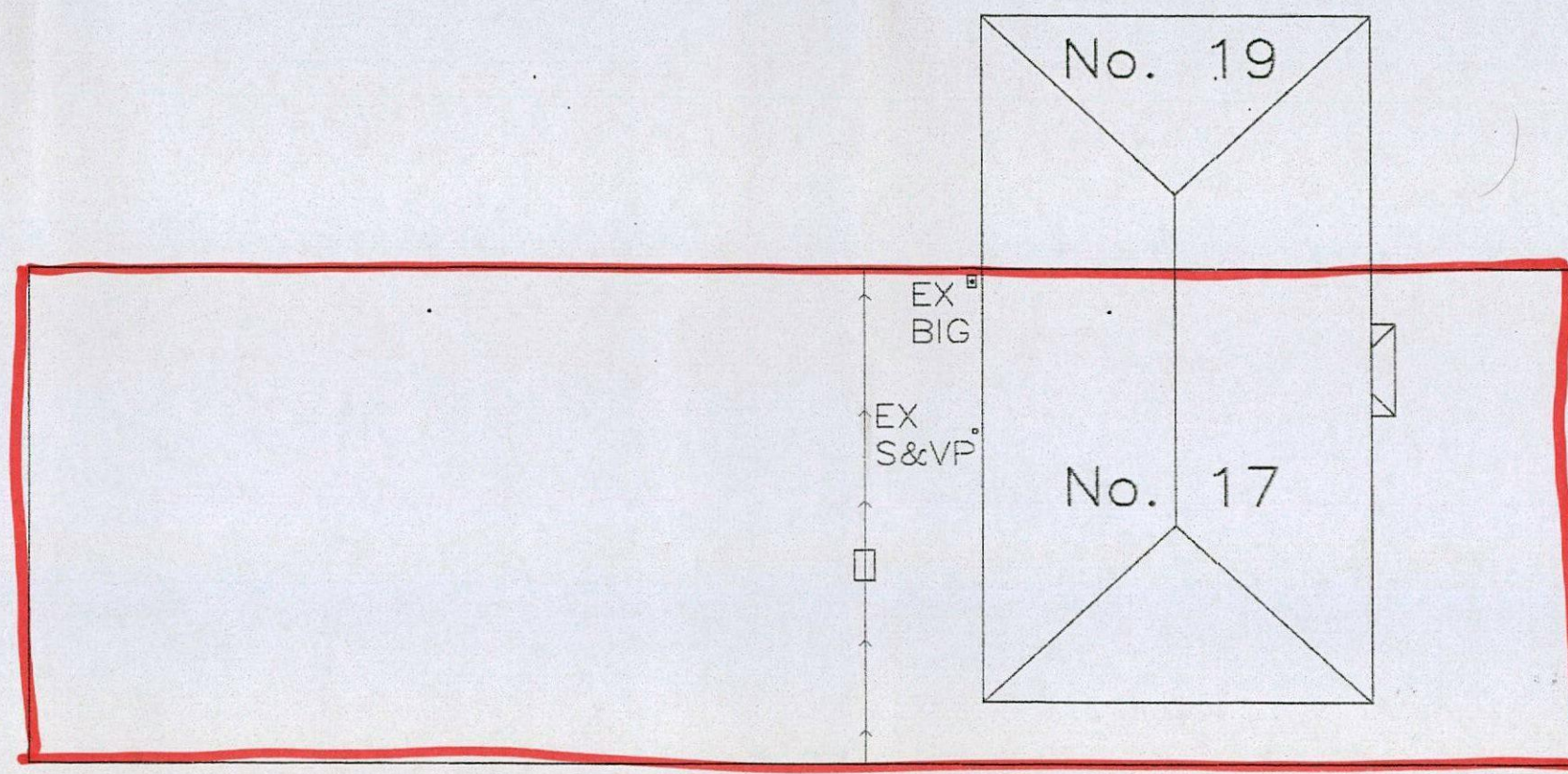




SITE PLAN
SCALE = 1 : 150

TO BE READ IN CONJUNCTION WITH
CONSTRUCTION DETAILS
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BEFORE COMMENCEMENT OF WORK BY BUILDER

