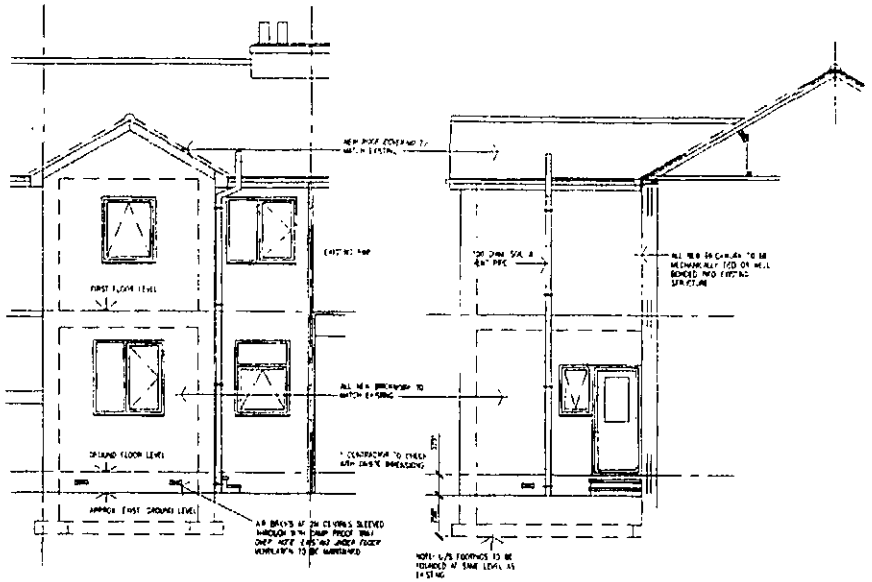
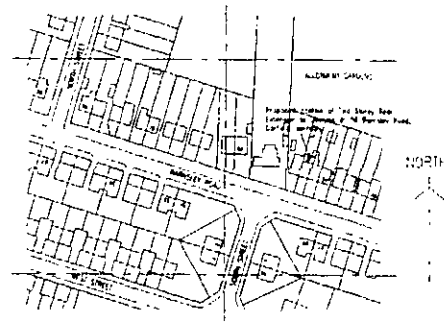


PROPOSED REAR ELEVATION.
(SCALE 1:50)

PROPOSED SIDE ELEVATION
(SCALE 1:50)



LOCATION PLAN
(SCALE 1:1250)

GENERAL NOTES

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS AND ALL RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE

ALL WORKS TO BE TO THE SATISFACTION OF THE LOCAL BUILDING INSPECTOR

DETAILS, DIMENSIONS AND INFORMATION SHOWN MAY BE AMENDED WITH PRIOR AGREEMENT WITH THE ENGINEER OR BUILDING INSPECTOR BEFORE ANY WORKS COMMENCE

DO NOT SCALE FROM THIS DRAWING, ALL LEVELS, DIMENSIONS OF EXISTING STRUCTURE ARE TO BE CHECKED ON SITE BEFORE WORKS COMMENCE

ALL TIMBERS USED ARE TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE AND ALL SAWN FACES TO BE BRUSH TREATED

CONSTRUCTION NOTES RE-EXTENSION

FOOTINGS
TO BE 600mm WIDE x 225mm DEEP IN MASS CONCRETE MIX TO BE A 1:2:4 MIX 20mm CONC. AGGREGATE OR 150mm CONSOLIDATED HARDCORE
WE NOTE THAT THE UNDERSIDE OF NEW FOOTINGS TO BE FOUNDED AT THE SAME LEVEL AS EXISTING BUILDING AND CENTRAL UNDER EACH WALLS

EXTERNAL WALLS
BELOW DPC LEVEL TO BE 2NO 215mm IN 440mm 2N455 B ENGINEERING BRICKWORK (FROST RESISTANT) WITH 100mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO EXISTING GROUND LEVEL
ABOVE DPC LEVEL TO BE OUTER LEAF OF 102mm FACING BRICK WORK TO MATCH EXISTING WITH 100mm CAVITY WITH CAVITY INSULATION AND INNER LEAF OF 100mm LOADBEARING BLOCKWORK ALL TO GIVE A U VALUE OF 0.45W/m²K MAX. TIED TO BE GALVANISED MILD STEEL AND WALL AT 600mm CRS HORIZONTALLY AND 450mm CRS VERTICALLY STAGGERED ON ALTERNATE COURSES WITH EXTRA TIES AT REVEALS AND ANY VERTICAL JOINTS IE 225mm MAX CRS.
NOTE: CONTINUE EXISTING UNDERFLOOR VENTILATION BY PROVIDING AIR BRICKS TO EXTERNAL AT A MIN 2% CRS

GROUND FLOOR
TO BE 22mm TONGUE & GROOVE BOARDING OR FLOORING GRADE CHIPBOARD ON 12mm POLYTHENE INSULATION BOARD ON 150 x 50 S.W. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS SECURED TO INNER LEAF OF BLOCKWORK SOLID BLOCKING PIECES AT MID SPAN AND EVERY 3rd JOIST FOR STABILITY
EXISTING GROUND SURFACE TO BE CLEARED OF ALL VEGETABLE MATTER AND COVERED WITH A LAYER OF 1000 GAUGE POLYTHENE SHEETING ON 25mm SAND BLINDING ON 100mm LAYER OF 10mm ROLLED HARDCORE (FROST RESISTANT).

