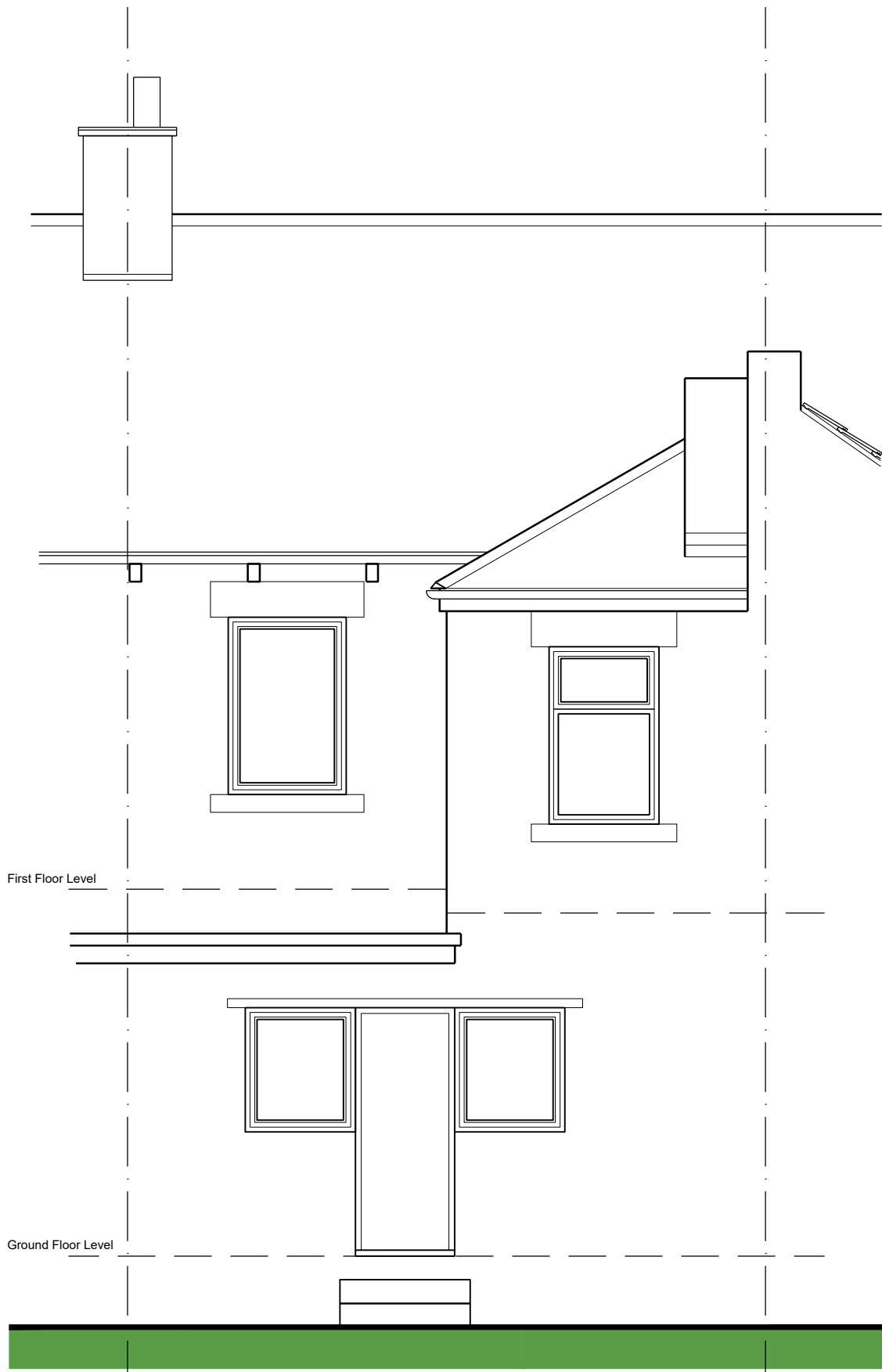
