PROPOSED SINGLE STOREY EXTENSION @ THE REAR

OF NO 774 DONCASTER ROAD ARDSLEY

BARNSLEY S71-5ER

FOR

MR+MRS J. WADE.

SHEET NO ONE - LOCATION PLAN.

" NO TWO - EXISTING DETAILS.

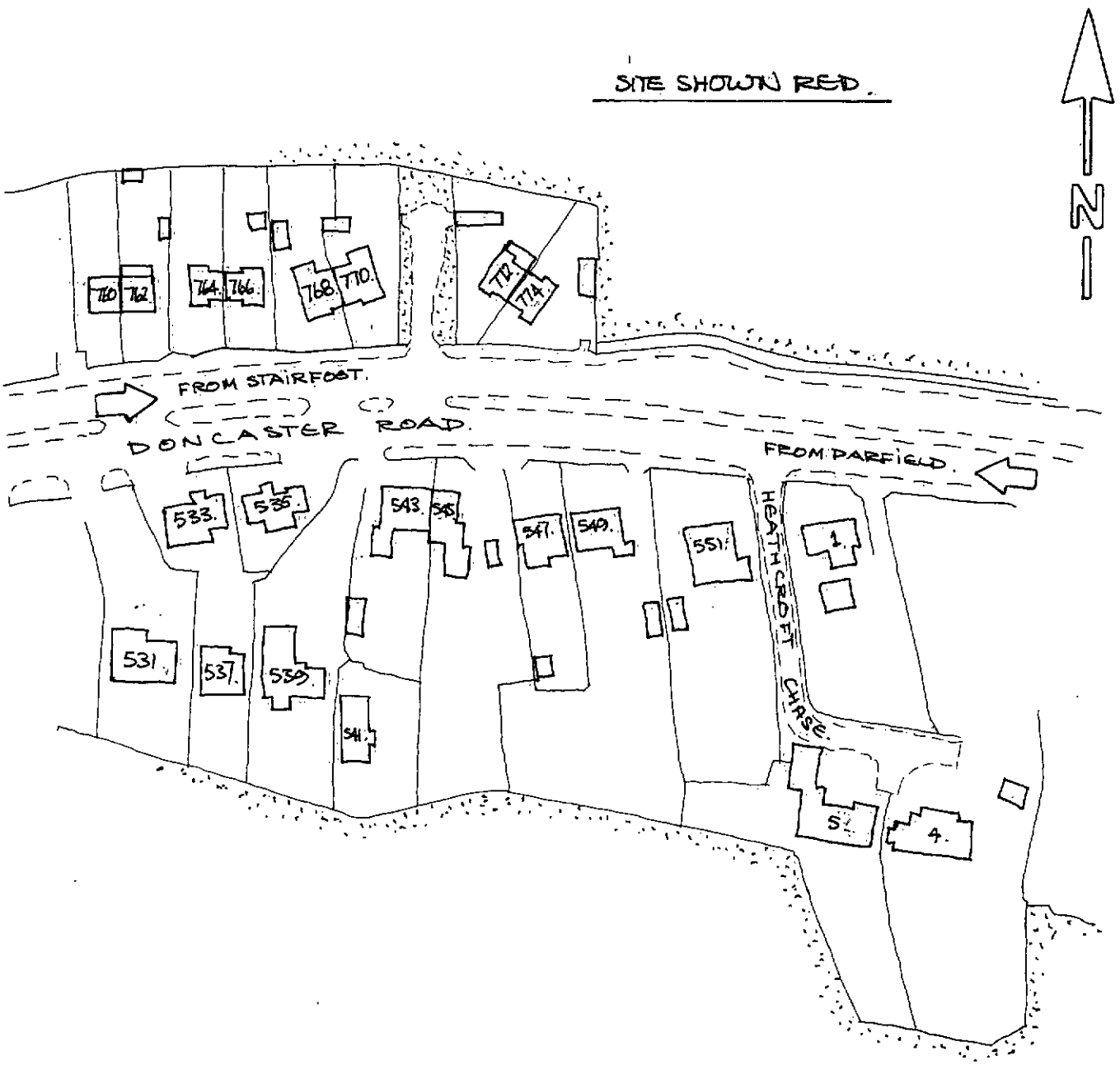
" NO THREE - PROPOSED DETAILS.