FIRST FLOOR
TO BE 22mm TONGUE & GROOVE BOARDING OR FLOORING GRADE CHIPBOARD ON 150 x 50 S.W. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS SECURED TO INNER LEAF OF BLOCKWORK SOLID BLOCKING PIECES AT MID SPAN AND ENDS OF JOISTS FOR STABILITY

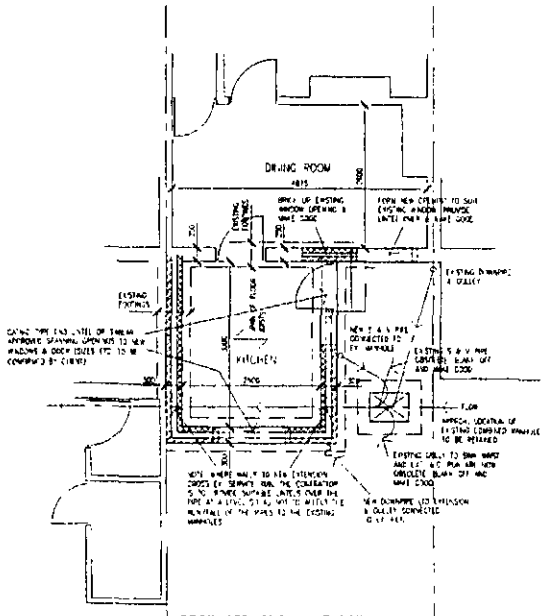
ROOF
TO BE TILES TO MATCH EXISTING ROOF WITH VERGE AND GLAZE TO SUIT A 30° PITCH ON 38 x 25 TANALISED TIMBER BATTENS ON REINFORCED ROOFING FELT (LAPPED INTO GUTTERS) ON 100 x 50 S.W. TIMBER RAFTERS AT 400mm CENTRES, ENDS TO BE BUILT INTO 75 x 100 WALLPLATE AND PLATE ANCHORED DOWN USING 30 x 3 x 1200 LONG GALVANISED M.S. STRAPS AT MAX 900 CRS.
RAFTERS FIXED TO WALLPLATE USING GOTHIC TRUSS CLIPS AND RAFTERS AND TO EACH WALL LADDER WITH GALVANISED STRAPS AT A MIN OF 900mm CRS.
PROVIDE 25 x 150 BRACING FROM EAVES TO APEX AND LONGITUDINAL BRACING TO MAIN ROOF CONSTRUCTION (BS 5268 PART 3)
LAY 250mm THICK OF INSULATION QUILT BETWEEN AND OVER CEILING JOISTS.
FIX 12.5mm FIRE RESISTANT PLASTERBOARD AND SKIM UNDERSIDE (ALL TO GIVE A U VALUE OF 0.25 W/M²C TO ROOF AREA)
PROVIDE 25# HOLES AT 600 CRS THROUGH SOFFIT BOARD TO ACHIEVE CROSS VENTILATION OF ROOF (IE. 0.2% OF ROOF PLAN AREA MINIMUM)

DRAINAGE
TO BE 100mm GAUGE BLACK POLYTHENE 6 m/s OF 150mm ABOVE SURROUNDING GROUND LEVEL. VERTICAL DROPS ARE RESOURCED TO 4 No. PIPES EVERY THREE METRES OR WHERE DIRECTION CHANGES WITH A MIN OF 150mm UPSTAND

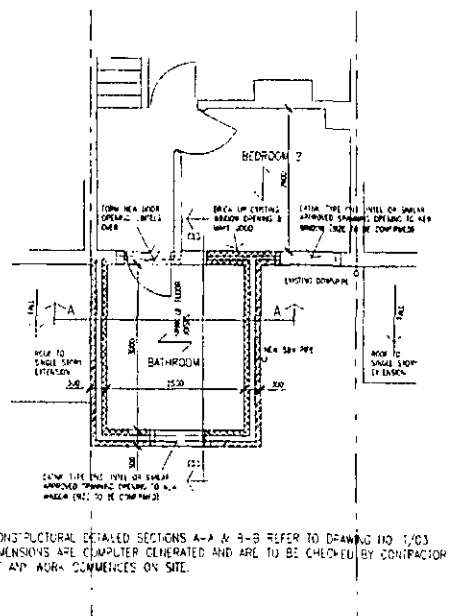
VENTILATION
WINDOW OPENINGS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA WITH SOME PART OF OPENING BEING AT LEAST 1.75m ABOVE THE FLOOR LEVEL AND, IN ADDITION THE ROOM IS TO BE SERVED BY TRICKLE VENTILATORS PROVIDING A FREE AREA OF AT LEAST 8000mm²
MECHANICAL VENTILATION TO BE PROVIDED TO ANY PROPOSED KITCHEN, UTILITY ROOM AND WC AT RATES OF 30 L/S & 15 L/S RESPECTIVELY. BATHROOM AND WC TO BE FITTED WITH LIGHT SWITCH & MIN 15 MIN OVERRUN DELAY AND A WINDOWLESS BATHROOM 10mm AIR GAP AT BOTTOM OF ACCESS DOORS

PLASTERWORK
ALL INTERNAL WALLS TO BE 2 PLASTER FINISH UNLESS STATED OTHERWISE CEILINGS WITH THINISTS AT 400mm CENTRES TO BE LINED WITH 12.5mm PLASTERBOARD AND SKIM FINISHED WITH ALL JOINTS TAPED

ELECTRICAL
ALL ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P ELECTRICAL SAFETY AND MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO

