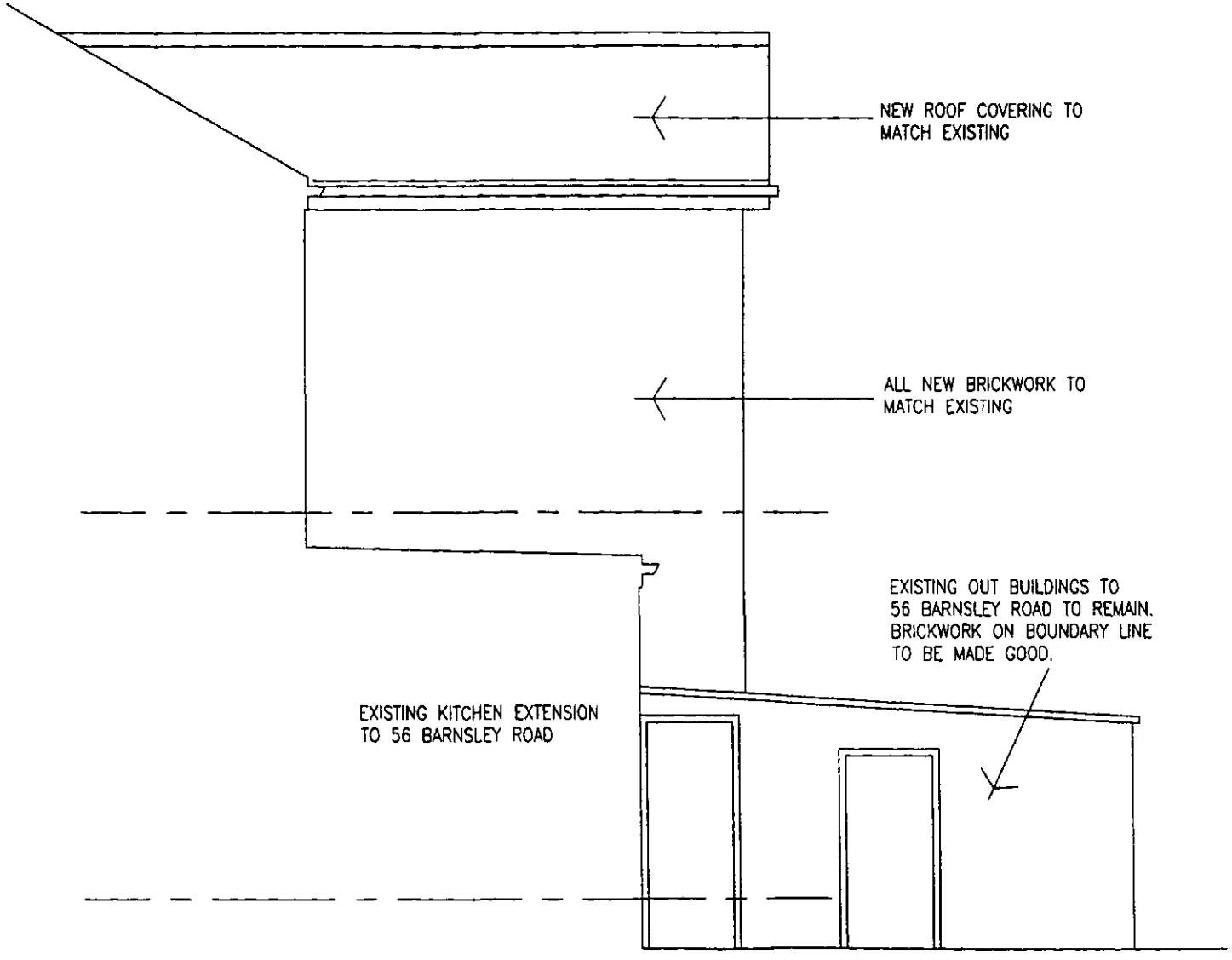
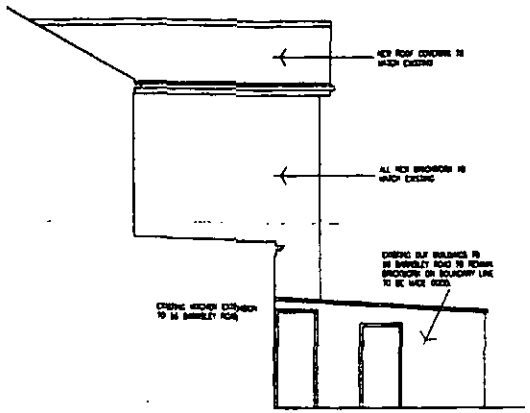
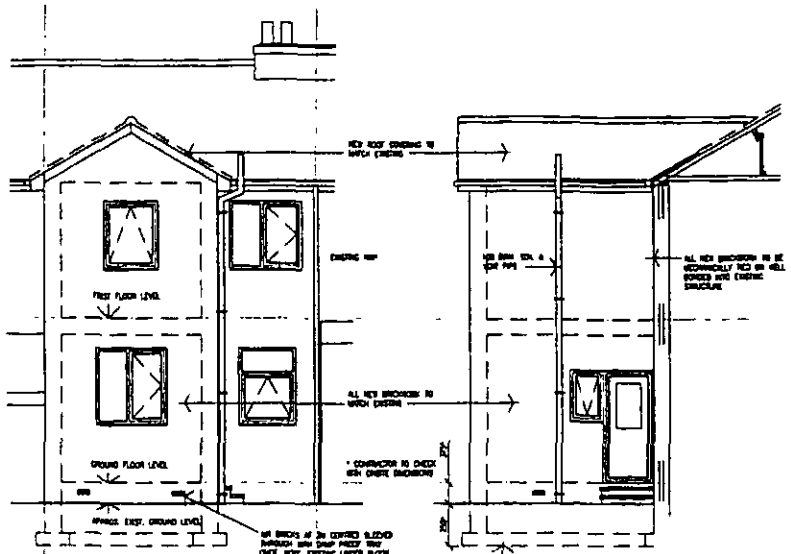


