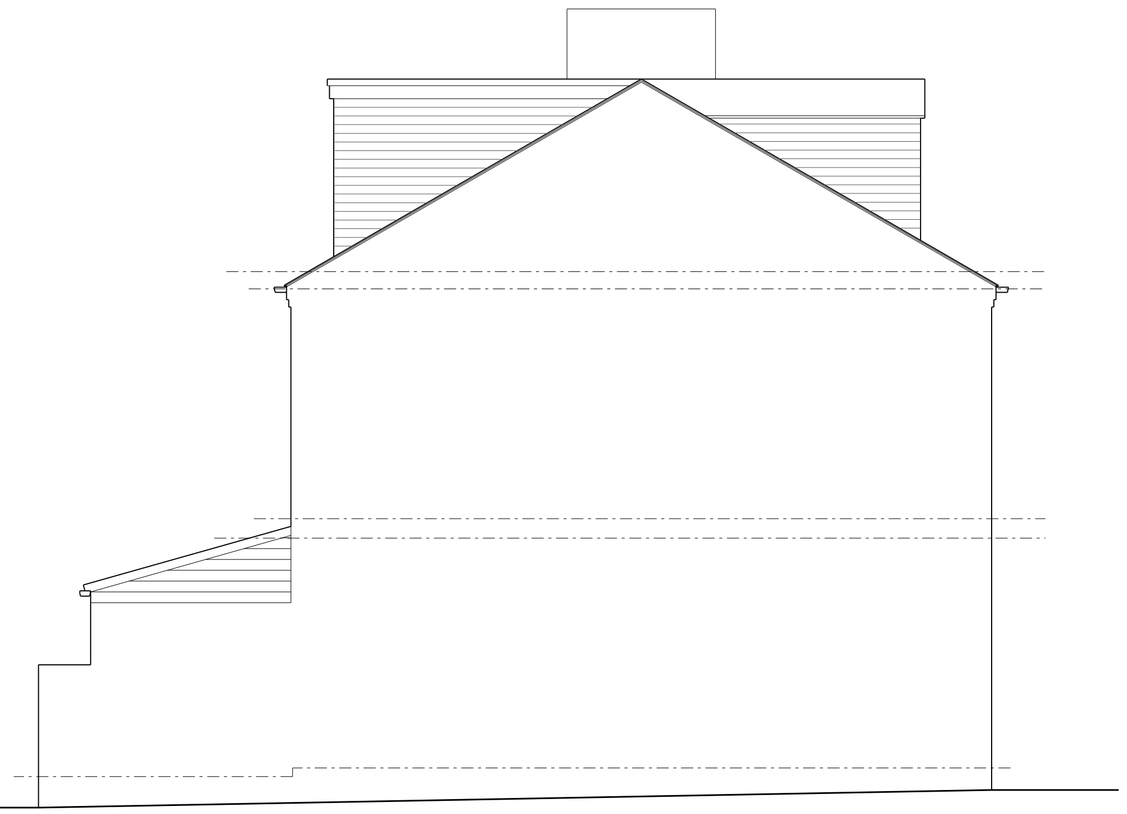
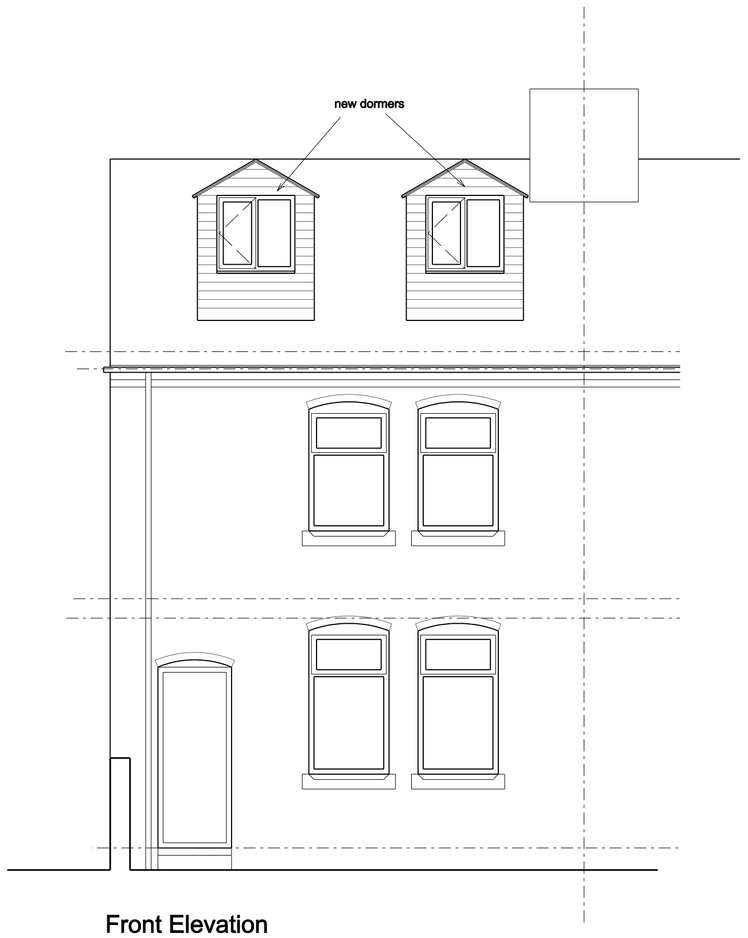