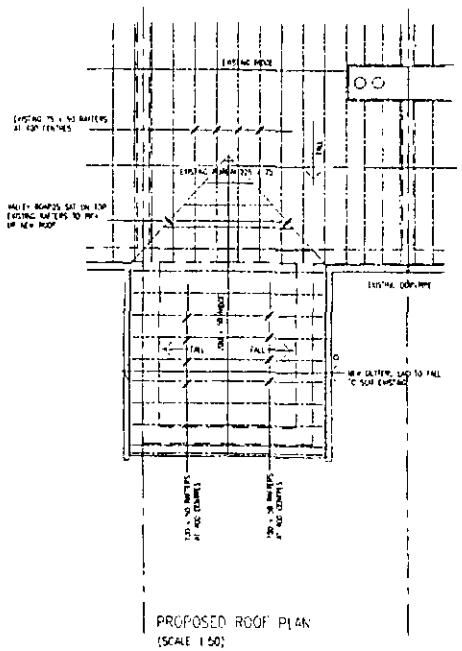


PROPOSED GROUND FLOOR PLAN
(SCALE 1:50)



PROPOSED FIRST FLOOR PLAN
(SCALE 1:50)

FOR CONSTRUCTURAL DETAILED SECTIONS A-A & B-B REFER TO DRAWING NO T/03
ALL DIMENSIONS ARE COMPUTER GENERATED AND ARE TO BE CHECKED BY CONTRACTOR BEFORE ANY WORK COMMENCES ON SITE.



PROPOSED ROOF PLAN
(SCALE 1:50)

REV	DATE	AMENDMENT	BY

CLIENT
MR. & MRS T. HIRST

PROJECT
53 BARNSLEY ROAD, DARFIELD, BARNSLEY

TITLE
REAR TWO STOREY EXTENSION. PROPOSED ELEVATIONS & PLANS

SCALE	AS SHOWN @ A1	DATE	APRIL 2010
DRAWN		CHECKED	
DWG REF: T/02		REV.	

ELECTRICAL
ALL ELECTRIDCAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED. INSTALLED. INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.

REV.	DATE.	AMENDMENT.	BY.

CLIENT:
MR. & MRS T. HIRST

PROJECT:
58 BARNSLEY ROAD, DARFIELD, BARNSLEY

TITLE:
REAR TWO STOREY EXTENSION.
PROPOSED ELEVATIONS & PLANS.

