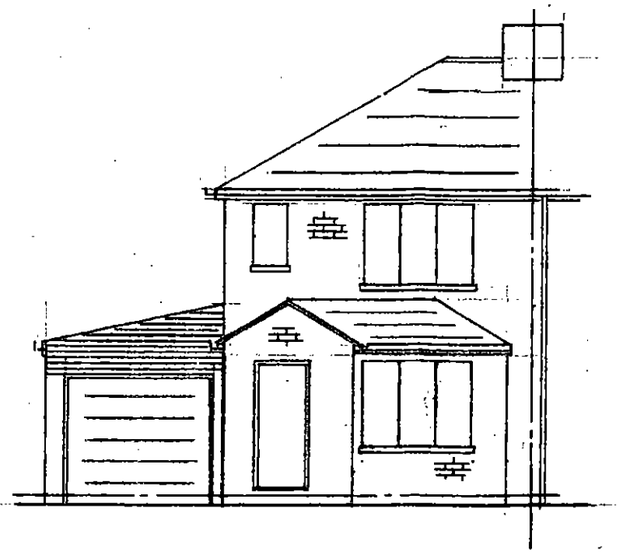
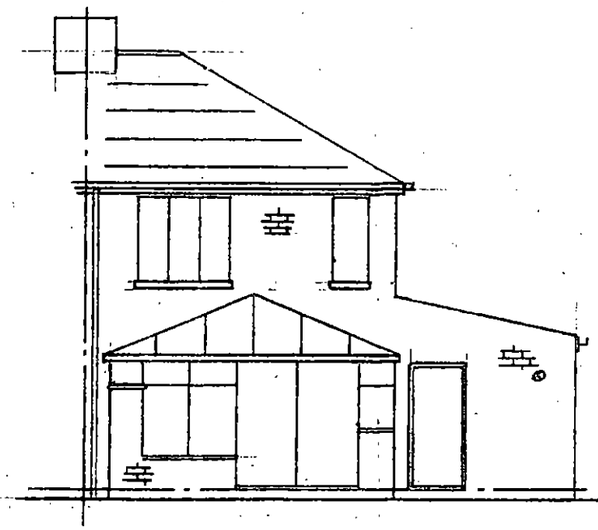


EXISTING FRONT ELEVATION



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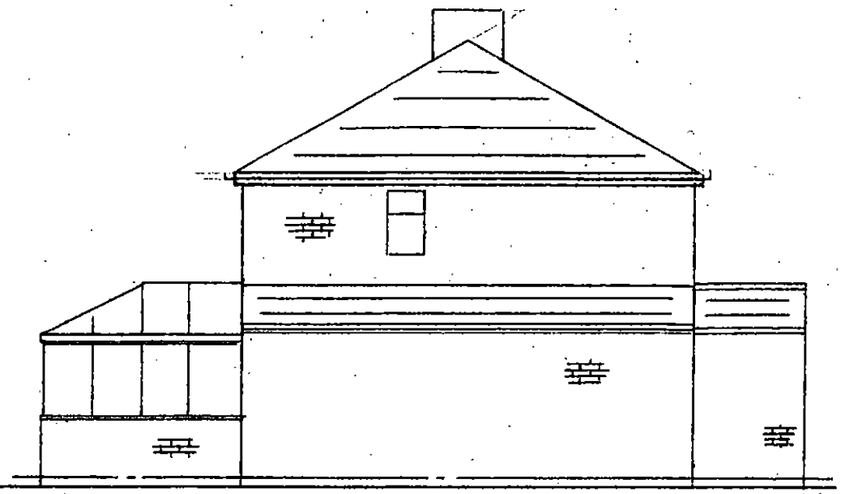