PROPOSED EXTENSION PLANS FOR:-
KIRSTY SHERIFF
17 REDWOOD AVENUE
ROYSTON
BARNSELY
S71 4JP

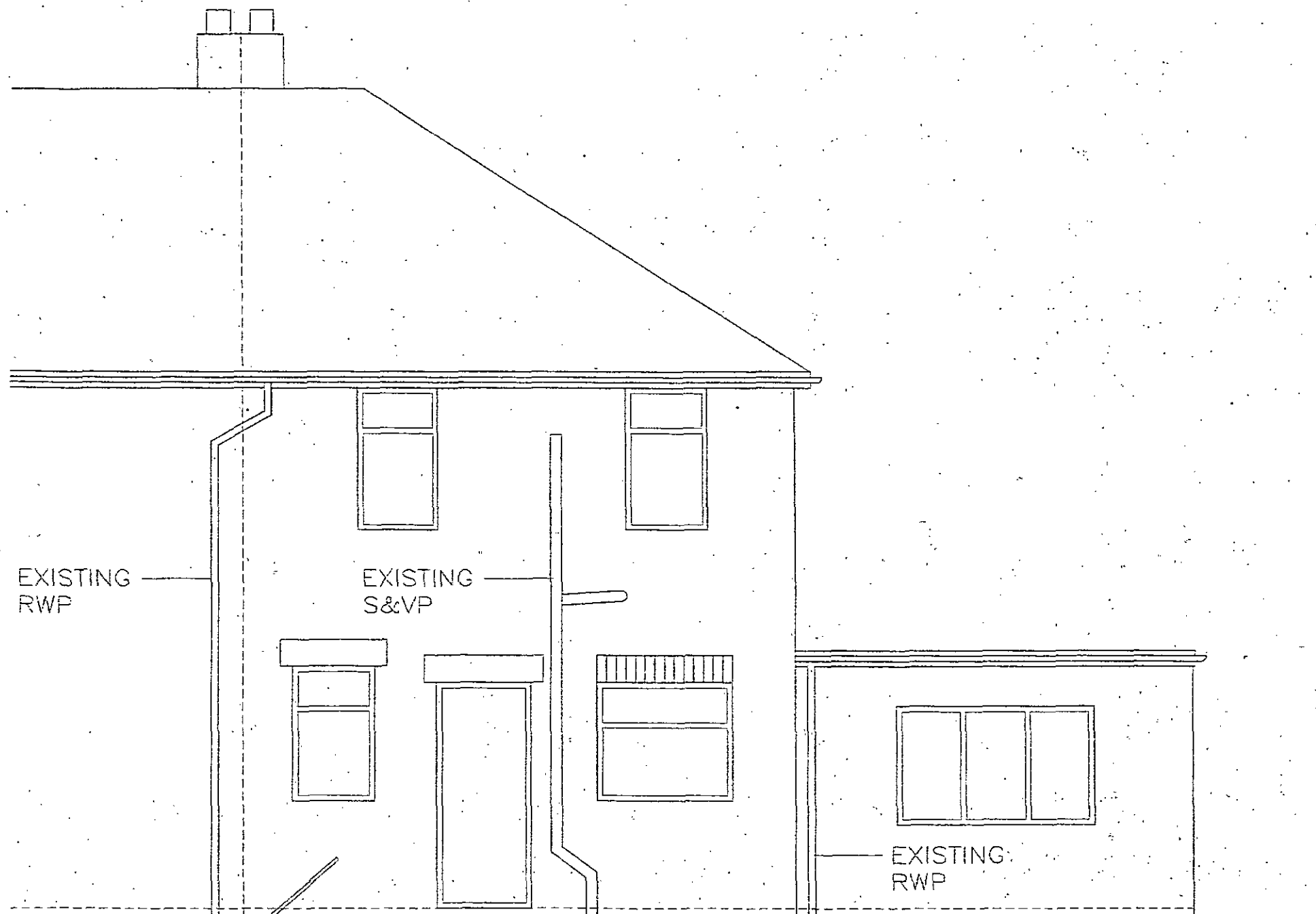
SCALE:

1 : 150

DATE

MAY 2014

REV



EXISTING REAR ELEVATION

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PROPOSED EXTENSION PLANS FOR:-
KIRSTY SHERIFF
17 REDWOOD AVENUE
ROYSTON
BARNLEY
S71 4JP

