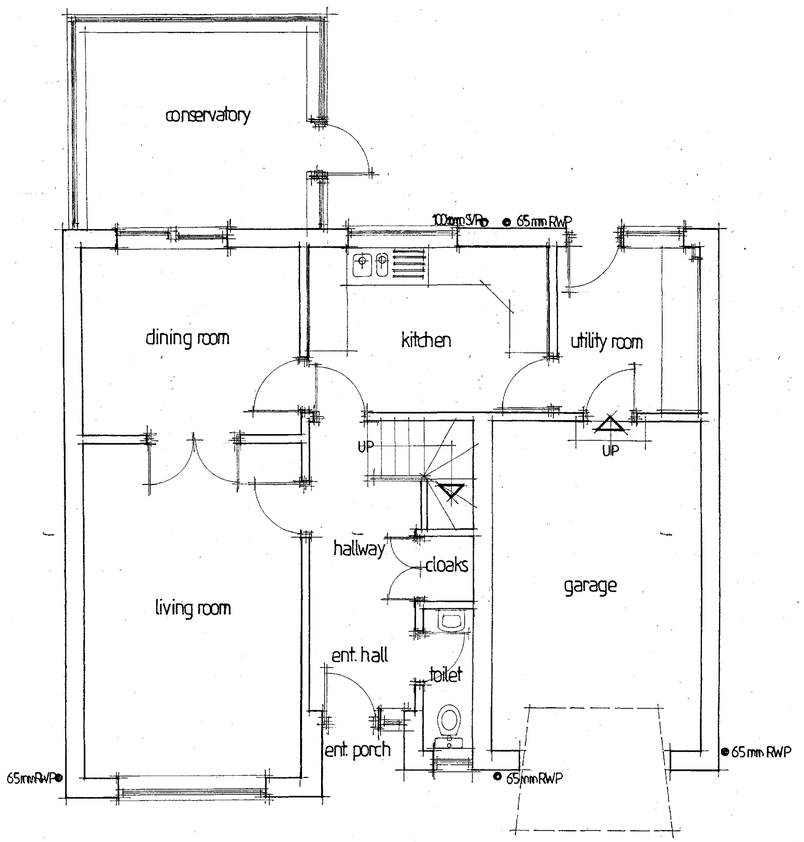
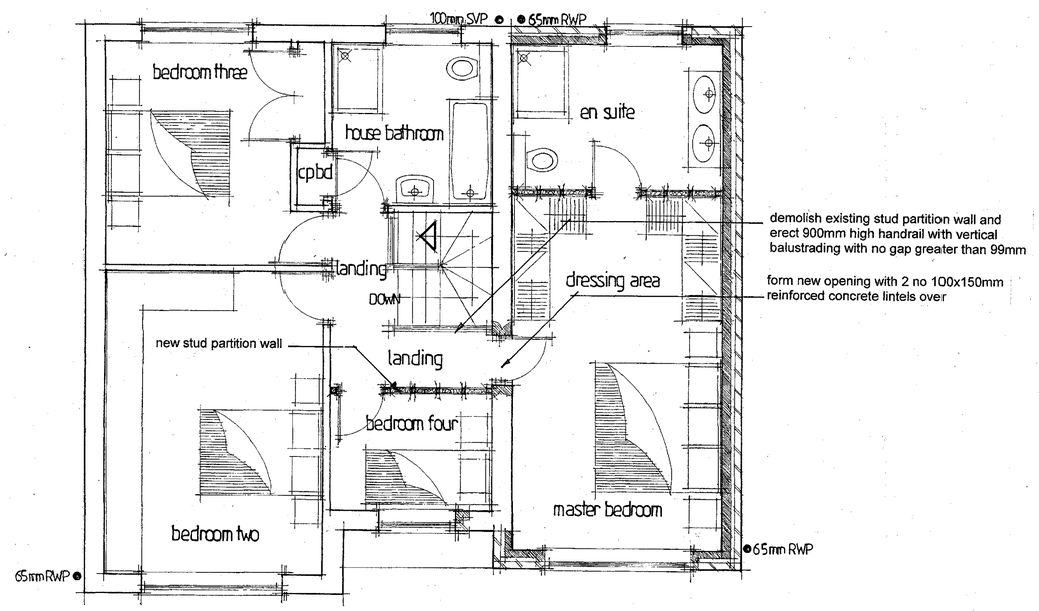


