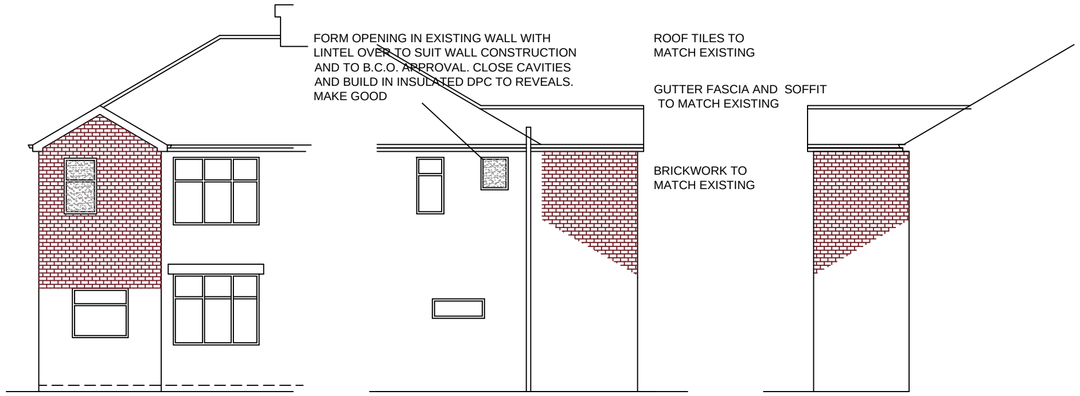


R E A R ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

GENERAL NOTES

- ALL ROOF TILES/SLATES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE RAFTERS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE CEILING JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.
- INFILTRATION OF COLD AIR TO BE LIMITED BY:
- ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
- ALL VAPOUR CONTROL LAYERS TO BE SEALED
- DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
- BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.
- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.

DRAINAGE & WASTE
WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER
- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS

- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.
- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

NEW WINDOW TO HAVE WOOD OR PVC FRAME WITH A MAX 'U' VALUE OF 1.6W/M SQ DEG C WITH A MECHANICAL VENT

- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED

AS FOLLOWS:
- BATHROOM = 30 LITRES/SECOND

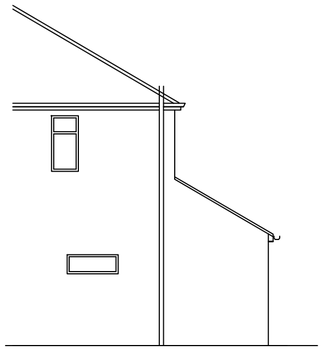
- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.
- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

HEATING

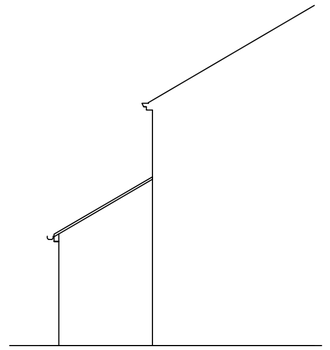
- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON



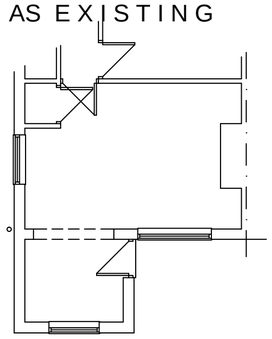
R E A R ELEVATION
AS EXISTING



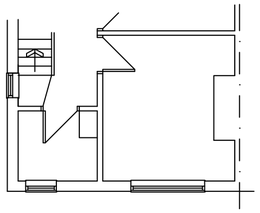
S I D E E L E V A T I O N
A S E X I S T I N G



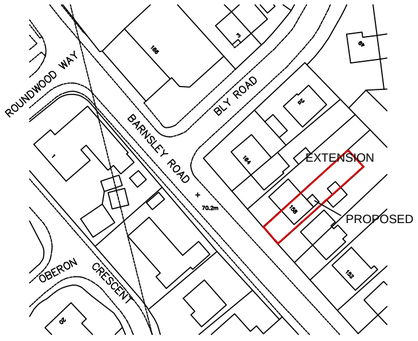
S I D E E L E V A T I O N
A S E X I S T I N G



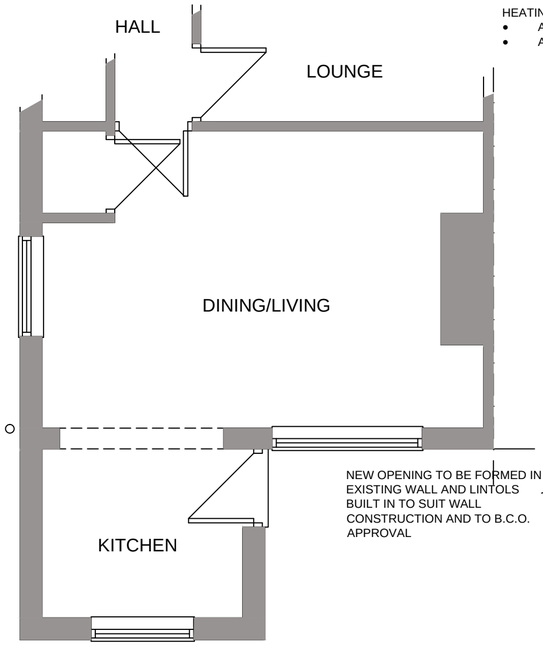
GROUND FLOOR PLAN
AS EXISTING
SCALE 1:100