SCALE 1 : 50

DATE MAY 2014

REV



EXISTING FRONT ELEVATION

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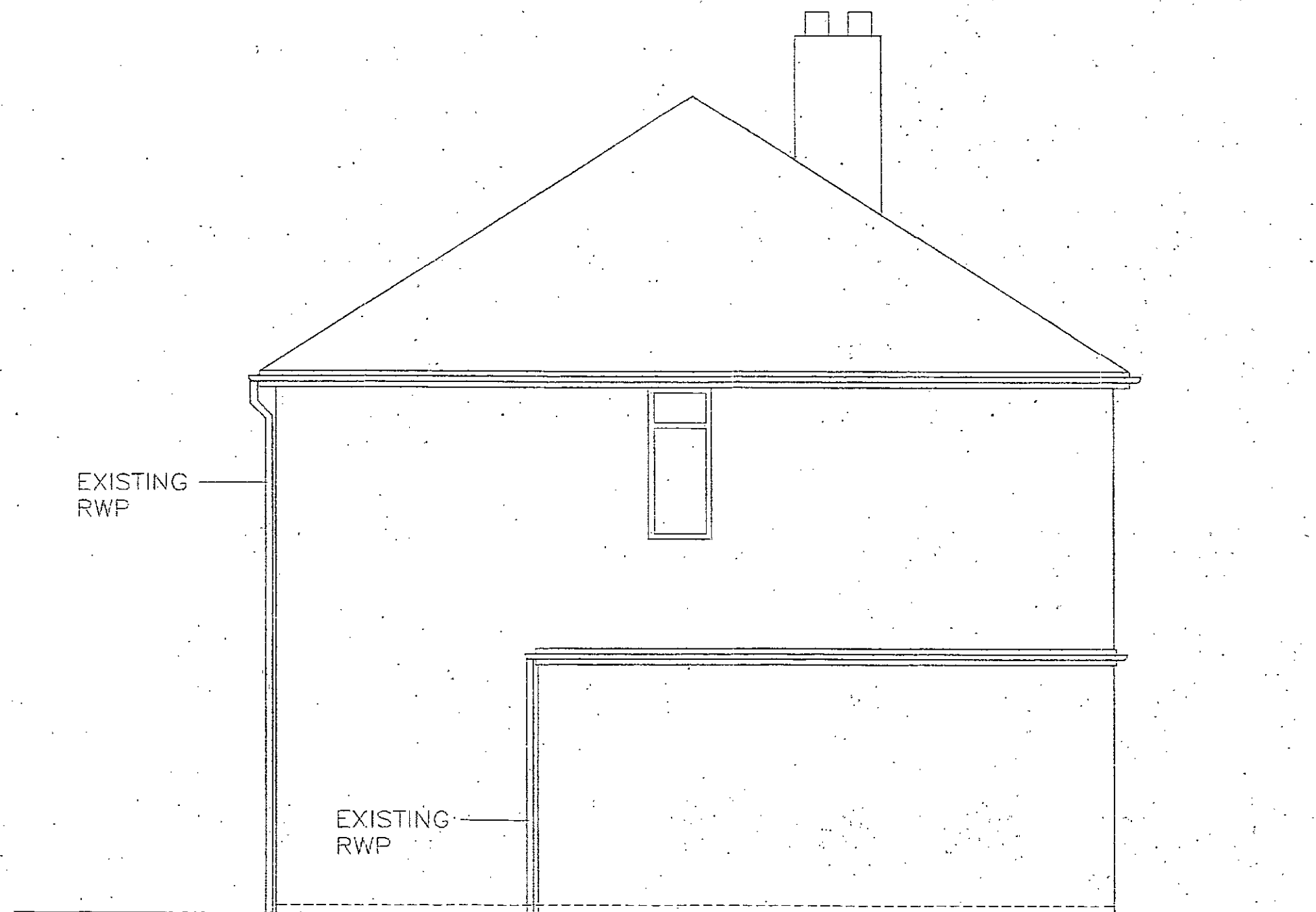
SCALE