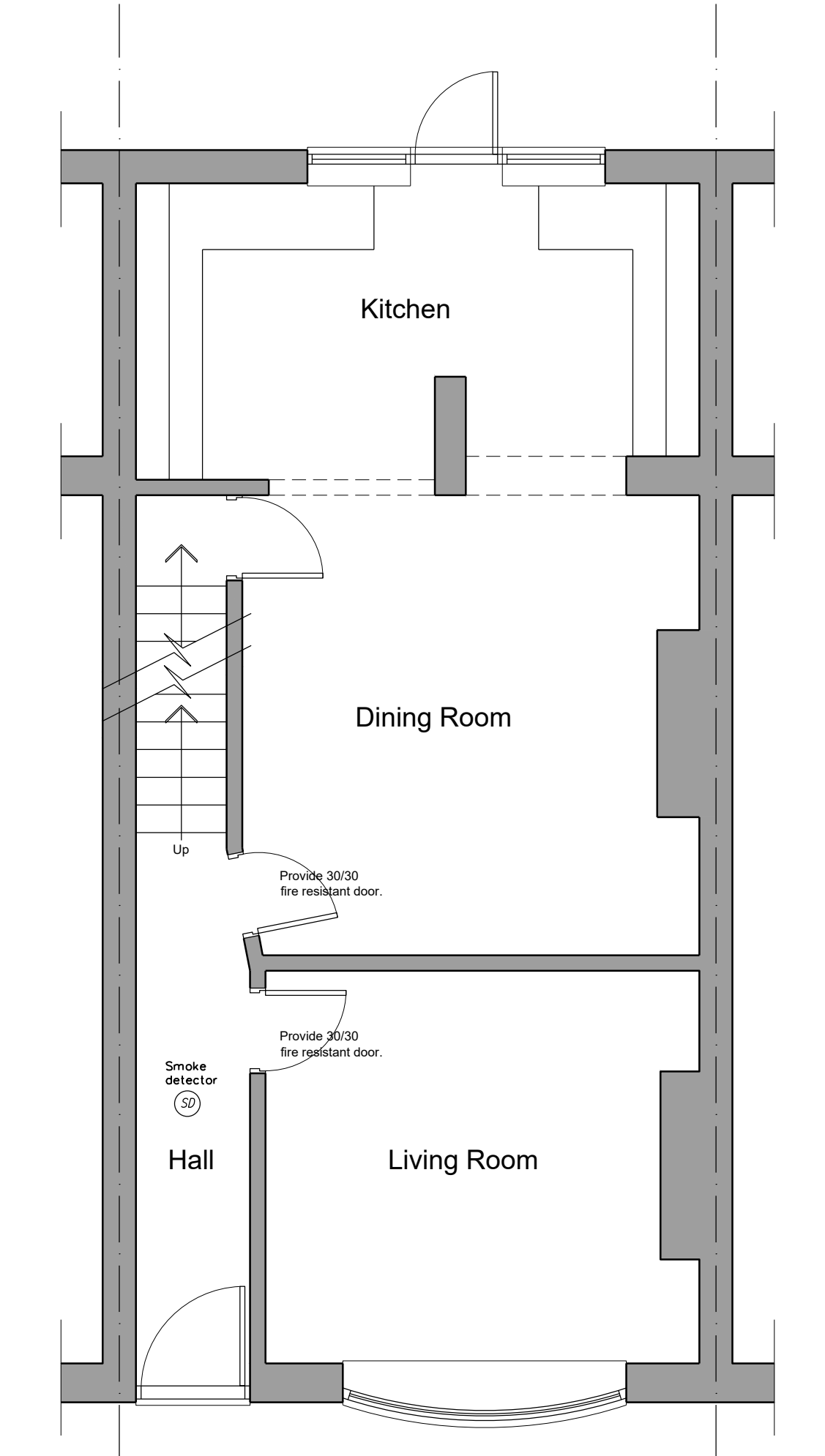