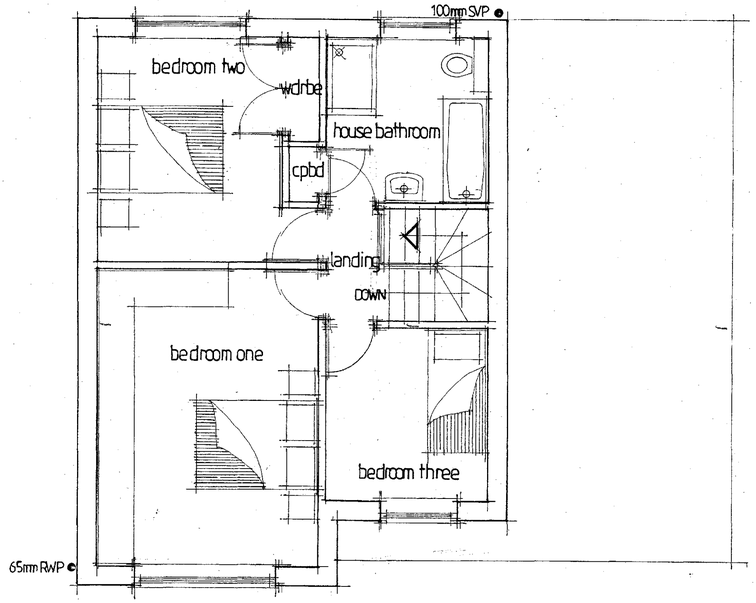
PROPOSED FRONT ELEVATION



EXISTING GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

DO NOT SCALE OFF DRAWING

ALL DIMENSIONS TO BE CHECKED ON SITE

MK	DATE	REVISION

JOB DESCRIPTION
PROPOSED FIRST FLOOR SIDE EXTENSION.

NJB Associates
architecture • design • planning
Royston House Sorrum Lane East Ardsley Wakefield WF3 2EG
Telephone & Fax 01924 873009

DRAWING
EXISTING AND PROPOSED FLOOR LAYOUTS AND PROPOSED ELEVATIONS.