SCALE: AS SHOWN @ A1

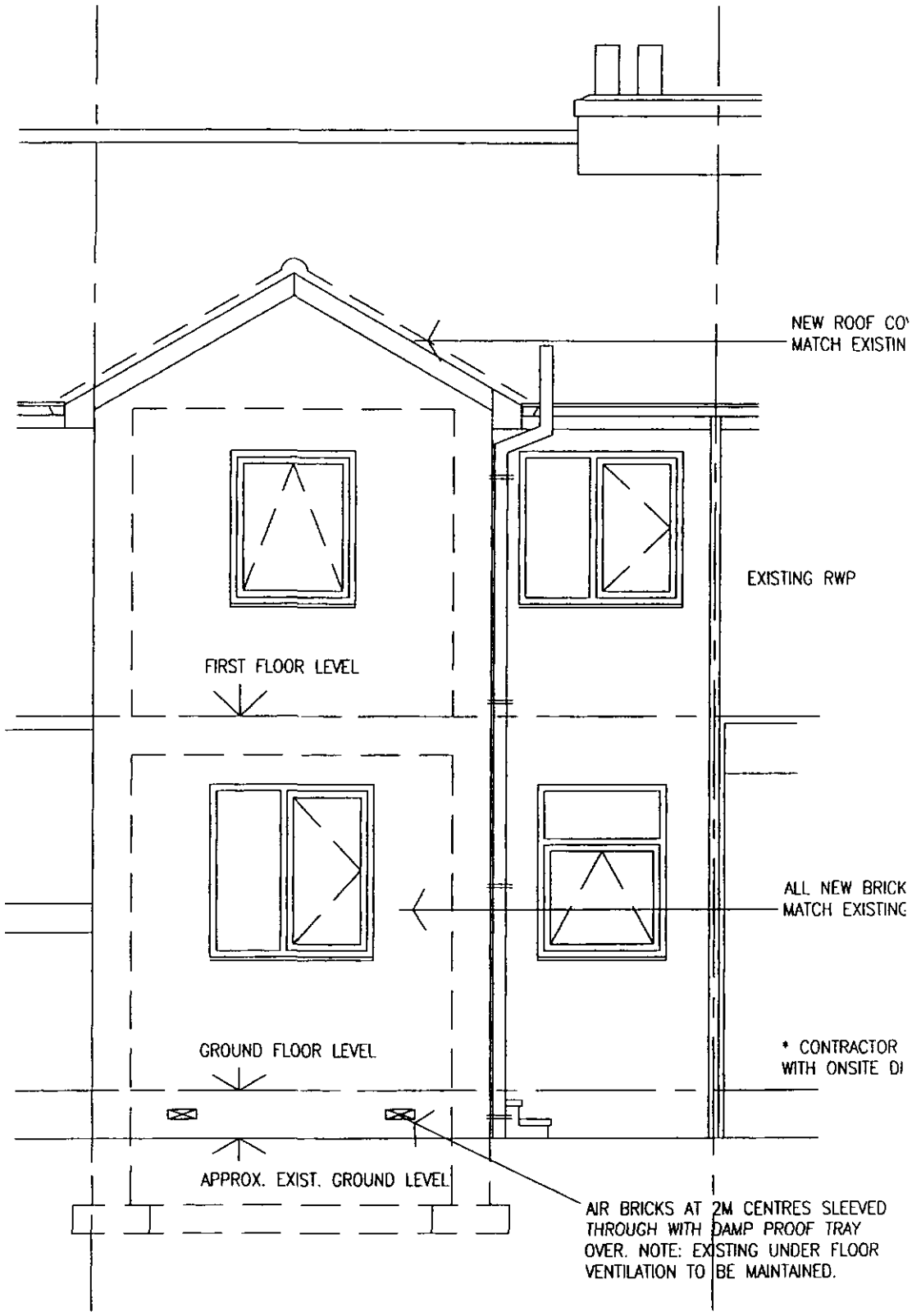
DATE: APRIL 2010

DRAWN:

CHECKED:

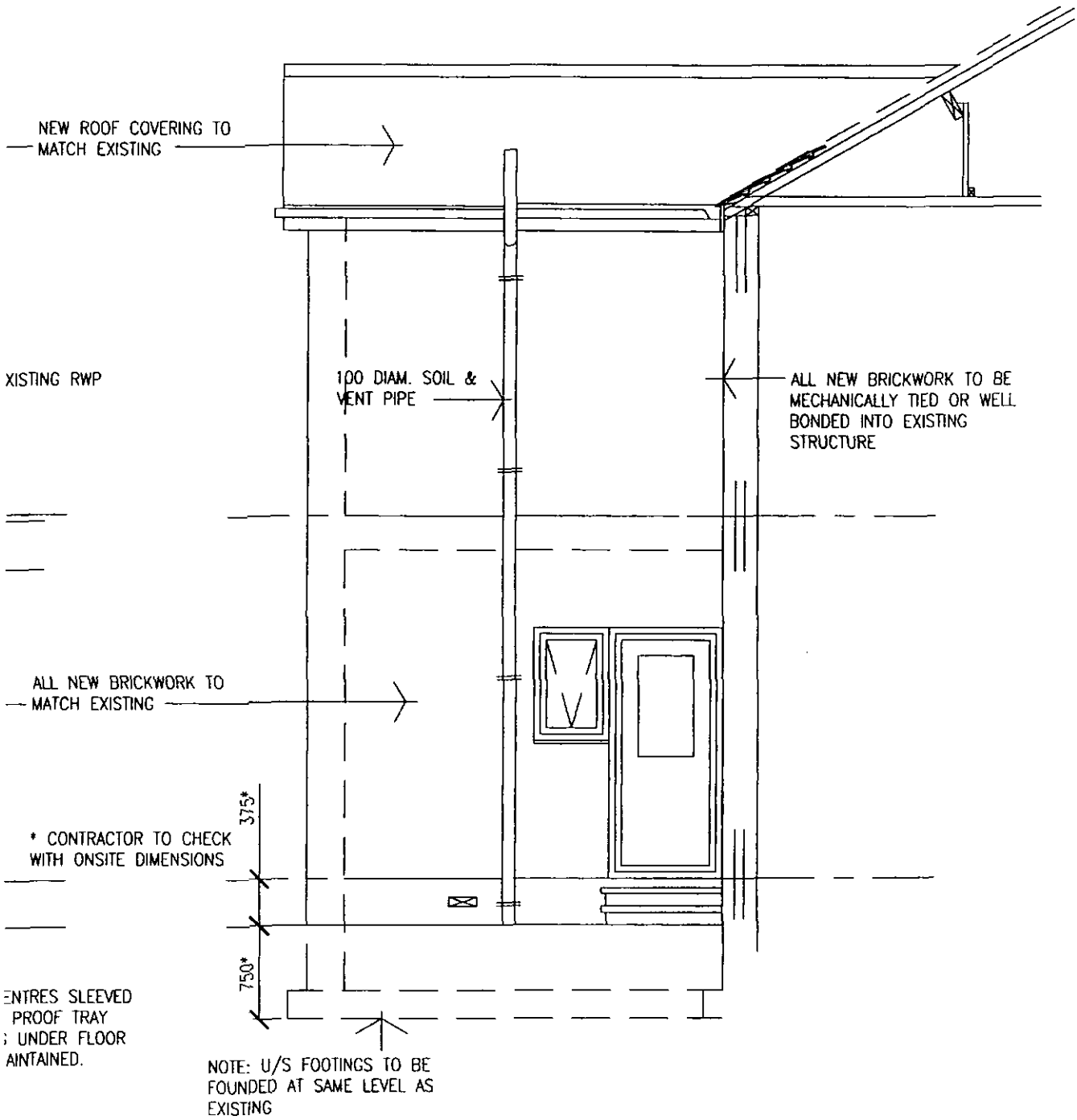
DWG REF:
T/02

REV:



