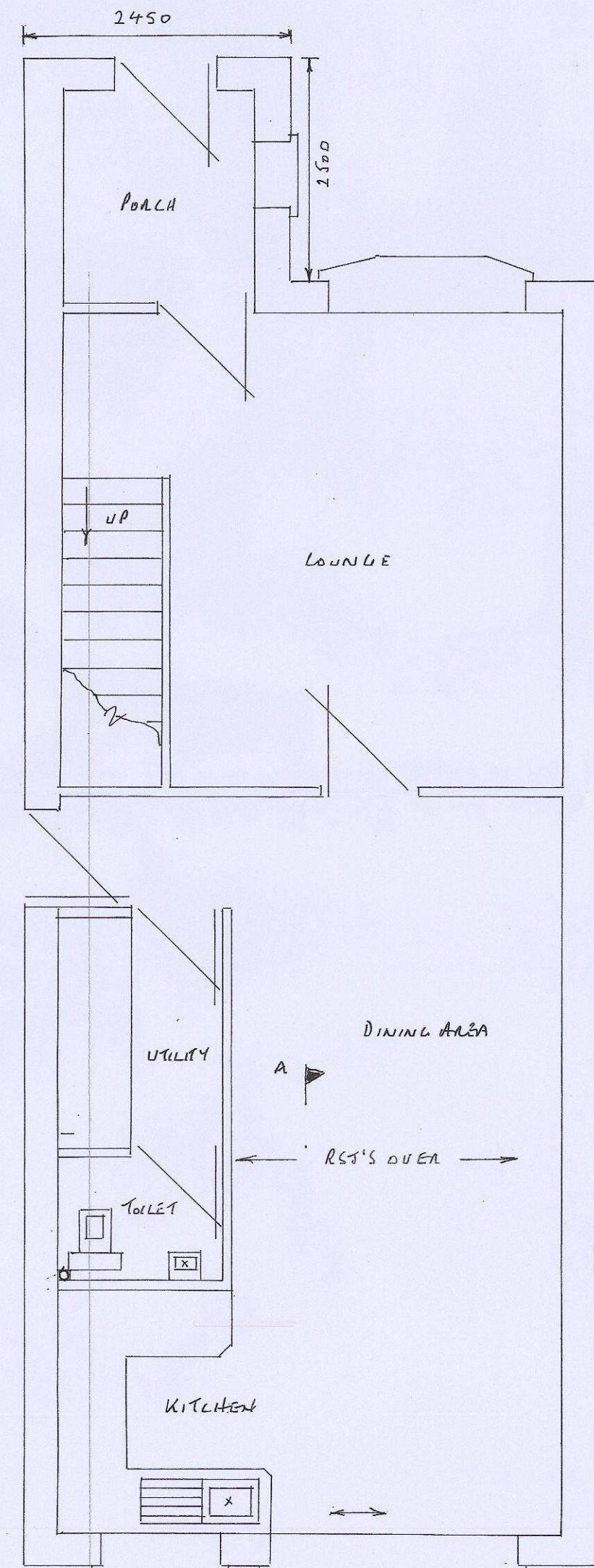


EXISTING SIDE ELEVATION