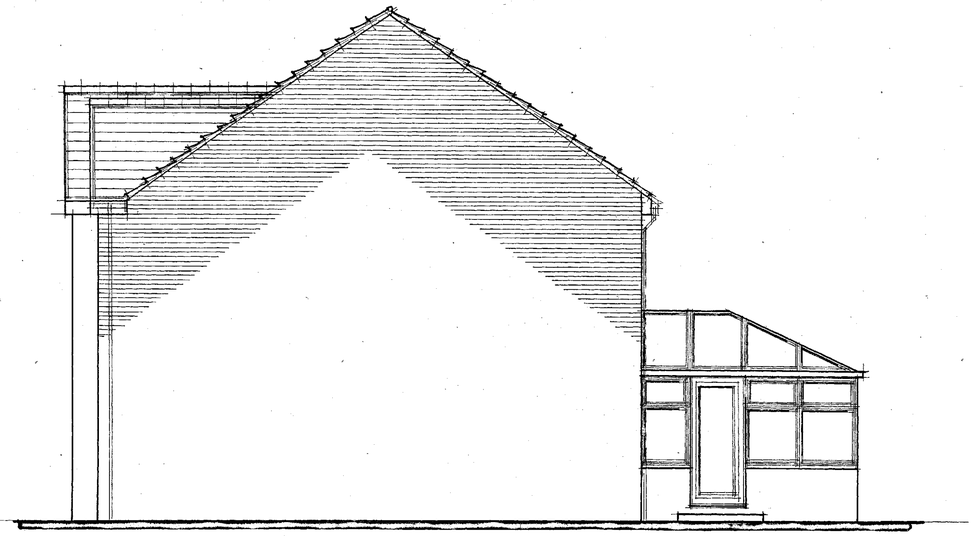
CLIENT
MR & MRS PAUL DEVONPORT
21 LEE LANE
ROYSTON
BARNSLEY
S71 4RT

05 MAR 2014
Received by: ORIGINAL

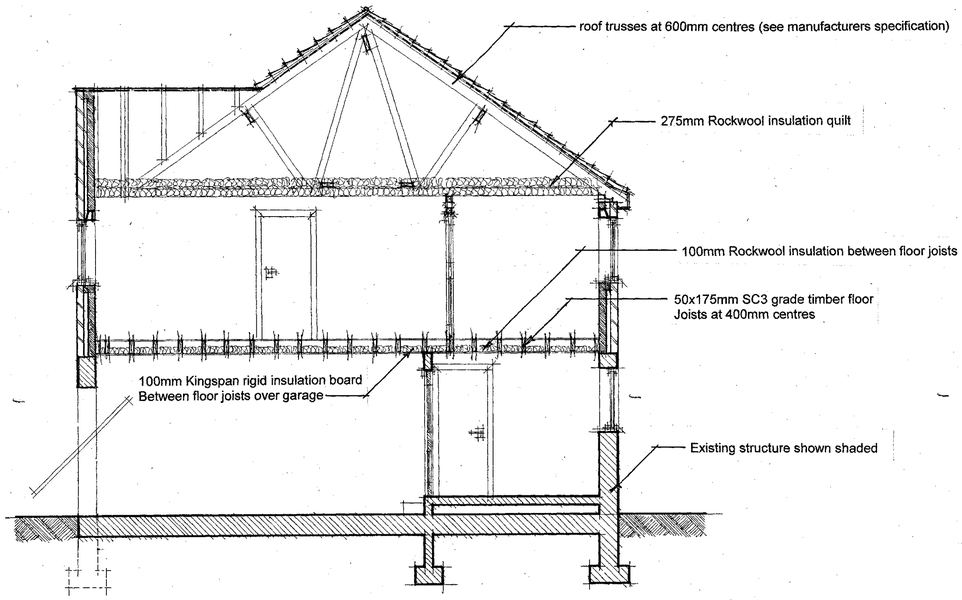
DATE	DEC 2013	DRAWING No	ONE
SCALE	1/50 @ A1	PROJECT No	2013101
DRAWN BY	N.J.B.	CHECKED BY	S.M.B.



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



TYPICAL SECTION THROUGH

WALL CONSTRUCTION
EXTERNAL CAVITY WALLS ARE TO BE 13MM LIGHTWEIGHT PLASTER, 100MM CONCRETE BLOCK WITH 100MM CAVITY WITH 100MM CAVITY BATS FULL FILL WITH STAINLESS STEEL WALL TIES AT 750MM HORIZONTAL AND 450MM VERTICAL CENTRES (225MM ADJACENT TO OPENINGS) AND OUTER LEAF TO BE 100MM FACING BRICKWORK. A DPC IS TO BE BUILT IN TO BOTH LEAVES AT ALL JUNCTIONS OF INNER AND OUTER LEAVES. LINTEL REFERENCE NUMBERS ARE FROM CATNIC STEEL LINTEL BROCHURE. THE CAVITY IS TO BE CLOSED AT EAVES AND VERGE WITH EITHER A SOLID BLOCK LAID ON ITS SIDE OR 9MM MASTERBOARD. INTERNAL WALLS ARE TO BE 100MM BLOCKWORK OR TIMBER STUD PARTITIONS USING 75X50MM SC3 GRADE TIMBER STUDS AT 400MM CENTRES WITH 12.7MM PLASTERBOARD AND SKIM TO BOTH SIDES. EN SUITE TO BE FITTED WITH MECHANICAL EXTRACTOR FAN WITH RUN RATE NOT LESS THAN 15 LITRES PER SECOND. ALL WINDOWS ARE TO BE DOUBLE GLAZED USING PILKINGTONS K GLASS AND FITTED WITH TRICKLE VENTS (MINIMUM AREA 4000MM2 AND 1/20TH FLOOR AREA TO OPEN). ANY GLAZING BELOW 800MM OF FINISHED FLOOR LEVEL TO BE LAMINATED SAFTEY GLASS TO A HEIGHT OF 1500MM EXTENDING 300MM IN TO ANY GLAZED PANELS EITHER SIDE OF THE OPENING. MAINS OPERATED SELF CONTAINED SMOKE ALARMS REQUIRED TO CIRCULATION AREAS WITHIN 7000MM OF KITCHEN AND LIVING ROOM DOORS AND WITHIN 3000MM OF BEDROOM DOORS. THEY SHOULD BE INTERCONNECTED AS ONE ON EACH FLOOR LEVEL AND SHOULD BE PERMANANTLEY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD. THEY SHOULD BE FIXED TO THE CEILING AT LEAST 300MM FROM ANY LIGHT FITTING.