" NO FOUR - SECTION

" NO FIVE - CONSTRUCTION DETAILS.

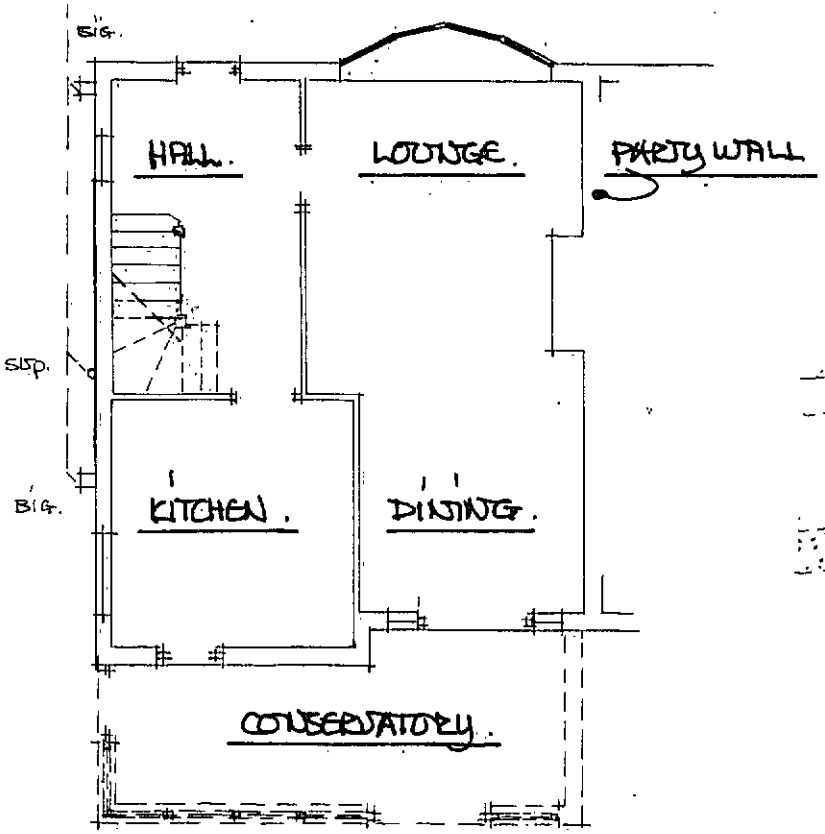
SCALES @ 1:1250, 1:500, 1:100 + 1:50 M.

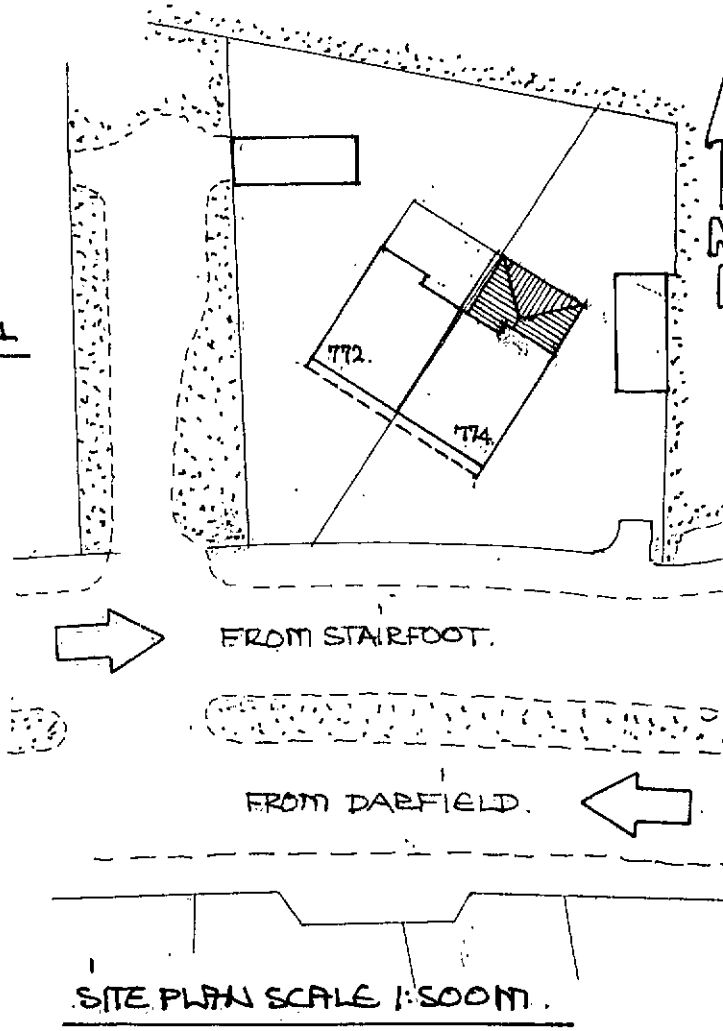
SITE SHOWN RED.