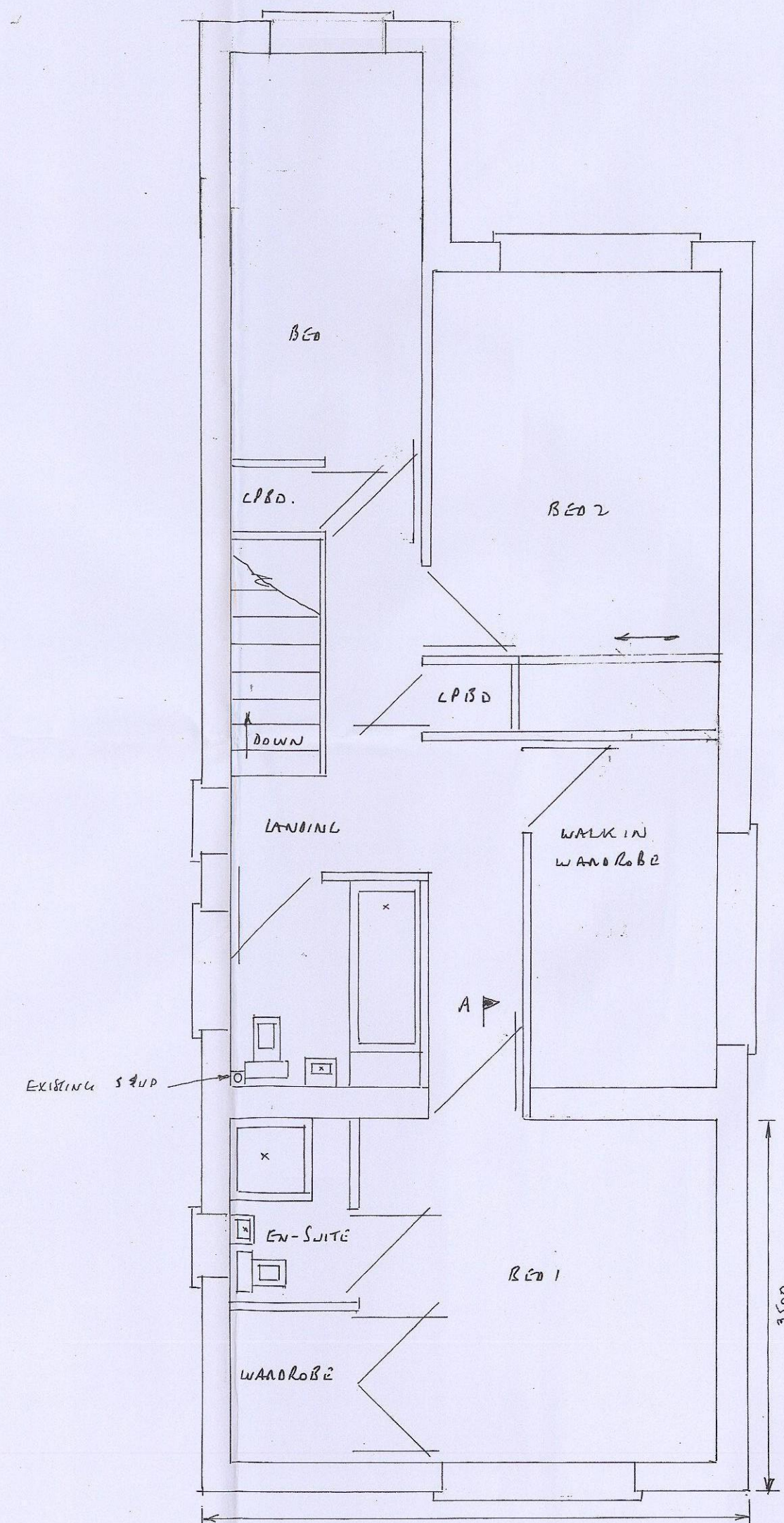
PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100