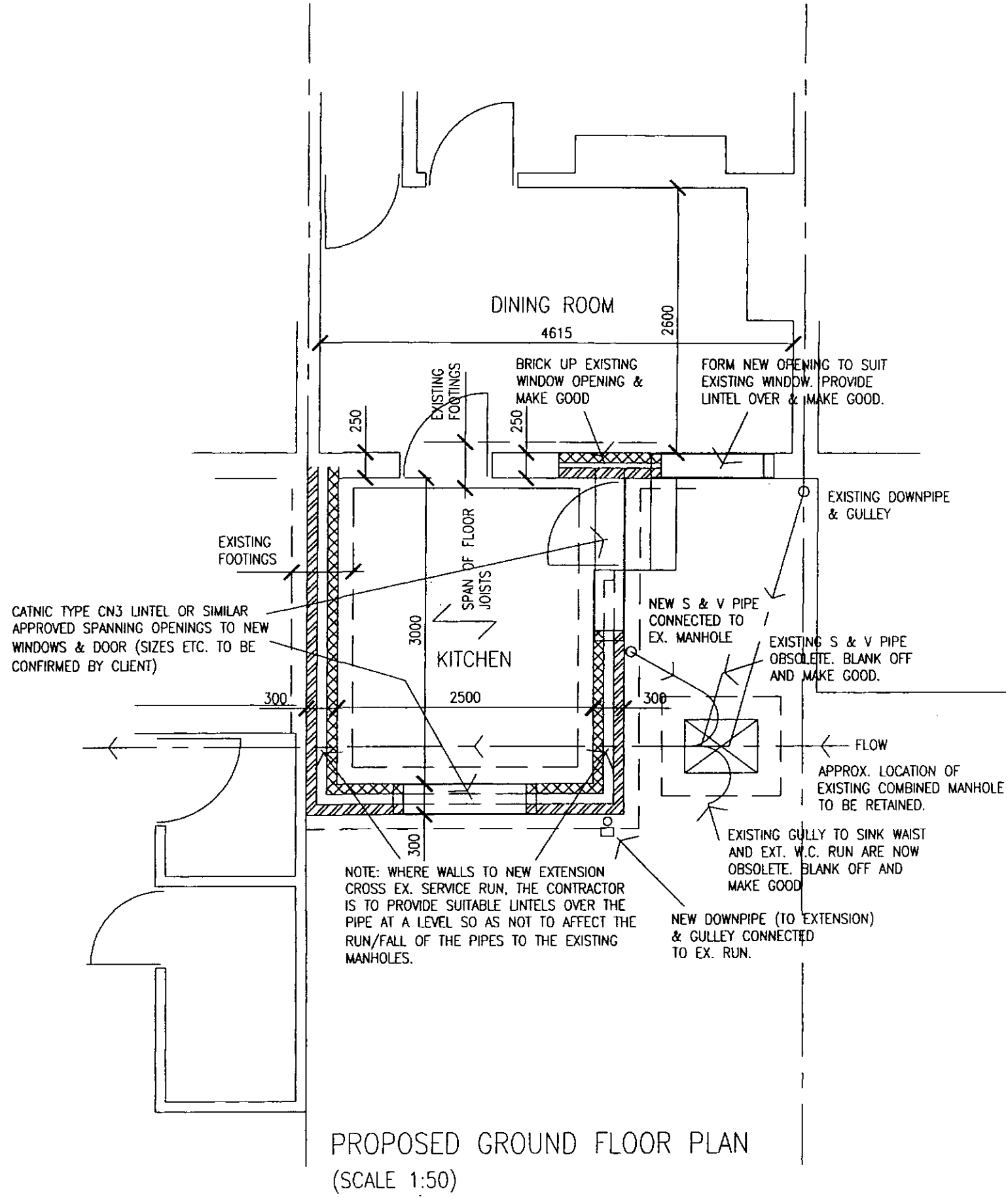
PROPOSED REAR ELEVATION.

(SCALE 1:50)



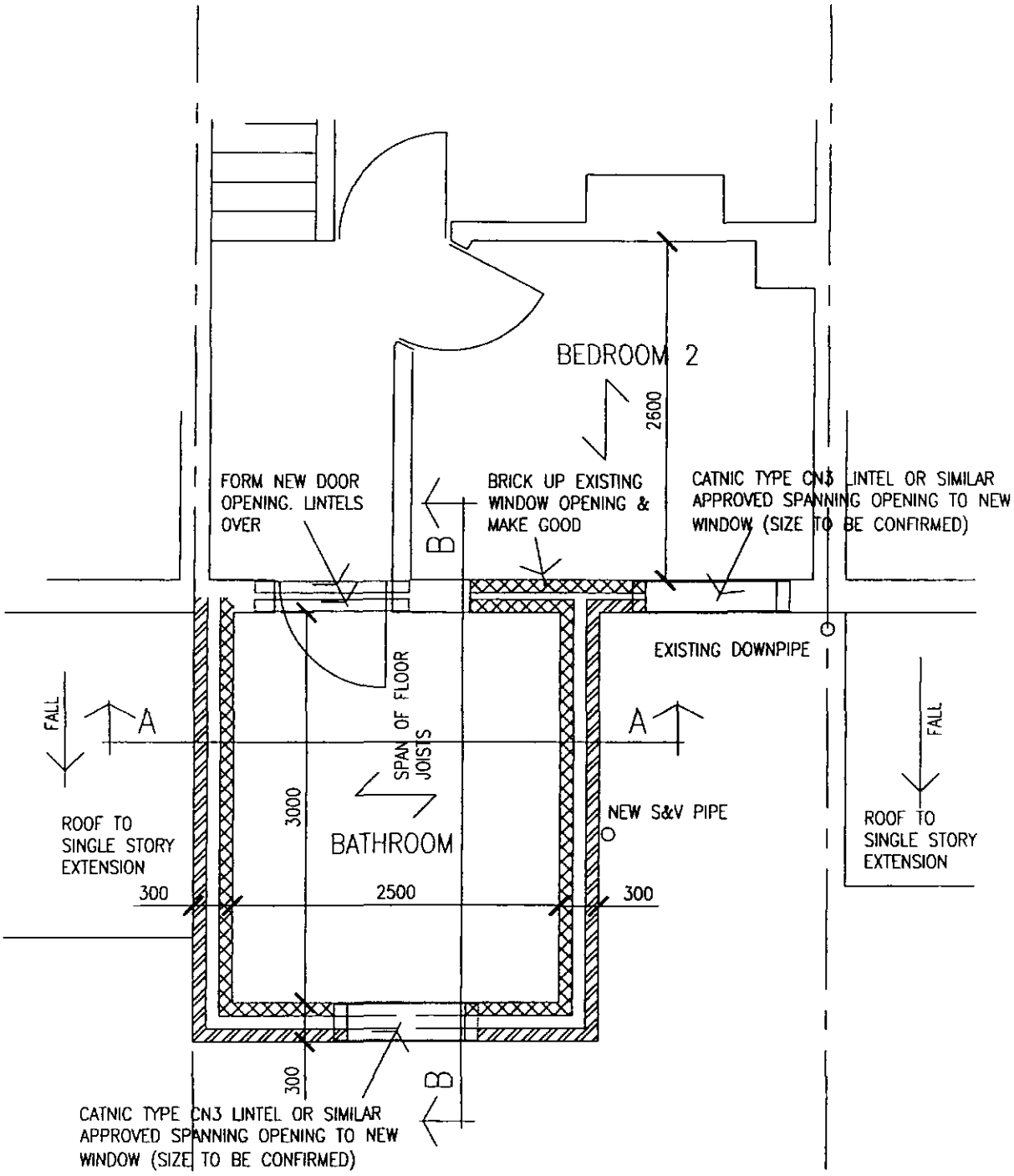
PROPOSED SIDE ELEVATION.