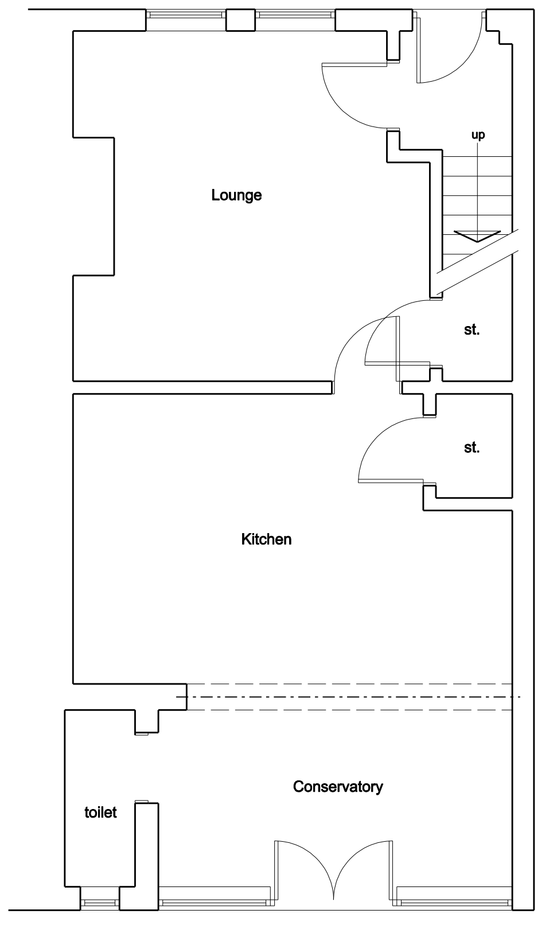
Side Elevation



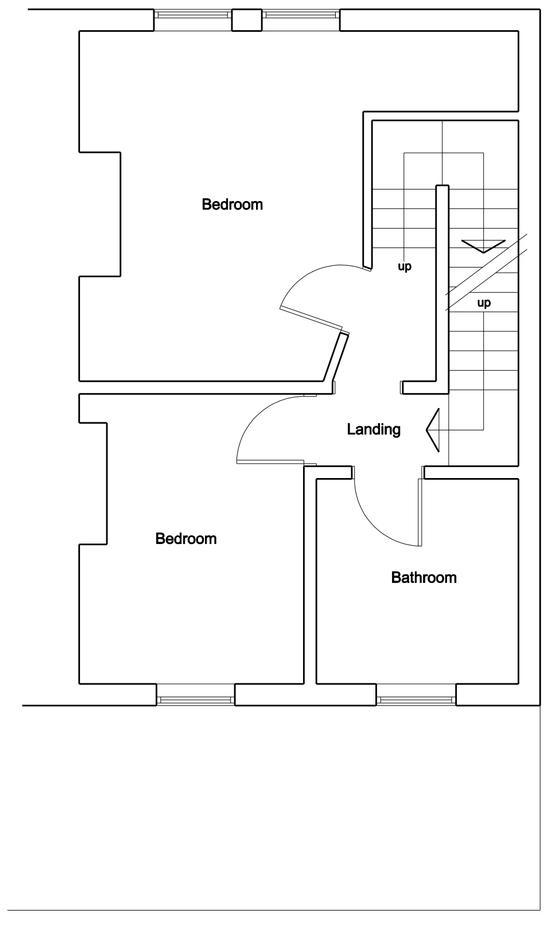
Front Elevation



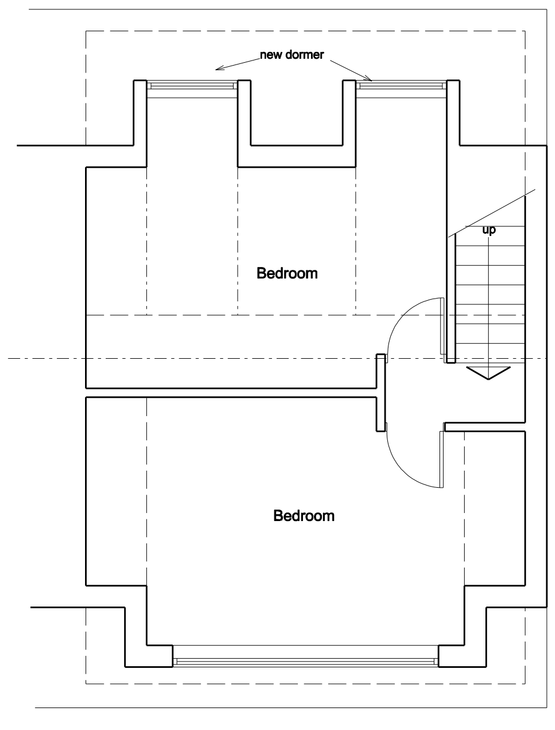
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

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NOTES:
All dimensions must be checked on site and not scaled from this drawing.

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General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repelant to satisfaction of Local Building Inspector.
No projections over boundary.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

Glazing:
Glazing within critical locations as defined in Part N of Building Regulations,i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Ventilation
Background ventilation to habitable room to be min. 8000mm2. (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

Internal Walls:
Internal walls at second floor to be 75 x 50mm s/w timber studding with 9.5mm thick plasterboard both sides and min 50mm Rockwool fibreglass insulation between studs.

Flat Roof:
3 layer felt to B.S. 747.
First Layer:- 1 -ply glass fibre based felt fixed with galvanised nails
Second layer:- Bitumen based felt (27kg per 25m roll)
Third layer:- Bitumen based felt (27kg per 25m roll).
Both second and third layers laid with hot bitumen and lapped min 75mm at all joints.
Laid on 19mm thick exterior grade plywood fixed to s/w firrings to give min. 1:60 falls on 150 x 50mm s/w timber roof joists at 400mm centres. Min. 50mm clear ventilated air gap over insulation 75mm thick Celotex GA4075 insulation laid betwwen joists. 50mm thick Celotex TB4000 insulation with 12.5mm plasterboard to underside of joists and skim finish to underside. All joints to have scrim tape applied to avoid cracking.
