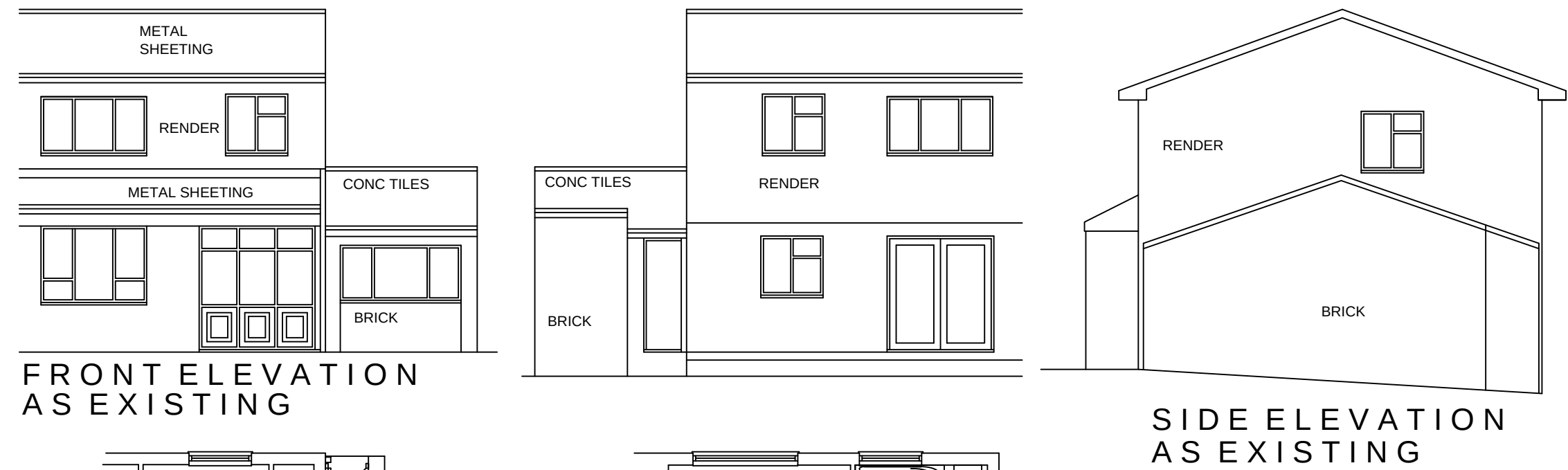


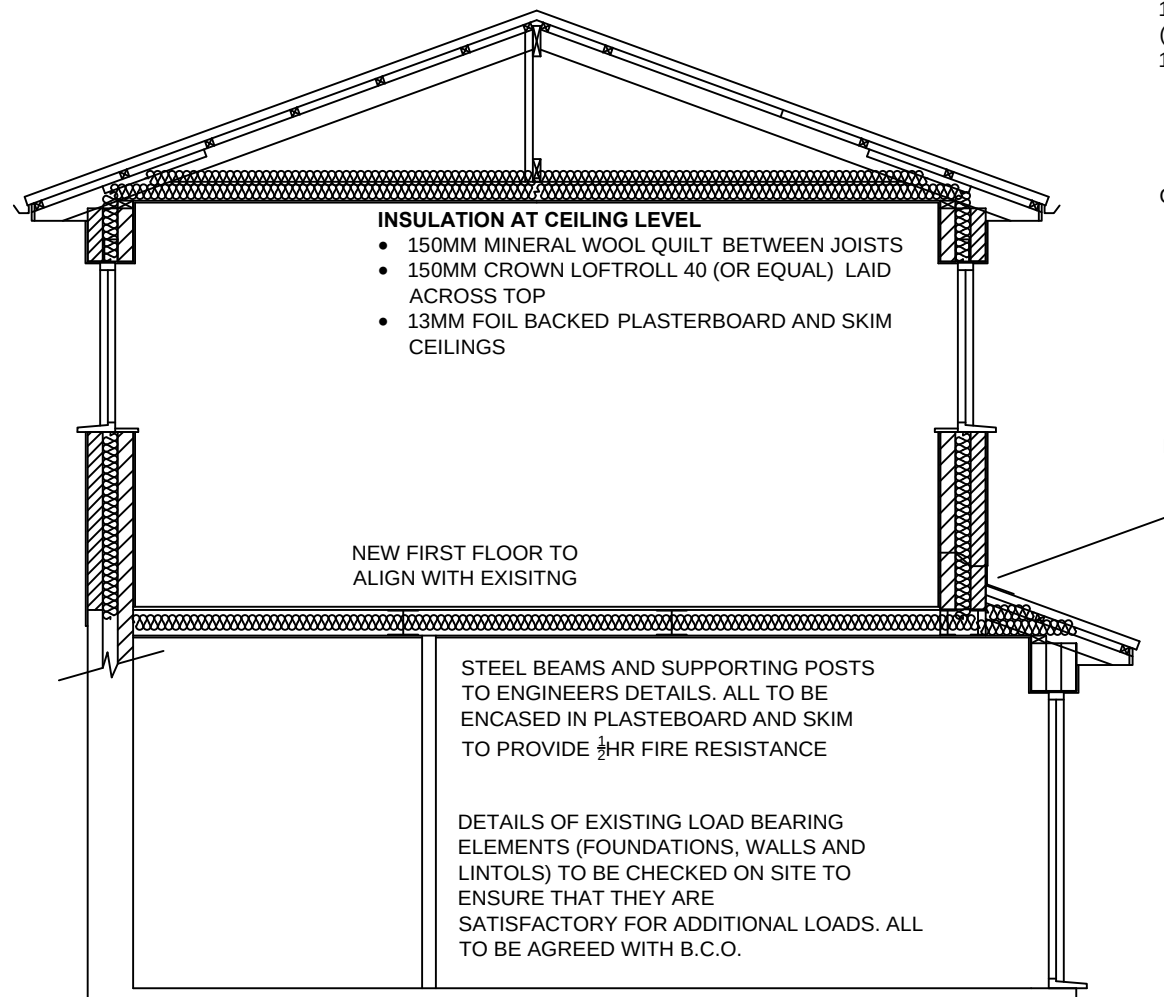


VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES. VENTILATION AT HIGH LEVEL EQUIVALENT TO A 5MM WIDE CONTINUOUS STRIP. MIN 50MM AIR GAP MAINTAINED ABOVE INSULATION.

- FIRST FLOOR CONSTRUCTION TO BE:
- DECKING: 22MM TONGUED AND GROOVED MOISTURE RESISTANT CHIPBOARD FIXED WITH APPROPRIATE ADHESIVE AND SCREWED DOWN AT 200MM CENTRES AT THE PERIMETER AND 300MM CENTRES ON INTERMEDIATE SUPPORT USING 51MM GYPROC DRYWALL TIMBER SCREWS.
 - MINIMUM 170 X 50MM (C16) FLOOR JOISTS
 - 400C/C
 - 100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS
 - 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.

NEW EXTERNAL WALL TO BE BUILT UP OFF EXISTING. EXTERNAL RENDER TO MATCH EXISTING ON 7N SOLID BLOCKWORK OUTER LEAF WITH DRITHEN FULL FILL CAVITY INSULATION AND 100MM PLASMORE STRANLITE INNER LEAF WITH PLASTER FINISH. WALLS TO BE FIXED TO EXISTING WITH CROCODILE OR EQUAL SS WALL PLATES WITH HYDROCELL JOINT FILL AND SURFACE SEALANT.