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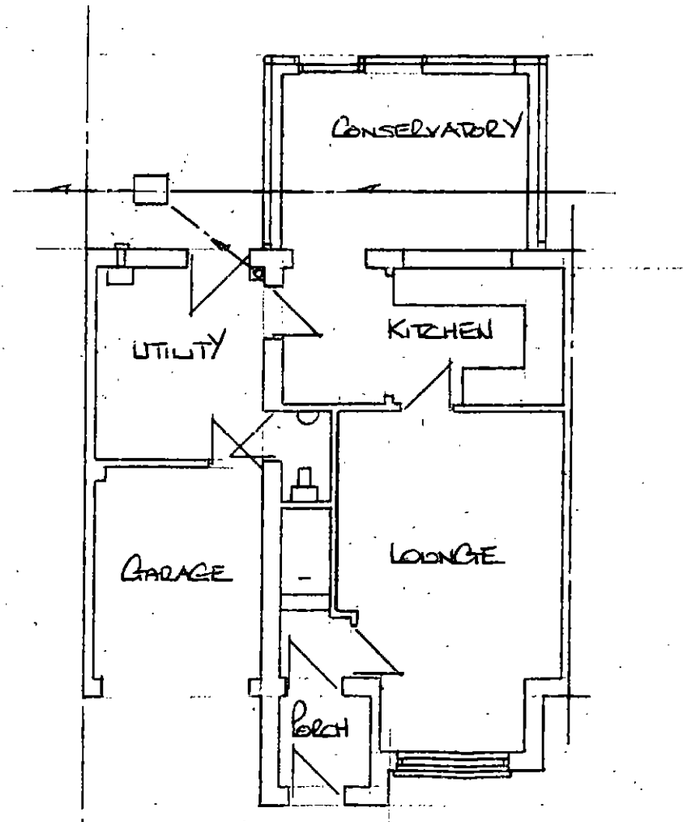
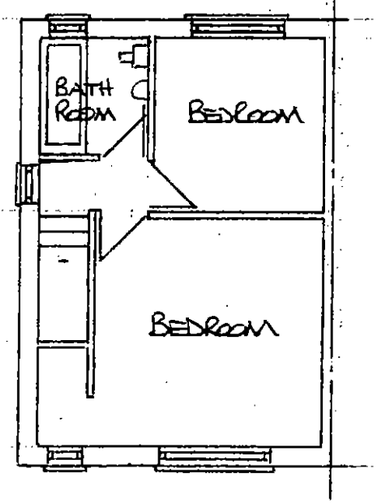


