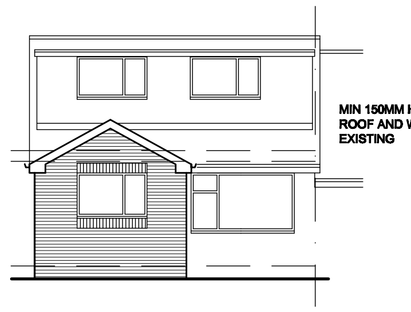
ROOF TILES TO MATCH EXISTING

GUTTER, FASCIA AND SOFFIT TO MATCH EXISTING

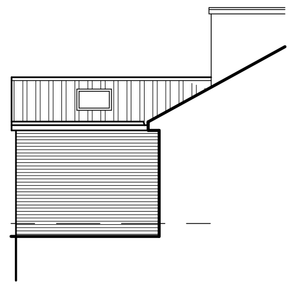
FACING BRICKWORK TO MATCH EXISTING

UPVC WINDOWS TO MATCH EXISTING



MIN 150MM HIGH CODE 5 LEAD FLASHING AT ROOF AND WALL ABUTMENTS INTO TRAY DPC IN EXISTING

FRONT ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

GENERAL NOTES
- ALL ROOF TILES 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 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.

EXTERNAL WALL CONSTRUCTION
- 103MM BRICKWORK OUTER LEAF TO MATCH EXISTING DWELLING
- 100MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
- ALL WALLS TO BE PLASTERED

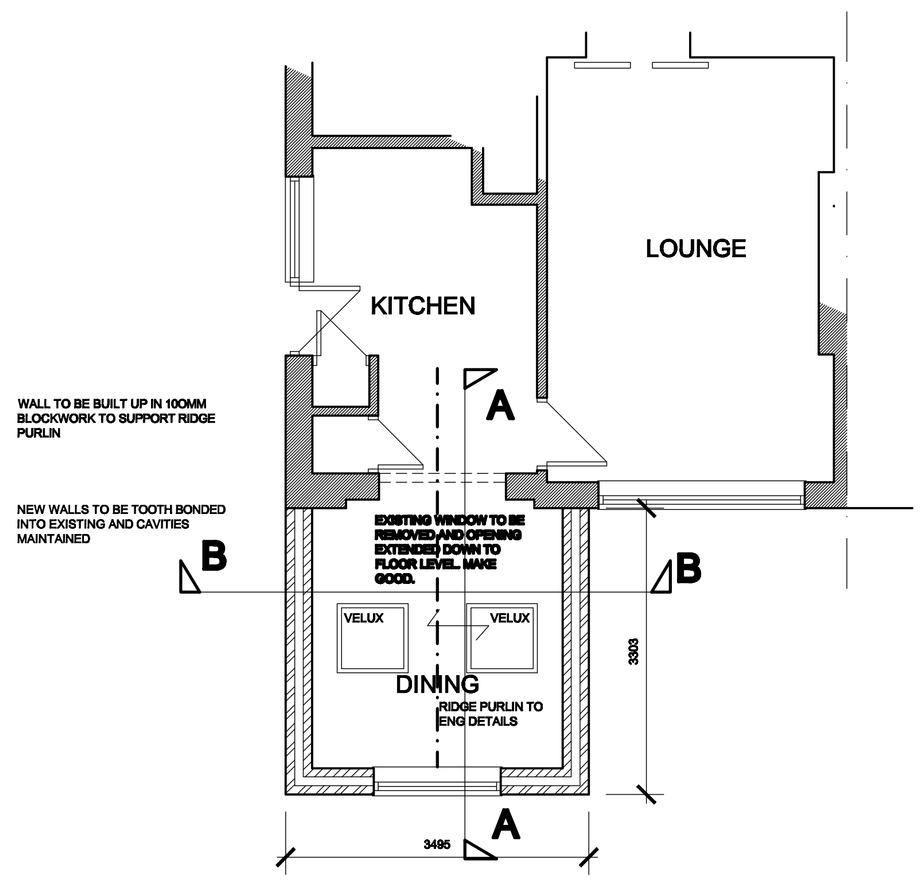
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR RB LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

WINDOWS
- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)
- WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT
  OR
- MECHANICAL VENT (AS DESCRIBED BELOW)
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1. 6W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.