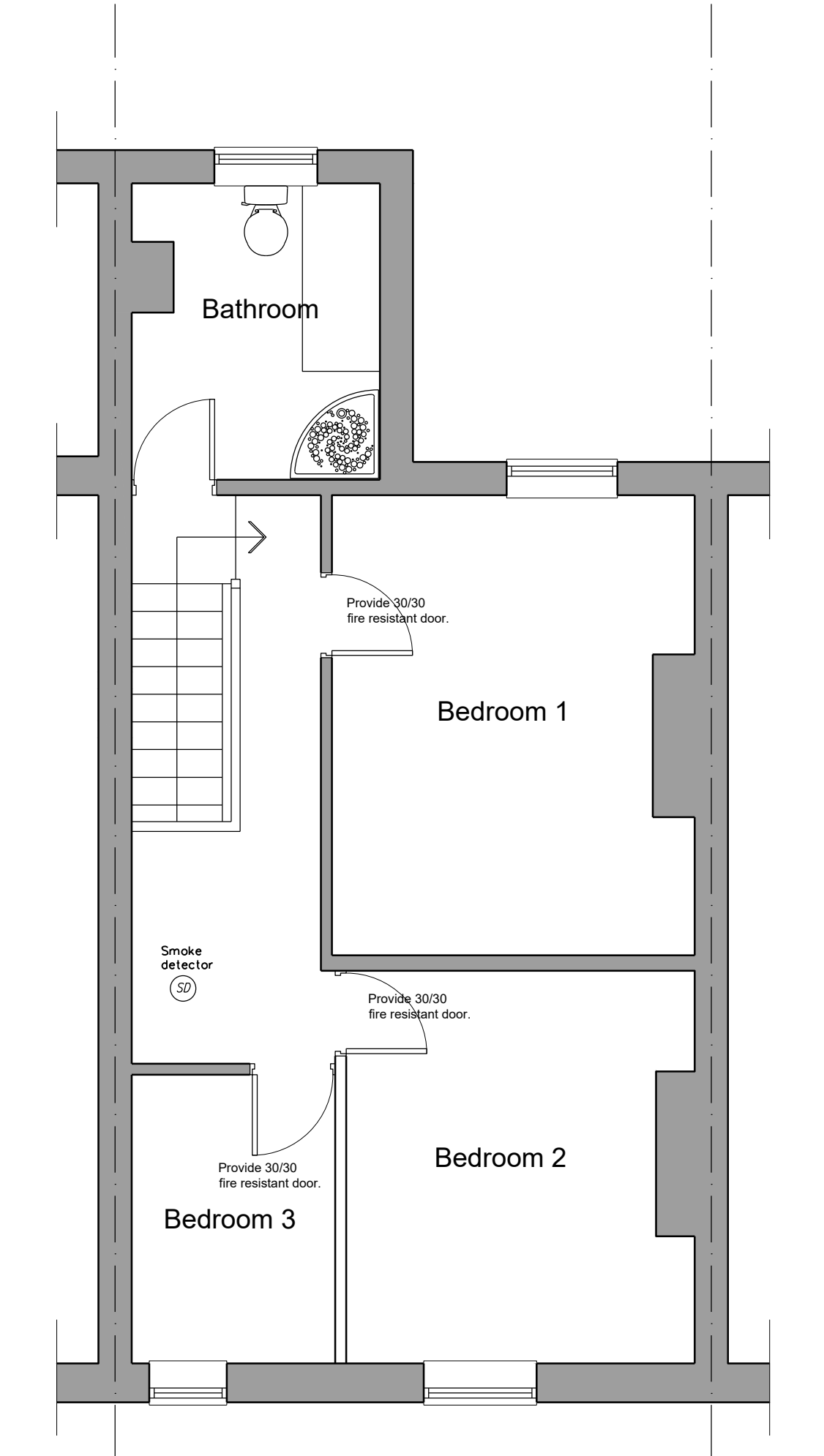
EXISTING REAR ELEVATION