PROPOSED SIDE ELEVATION.

(SCALE 1:50)

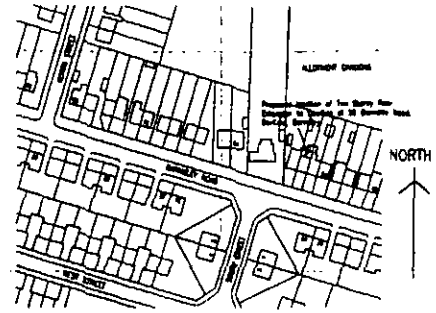


PROPOSED SIDE ELEVATION.
(SCALE 1:50)

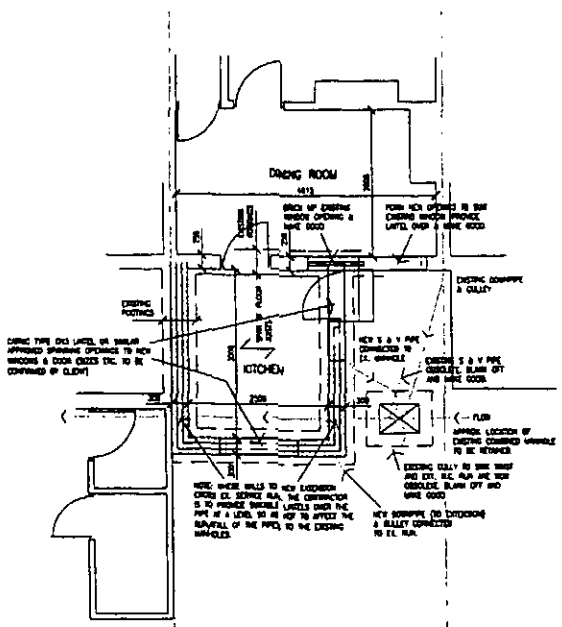


PROPOSED REAR ELEVATION.
(SCALE 1:50)

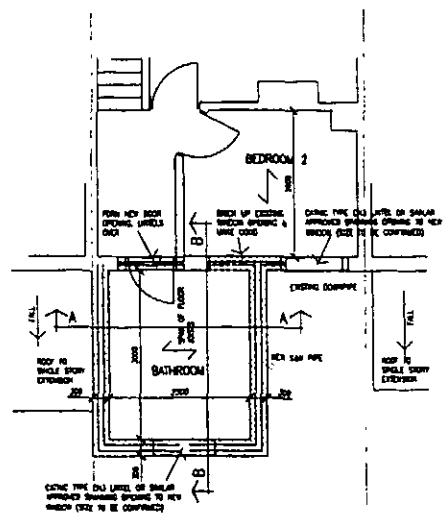
PROPOSED SIDE ELEVATION.
(SCALE 1:50)