ELECTRICAL
- INTERNAL LIGHTING SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. THE NUMBER OF SUCH FITTINGS SHALL BE ONE PER EVERY 25M² OF FLOOR AREA (OR PART THERE OF) OR ONE FITTING FOR EACH 4 FIXED FITTINGS.
- 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

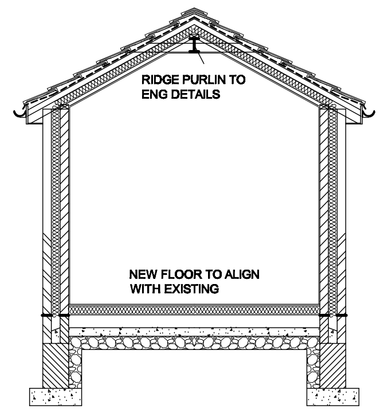


WALL TO BE BUILT UP IN 100MM BLOCKWORK TO SUPPORT RIDGE PURLIN

NEW WALLS TO BE TOOTH BONDED INTO EXISTING AND CAVITIES MAINTAINED

FLOOR PLAN
AS EXISTING

PITCHED ROOF
ROOFING TILES TO MATCH EXISTING WITH 100MM HEADLAP ON 25 X 38MM TANALISED SW TREATED BATTENS ON DOUBLE LAYER SARKING FELT TO RELEVANT BBA CERTIFICATE. SUPPORTED ON 47 X 150MM GRADE C16 RAFTERS AT MAX 400MM CENTRES RAFTERS SUPPORTED ON 100 X 50MM SW WALL PLATES. INSULATION TO BE 100MM CELOTEX GA4000 BETWEEN RAFTERS AND 45MM CELOTEX TB4000 UNDER RAFTERS. FIX 12.5MM FOIL BACKED PLASTERBOARD (JOINTS STAGGERED) AND 5MM SKIM COAT OF FINISHING PLASTER TO THE UNDERSIDE OF ALL CEILINGS USING GALVANIZED PLASTERBOARD NAILS.
MAINTAIN A 50MM AIR GAP ABOVE INSULATION TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE AND OPENING AT RIDGE EQUAL TO CONTINUOUS STRIP 5MM WIDE TO PROMOTE VENTILATION.



SECTION B-B

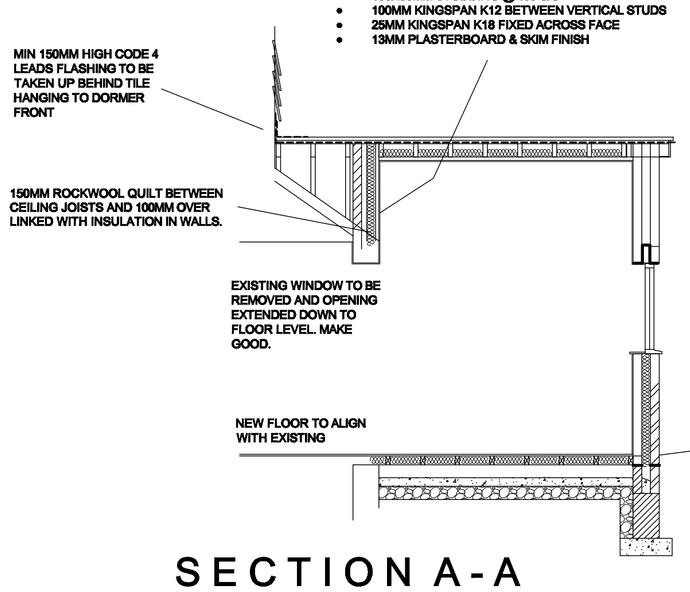
WALLS BETWEEN ROOM AND ROOF VOID TO BE BE
- 100X50MM STUDDING @ 400 C/C
- 100MM KINGSPAN K12 BETWEEN VERTICAL STUDS
- 25MM KINGSPAN K18 FIXED ACROSS FACE
- 13MM PLASTERBOARD & SKIM FINISH