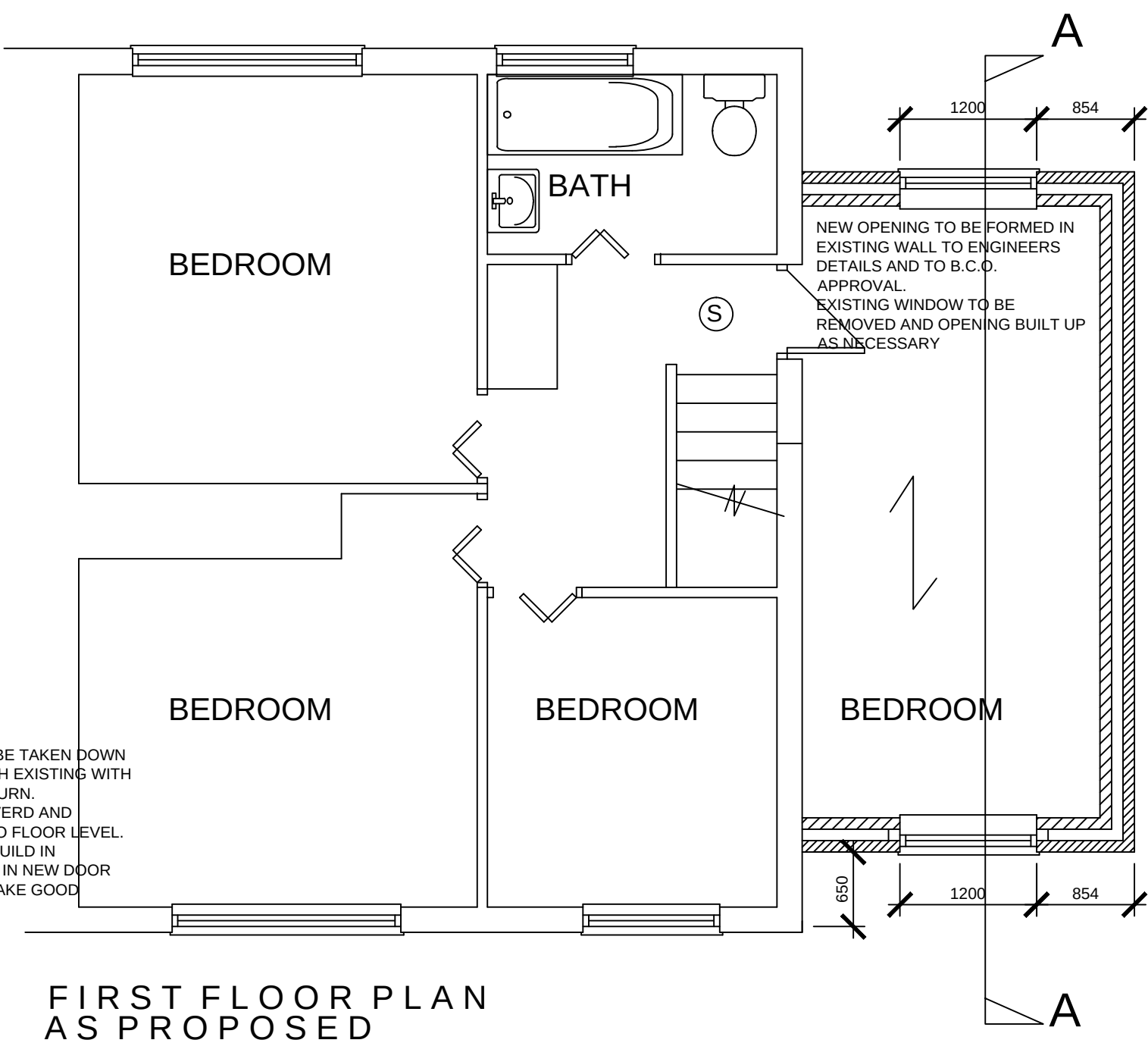
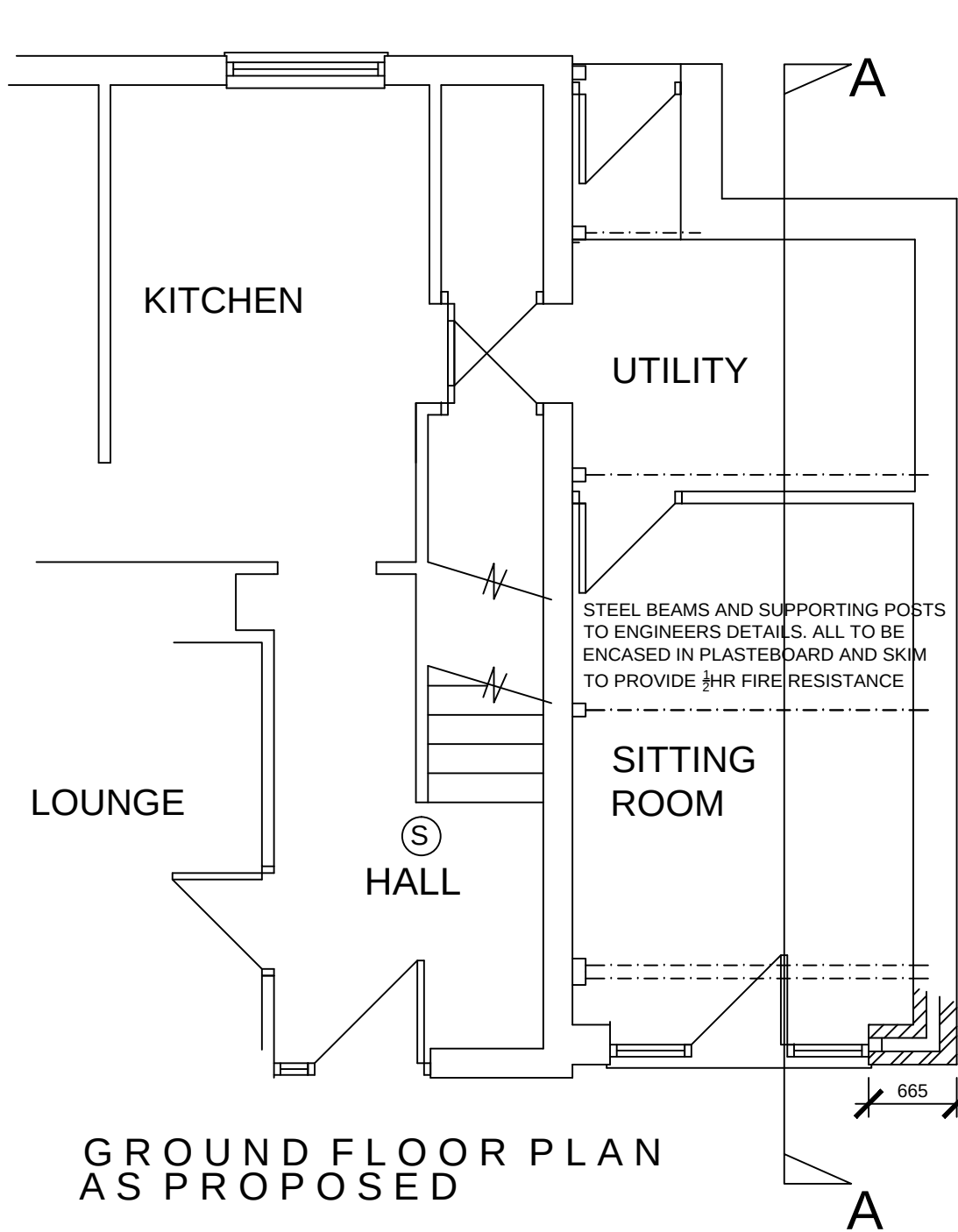
ROOF CONSTRUCTION TO BE COLOURED METAL SHEETING TO MATCH EXISTING ON 50X50MM TAN BATTENS AT 600MM C/C ON SINGLE LAYER UNTEARABLE FELT ON 150X50 RAFTERS AT 600C/C. 150X50MM CEILING JOISTS AT 600C/C ON 150X50MM BINDERS ON HANGERS AT 1200C/C (NOT BUILT INTO EXISTING GABLE WALL) WITH 13MM PLASTERBOARD AND SKIM CEILING

