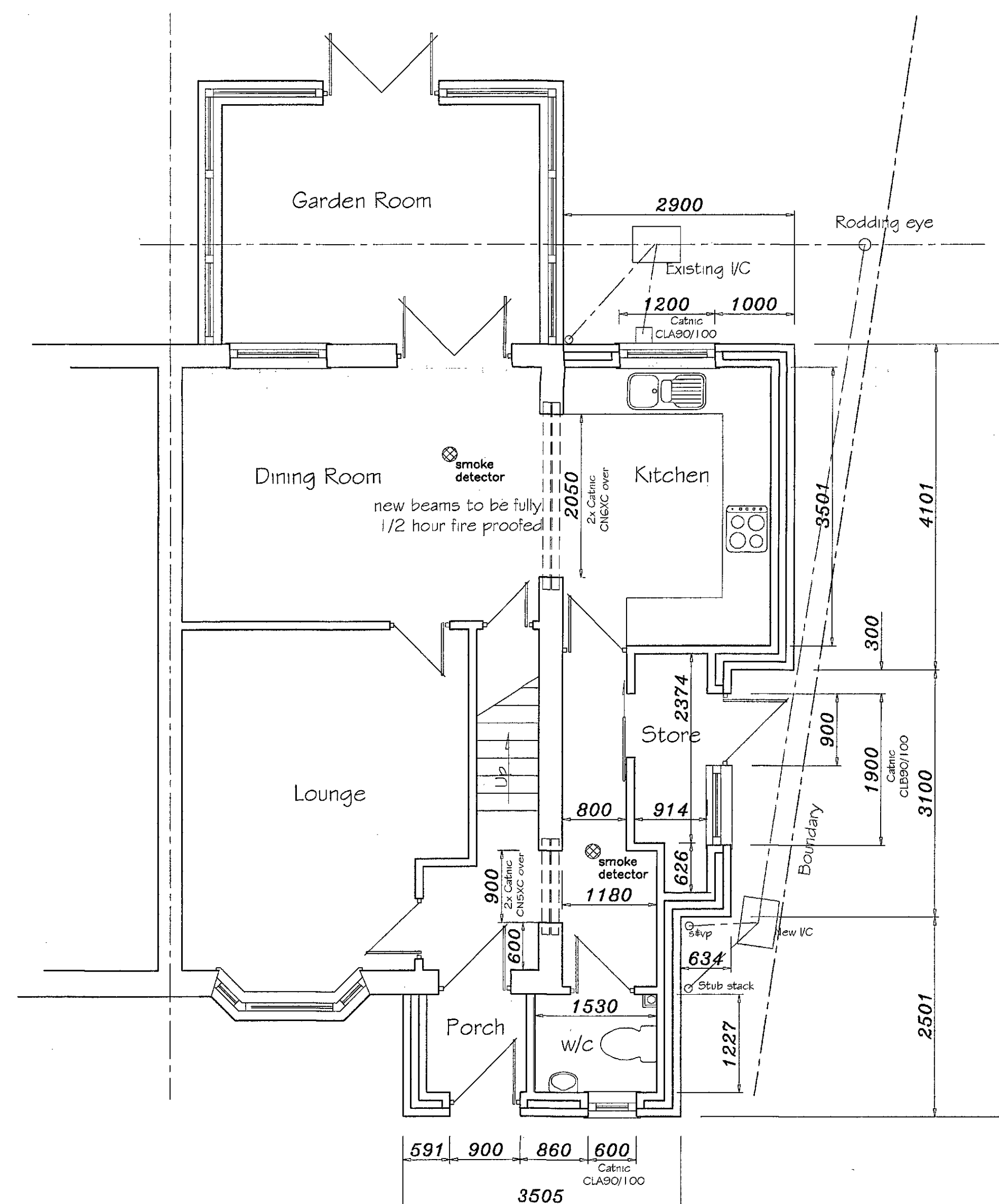
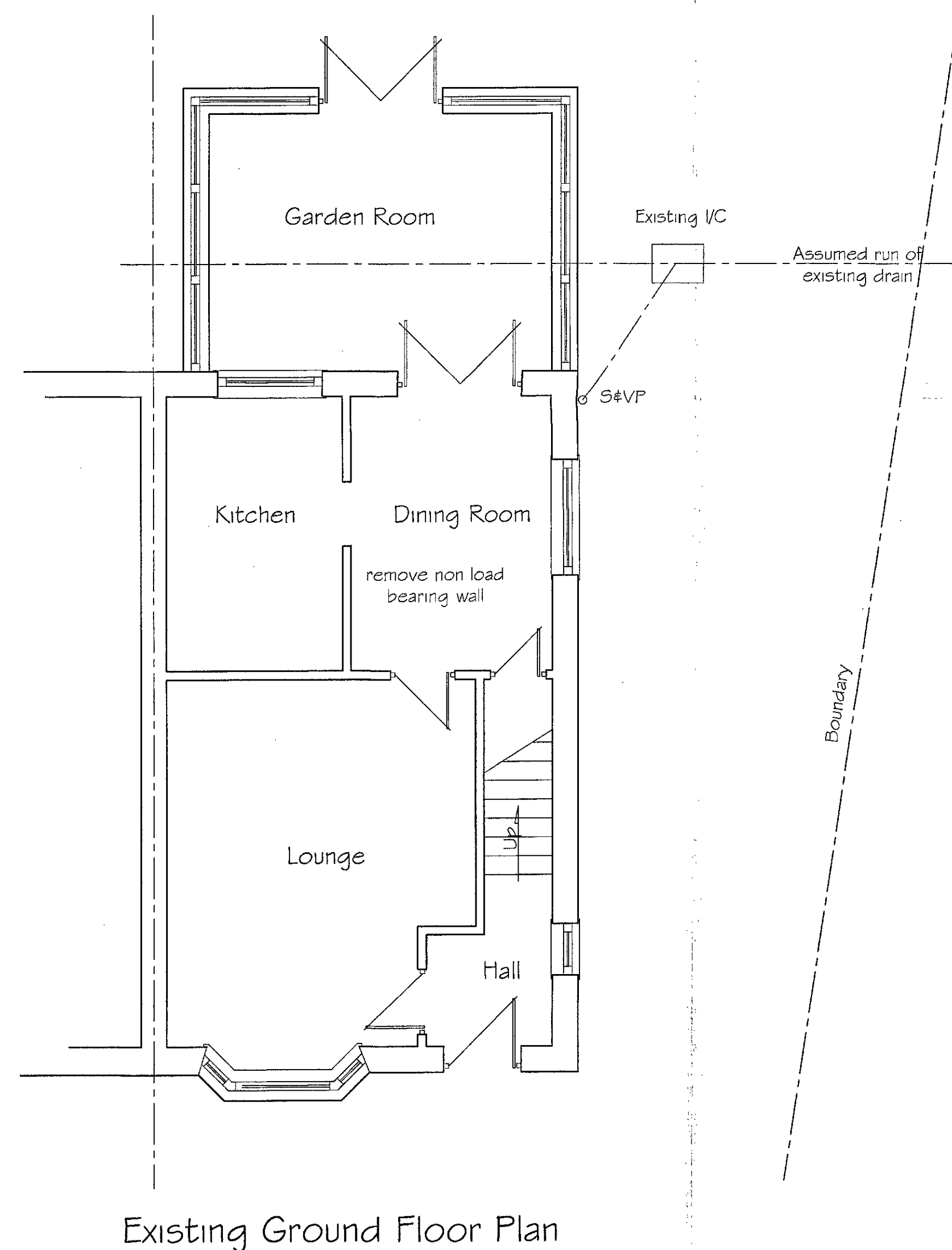
