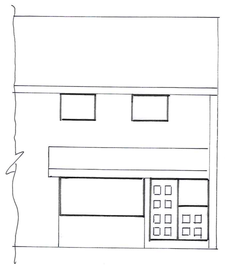
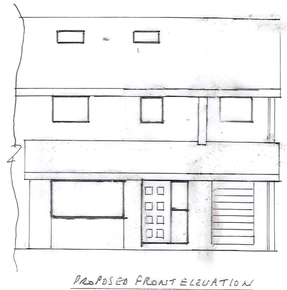
GENERAL

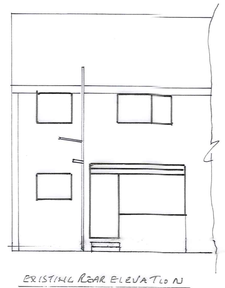
- NEW DOORS & WINDOWS TO MATCH EXISTING & TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K CLASS WITH A 16mm AIR GAP & SOFT LOW E COATING. U VALUE TO BE 1.6. DOORS TO HAVE TOUGHENED GLASS. BEDROOM WINDOW & LOUNGE WINDOW TO HAVE CLEAR OPENING 750 × 450mm & CILL LEVELS TO BE 800–1100 ABOVE FLOOR
- KITCHEN TO HAVE FAN EXTRACTING 60L/SEC BATHROOM EN SUITES & TOILET 15L/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 R&D FOR EXTENSION OF SYSTEN
- 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 RSJ'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



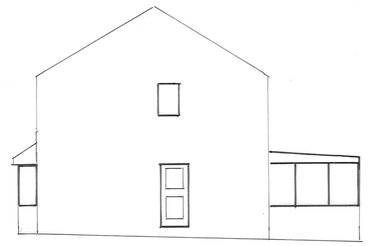
PROPOSED FRONT ELEVATION



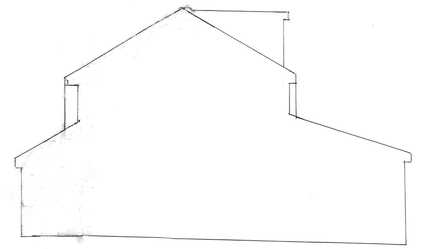
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

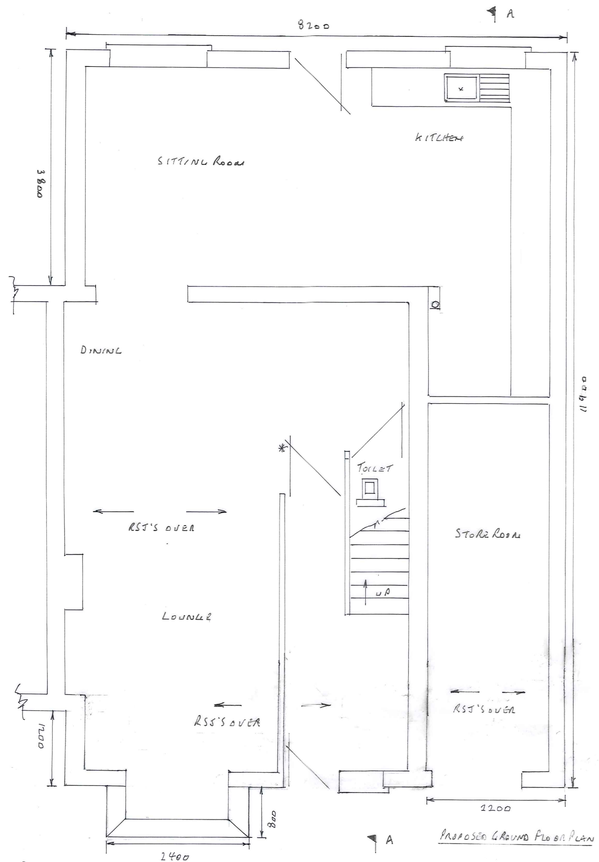


EXISTING SIDE ELEVATION

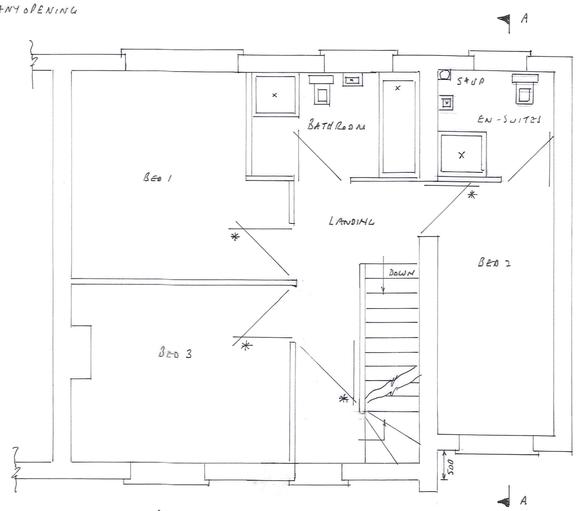


PROPOSED SIDE ELEVATION

ELEVATIONS SCALE 1:100



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

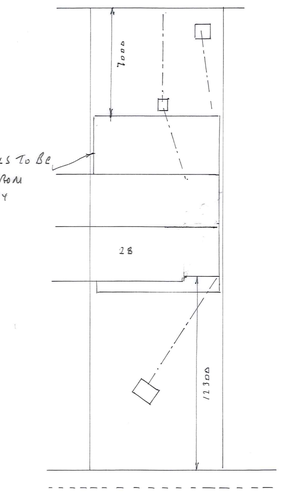
PROPOSED PLANS SCALE 1:50

DORMER

- 100 × 75mm VERTICAL UP RIGHTS • 2No 150 × 50mm TIMBER HEADS BOLTED TOGETHER OVER WINDOWS • 150 × 50mm JOISTS TO ROOF AT 400mm CENTRES WITH FIRRINGS GIVING A MIN FALL 1 IN 80 • 18mm T&G ROOF BOARDING • RUBBEROID FINISH • 200 × 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