(SCALE 1:50)



PROPOSED GROUND FLOOR PLAN

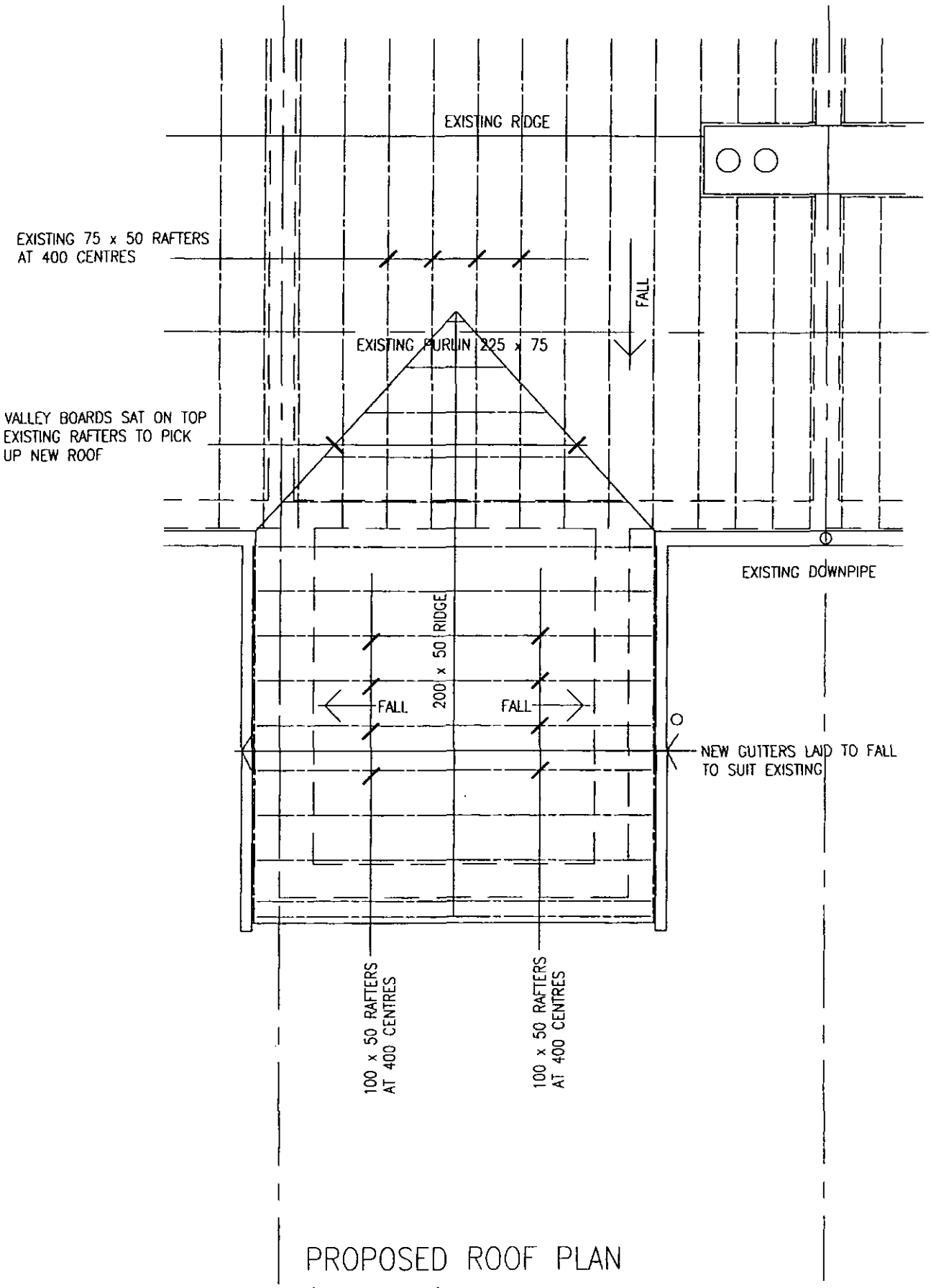
(SCALE 1:50)