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DATE

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EXISTING SIDE ELEVATION

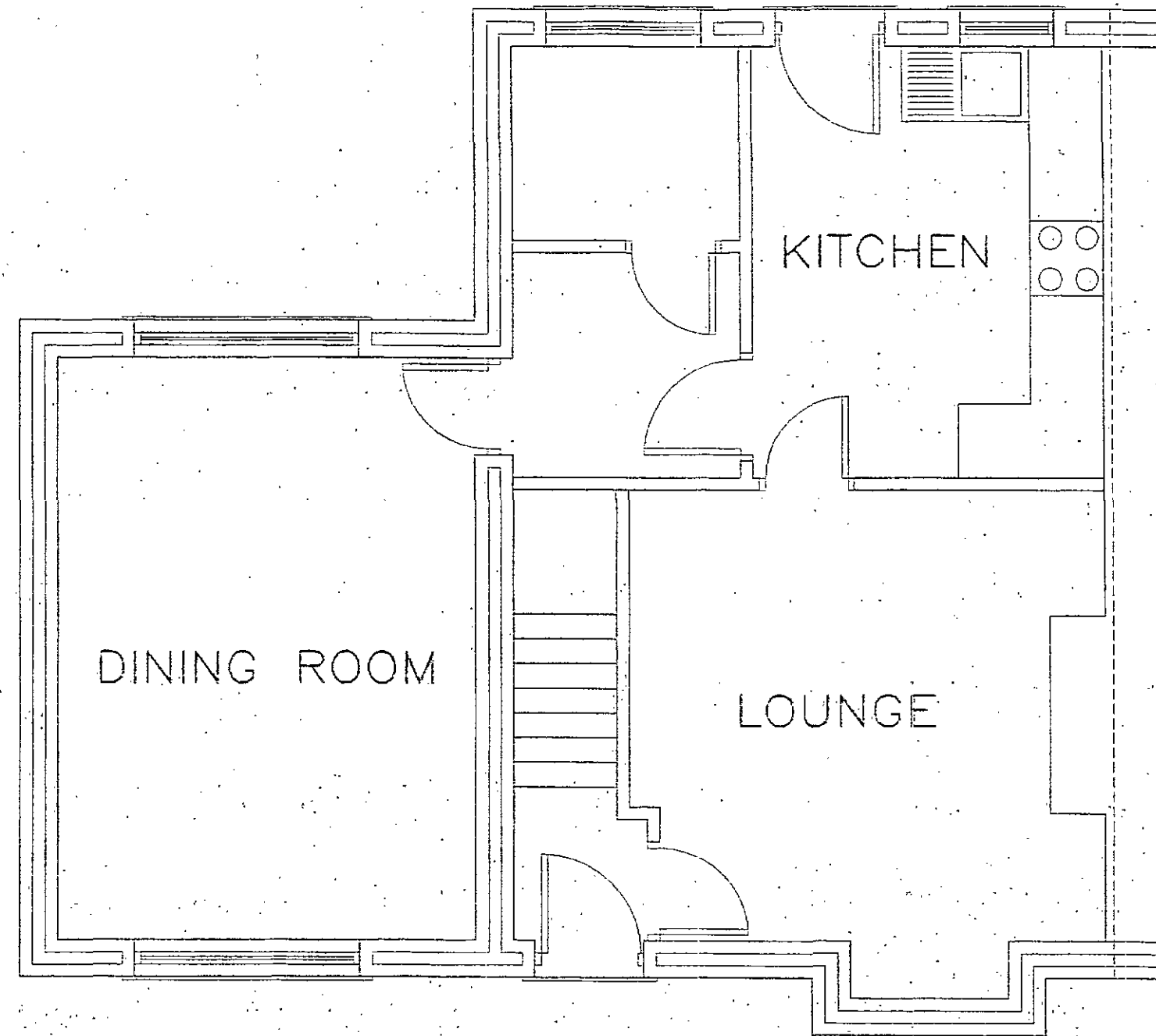
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SCALE
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EXISTING GROUND FLOOR PLAN