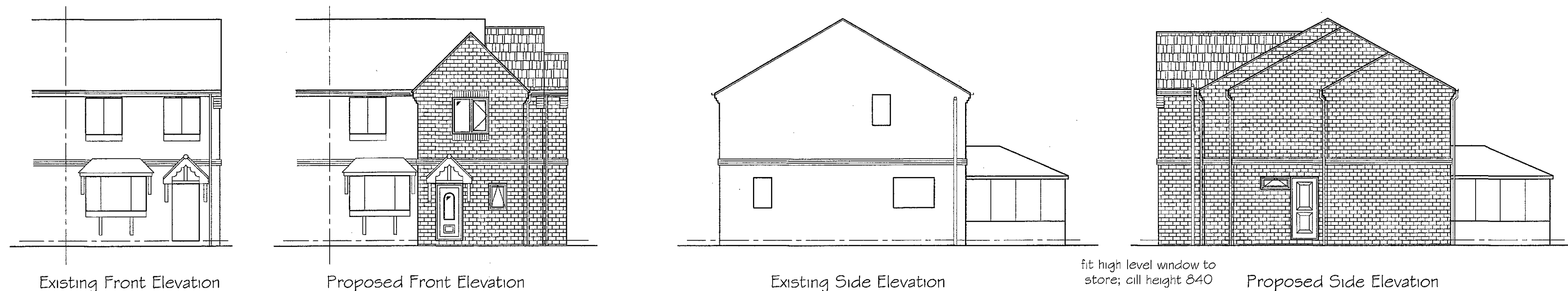