LOCATION PLAN. SCALE 1:1250FT.

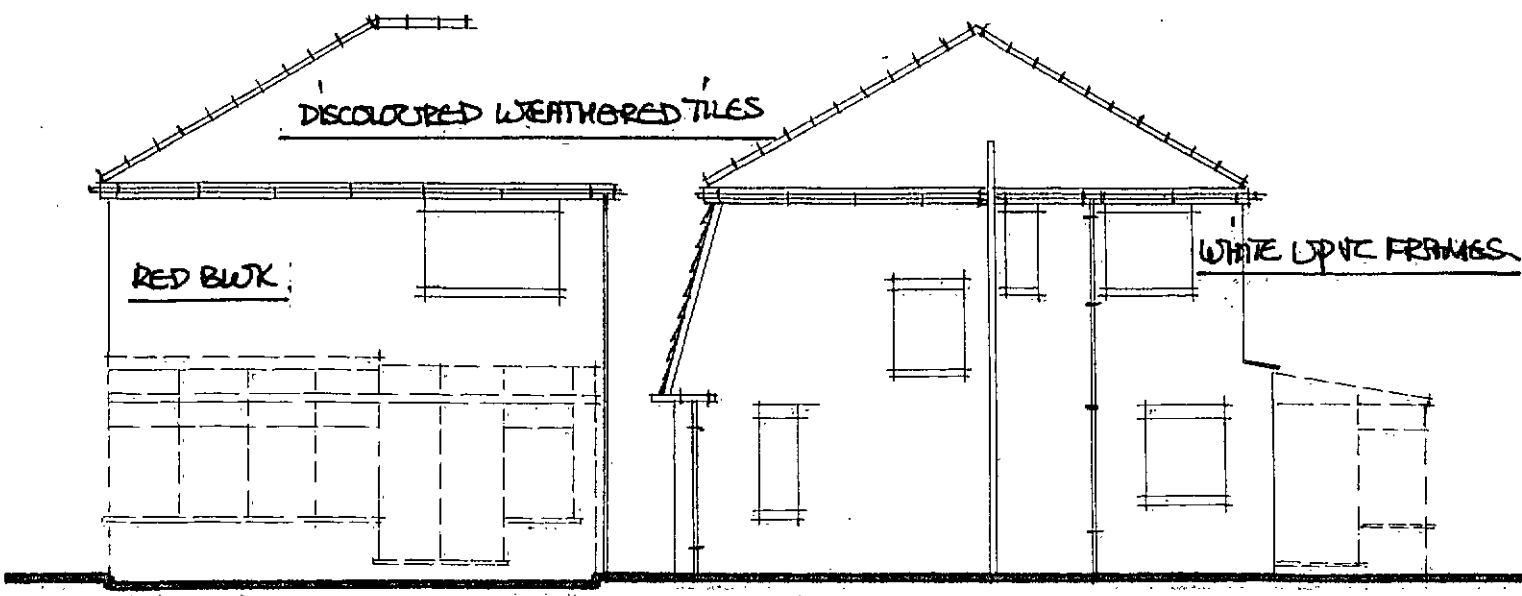
EXISTING GROUND FLOOR PLAN.