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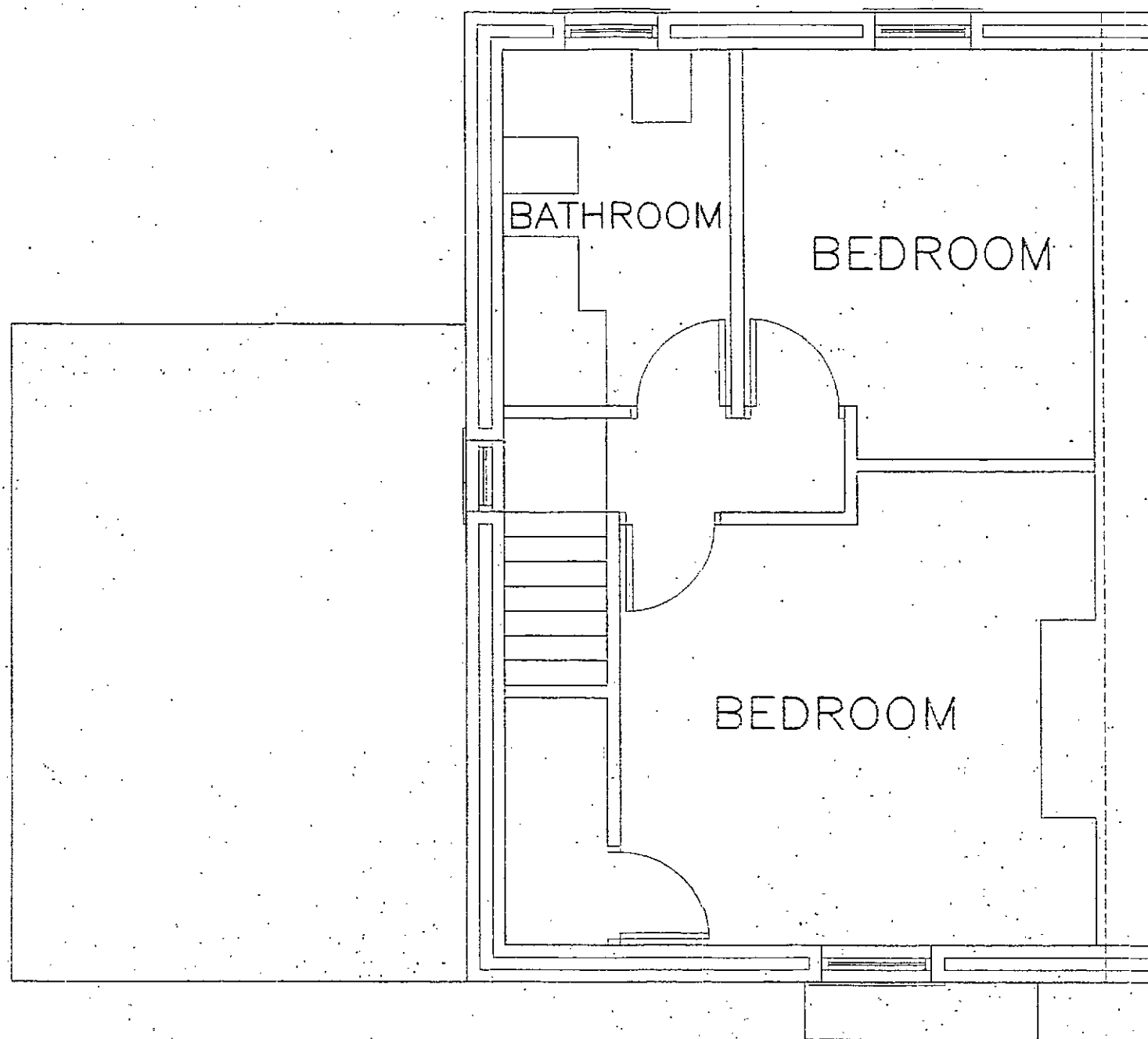
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EXISTING FIRST FLOOR PLAN