MIN 150MM HIGH CODE 4 LEADS FLASHING TO BE TAKEN UP BEHIND TILE HANGING TO DORMER FRONT

150MM ROCKWOOL QUILT BETWEEN CEILING JOISTS AND 100MM OVER LINKED WITH INSULATION IN WALLS.

EXISTING WINDOW TO BE REMOVED AND OPENING EXTENDED DOWN TO FLOOR LEVEL. MAKE GOOD.

NEW FLOOR TO ALIGN WITH EXISTING



SECTION A-A

ROOF CONSTRUCTION TO BE INTERLOCKING CONCRETE TILES ON 25X50MM TAN S.W BATTENS ON SINGLE LAYER UNTEARABLE FELT ON 150x47MM RAFTERS AT 400C/C WITH 145X47MM CEILING JOISTS AT 400C/C
13MM PLASTERBOARD AND SKIM CEILINGS

NEW ROOF TO OVERLAY EXISTING ON 25MM THICK EXTERIOR QUALITY PLYWOOD LAYBOARDS AND CODE 4 LEAD LINED AND BOARDED VALLEYS BE FORMED.
VENTILATION TO BE PROVIDED TO
ROOF VOID EQUIVALENT TO A 25MM WIDE
CONTINUOUS STRIP ALONG EAVES AND 5MM AT RIDGE
MIN 50MM AIR GAP MAINTAINED

GROUND FLOOR CONSTRUCTION TO BE:
- 19MM T&G FLOORING GRADE CHIPBOARD
- 145 X 47MM (C16) FLOOR JOISTS AT 400C/C WITH STRUTTING MID SPAN
- 150MM STYROFOAM BETWEEN JOISTS ON PLASTIC NETTING
- MIN 150MM VOID BETWEEN U/S JOISTS AND OVERSITE CONCRETE

100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED LIMESTONE HARDCORE TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT GROUND LEVEL
MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO SURFACE OF OVERSITE CONCRETE

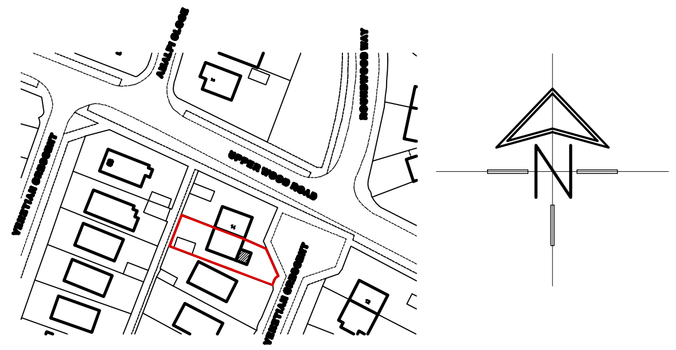
VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS OF 225X150MM AIRGRATES AT 1800MMC/C AND WITHIN 1M OF CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH TRAY D.P.C OVER.

SUB-STRUCTURE

200 X 600MM CONCRETE STRIP FOOTINGS. MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE
(ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)

D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL



LOCATION PLAN SCALE 1:1250

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ARCHITECTURAL SERVICES AND SURVEYORS

Project. PROPOSED FRONT EXTENSION 13 VENETIAN CRESCENT DARFIELD, BARNSLEY	**Client.** MR & MRS LYONS
Drawing Title. PLANS AND ELEVATIONS	**Date.** AUGUST 2013 · **Scale.** 1:50 & 1:100 @ A1 **Ref.** 13-053 · **Dwg. No.** 01 · **Rev.** A

Date	Suffix	Description	Date	Suffix	Description
19-08-13	A	ROOF REVISED			