FOR CONSTRUCTURAL DETAILED SECTIONS A–A & B–B REFER TO DRAWING NO. T/03.
ALL DIMENSIONS ARE COMPUTER GENERATED AND ARE TO BE CHECKED BY CONTRACTOR BEFORE ANY WORK COMMENCES ON SITE.

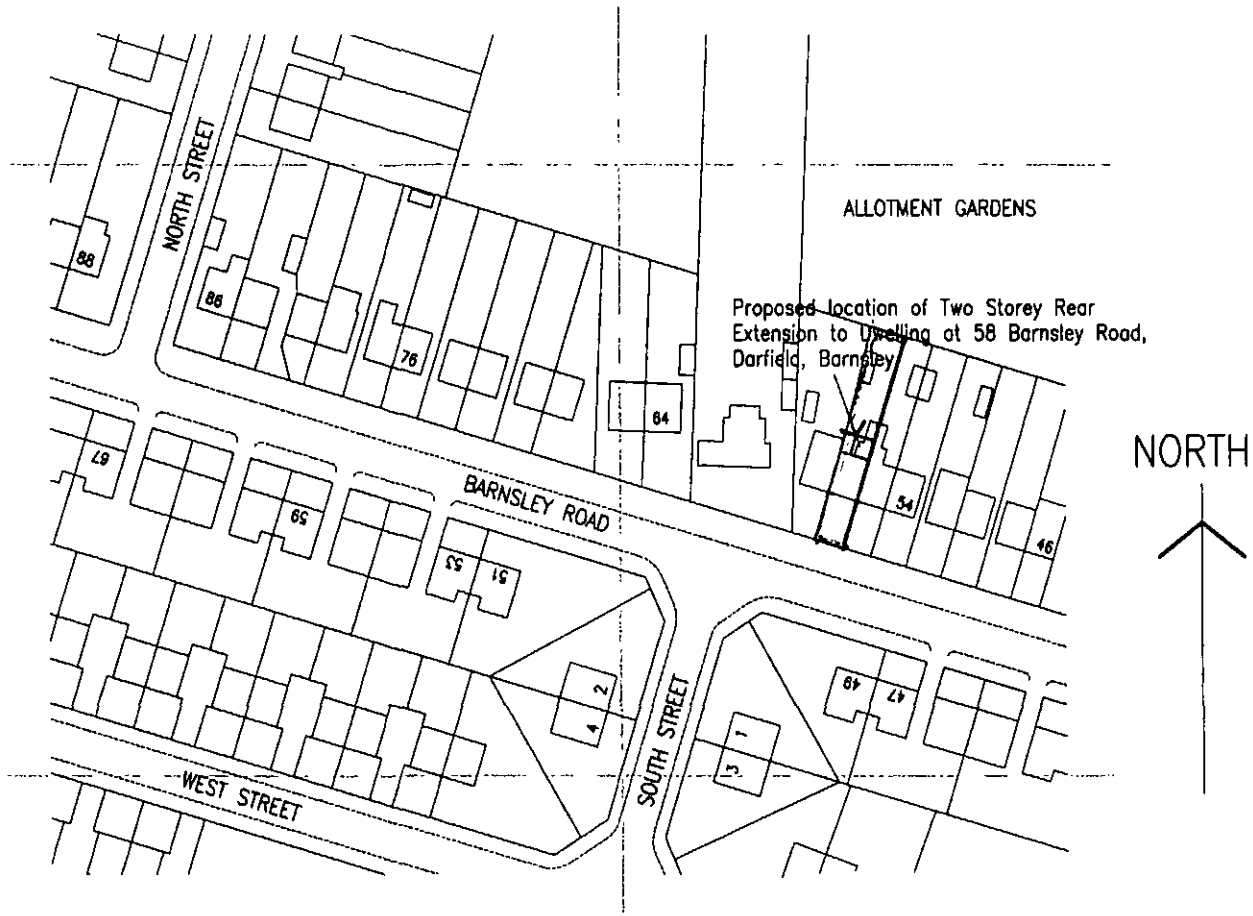
PROPOSED FIRST FLOOR PLAN

(SCALE 1:50)



PROPOSED ROOF PLAN

(SCALE 1:50)



LOCATION PLAN.

(SCALE 1:1250)

CONSTRUCTION NOTES RE-EXTENSION

FOOTINGS:
TO BE 600mm WIDE x 225mm DEEP IN MASS CONCRETE. MIX TO BE A 1:2:4 ON 25mm CONC. BLINDIND ON 100mm CONSOLIDATED HARDCORE.
MIX. NOTE THAT THE UNDERSIDE OF NEW FOOTINGS TO BE FOUNDED AT THE SAME LEVEL AS EXISTING BUILDING AND CENTRAL UNDER CAVITY WALLS.