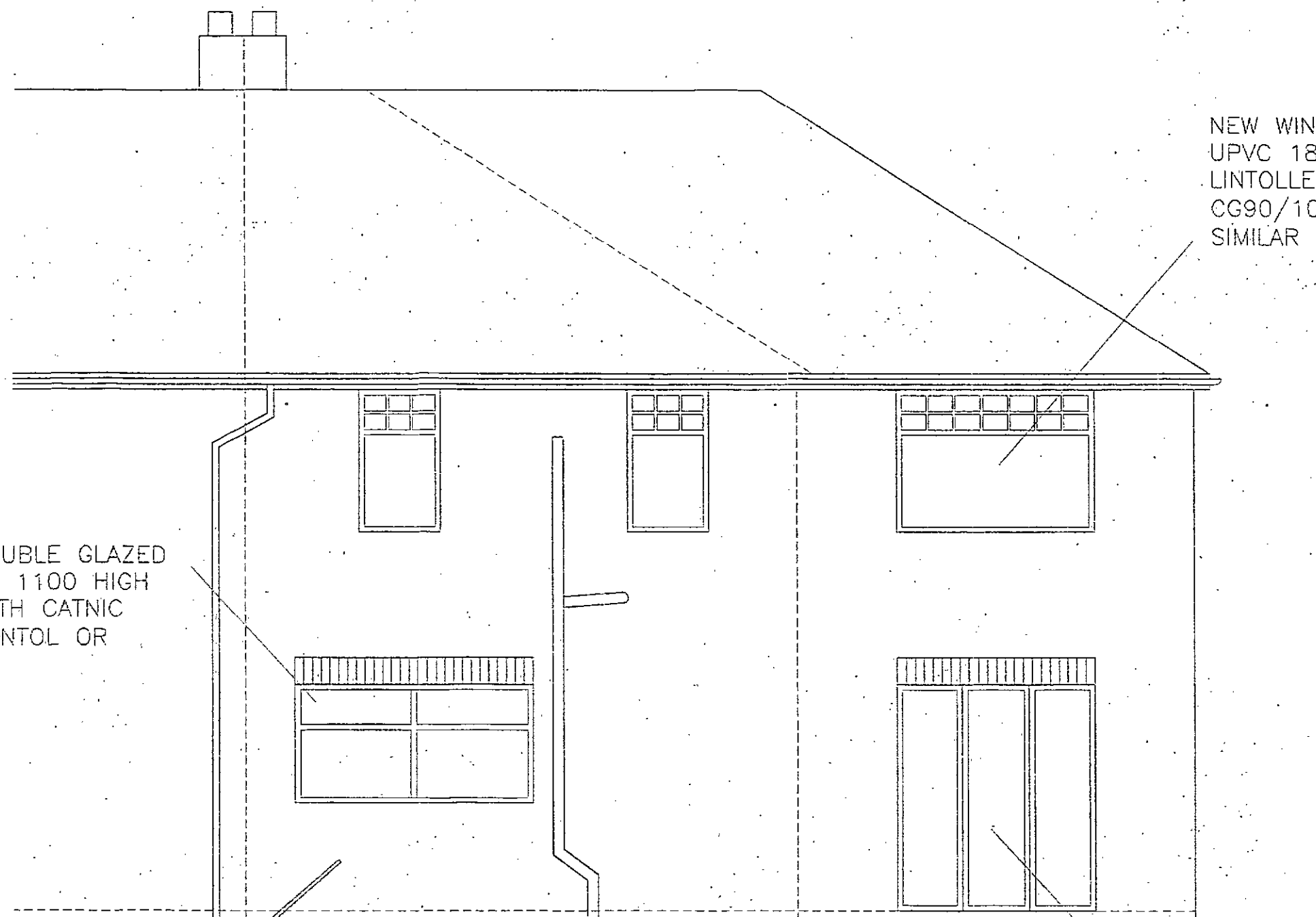
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SCALE
1:50

DATE
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NEW WINDOW — DOUBLE GLAZED
UPVC 2200 WIDE X 1100 HIGH
LINTOLLED OVER WITH CATNIC
CG90/100-2500 LINTOL OR
SIMILAR

NEW WINDOW — DOUBLE GLAZED
UPVC 1800 WIDE X 1300 HIGH
LINTOLLED OVER WITH CATNIC
CG90/100-2100 LINTOL OR
SIMILAR

PROPOSED REAR ELEVATION

NEW "BI-FOLDING" DOORS — DOUBLE
GLAZED UPVC — 1800 WIDE X 2100
HIGH LINTOLLED OVER WITH CATNIC
CG90/100-2100 LINTOL OR SIMILAR

