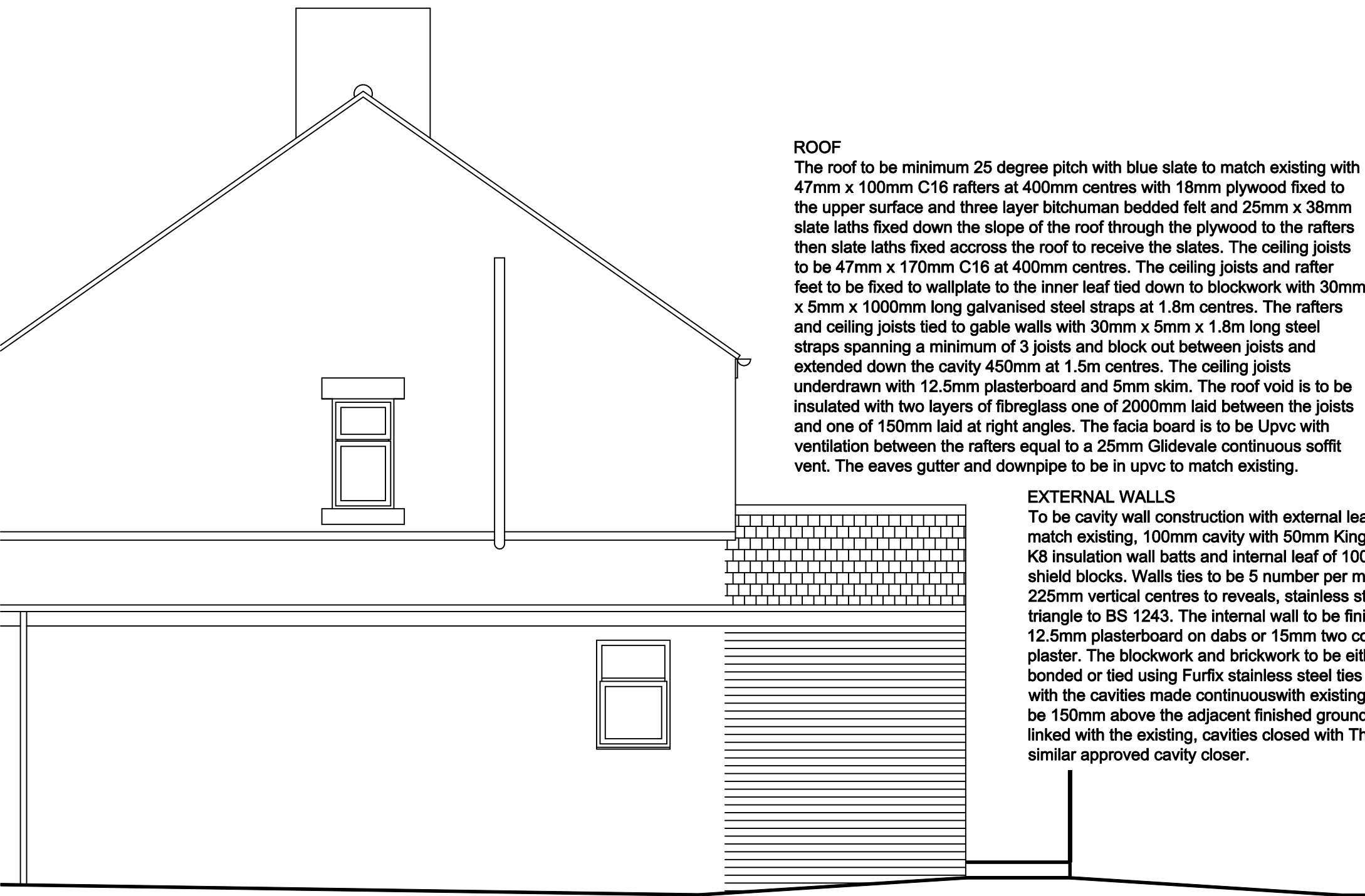




Proposed Side Elevation

ROOF
The roof to be minimum 25 degree pitch with blue slate to match existing with 47mm x 100mm C16 rafters at 400mm centres with 18mm plywood fixed to the upper surface and three layer bitchuman bedded felt and 25mm x 38mm slate laths fixed down the slope of the roof through the plywood to the rafters then slate laths fixed accross the roof to receive the slates. The ceiling joists to be 47mm x 170mm C16 at 400mm centres. The ceiling joists and rafter feet to be fixed to wallplate to the inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres. The rafters and ceiling joists tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between joists and extended down the cavity 450mm at 1.5m centres. The ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim. The roof void is to be insulated with two layers of fibreglass one of 2000mm laid between the joists and one of 150mm laid at right angles. The facia board is to be Upvc with ventilation between the rafters equal to a 25mm Glidevale continuous soffit vent. The eaves gutter and downpipe to be in upvc to match existing.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuouswith existing. The dpc is to be 150mm above the adjacent finished ground level and linked with the existing, cavities closed with Thermabate or similar approved cavity closer.



Proposed Front Elevation

Proposed Side Elevation B

WINDOWS & VENTILATION
The windows and doors are to have a U value of 1.6 and be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to door must laminated or toughened safety glass and marked according to BS 6206. Mechanical ventilation provided to wet room of 30L/sec ducted to the external air.

LINTELS
The lintels to be Catnic CG90/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over (stone heads and cills to match existing) with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only. The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations. The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work. The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

Drawing No. 42FAR/12/03			
Address	42 First Avenue Roystone Barnsley S71 4DA		
Project	Proposed Elevations		
Scale	1 : 50	Date	May 2012

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