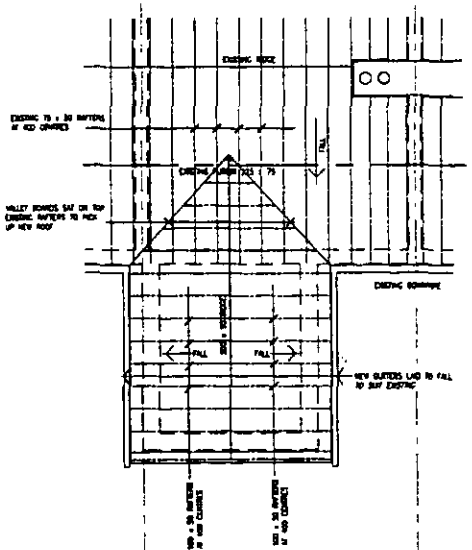
LOCATION PLAN.
(SCALE 1:1250)



PROPOSED GROUND FLOOR PLAN
(SCALE 1:50)



PROPOSED FIRST FLOOR PLAN
(SCALE 1:50)



PROPOSED ROOF PLAN
(SCALE 1:50)

FOR CONSTRUCTURAL DETAILED SECTIONS A–A & B–B REFER TO DRAWING NO. T/03.
ALL DIMENSIONS ARE COMPUTER GENERATED AND ARE TO BE CHECKED BY CONTRACTOR BEFORE ANY WORK COMMENCES ON SITE.

GENERAL NOTES.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS AND ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

ALL WORKS TO BE TO THE SATISFACTION OF THE LOCAL BUILDING INSPECTOR.

DETAILS, DIMENSIONS AND INFORMATION SHOWN ARE TO BE CHECKED WITH PRIOR AGREEMENT WITH THE ENGINEER OF BUILDING INSPECTOR BEFORE ANY WORKS COMMENCE.

DO NOT SCALE FROM THIS DRAWING. ANY CRITICAL DIMENSIONS OF EXISTING BUILDINGS ARE TO BE CHECKED ON SITE BEFORE WORKS COMMENCE.

ALL TIMBERS USED ARE TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE AND ALL SAWN ENDS TO BE BRUSH TREATED.

CONSTRUCTION NOTES RE-EXTENSION

FOOTINGS
TO BE 600mm WIDE x 225mm DEEP IN MASS CONCRETE, AND TO BE A MIN OF 150mm CLEAR BELOW THE 1050mm CONSIDERED EFFECTIVE.
NB. NOTE THAT THE UNDERSIDE OF NEW FOOTINGS TO BE FOUNDED AT THE SAME LEVEL AS EXISTING BUILDING AND GENERAL MASON DAMP WALL.

EXTERNAL WALLS:
BELOW DPC LEVEL - TO BE 300 WIDE OF 100mm CLASS 'B' ENGINEERING BRICKWORK (PRICE NECESSARY) WITH 100mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO EXISTING GROUND LEVEL.
ABOVE DPC LEVEL - TO BE CAVITY LEAF OF 100mm FACING BRICKWORK TO MATCH EXISTING WITH 100mm CAVITY FILLED WITH INSULATION AND INNER LEAF OF 100mm LIGHTWEIGHT BLOCKWORK ALL TO GIVE A 'U' VALUE OF 0.35 W/M²K. WALL TIES TO BE GALVANISED MILD STEEL AND BUILT IN AT 900mm CRS HORIZONTALLY AND 450mm CRS VERTICALLY, STAGGERED ON ALTERNATE COURSES WITH EXTRA TIES AT REVEALS AND ANY VERTICAL JOINTS IE. 225mm TAIL WIDE.
NOTE: CONTRACTOR CHECKING WATERPROOF VENTILATION OF PREMISES AND ENSURE TO CONFORM OF A MIN. 25 CAVITY.

GROUND FLOOR
TO BE 25mm THICK & GROUND TREATMENT OF PLASTERS WHERE CONFORMING ON 150mm POLYTHENE INSULATION BOARD ON 150 x 50 C.H. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS BEDDED TO WHICH LEAF OF ELECTRICAL SOLID BUILDING PLANKS OF 140 WIDE 50mm AND ENDS OF JOISTS FOR STABILITY.
EXISTING GROUND SURFACE TO BE CLEARED OF ALL VEGETABLE MATTER AND CONCRETE WITH A LAYER OF 300MM CONCRETE ON 25mm SAND BLINDING ON HARDCORE LAYER OF 150mm ROLLED HARDCORE (PRICE NECESSARY).