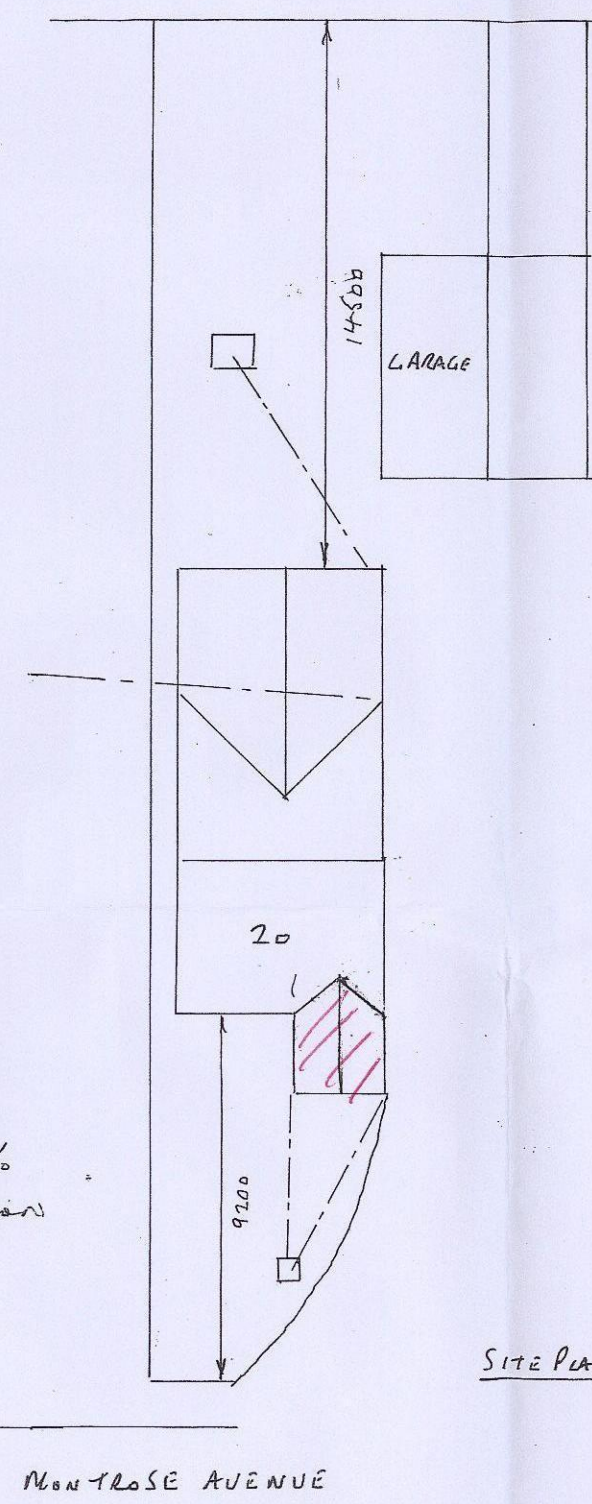
PROPOSED GROUND FLOOR PLAN

PROPOSED PLANS SCALE 1:50

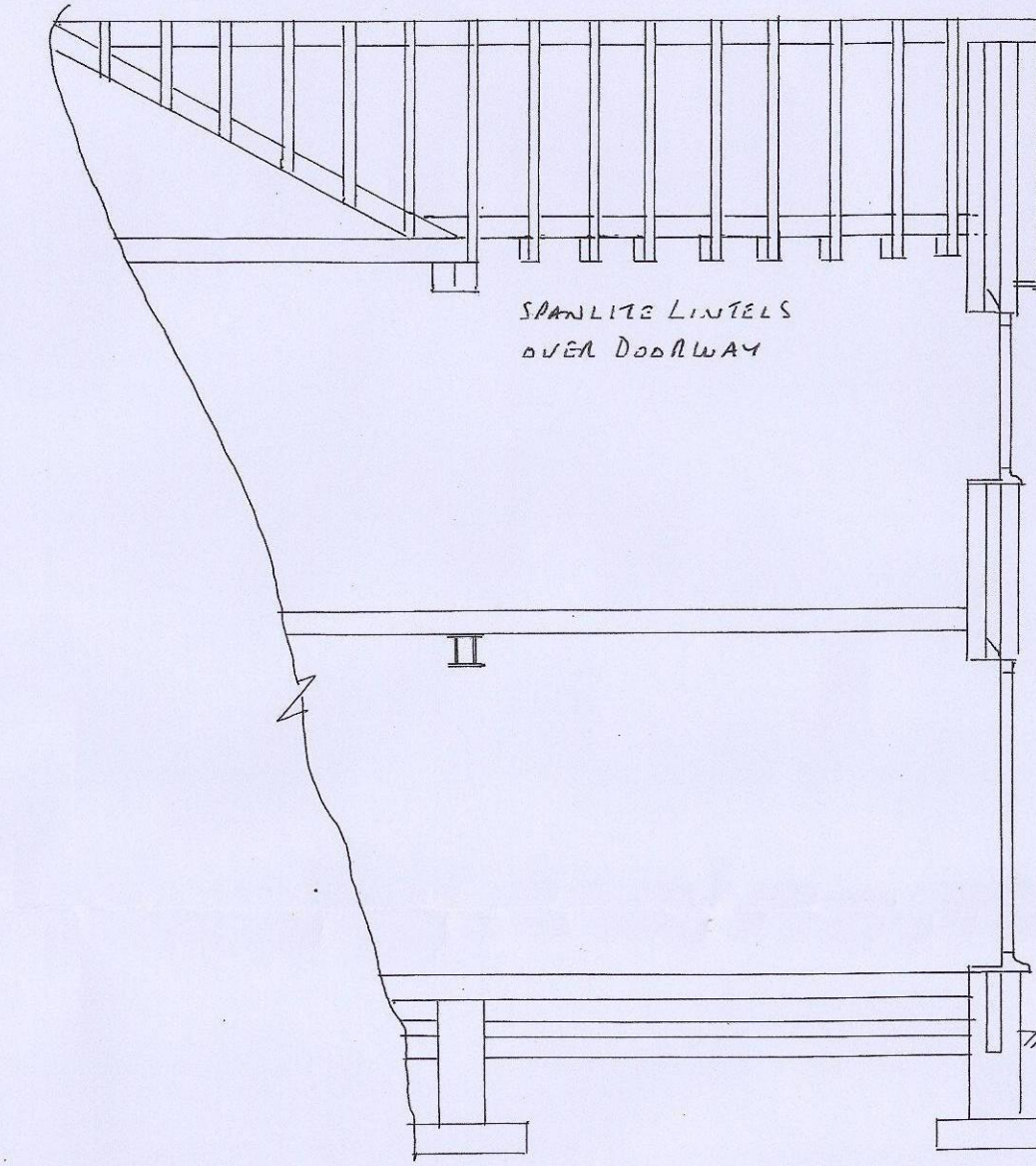