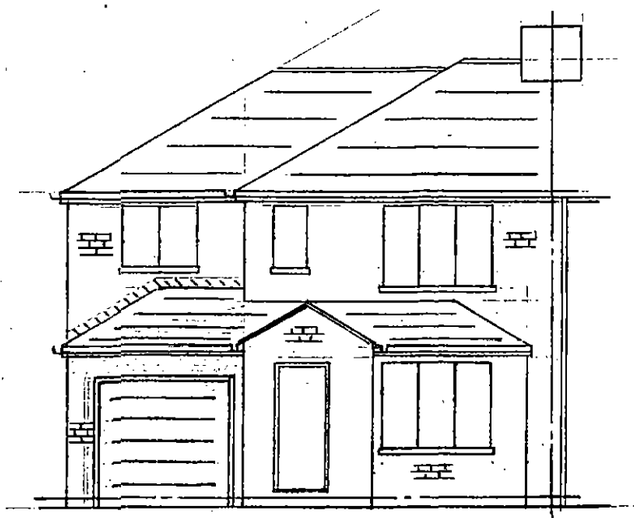
EXISTING GROUND FLOOR PLAN



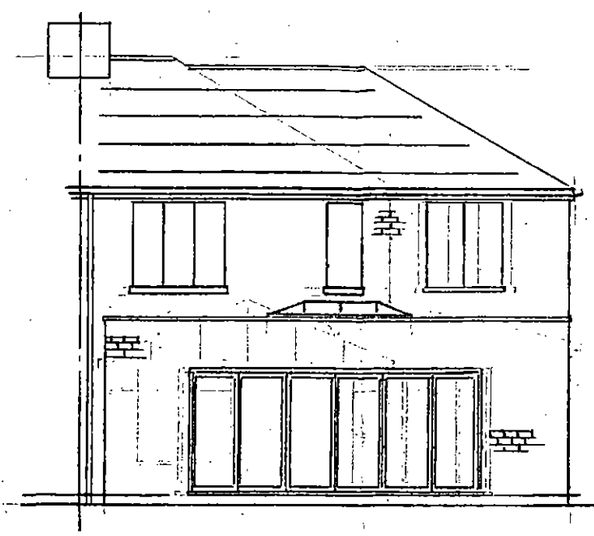
EXISTING FIRST FLOOR PLAN

PROPOSED TWO STOREY GABLE EXTENSION AND ALTERATIONS TO 91 PARK HILL ROAD. WOMBWELL. BARNSLEY.