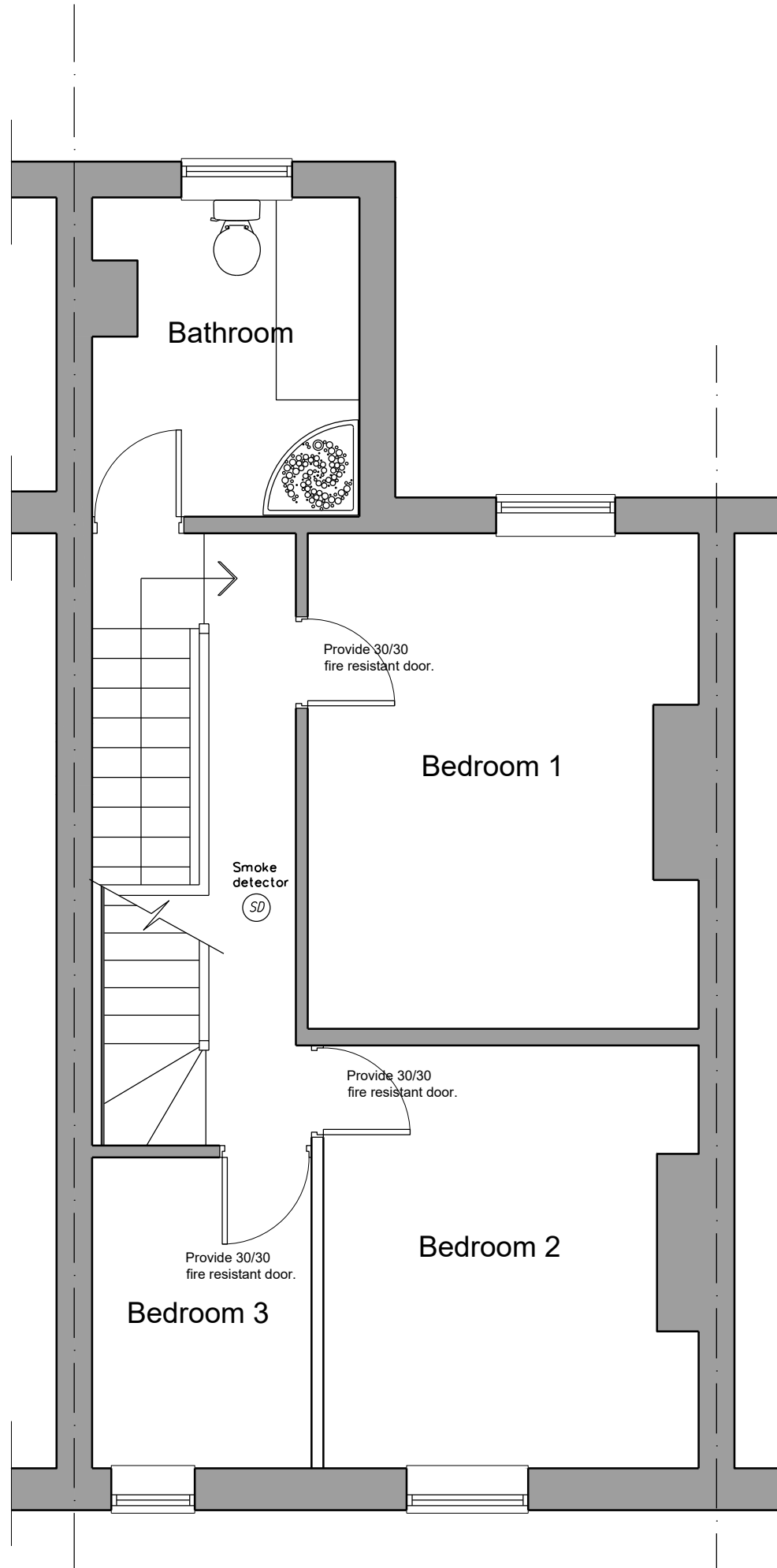
PROPOSED REAR ELEVATION



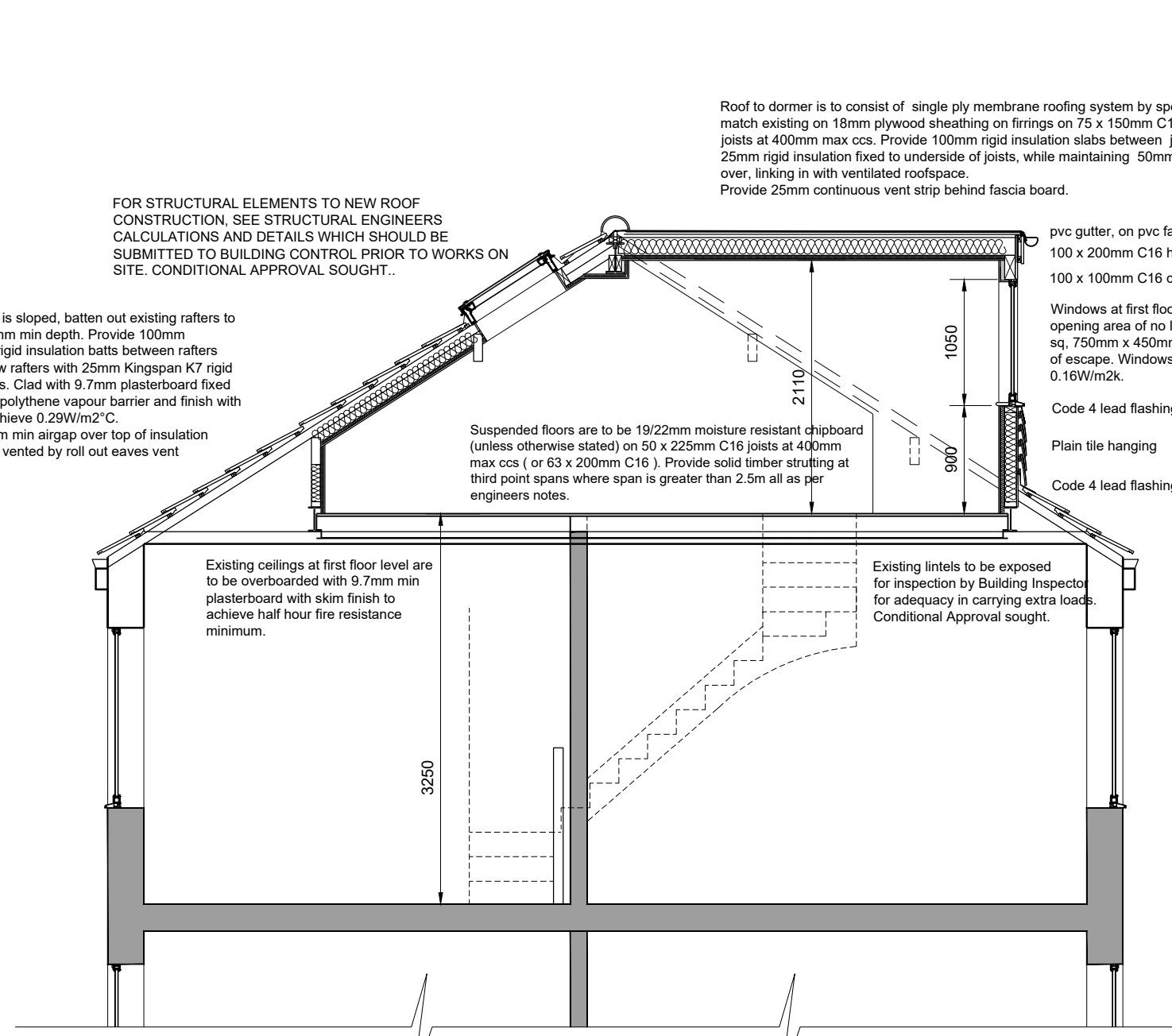