PROPOSED FIRST FLOOR PLAN

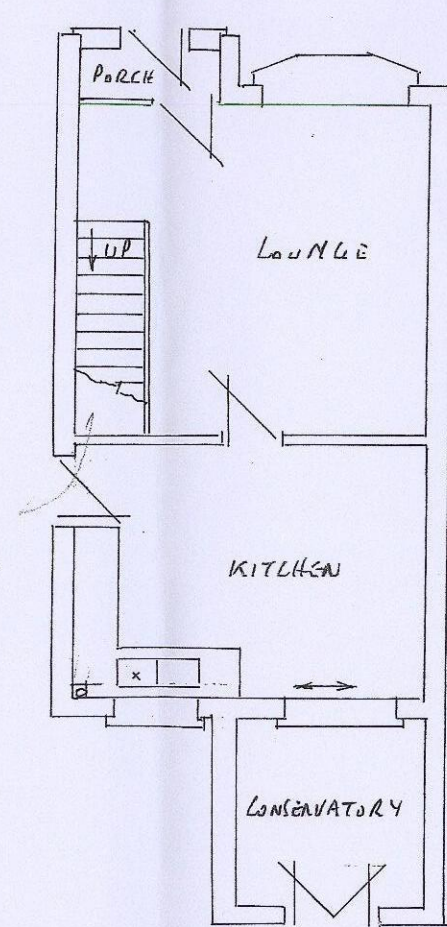
WINDOW TO GIVE 5% NATURAL VENTILATION (FLOOR AREA)