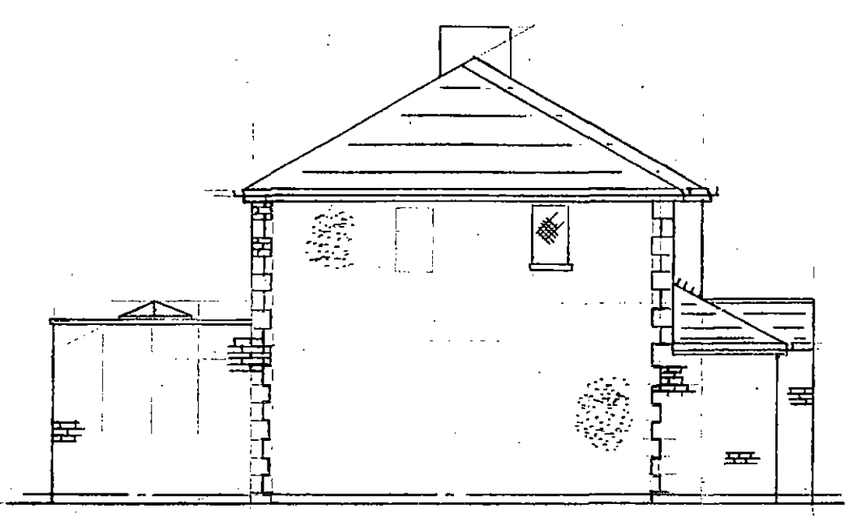
1:100



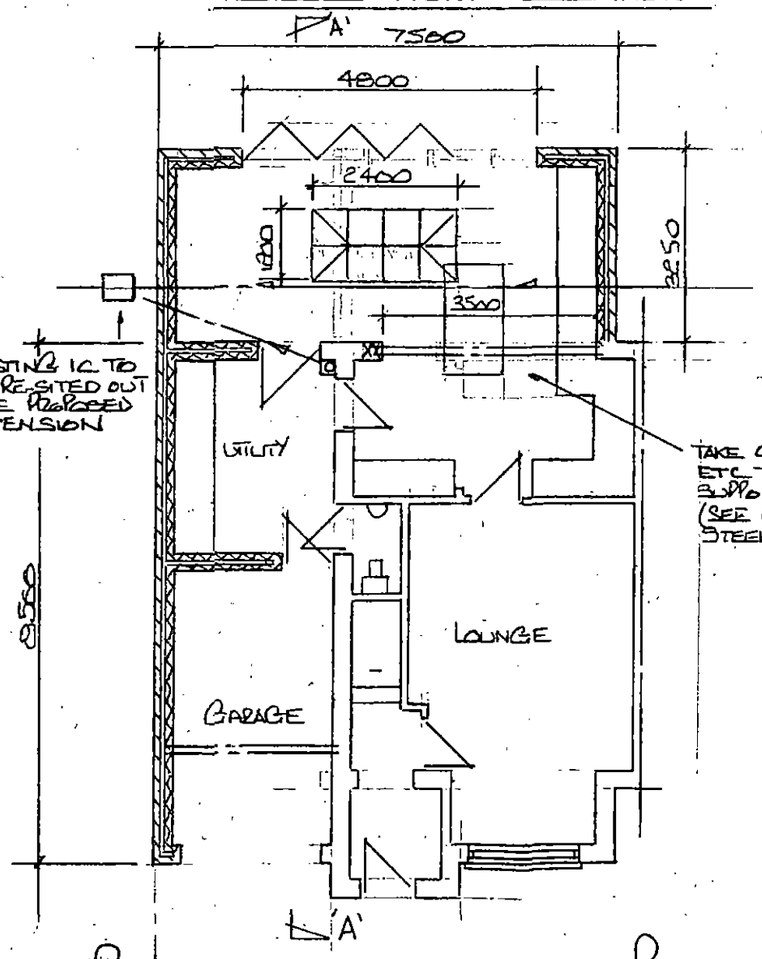
PROPOSED FRONT ELEVATION



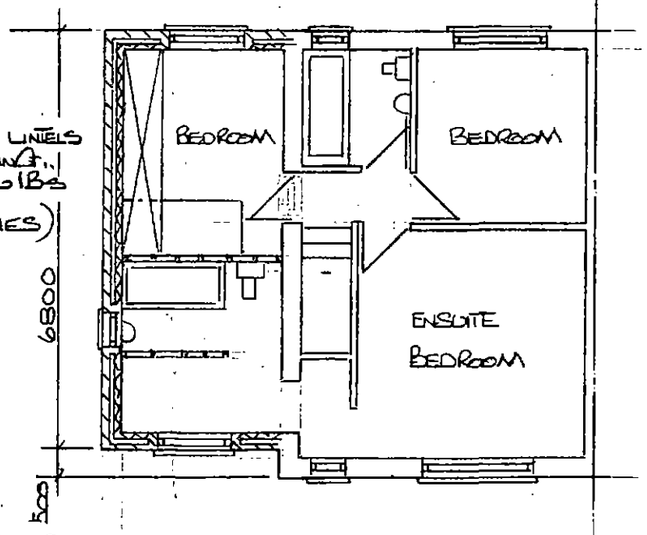
PROPOSED REAR ELEVATION



PROPOSED GABLE ELEVATION



PROPOSED GROUND FLOOR PLAN



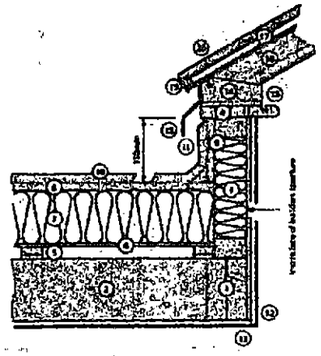
PROPOSED FIRST FLOOR PLAN

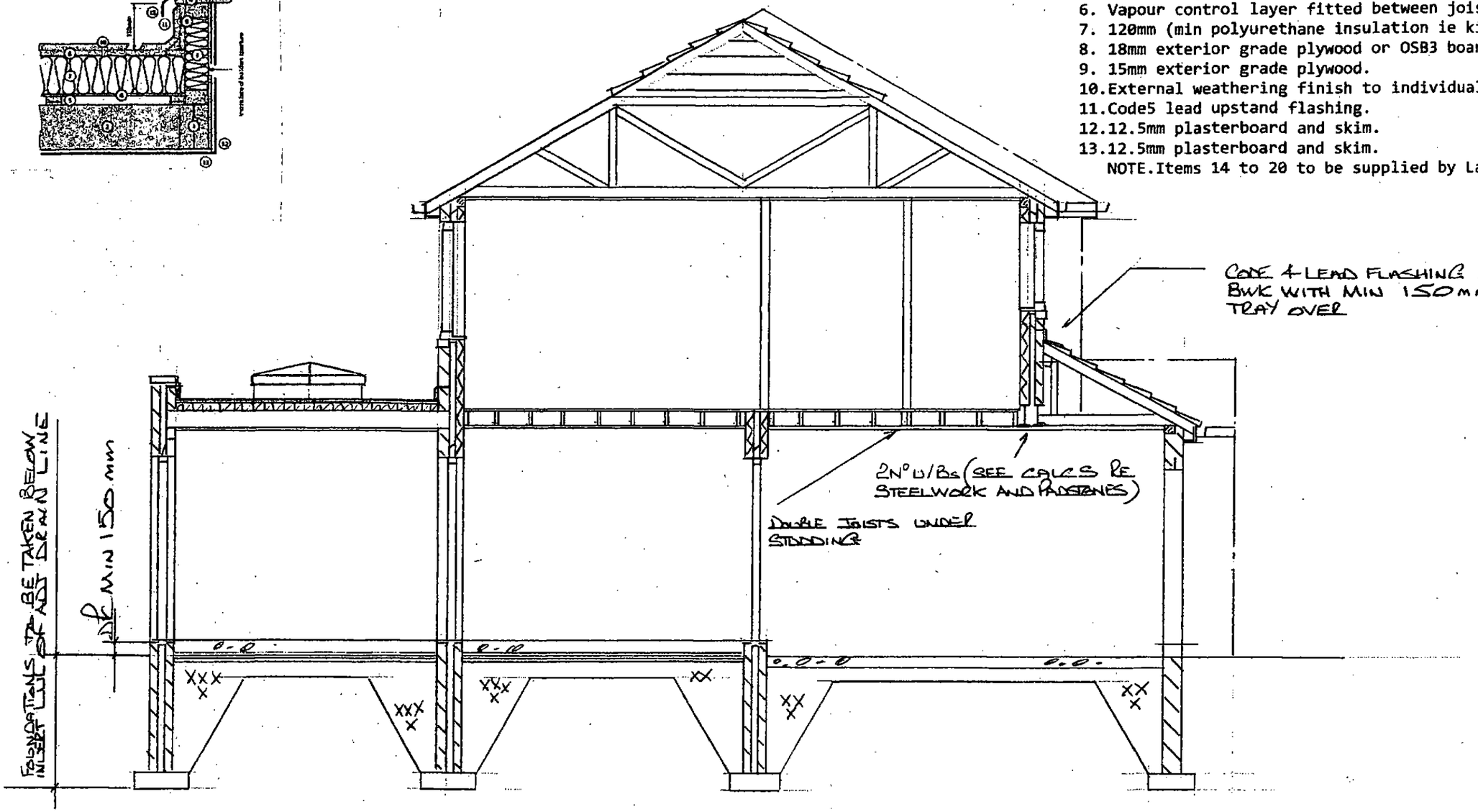
1:100

Lantern roof notes.txt

1. 2no joist trimmers (size of trimmers will vary depending on span
2. Timber joists (size of joists will var depending on span).
3. 75mm upstand frame constructed from 75mmx45mm timber ifilled with 75mm polyurethane insulation (such as kingspan or celotex).
4. 100mmx25mm timber packer.
5. Firring pieces of deminishing depth to create fall to the roof weathering surface.
6. Vapour control layer fitted between joists and insulation.
7. 120mm (min polyurethane insulation ie kingspan or celotex).
8. 18mm exterior grade plywood or OSB3 board.
9. 15mm exterior grade plywood.
10. External weathering finish to individual preference.
11. Code5 lead upstand flashing.
12. 12.5mm plasterboard and skim.
13. 12.5mm plasterboard and skim.

NOTE. Items 14 to 20 to be supplied by Lantern Manufacturer.





SECTION AA (1:50)

LOCATION PLAN (1:1250)

All dimensions and levels to be checked and verified on site, any discrepancies to be reported before work commences.
Regs- The project to which this drawing applies should if applicable be undertaken in full compliance with the CDM regulations (2015) and under the control of a client appointed supervisor.
Party wall act- Any work that is carried out adjacent to any party wall or boundary wall act are to be discharged prior to commencement of any work.