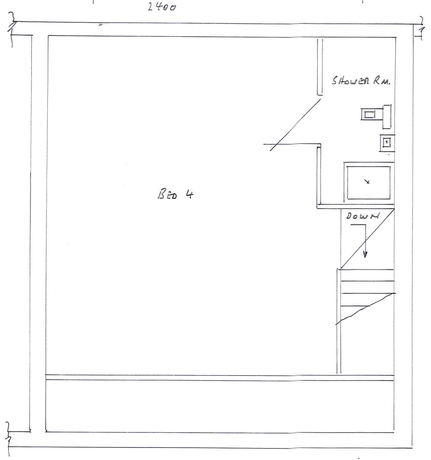
- 100mm RWL & 65mm RWP TO MATCH EXISTING • SW TO CONNECT TO SW SEWER OR TO SOAKAWAYS 5m AWAY & 1m³ BELOW INVERT LEVEL • SVP TO BE RE LOCATED & FOUL FROM KITCHEN BATHROOM EN-SUITES & TOILET TO CONNECT TO IT & DISCHARGE TO EXISTING I.C. • PIPES GOING THROUGH EXTENSION TO BE BRIDGE OVER WITH SPANLITE LINTELS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



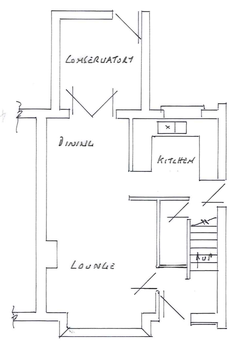
SITE PLAN SCALE 1:200

ROOF TO FRONT EXTENSION

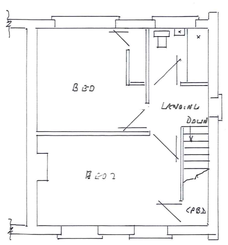
- 125 × 47mm RAFTERS AT 400mm CENTRES • 100 × 50mm CEILING JOISTS AT 600mm CENTRES. REST OF SPEC SIMILE AS MAIN ROOF



PROPOSED SECOND FLOOR PLAN

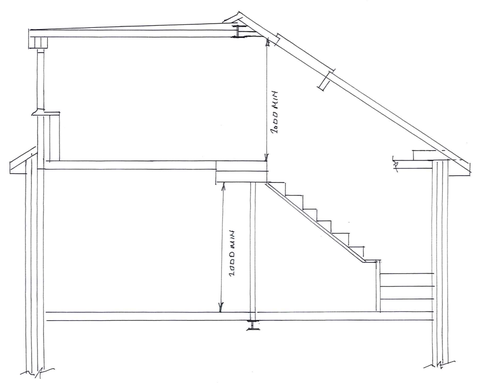


EXISTING GROUND FLOOR PLAN

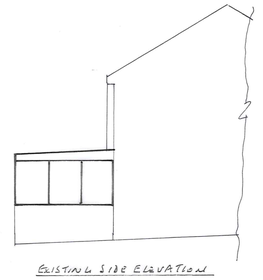


EXISTING FIRST FLOOR PLAN

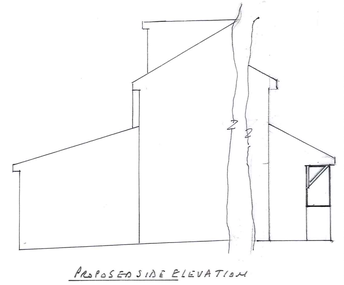
EXISTING PLANS SCALE 1:100



SECTION THRO' LOFT SCALE 1:50



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

FOUNDATIONS

- 600 × 150mm LONG. 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 665mm MIN
- STAINLESS STEEL TIEWIRES PLACED 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 OVERSITE CONCRETE FINISHED ABOVE G.L. • 170 × 50mm JOISTS AT 400mm CENTRES • 120mm KINGSPAN FLOORING GRADE INSULATION BETWEEN JOISTS ON NETLON OR SIMILIAR • 215 × 140mm AIR GRATES & LINERS AT 2m CENTRES WITH DPC APRON OVER • 18mm T&G BOARDING (WET GRADE TO WET AREAS)

FIRST FLOOR

- 100 × 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 × 50mm WALL PLATES • 100 × 50mm JOISTS AT 400mm CENTRES • 170 × 25mm RIDGE BOARD • 100 × 50mm RAFTERS • 150 × 75mm PURLINS MID DIVISION • 150 × 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 & "UTUPS" WITH NOGGINS
- 200 × 25mm FASCIA • 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT. FLY PROOF MESH •
- REINFORCED ROOFING FELT • 38 × 25mm TILE BATTENS • ROOF TILES TO MATCH EXISTING WITH TILE VENTS EVERY 2m • 10mm EAVES VENTS • CODE 5 LEAD FLASHINGS • 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

LEAN TO ROOF

- 100 × 75mm WALL PLATE SECURED TO EXISTING WITH RAWL BOLTS EVERY METRE
- 200 × 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 × 75mm FLOOR JOISTS AT 450mm CENTRES SUPPORTED ON JOIST HANGERS SECURED TO 150 × 75mm WALL PLATES SECURED TO EXTERNAL WALLS WITH RAWL BOLTS EVERY 800mm • INSULATION GIVING 10KG/m² BETWEEN JOISTS • 18mm T&G BOARDING WET GRADE 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

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 BRITTON, BARNSLEY