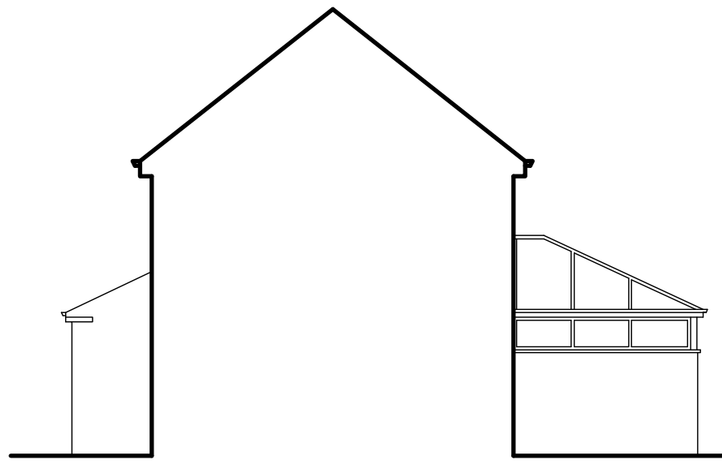
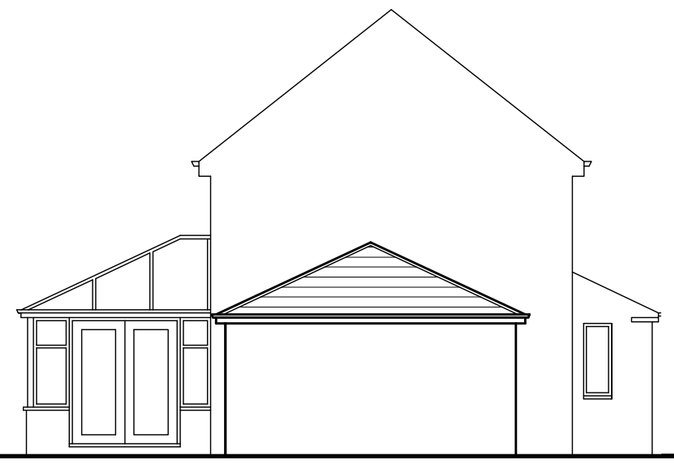