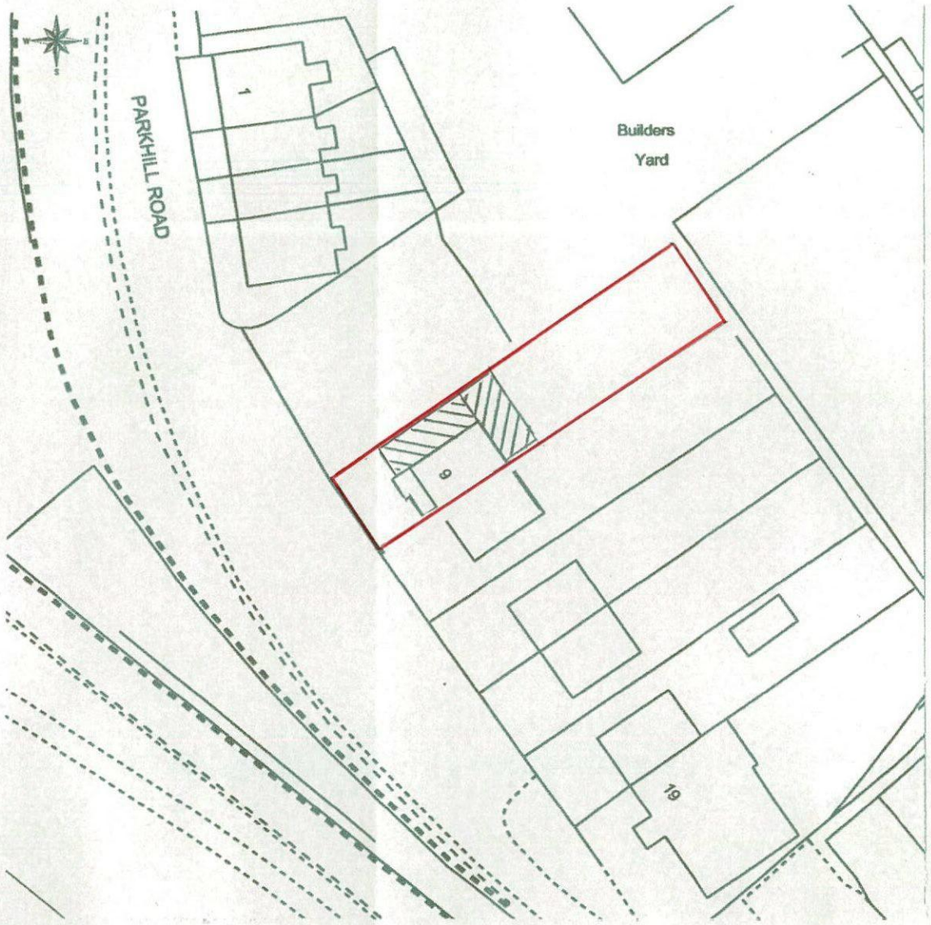
Roof construction- Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ approx 30degs (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK or similar breathable roofing membrane on factory made diminishing trusses @ max 600crs (Manufacturers details and calculations to be submitted and approved 28 days prior to erection). Trusses to be erected in accordance with manufacturers instructions. 25X100 diagonal and longitudinal bracing in accordance with BS5268 pt3. Every third truss to be tied down bwk min 6 courses with 30x5 gms straps and across min 3 trusses, noggins between trusses @ ceiling and verge lines @ max1500 crs. Each truss to be individually fixed with framing plates to 75x100 sw wall plate. Min 50mm air gap from insulation to u/s of tiles to be maintaind. Roof insulation to be 300mm fibreglass quilt, 100mm between trusses and 200mm @ 90degs underdrawn with 12.5 mm plasterboard and skim.