NOTE!
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.

Do Not Scale Drawing
All Dimensions to be Checked on Site Prior to Commencement

applicant

Mr A Wilburn
17 Clarney Avenue
Darfield
Barnsley
S73 9EG



ROOF: Roof of conc interlocking tiles in style and colour to match existing dwelling; on 38 x 25 tanalised s.w. battens; on 1 No layer of untearable sarking felt; on roof in the roof trusses designed and manufactured by GETECH Timber Engineering Ltd, or similar; trusses set at 600 cns, and to comply with BS 5268 PART 3; 100 x 25 diagonal wind bracing; web bracing; 4 ceiling bracing to full length of roof; solid nogging and packings at all anchor points; 3 No end trusses to be tied to gable walls using Catnic straps; screwed to walls and trusses; 100 x 75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 cns. max. 100 x 50 binders set at all node points; calculations for trusses to be submitted to local authority 28 days prior to commencement; ceiling of 250 thick fibreglass quilt insulation; underdrawn with 12.5 thick plasterboard and skim; all flashings to be of BLM Milled lead code 4 or 5 and to extend 150 min vert; 100 half round upvc gutters on 225 x 25 upvc fascia; upvc soffit fitted with Willan or similar soffit vents, 75 dia. upvc fallpipes; 100 dia. underground drainage pipework to soakaways 5000 min from buildings; position of soakaways to be determined on site in conjunction with building inspector; percolation tests as reqd; valleys of BLM milled lead code 5 or 6 on lay boards;

WALLS: Walls of cavity construction; outer leaf of facings to match existing; brick details to be continuous around extension; 100 cavity with 100 thick Crown Dntherm cavity slab 32 insulation; 100 thick low density block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L.; internal finish of plasterboard on dabs and skim; continuous adhesive to perimeter of dry lining and a foamed polyurethane between the windows/doors and surrounds to reduce air leakage; polyfoam cavity closures to be used at all cills and jambs to eliminate any thermal bridge and to achieve an airtight seal between windows and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the extension to ensure minimal air leakage; stainless steel twist wall ties set at 750 cns. horizontal; 450 cns. vertical; 225 cns. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings as marked on plan; min end bearing 150; all returns min 665; brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties;

FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if into clay; and lower than any drains; bridge walls over drains where they cross, using R/C conc lintels;

WINDOWS AND DOORS: All windows to be double glazed with 16 gap and low E coating; and to give 1/20 of internal floor area opening min; frames of white upvc by Yorkshire Windows or similar; all glazing to doors and side panels within 1500 of floor level and to windows within 800 of floor level to be of safety glazing; safety glazing to be permanently marked to BS 6206; all new windows to be escape windows; min unobstructed opening 750x450; cill height between 800 and 1100;

FIRST FLOOR: floor of 22 thick flooring grade board; on 220x75 joists at 400 cns; insulation for sound prevention of 150 thick Crown Acoustic Roll or Rockslab Flexible Slab; ground floor ceiling of 12 plasterboard and skim;

GROUND FLOOR: Ground Floor of 100 thick concrete; on 100 thick Celotex insulation; on 2000g vesagen dpm; bonded to horizontal dpc's; on 125 thick consolidated hardcore;

DRG No:- AW/515/05 Sheet 1 of 2 sheets

PROPOSED TWO STOREY SIDE EXTENSION at
17 CLARNEY AVENUE, DARFIELD, BARNSELY, S73 9EG

PROPOSED PLANS AND ELEVATIONS
Scale 1:50 & 1:100 - MAY 2015