FIRST FLOOR CONSTRUCTION
22MM TOUNGED AND GROOVED FLOORBOARDING ON 50X175MM SC3 GRADE TIMBER FLOOR JOISTS AT 400MM CENTRES WITH 9.5MM PLASTERBOARD AND SKIM TO GROUND FLOOR CEILING. 100MM ROCKWOOL INSULATION IS TO BE PROVIDED BETWEEN THE FLOOR JOISTS. HERRINGBONE STRUTTING OR BLOCKING IS TO BE INCORPORATED AT 1800MM CENTRES. WHERE JOISTS RUN PARALLEL TO EXTERNAL WALLS THEN 5X30MM GALVERNISED MILD STEEL STRAPS ARE TO BE FIXED AT 2000MM CENTRES TO TIE THE INNER LEAF TO THE FIRST TWO ADJACENT JOISTS. PACKS AND NOGGINS ARE TO BE LOCATED BETWEEN THE JOISTS AND WALL UNDER THE STAPS. THE FLOOR JOISTS ARE TO BE SUPPORTED ON JOIST HANGERS AND SHOULD NOT BE BUILT IN TO THE CAVITY.

ROOF CONSTRUCTION
FINISH TO MATCH THE EXISTING TILE AS SHOWN ON THE DRAWING ON 38X25MM TILE BATTENS AT THE APPROPRIATE GAUGE ON ROOFING FELT TO BS 747 TYPE 1F ON TRUSSED RAFTERS AT 400MM CENTRES. 100X25MM DIAGONAL AND LONGITUDINAL WIND BRACING IS TO BE FIXED IN ACCORDANCE WITH BS 5268 (1985). ROOF TRUSSES ARE TO BE FIXED TO A 50X100MM TIMBER WALL PLATE WHICH IS TO BE TIED DOWN USING 5X30MM GALVERNISED MILD STEEL ANCHOR STRAPS AT 2000MM CENTRES. THE INNER LEAF OF THE GABLE WALL IS TO BE TIED TO THE FIRST TWO ADJACENT TRUSSES USING 5X30MM GALVERNISED MILD STEEL ANCHOR STRAPS AT 2000MM CENTRES. ANY WATER TANKS ARE TO BE SUPPORTED ON 75X50MM AND 50X150MM TIMBER BEARERS. THE ROOF SPACE IS TO BE VENTILATED BY MEANS OF A CONTINUOUS 10MM GAP ALONG THE EAVES WHICH IS TO BE FITTED WITH A FLY PROOF SCREEN. 125MM ROCKWOOL INSULATION QUILT IS TO BE LAID BETWEEN THE ROOF TRUSSES WITH A FURTHER 150MM ROCKWOOL LAID ACROSS TO GIVE AN OVERALL THICKNESS OF 275MM.

PLUMBING AND DRAINAGE
ALL FITTINGS ARE TO HAVE ANTI-SYPHON TRAPS AND WASTE PIPES OF DIAMETERS AS SHOWN ON THE DRAWING. WASTE PIPE CONNECTIONS TO SOIL AND VENT PIPES TO BE EITHER AT OR ABOVE ANY ADJACENT WC CONNECTION OR 200MM BELOW IT. EXTERNAL SOIL AND VENT PIPE IS TO TERMINATE MINIMUM 1000MM ABOVE WINDOW HEAD LEVEL AND IS TO BE FITTED WITH A BIRD PROOF CAGE. INTERNAL SOIL AND VENT PIPE IS TO TERMINATE ABOVE THE HEAD OF THE HIGHEST APPLIANCE AND IS TO BE FITTED WITH A ONE WAY AIR ADMITTANCE VALVE. ALL WATER PIPES ARE TO BE LAGGED WITHIN FLOOR AND ROOF VOIDS.

ELECTRICAL WORK
ALL ELECTRICAL WORK IS TO MEET WITH THE BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

DO NOT SCALE OFF DRAWING

ALL DIMENSIONS TO BE CHECKED ON SITE

MK	DATE	REVISION

JOB DESCRIPTION
PROPOSED FIRST FLOOR SIDE EXTENSION.

NJB Associates
architecture • design • planning
Raynham House, Raynham Lane, Ardsley, Barnsley, S71 5PS
Telephone & Fax: 01226 208009

DRAWING
PROPOSED ELEVATIONS AND TYPICAL SECTION THROUGH.

CLIENT
MR & MRS PAUL DEVONPORT
21 LEE LANE
ROYSTON
BARNSLEY
S71 4RT

RECEIVED
05 MAR 2014
Received by:
ORIGINAL COPY

DATE	DEC 2013	DRAWING No	TWO
SCALE	1/50 @ A1	PROJECT No	2013101
DRAWN BY	N.J.B.	CHECKED BY	S.M.B.