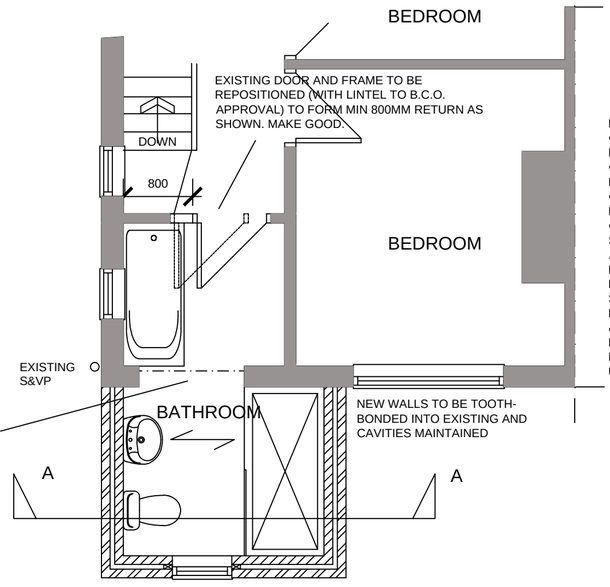
FIRST FLOOR PLAN
AS EXISTING
SCALE 1:100



L O C A T I O N P L A N
SCALE 1:1250



G R O U N D F L O O R P L A N
A S P R O P O S E D

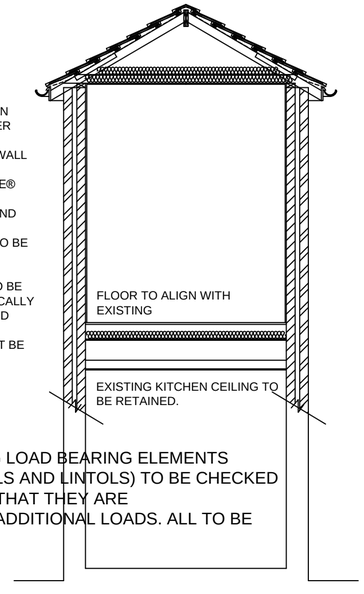


F I R S T F L O O R P L A N
A S P R O P O S E D

EXTERNAL WALL CONSTRUCTION

- 103MM STONEWORK OUTER LEAF TO MATCH EXISTING
- 50MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
- 12.5MM PLASTERBOARD AND SKIM

ALL EXTERNAL CAVITY WALLS TO BE DOT AND DABBED WITH PLASTERBOARD
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.



DETAILS OF EXISTING LOAD BEARING ELEMENTS (FOUNDATIONS, WALLS AND LINTOLS) TO BE CHECKED ON SITE TO ENSURE THAT THEY ARE SATISFACTORY FOR ADDITIONAL LOADS. ALL TO BE AGREED WITH B.C.O.

S E C T I O N A - A

ROOF CONSTRUCTION TO BE:

- INTERLOCKING CONCRETE TILES TO MATCH EXISTING
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- 125X50MM RAFTERS @ 400C/C
- 125X50MM CEILING JOISTS @ 400C/C

INSULATION AT CEILING LEVEL

- 150MM MINERAL WOOL QUILT BETWEEN JOISTS
- 150MM CROWN LOFTROLL 40 (OR EQUAL) LAID ACROSS TOP
- 13MM FOIL BACKED PLASTERBOARD AND SKIM CEILINGS

ROOF VENTILATION

- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 10MM WIDE CONTINUOUS STRIP ALONG EAVES.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

FIRST FLOOR CONSTRUCTION TO BE:

- DECKING: 22MM TONGUED AND GROOVED MOISTURE RESISTANT CHIPBOARD FIXED WITH APPROPRIATE ADHESIVE AND SCREWED DOWN AT 200MM CENTRES AT THE PERIMETER AND 300MM CENTERS ON INTERMEDIATE SUPPORT USING 51MM GYPROC DRYWALL TIMBER SCREWS.
- MINIMUM 170 X 50MM (C16) FLOOR JOISTS 400C/C
- 100MM ROCKWOOL QUILT INSULATION BETWEEN JOISTS
- 13MM PLASTERBOARD AND SKIM CEILING

ALL FIRST FLOOR JOISTS TO BE SUPPORTED ON JOIST HANGERS OR SUITABLY SEALED AROUND WITH MASTIC TO PREVENT AIR LEAKAGE AROUND THE JOISTS.

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ARCHITECTURAL SERVICES AND SURVEYORS

Project.
PROPOSED FIRST FLOOR EXTENSION
158 BARNSLEY ROAD, DARFIELD
BARNSLEY S73 9DG

Client.
MR & MRS R. MITCHELL

Drawing Title.
PLANS, SECTIONS AND ELEVATIONS

Date. FEB 2018
Scale. 1:50 & 1:100 @ A2
Ref. 17–175
Dwg. No. 01
Rev. A

Date	Suffix	Description	Date	Suffix	Description
26-02-18	A	MINOR REVISIONS TO CLIENTS REQUIREMENTS			