Roof construction- (mono) Concrete tiles to match and be consistent with existing in colour and texture etc and be suitable to be laid @ min 30 degs (to be checked by builder prior to ordering) on 25x50 treated sw battens @ pitch to suit tiles on TYVEK breathable roofing membrane on 47x100 C16 rafters @ 400crs, 47x100 C16 joists @ 400crs seated on and fixed/birdmouthed to 75x100 sw wall plate, 50x150 hipboard on corner with (angle brace and dragon tie at base of hipboard with wall plate). Rafters and joists to be anchored to walls with 30x5 gms straps taken down bwk min 6 courses, anchors to span 3 rafters/joists @ max 1500crs, solid noggins where straps are used, min 300mm fibreglass quilt, 100mm between joists and 200mm @ 90degs underdrawn with 12.5mm plasterbooard and skim.

Wall construction- 102.5mm facing bwk to match and be consistent with existing, 100mm cavity filled with 100mm crown Dritherm batts, 100mm thermalite blockwork inner leaf faced with 12.5mm plasterboard and skim on dot and dabs to achieve U value of 0.28w/m2k, sec eng bwk below dpc lvl with weak mix concrete cavity fill to min 225mm below dpc lvl or use concrete foundation blocks. S/S ties @ 5/sqm and 225mm vertical to unbonded jambs. All reveals, heads and cills to be insulated with thermabate cavity closes. All bwk and blockwork to be suitably bonded to existing(toothed every other brick or use fir fix profiles). All cavities to be continuous and min external returns to be 665mm.
Note. Gable to be finished as follows, 20mm two coat sand / cement render with waterproof additive on 100mm thermalite blockwork, cavity and internal as above.

Dpc- to be 2000g to walls min 150mm above g/f lvl, vertical dpc's and weather checks to all to all external openings.

Foundation- 600mm x 225mm concrete strip with 2no layers of A252 mesh top and bottom subject to min 50mm cover to steel(if required), subject to building inspectors approval.
All foundations to be taken down to an approved depth required by building inspector, subject to a min of 450mm frost cover and min 1000mm in shrinkable subsoil. Depth of excavation to be lower than invert lvl of any adjacent drainage effected. Where foundations are to be stepped, the overlap should be twice the height of the step or the thickness of the foundation or 300mm, which ever is greater.



SITE PLAN (1.500)

Ground Floor construction- Self levelling screed on 100mm thick concrete slab, on 120mm kingspan or similar insulation, on visqueen 2000g DPM on 150mm sand blinded clean , dry hardcore, 25mm kingspan or similar insulation to perimeter of floor edge, floor construction to achieve U value of 0.22 w/m2k, new cavity wall to incorporate cavity tray radon barrier at ground lvl, existing air bricks to be ducted under floor to external wall if required.

Garage Floor construction- min 100mm thick concrete slab, on visqueen 2000g DPM on 150mm sand blinded clean dry hardcore.

First floor construction-50mm x 170mm C16 grade joists @ 400crs boarded with22mm floor quality boards, strutting @ centre span, every third joist to be tied down bwk min 6 courses with 30x5 gms straps and to end walls across min 3 joists, noggins between where straps are used, underdrawn with 2 no 9.5mm plasterboard with staggered joints and skim finish, 90mm kingspan kooltherm K3 between joists with 100mm layer of mineral wool insulation over.

Internal stud walls- Provide new stud walls as shown from 75mmx50mm SW studs @ 600mm vertical crs with 450mm staggered horizontal crs. Mineral wool insulation between studs, 12.5mm plasterboard and skim either side. NOTE double up floor joists under stud walls.

Lintels- Catnic or similarly approved and to have min 150mm end bearing(size will depend on length and loading). Exposed metal surfaces to be covered with 2no 9.5mm plasterboard with staggered joints and 6mm skim finis to achieve min 30minutes FR.