EXISTING GROUND FLOOR PLAN



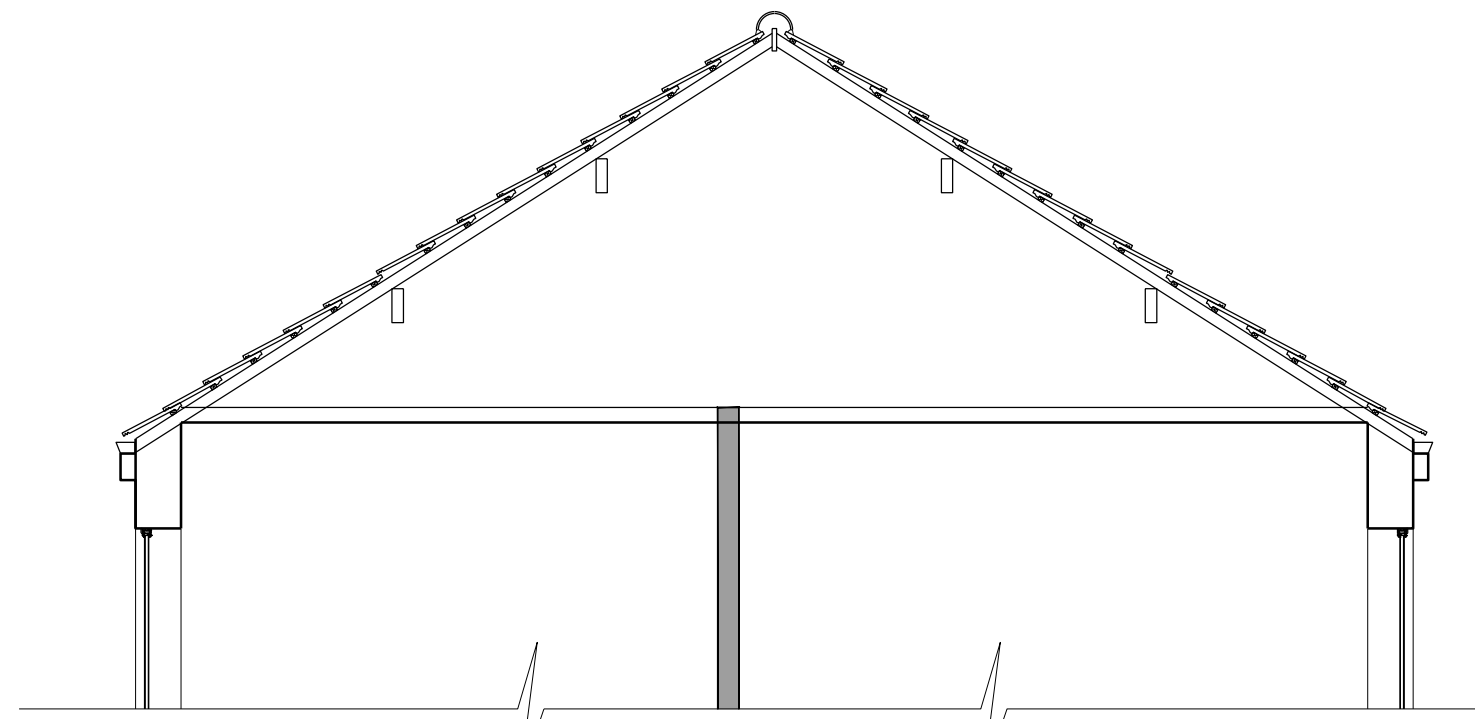