GUTTER, FASCIA AND SOFFIT TO MATCH EXISTING

MIN 150MM HIGH CODE 5 LEAD FLASHING INTO TRAY DPC INTO WALL

DETAILS OF EXISTING LOAD BEARING ELEMENTS (FOUNDATIONS, WALLS AND LINTOLS) TO BE CHECKED ON SITE TO ENSURE THAT THEY ARE SATISFACTORY FOR ADDITIONAL LOADS. ALL TO BE AGREED WITH B.C.O.

SECTION A-A



LOCATION PLAN

SCALE 1:1250

-ALL ROOF DETAILS TO MATCH EXISTING WITH FIXINGS, FLASHINGS ETC TO MANUFACTURERS DETAILS.
-ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
-100X50MM S.W. WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30X5MM GALV. M.S. STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
-30X5MM GALV M.S. STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
WHERE RAFTERS SPAN PARALLEL TO THE EXTERNAL WALL
STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT INTO WALL
100X50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR

-STAINLESS STEEL WALL TIES TO BE PROVIDED AT 400MM C/C VERT. 700MM C/C HORIZ. AND EVERY BLOCK AT REVEALS. FISH TAIL TIES MUST NOT BE USED.
-THERMABATE OR EQUAL APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN AT ALL REVEALS.

-D.P.C. TO BE BUILT INTO HEADS AND REVEALS OF ALL OPENINGS IN CAVITY WALLS
-I.G. LINTOLS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS. MIN 150MM END BEARING AND TRAY D.P.C. OVER.
LINTOL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
-ALL CAVITIES TO BE CLOSED AT EAVES AND VERGES.

-ALL NEW WINDOWS TO HAVE 8000 SQ 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.
-DISUSED DRAINS TO BE SEALED OFF.
-WASTES TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL.

-NEW WINDOWS TO HAVE WOOD OR PVC 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 FIRST FLOOR ROOM TO HAVE A WINDOW OPENING FOR EXCAPE PURPOSES. OPENING TO BE WITHIN 1100MM OF FLOOR LEVEL WITH A MINIMUM OPENING AREA OF 0.33 SQ M WITH NO DIMENSION LESS THAN 450MM CLEAR

- (S) 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
 - ALL DETAILS OF HEATING ALTERATIONS TO BE SUBMITTED FOR APPROVAL.
 - ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

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ARCHITECTURAL SERVICES AND SURVEYORS					
Project. PROPOSED EXTENSION AT 1 ASH GROVE, KENDRAY BARNSELY			Client. MR JOHN MULLETT		
Drawing Title. PLANS, ELEVATIONS AND SECTION			Date. MAY 2015		Scale. 1:50 & 1:100 @ A1
			Ref. 15-012	Dwg. No. 01	Rev.
Date	Suffix	Description	Date	Suffix	Description