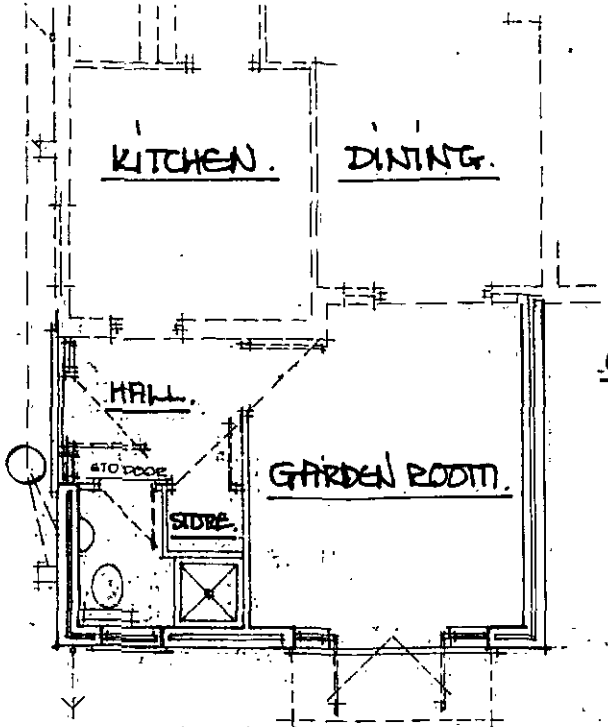


EXISTING REAR VIEW.

EXISTING SIDE VIEW.

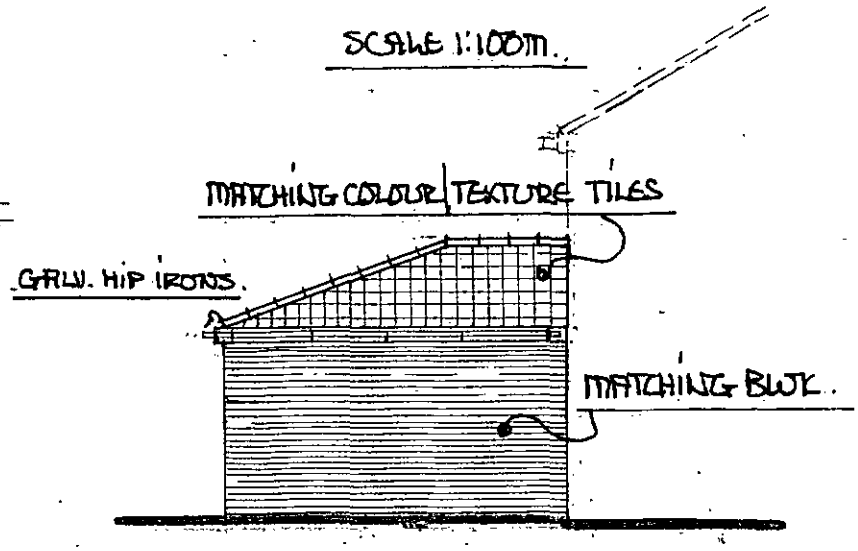


SCALE 1:100M.