Steelwork- All steel beams and sizes of padstones to be in accordance with engineers details and calculations submitted and approved prior to erection. Beams to be built into bwk and encased in 2 layers of 9.5mm plasterboard with staggered joints with 1.6mm wire binding @ 450mm crs with 6mm skim finish to achieve min ½ hr FR. Beams to have min 2m headroom from floor lvl to u/s of beams

Windows- All windows to be double glazed upvc construction to match existing. Glazing to have either a whole U value of 1.6 w/m2k or an energy rating of C or better and to have opening lights equal to 5% of the floor area and incorporate trickle vents with min 8000mm2 to habitable rooms and 4000mm2 to other rooms. All glazing to be in accordance with BS 6206 1981 and to be marked accordingly ie toughened or laminated glazing to any windows with cills below 800mm from floor lvl to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500 mm from floor lvl.
Fire escape windows to be 0.33m2(450 x 750) and be min 800mm max 1100mm from fl lvl to underside of clear unobstructed opening.

Mechanical ventilation- Kitchen to have extractor fan with min 60lit/s extraction or 30lit/s if fitted to cooker hood, utility room to have min 30lit/s extraction and WC to have extractor fan with min 15lit/s extraction with 3 air changes/hr with minimum 15 min over run facility operated by light switch.

Smoke detectors- are to be located in corridors, circulation areas and escape routes no more than 3m from a bedroom, securely fixed to the ceiling @ least 300mm from the wall. Detectors are to have mains wired interlinked system wired independently to the consumer unit with battery backup.

Heating- Existing wall mounted condensor boiler to be resited in roof space with new vertical flue to clients instructions. (Installation certificate to be issued and approved by qualified GAS SAFE engineer). New radiators to be fitted with TRV's and pipework to be insulated with rigid foam insulation.

Ringmain and Lighting- Extend existing circuits to clients instructions. All electrical work to meet requirements of part P(electrical safety) and must be carried out by an electrician/installer who is registered with a competent person scheme or an electrician registered with a recognized trade body such as NICEIC and can issue a design, installation and test certificate under BS7671.
Switches and sockets to be located within 450mm and 1200mm of the finished floor lvl in places suitable for every use. Lights are to be at least 45 lumens/circuit watt efficiency and have 1 energy efficient light/25m2 or 1 in 4 fixed light fittings

Drainage- All underground drainage to be hepsleeve pipe or similar with push-fit polypropylene flexible couplings, drains to be laid to minimum fall of 1:40 and connected into main drainage system. Generally drains to be laid on 150mm pea shingle bed and surround. Where drains pass underneath building and have less than 300mm cover, drains to be surround with 150mm concrete with 13mm compressible board movement joints @ 5m crs. Drains with more than 300mm to be surrounded with 100mm granular fill. Drains passing through concrete foundations to be sleeved to provide 50mm clearance all round with a flexible joint in pipe both sides. Concrete lintels to be provided where drains pass through external walls to form opening to provide 50mm clearance all round. Opening to be masked both sides with rigid sheet material and a flexible joint to be provided in pipe both sides of wall.
Any new inspection chambers to be constructed in class B engineering bwk on a 150mm concrete base, fitted with a durable cover and frame. Alternatively use pre-formed Hepworth chamber, these not to exceed 1000mm invert depth, used in strict accordance with all manufactures instructions and recommendations.
Note. Drainage indicated, runs, directions etc, to be confirmed on site at the commencement of the project with the building inspector.

Above ground drainage- All above ground drainage to BS5572 1994, wash hand basins fitted with 32mm dia wastes, sinks, baths and showers to be fitted with 40mm dia wastes, all to be fitted with 75mm deep seal anti-syphon traps. Wastes taken into back inlet gullies to discharge below grate lvl but above water line. Wastes taken into soil and vent pipes not to be connected within 200mm of any WC connection. Soil and vent pipes to be 100mm PVC-u and to extend min 900mm above any ventilation window.

Surface water- New guttering, facias and soffits to match and consistent with existing, 65mm dia Rwps to discharge into existing surface water system or to new hollow soakaway min 5m from foundations and subject to a percolation test to satisfaction of building inspector.

All plans and elevations to scale 1.100 or1.50 unless stated otherwise.