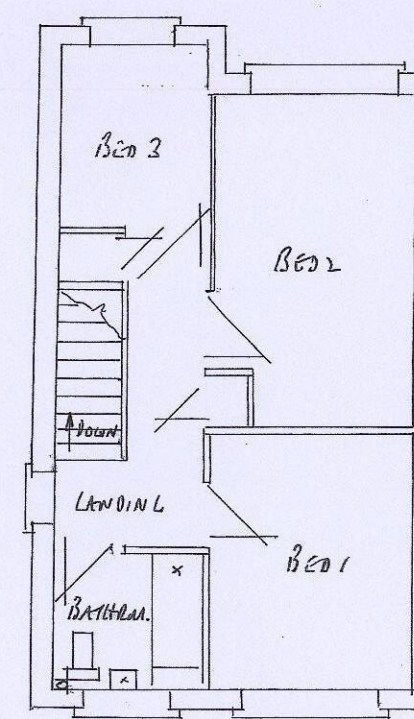
SITE PLAN SCALE 1:200



SECTION THRU 'A-A' SCALE 1:50

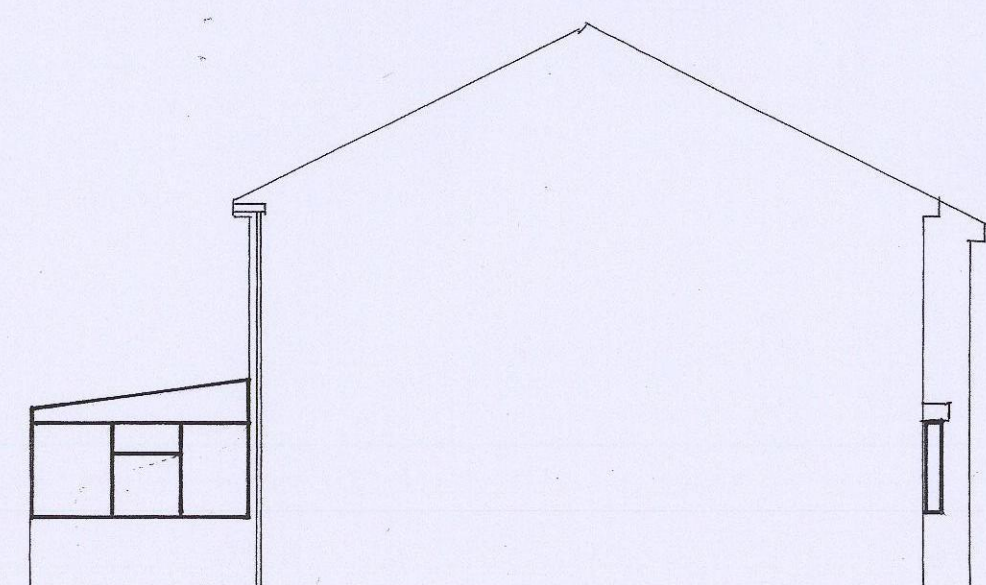


EXISTING GROUND FLOOR PLAN

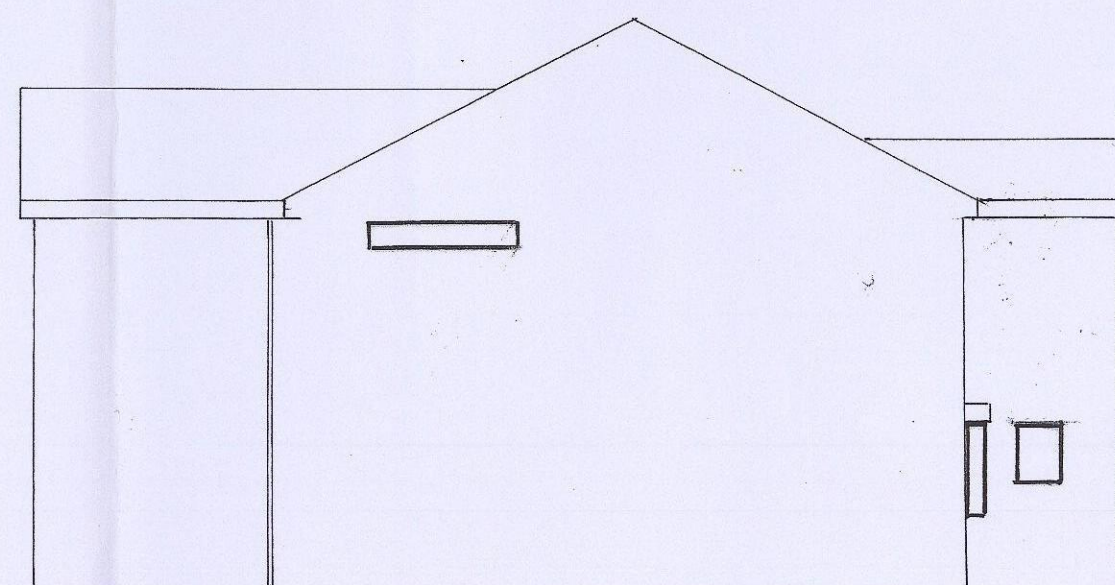


EXISTING FIRST FLOOR PLAN

EXISTING PLANS SCALE 1:100



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

FOUNDATIONS

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

WALL

- TRENCH BLOCKS BELOW G.L. • BULK TO MATCH EXISTING • 100mm LWL CONL BLOCKS • 100mm CAVITY FILLED WITH DRIFTHORN INSULATION BATTS
- HORIZONTAL DPL 150mm ABOVE G.L. 150mm DPL TO REVEALS • REVEALS TO BE INSULATED • EXTERNAL REVEALS TO BE 665mm MIN • STAINLESS STEEL TRIMMERS PLACED 750mm HORIZONTALLY 400mm VERTICALLY • 225mm TO REVEALS
- CL 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPL APRON OVER • WEAPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN • NEW WALLS TIED TO EXISTING WALLS WITH TIGHTENING & SCREW TIES OR SIMILAR EVERY 225mm & ENSURING A CONTINUOUS CAVITY