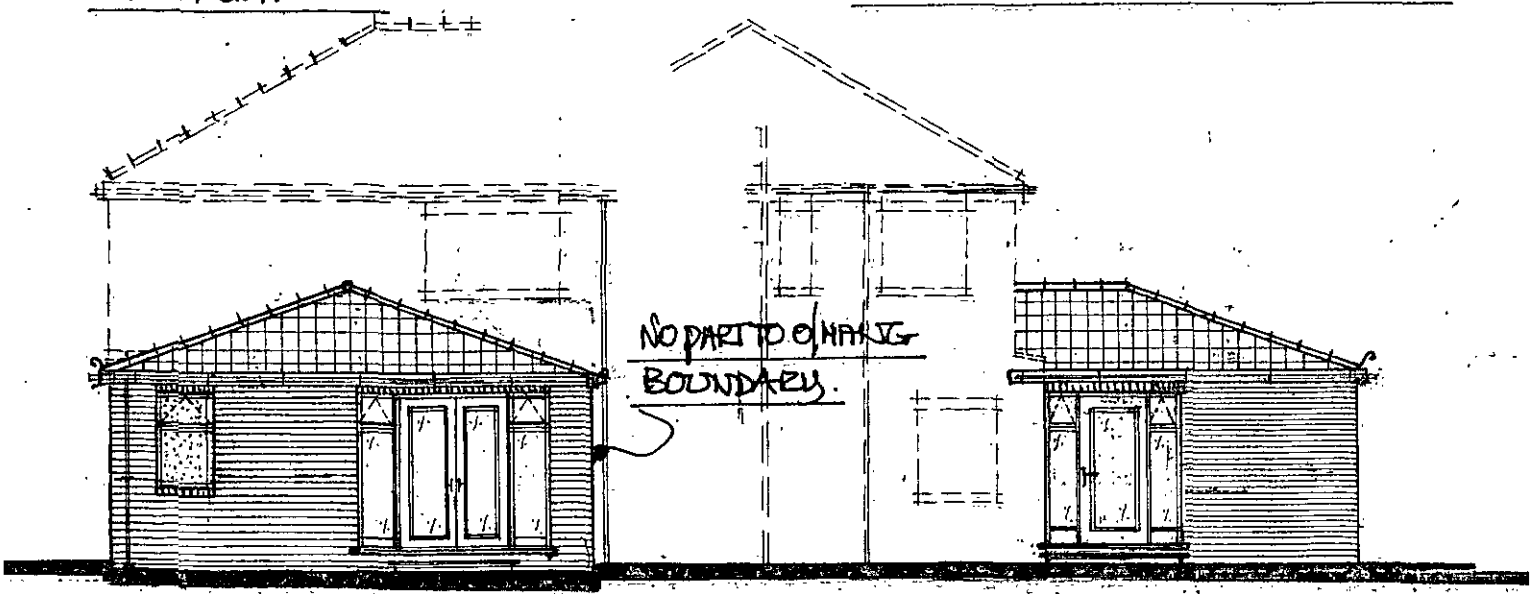


PROP. GF. PLAN.

SCALE 1:100m.



PROP. SIDE VIEW FROM NO 772.



PROP. REAR VIEW FROM GARDEN.

PROP. SIDE VIEW.

* SAFETY GLAZING TO ALL DOORS + SIDE FRAMES - GLASS FACTORY ETCHED WITH MARKINGS CLEARLY VISABLE WHEN FRAME FIXED.
* ALL FIXTURES + FITMENTS TO CLIENTS CHOICE + POSITIONING - 32MM ϕ WHB WASTE - 38MM ϕ SHOWER WASTE - ANTI VAC TRAPS - ELECTRIC EXTRACT FAN WIRED BACK TO FUSE BOARD TO EXTRACT 15L/SEC.
* INVESTIGATE EX. DRAINAGE FALLS + LEVELS TO ENSURE ADEQUATE FLOWS - SW VIA 100ϕ GW DRAINS TO S/A - TO BE AGREED WITH LOCAL BCO WHEN GROUND CONDITIONS ARE KNOWN.

SECTION @ 1:50m.