EXISTING FIRST FLOOR PLAN



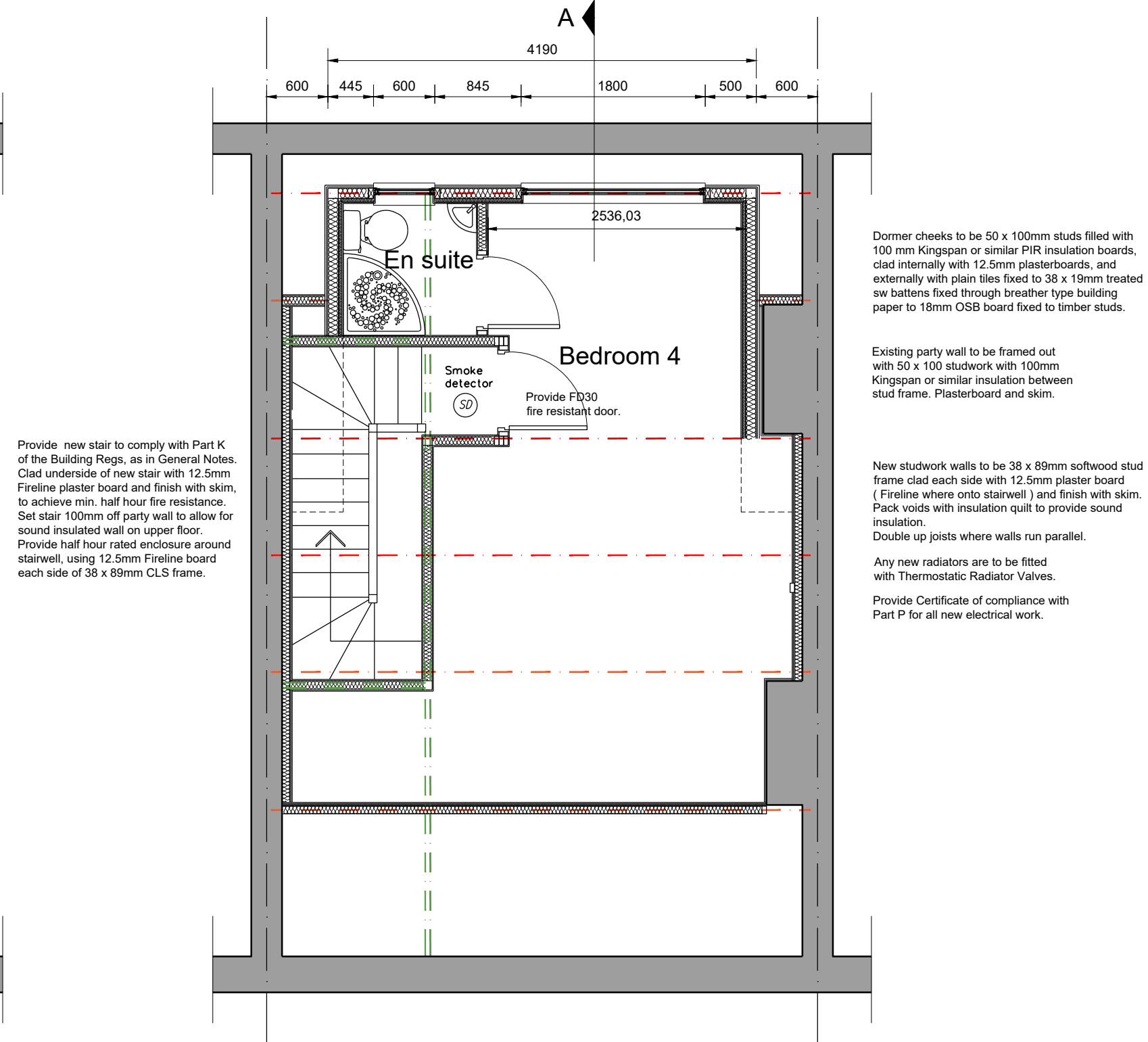
PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION THROUGH LOFT