GROUND FLOOR

- 100mm HARDWARE • 100mm OVERSITE CONCRETE FINISHED ABOVE G.L.
- 215 x 140mm AIR BRATES & LINERS WITH DPL APRON OVER SPACED AT 2m MAX CENTRES • 150 x 50mm JOISTS SPACED AT 400mm CENTRES WITH 120mm WOOLTHORN INSULATION BETWEEN ON NETCON OR SIMILAR • 18mm T&G BOARDING (WETGRADE TO WET AREAS)

FIRST FLOOR

- 150 x 50mm JOISTS AT 600mm CENTRES WITH INSULATION 100mm<sup>2</sup> BETWEEN
- 1m LATERAL RESTRAINT STRAPS AT 1.5m CENTRES WITH NOGOLINS TO SECURE
- 18mm T&G BOARDING (WET GRADE TO WET AREAS)

MAIN ROOF

- 100 x 50mm WALL PLATES • 100 x 50mm JOISTS AT 400mm CENTRES SUPPORTED BY 200 x 63mm BINDERS AT 1.5m MAX CENTRES • 170 x 25mm RIDGE BOARD
- 150 x 47mm RAFTERS AT 400mm CENTRES • 1m HOLDING DOWN STRAPS EVERY 3 RAFTERS • 1m LATERAL RESTRAINT STRAPS TO HORIZONTAL & LOTUS EVERY 1.5m WITH NOGOLINS TO SUPPORT • 200 x 25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm LWL PLY ROOF MESH • CODE 5 LEAD TO VALLEY GUTTERASON 15mm EXTERIOR PLY TAKEN 200mm UNDER TILES • REINFORCED BETWEEN ROOFING FELT • 38 x 25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 10mm EAVES VENTS • 150mm INSULATION BETWEEN JOISTS & 150mm Laid OVER AT 90°

FRONT ROOF

- 100 x 50mm LEVELING JOISTS • 150 x 25mm RIDGE BOARD • 100 x 50mm RAFTERS AT 400mm CENTRES • CODE 5 LEAD FLASHINGS • REST OF SPEC SAME AS MAIN ROOF

DRAINS

- 100mm RIG & 65mm RWP'S TO MATCH EXISTING • SW TO GANNET TO SW. SEWER OR TO SOAKAWAYS 5m AWAY FROM BUILDING & 1m<sup>2</sup> BELOW INVERT LEVEL • FOUL FROM UTILITY TOILET KITCHEN & ENSUITE TO LANNET TO INTERNAL STUP

GENERAL

- ALL DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TIGHTER VENTS 600mm<sup>2</sup> TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E LANTING U VALUE TO BE 1.6 DOORS TO HAVE TIGHTENED GLASS Bed 1 WINDOW TO HAVE A CLEAR OPENING 450mm WIDE x 750mm HIGH & OPEN 90° LILL LEVEL TO BE 800-1100 ABOVE FLOOR LEVEL • KITCHEN TO HAVE FAN EXTRACTING 100L/SEC UTILITY TO HAVE FAN EXTRACTING 30L/SEC TOILET & ENSUITE TO HAVE FAN EXTRACTING 15L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCHER • SMOOTHWALL WALLS TO HAVE INSULATION 100mm<sup>2</sup> • PROVIDE SMOKE ALARMS TO CIRCULATION AREAS ON EVERY FLOOR WITH BATTERY BACKUP & INTERLINKED TO A SEPARATE CIRCUIT
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & SHOULD 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
- ALL HEATING ALTERATIONS TO BE DONE BY A GAS SAFE ENGINEER & TRUS RQB FOR EXTENSION OF THE HEATING SYSTEM • CALLS FOR RST'S RQB BEFORE BUILDING REGS ARE APPROVED

PROPOSED FRONT PORCH AND DOUBLE STOREY REAR EXTENSIONS AT:-  
 20 MONTROSE AVENUE DARTON  
 BARNESLEY S75 5LS