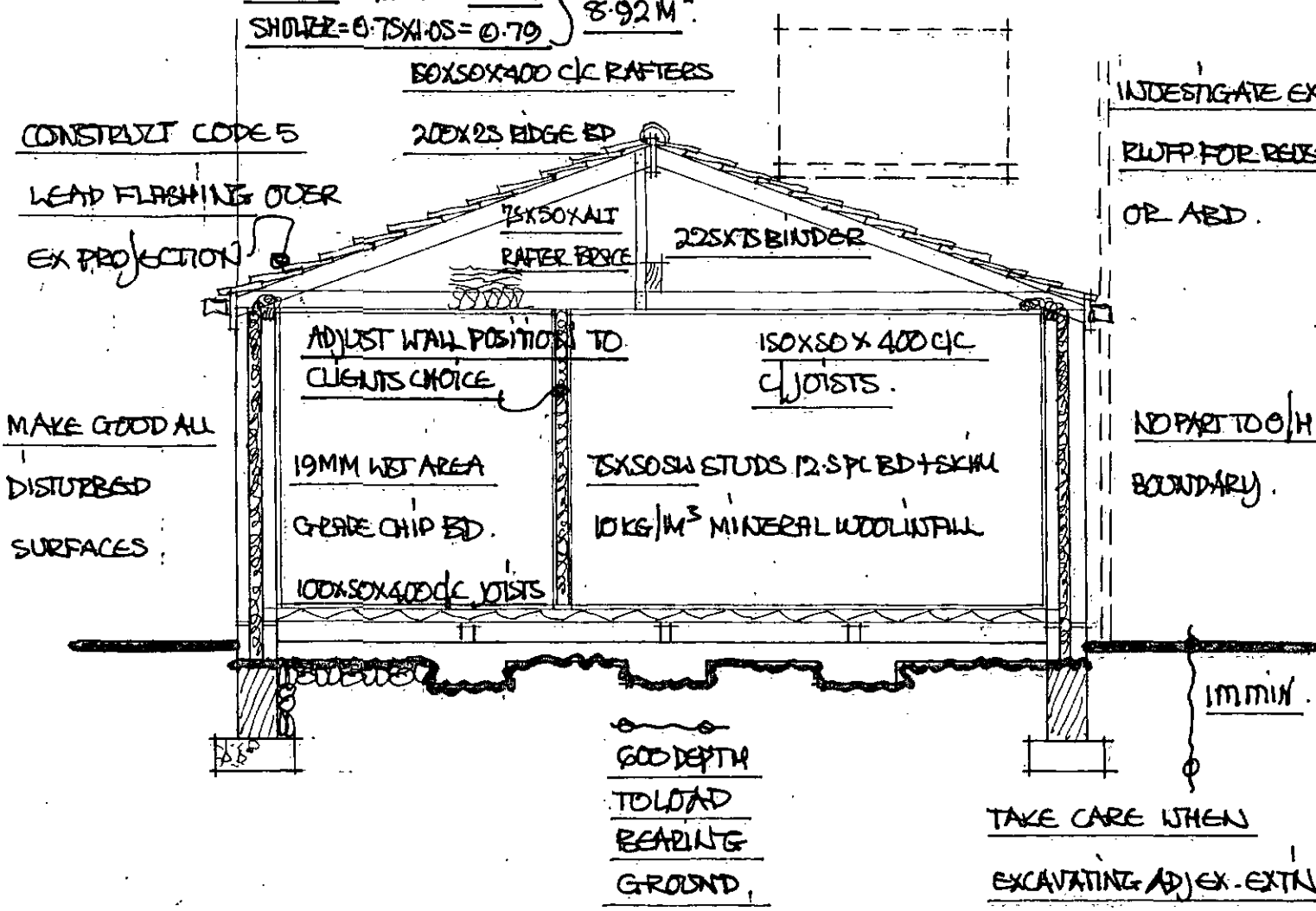
GLAZING COMPARISON:-

COVERED = (2.4X2.1)+(0.96X2.1) = 7.06m² FLOOR AREA = 23.33M² X 25% = 5.83M²

ALLOWED = 7.06+5.83 = 12.89M²

PROPOSED = HALL = 1.9X2.1 = 3.99
G.ROOM = 2.4X2.1 = 5.04
SHOWER = 0.75X1.05 = 0.79
TOTAL 8.92M².

ROOF PITCH TO BE SITE ASSESSED TO ALLOW FLASHING BELOW CIVIL LEVEL



P/a $\frac{3.70+5.90+4.30}{(3.70\times5.90)+(2.50\times0.60)} = \frac{13.90}{23.33} = 0.595$ ∴ USE 105MM KINGSPAN KOOLTHERM K3 WELL SUPPORTED ON NETLON OR SIMILAR OR 65MM TO SOLID FLOOR ALT.

PROPOSED SINGLE STOREY EXTN @ 774 DONCASTER RD ARDSLEY BARNSLEY S71 - 5ER.

* COPY OF PLANS ARE TO BE SHOWN TO ADJ. PROPERTIES TO ENSURE COMPLIANCE WITH PARTY WALL ACT - NO PART OF EXTN TO PASS OVER BOUNDARY - MAKE GOOD ANY DISTURBED AREAS.