FIRST FLOOR
TO BE 25mm THICK & GROUND TREATMENT OF PLASTERS WHERE CONFORMING ON 150 x 50 C.H. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS BEDDED TO WHICH LEAF OF ELECTRICAL SOLID BUILDING PLANKS OF 140 WIDE 50mm AND ENDS OF JOISTS FOR STABILITY.

ROOF
TO BE BUILT TO MATCH EXISTING ROOF WITH WOOD END RAKES TO THE A OF PITCH OF 35 - 25 TIMBERED TIMBER RAFTERS ON REINFORCED RIDGING PLATE SUPPORTED WITH HANGERS ON 100mm TO C.L. TIMBER RAFTERS AT 400mm CENTRES SIZES TO BE BUILT OVER 75 x 100 UNPLASTERED, UNPLASTERED HANGERS 50mm STUDS 20 I & I WORK LOADS RECOMMENDED 0.5, STRUTS AT MIN. SIZE 50mm, RAFTERS FIXED TO UNPLASTERED TIMBER CORNER PLATES 50mm RAFTERS SET TO EAVES WALL LAYERED WITH CORNER PLATE STRUTS AT A MIN. OF 600mm CRS, PROVIDE ANY WOOD BRACING FIXED LAYER TO AND UNDERSIDE, BRACING TO NEW ROOF CONSTRUCTION SEE 50mm PAGE 11
LAY 200mm DEPTH OF INSULATION QUILT BETWEEN AND OVER CEILING JOISTS, FIX 12.5mm PCB, BOARDED PLASTERBOARD AND SKIM UNDERSIDE (ALL TO GIVE A 'U' VALUE OF 0.25 W/M²K TO ROOF AREA)
PROVIDE 25M HOLES IN EVERY CRS THROUGH EXPOSE BOARDS TO ACHIEVE CROSS VENTILATION OF ROOF (IE. 0.20 OF ROOF PLAN AREA MINIMUM)

SLATES
TO BE 300MM LARGE BLACK POLYTHENE & MIN. OF 100mm HEAVY EMBOSSED GROUND LEVEL VERTICAL SLATES ARE REQUIRED TO ALL ROOFS. EVERY THIRD ARE REQUIRED ABOVE WINDOW OPENINGS WITH 1 MIN. OF 150mm SPACING

VENTILATION
WINDOW OPENINGS ARE TO BE EQUAL AT LEAST 1/20TH OF ROOM FLOOR AREA WITH SOME PART OF OPENING BEING AT LEAST 1.75m ABOVE THE FLOOR LEVEL AND, IN ADDITION, THE ROOM IS TO BE EITHER OF TWO-SIDE VENTILATED PROVIDING 1 FREE VENTILATOR OF AT LEAST 5,000mm².
MECHANICAL VENTILATION TO BE PROVIDED TO ANY PROPOSED BATHROOM, UTILITY ROOM AND WC AT 60 L/S 25 L/S & 15 L/S RESPECTIVELY. BATHROOM ONLY TO HAVE TO BE WIRED TO LIGHT SWITCH & HAVE 15 MIN OVERRUN AND ONLY IF WINDOWLESS. ENSURE 150mm AIR GAP AT BOTTOM OF ACCESS DOORS.

PLASTERWORK
ALL INTERNAL WALLS TO BE PLASTER FINISH WALLS, EXPOSED APPEARANCE COMPLETE WITH THICKNESS AT 600mm CENTRES TO BE LAID WITH 13.5mm PLASTERBOARDS AND SKIM FINISHED WITH ALL JOINTS TAPED.

ELECTRICAL
ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.

REV.	DATE	AMENDMENT	BY

CLIENT:
MR. & MRS T. HIRST

PROJECT:
58 BARNSLEY ROAD, DARFIELD, BARNSLEY

TITLE:
REAR TWO STOREY EXTENSION. PROPOSED ELEVATIONS & PLANS.

SCALE	AS SHOWN @ A1	DATE	APRIL 2010
DRAWN		CHECKED	
DWG REF:	T/02	REV:	