EXTERNAL WALLS:
BELOW DPC LEVEL: TO BE 2NO. SKINS OF 102mm CLASS 'B' ENGINEERING BRICKWORK (FROST RESISTANT) WITH 100mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO EXISTING GROUND LEVEL.
ABOVE DPC LEVEL: TO BE OUTER LEAF OF 102mm FACING BRICKWORK TO MATCH EXISTING WITH 100mm CAVITY INCLUDING INSULATION AND INNER LEAF OF 100mm LOADBEARING BLOCKWORK ALL TO GIVE A 'U' VALUE OF 0.6W/M2°C.
WALL TIES TO BE GALVANISED MILD STEEL AND BUILT IN AT 900mm CRS HORIZONTALLY AND 450mm CRS VERTICALLY, STAGGERED ON ALTERNATE COARSES WITH EXTRA TIES AT REVEALS AND ANY VERTICAL JOINTS IE. 225mm MIN. CRS.
NOTE: CONTINUE EXISTING UNDERFLOOR VENTILATION BY PROVIDING AIR BRICKS TO EXTENSION AT A MIN. 2M CRS.

GROUND FLOOR
TO BE 20mm TOUNGE & GROOVE BOARDING OR FLOORING GRADE CHIPBOARD ON 12mm POLYSYRENE INSULATION BOARD ON 150 x 50 S.W. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS SECURED TO INNER LEAF OF BLOCKWORK. SOLID BLOCKING PIECES AT MID SPAN AND ENDS OF JOISTS FOR STABILITY.
EXISTING GROUND SURFACE TO BE CLEARED OF ALL VEGETABLE MATTER AND COVERED WITH A LAYER OF OVERSITE CONCRETE ON 25mm SAND BLINDING ON MINIMUM LAYER OF OF 150mm ROLLED HARDCORE (FROST RESISTANT).

FIRST FLOOR
TO BE 20mm TOUNGE & GROOVE BOARDING OR FLOORING GRADE CHIPBOARD ON 150 x 50 S.W. TIMBER JOISTS AT 400mm CENTRES SET IN JOIST HANGERS SECURED TO INNER LEAF OF BLOCKWORK. SOLID BLOCKING PIECES AT MID SPAN AND ENDS OF JOISTS FOR STABILITY.

ROOF.
TO BE TILES TO MATCH EXISTING ROOF WITH HEAD AND GUAGE TO SUIT A 30° PITCH ON 38 x 25 TANALISED TIMBER BATTONS ON REINFORCED ROOFING FELT (LAPPED INTO GUTTERS) ON 100x 50 S.W. TIMBER RAFTERS AT 400mm CENTRES, ENDS TO BE BUILT ONTO 75 x 100 WALLPLATE. WALLPLATE ANCHORED DOWN USING 30 x 5 x 1000 LONG GALVANISED M.S. STRAPS AT MIN. 900 CRS.
RAFTERS FIXED TO WALLPLATE USING CATNIC TRUSS CLIPS. END RAFTERS TIED TO GABLE WALL LADDER WITH CATNIC M.S. STRAPS AT A MIN. OF 900mnm CRS.
PROVIDE 45° WIND BRACING FROM EAVES TO APPEX AND LONGITUINAL BRACING TO NEW ROOF CONSTRUCTION (BS 5268 PART 3)
LAY 200mm TOTAL OF INSULATION QUILT BETWEEN AND OVER CEILING JOISTS.
FIX 12.5mm FOIL BACKED PLASTERBOARD AND SKIM UNDERSIDE (ALL TO GIVE A 'U' VALUE OF 0.25 W/M2°C TO ROOF AREA)
PROVIDE 25ø HOLES AT 600 CRS THROUGH SOFFIT BOARD TO ACHIEVE CROSS VENTILATION OF ROOF (IE. 0.3% OF ROOF PLAN AREA MINIMUM)

D.P.C's:
TO BE 2000 GAUGE BLACK POLYTHENE A MIN. OF 150mm ABOVE SURROUNDING GROUND LEVEL. VERTICAL D.P.C's ARE REQUIRED TO ALL REVEILS. CAVITY TRAYS ARE REQUIRED ABOVE WINDOW OPENINGS WITH A MIN. OF 150mm UPSTAND.

VENTILATION.
WINDOW OPENINGS ARE TO BE EQUAL AT LEAST 1/20TH OF ROOM FLOOR AREA WITH SOME PART OF OPENING BEING AT LEAST 1.75m ABOVE THE FLOOR LEVEL AND, IN ADDITION, THE ROOM IS TO BE SERVED BY TRICKLE VENTILATORS PROVIDING A FREE AIRFLOW OF AT LEAST 8.000mm2.
MECHANICAL VENTILATION TO BE PROVEDED TO ANY PROPOSED KITCHEN, UTILLITY ROOM AND WC AT 60.L/S 30.L/S & 15.L/S RESPECTIVELY. BATHROOM AND WC FANS TO BE WIRED VIA LIGHT SWITCH & HAVE 15 MIN. OVERRUN BUT ONLY IF WINDOWLESS. ENSURE 10mm AIR GAP AT BOTTOM OF ACCESS DOORS.

PLASTERWORK.
ALL INTERNAL WALLS TO BE PLASTER FINISH UNLESS STATED OTHERWISE.
CEILINGS WITH TIMBERS AT 400mm CENTRES TO BE LINED WITH 12.5mm PLASTERBOARDS AND SKIM FINISHED WITH ALL JOINTS TAPED.

ELECTRICAL
ALL ELECTRIDCAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED. INSTALLED. INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.