ROOF: - MATCHING TILES (AS CLOSE AS POSS. TAKING DISCOLOURATION INTO ACCOUNT) NAILED + CLIPPED TO MAKERS SPEC. OVER TANALISED LATHS + BREATHABLE FELT + S/W TRUSSES TO BS 5268 INCLUDING WIND/WEB BRACING + RUNNERS - CALCS TO BE HANDED TO BCO WHEN AVAILABLE - 150MM ROCKWOOL BETWEEN TRUSSES + 150MM OVER @ 90° TO BASE LAYER - 12.5MM PL. BD + SKIM. - ROOF PITCH TO BE SITE ASSESSED.

WALLS: MATCHING BLK (OR ALT AS NOTED ON PLAN). DBLE TRIANGLE STAINLESS STEEL TIES BS 1243 250 LONG 750 C/C HORIZ 450 C/C VERTICAL EVERY BLOCK DEPTH TO REVEALS.
100MM CROWN CAVITY BATTS. DPCS ALL HEADS + REVEALS
100MM LJ. WT THERMAL BL. WK. CATNIC COR/G LINTOLS FACTORY INSULATED
PLASTER SKIM. TRAY DPCS OVER - 150MM END BEARING.
INSULATE THRO' OPENING REVEALS
TO PREVENT COLD BRIDGING.

WINDOWS: - 20MM AIR SPACE DBLE GLAZE - SOFT COATED LOW "E" - 1/20TH OPENING LIGHTS WITH DOUBLE ACTION SECURE FURNITURE TO PROVIDE 8000 MM² BACKGROUND VENTS TO HABITABLE ROOMS 4000 MM² TO KITCHENS/BATHROOMS/UTILITIES ETC. SAFETY GLAZING TO DOORS + SIDE FRAMES + ANY WINDOW WITH GLAZING WITHIN 800MM OF FLOOR LEVEL - FACTORY ETCHED WITH MARKS VISIABLE IN FRAME.

DRAINS: - SEE LAYOUT 100MM ϕ SUPERSLEEVE 1:40 FALL TO EX. BED + SURROUND IN PEA GRAVEL.

GENERAL: - ALL ELECTRICAL WORKS BY A PERSON REGISTERED ON A COMPETENT PERSONS SCHEME WHO SHALL PROVIDE A COMPLETION CERTIFICATE FOR THE LOCAL BCO.

ALL HEATING WORKS TO EX + NEW SYSTEMS TO BE UNDERTAKEN BY A PERSON QUALIFIED UNDER THE CURRENT GAS SAFETY SCHEME.

SCALE @ 1:50 m.

100 ϕ DEEP FLOW GUTTER + 75 ϕ F. PIPES.

30X6 GALV. M. STEEL LATERAL RESTRAINT STRAPS 2M MAX C/C SCREW NAILED OVER 3 MEMBERS + SOLID NOGS.

LIGHT FITTINGS COMP. TO LOW ENERGY TUBES + BULBS.

SUSPENDED TIMBER FLOOR: - 18MM FLOORING GRADE CHIPBD OVER 100X50X400 C/C JOISTS 1.8M MAX C/C TO H.C.S. WALLS

DPC

150

1M MIN

600MM.

DEPTH TO LOAD BEARING GROUND

600MM

225X75 MM AIR GRATES 450MM FROM CORNERS + 1M C/C BOX THRO' CAVITY TRAY DPC OVER.

* ALL INSULATING MATERIALS ARE TO BE USED + FIXED TO MAKERS SPEC *

SOLID FLOORS: - 125MM FLOAT FINISH CONCRETE OVER SOLID INSULATION 1500g U/SQUEEN - 150MM TAPED LAPS - TAKEN THRO' FULL PRINT INCL. EXTERNAL WALLS - 125MM WELL COMPACT LIME STONE H/CORE. CAVITY TO WALLS TO EXTEND 225MM BELOW DPC LEVEL.

CLASS "A" FOUNDATION BLOCK WORK
* SEE P/a CALCULATION *
225MM.
FOUNDATION GRADE FOOTINGS
1M. MIN DEPTH TO BCO SPEC.