All to give 0.18 W/m K.
Dormer construction to be vertical tile hanging to match existing on 38x25mm s/w batterns on vapour barrier on 12.5mm thick plywood sheeting on min. 150mm thick timber framing. Celotex GA4100 between framing. Celotex PL4000 45+12.5mm to inside face and skim finish.
Construction to give min 0.18W/m2K.
Provide 4000mm2 background ventilation to Bathroom.S & VP to terminate min. 900mm above any opening light within 3.0m.
No waste connection within 200mm of W.C. connection.

General:
Lintels/ beams to have min 150mm end bearing.
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel restraint straps required to first floor joists fixed acros 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.

Hardwired smoke detectors to be fitted at all floor levels.
8000mm trickle vents to new bedroom window to give background ventilation.
2m headroom to staircase throughout.
Provide low level vents to new sloping ceiling. Insulation to sloping ceiling to be 80mm thick Celotex GA4000 between rafters and Celotex PL4000, 50mm insulation, 12.5mm plasterboard fixed below rafters. to manufacturers recommendations.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.6W/m2K.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Smoke detectors to be mains wired, interlinked and have battery back-up.
New window to bedroom to be escape window.

A		
	Date	Revisions

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Mr & Mrs P. Jones

Project
Proposed Alterations
130 Everill Gate Lane
Broomhill
Barnsley
S73 0YJ

Title
Proposed Plans and Elevations

Scale 1:50	
Drawn by MJH	Date July 2018
Drawing No. 1147-02	Revision