PROPOSED SIDE ELEVATION
SCALE 1:100

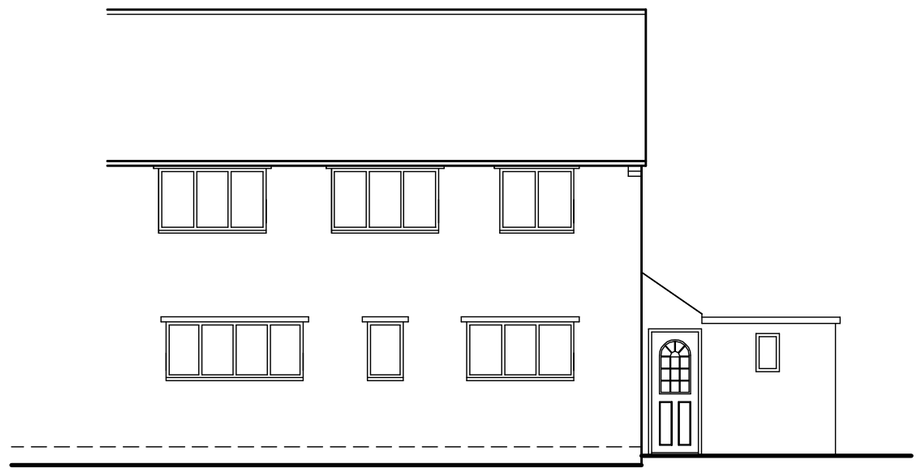


PROPOSED SIDE ELEVATION
SCALE 1:100

PROPOSED FRONT ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100

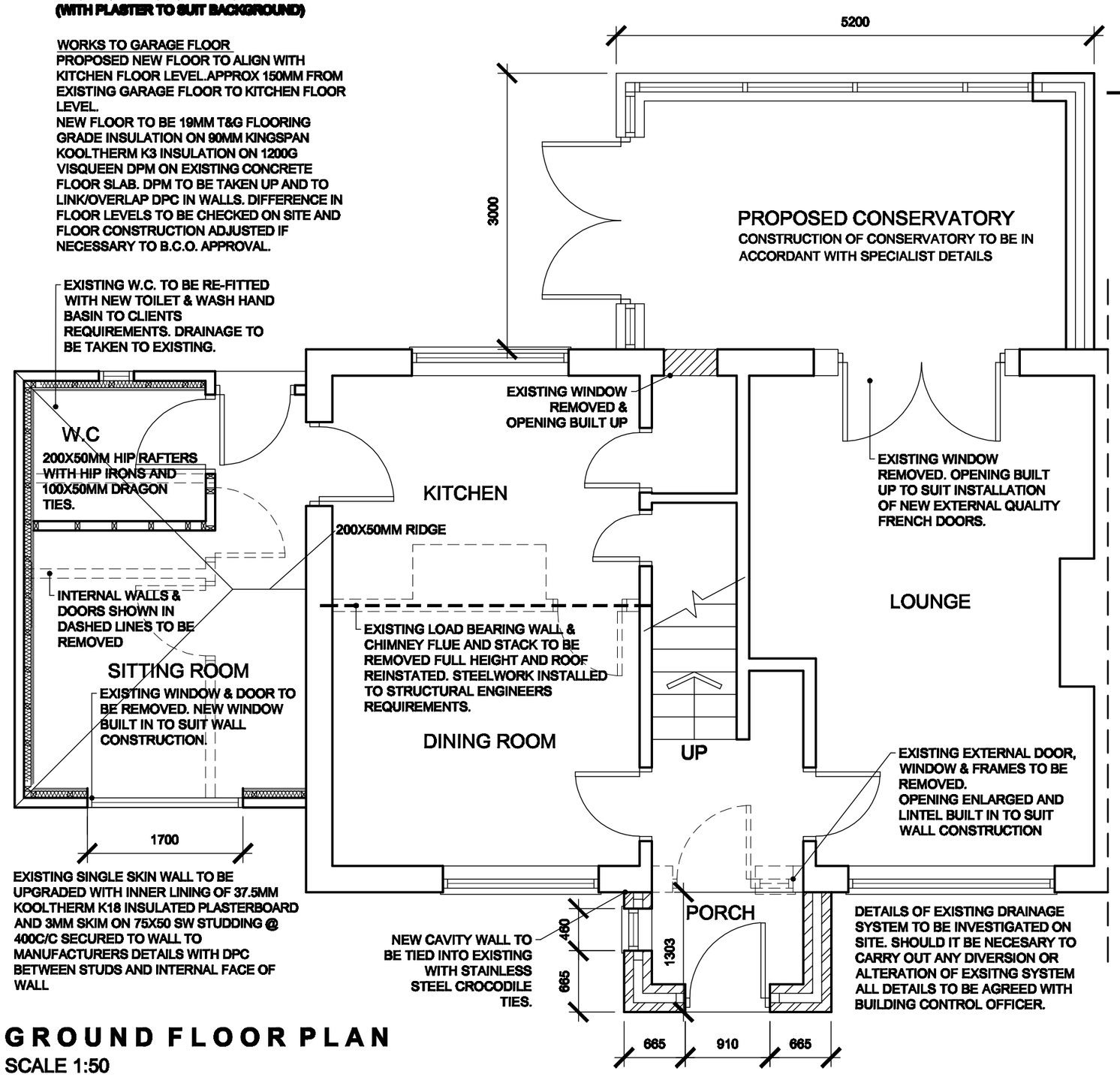
EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

EXISTING WALLS TO BE PLASTERED (WITH PLASTER TO SUIT BACKGROUND)

WORKS TO GARAGE FLOOR
PROPOSED NEW FLOOR TO ALIGN WITH KITCHEN FLOOR LEVEL.APPROX 150MM FROM EXISTING GARAGE FLOOR TO KITCHEN FLOOR LEVEL.
NEW FLOOR TO BE 19MM T&G FLOORING GRADE INSULATION ON 90MM KINGSPAN KOOLTHERM K3 INSULATION ON 1200G VISQUEEN DPM ON EXISTING CONCRETE FLOOR SLAB. DPM TO BE TAKEN UP AND TO LINK/OVERLAP DPC IN WALLS. DIFFERENCE IN FLOOR LEVELS TO BE CHECKED ON SITE AND FLOOR CONSTRUCTION ADJUSTED IF NECESSARY TO B.C.O. APPROVAL.



GROUND FLOOR PLAN
SCALE 1:50

- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL AND LINKED WITH NEW D.P.M.

- INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS AND MASONRY TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING JUNCTIONS.

- NEW WINDOWS TO HAVE UPVC FRAMES WITH A MAX U-VALUE OF 1.6W/M SQ.DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP
-NEW WINDOWS TO HAVE MINIMUM 1/20TH FLOOR AREA OPENING LIGHTS AND 5000SQ MM TRICKLE VENTS.
- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

ANY NEW RADIATORS TO BE FITTED WITH TRV's
4.AT LEAST 25% OF NEW LIGHTS SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

IF EXISTING DWELLING DOES NOT HAVE AN INTERLINKED SMOKE DETECTION SYSTEM NEW SYSTEM TO BE INSTALLED TO ALL CIRCULATION AREAS

SMOKE ALARMS
- MAINS OPERATED SMOKE ALARMS TO BS 5446.
- ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
- ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
- ALL ALARMS TO HAVE BATTERY BACK-UP

ROOF CONSTRUCTION
NEW ROOF TO SINGLE STOREY SECTION TO BE:
- ROOF TILES TO MATCH EXISTING
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- 125 X 47MM C16 RAFTERS
- 170 X 47MM C16 CEILING JOISTS
- 100MM ROCKWOOL BETWEEN JOISTS
- 200MM ROCKWOOL OVER CEILING JOISTS
- 13MM PLASTERBOARD AND SKIM CEILINGS
(RAFTERS TO ALLOW 50MM MIN AIRGAP)

VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES. RIDGE VENTS OR HIGH LEVEL TILE VENTS EQUIVALENT TO 5MM WIDE CONTINUOUS STRIP. MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

GUTTER & FASCIA TO MATCH EXISTING

CODE 4 LEAD LINED & BOARDED VALLEYS

SITE PLAN
SCALE 1:500

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Project.
PROPOSED WORKS & ALTERATIONS AT 4 FLAT LANE, BILLINGLEY BARNSLEY, S72 0JB

Client.
DMAC DEVELOPMENTS LTD

Drawing Title.
PLANS & ELEVATIONS

Date. **NOVEMBER 2011**
Scale. **1:50 & 1:100**
Ref. 11–079
Dwg. No. 01
Rev. B

Date	Suffix	Description	Date	Suffix	Description
12/12/2011	A	REVISED TO CLIENTS REQUIREMENTS			
20–01–12	B	UPDATED FOR BUILDING REGS & PLANNING			