EXISTING SECTION THROUGH LOFT



PROPOSED SECOND FLOOR PLAN

GENERAL NOTES:-
ROOF CONSTRUCTION:-
Roof to dormer is to consist of single ply membrane roofing system by specialists to match existing on 18mm plywood sheathing on firings on 50 x 200mm C16 flat roof joists at 400mm max ccs. Provide 100mm rigid insulation slabs between joists, with 25mm rigid insulation fixed to underside of joists, while maintaining 50mm airgap over, linking in with ventilated roofspace. Provide 25mm continuous vent strip behind fascia board.
Where ceiling is sloped, batten out existing rafters to give min 150mm min depth. Provide 100mm Kingspan K7 rigid insulation batts between rafters and underdraw rafters with 25mm Kingspan K7 rigid insulation batts. Clad with 9.7mm plasterboard fixed through 500g polythene vapour barrier and finish with skim. All to achieve 0.15W/m2°C. Maintain 50mm min airgap over top of insulation which is to be vented by roll out eaves vent trays in roof.
EXTERNAL WALLS:-
External leaf to be 100mm matching brickwork or rendered blockwork, 100mm cavity with 100mm Rockwool or similar full fill insulation, and 100mm blockwork inner leaf. Provide HeiLo RT2 or similar wall ties at 220mm vertical & 750mm ccs horiz. with 220mm vertical c/s at reveals. Inner leaf to be 100mm thick 4N/m2 blockwork with 12.5mm plasterboard on dabs, and skim finish. Wait to achieve U value not exceeding 0.35W/m2K. Cavities to be closed to perimeter of openings and to tops of walls and sills with blockwork and perimeter of all openings to have suitable insulated DPC's installed. Lintels to be IG or similar proprietary galvanised mild steel with insulation material to the core, on 150mm min end bearings, with stepped dpc's over. Install proprietary DPC to full bed width of outer and inner leaf of external cavity walls at 150mm minimum above external finished ground level. DPC to inner leaf fully lapped and sealed with DPM in solid floors so as not to allow ingress of moisture into the building. Provide facing brickwork to exposed areas of wall below dpc level.
GLAZING - WINDOWS AND DOORS:-
Windows and external doors to be PVCu, with sealed unit double glazing. All opening to be fully weatherstripped with integral compressible seals. Windows to be obscure glazed to bathrooms and where indicated on drawings. Glazing below 800mm above finished floor level to be laminated safety glass to inner panes to Part K. Glazing in doors and adjacent windows to be laminated or toughened to Part N.
FLOORS & CEILINGS:-
Suspended floors are to be 19/22mm moisture resistant chipboard (unless otherwise stated) on 50 x 225mm C16 joists at 400mm max ccs (or 63 x 200mm C16). Provide solid timber strutting at third point spans where span is greater than 2.5m all as per engineers notes.
STAIRS:-
All stairs constructed with timber flights with 200mm risers and min. 230mm gonges. Minimum width of staircases to be 800mm between handrails to be set on one side of stair 900mm above line of nosings. Provide 900mm high guarding to landings constructed so as to prevent a 100mm dia sphere being passed through any opening in the balustrade and be able to resist a horizontal force of 0.74kNm. Minimum headroom to any flight to be 2000mm measured vertically from the pitch line.
SMOKE DETECTION:-
When additional bedrooms are added, provide mains operated interconnected smoke detectors wired back on separate system to separate fuse on consumer unit. Note: Where detectors are indicated in corridors each side of fire doors, detectors are to be positioned maximum 750mm from doors when closed. Automatic type L1 fire alarm system to be installed in accordance with BS 5839 to full satisfaction of Local Authority and Fire Prevention Officer. Inspection, initial testing and commissioning to be in accordance with BS 5839 Part 1, clause 25, certification in accordance with BS 5839 Part 1, Appendix B and C. Point type smoke detectors are to comply with BS 5445 Part 7 : 1984.
VENTILATION:-
Mechanical ventilation is to be provided to kitchens (60L/sec), utilities, wc's, bathrooms (15L/sec) by way of mechanical extract fans ducted to outside air. WCs without windows are to have overrun facility on fans. Fans in wet areas to be operated by light pull cord switch. All windows to be fitted to the head of the opening light with a controllable & secure trickle ventilator having a total free area not less than 8000 sq mm to give background ventilation to habitable areas. Each window will have an opening light with some part of the ventilation opening at high level, at least 1.75m above floor level.
ABOVE GROUND DRAINAGE:-
The drainage will comply fully with BS 8301 : 1985 UPVC waste sizes are to be generally:
Wc's - 100mm diameter with minimum 50mm seal, P or S trap to suit.
Baths - 50mm diameter with 75mm deep anti-siphon trap.
Showers - 38mm diameter 75mm deep anti-siphon trap. (100mm dia. floor drain in Sports Changing Room)
Sinks - 38mm diameter with 75mm deep anti-siphon trap.
Soil pipes to be fitted with air admittance valves or to rise to roof and fitted with proprietary roof tile ventilator, flush with roof finish.

LOCATION PLAN
1/1250



NOTE:-
DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. ALL DIMS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE AUTHOR OF THIS DRAWING. WHICH IS TO BE READ IN CONJUNCTION WITH ALL OTHER AVAILABLE DRAWINGS. ALL DRAWINGS REMAIN THE PROPERTY OF FSK ARCHITECTURAL SERVICES LTD AND MAY NOT BE REPRODUCED WITHOUT THE AUTHORS CONSENT

REV	DATE	REVISION
-	-	-


FSK
Architectural Services
Mob: 07703 262139
Email: fskancheerv@live.co.uk

Client:
MR & MRS HALL

Project:
**Proposed loft conversion at
120 SUMMER LANE
Barnsley
S.Yorkshire**

Drawing Title:
DETAILED DESIGN

Scale	Date	Drawn by
1:50 & 1:100 @ A1	July 2020	KSF

Drawing Number	Rev.
20-FSK-38-01	-