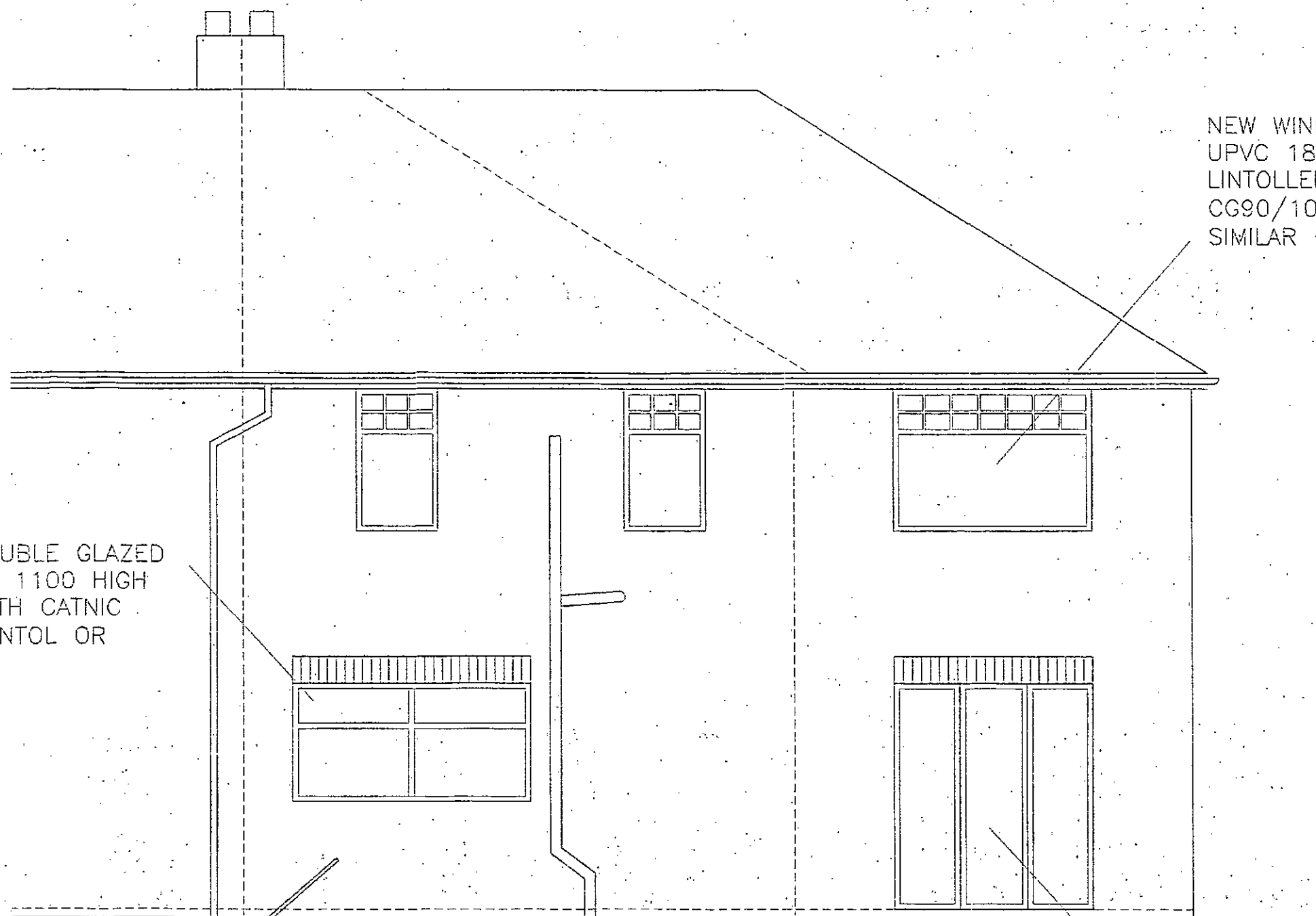
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UPVC 2200 WIDE X 1100 HIGH
LINTOLLED OVER WITH CATNIC
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NEW WINDOW - DOUBLE GLAZED
UPVC 1800 WIDE X 1300 HIGH
LINTOLLED OVER WITH CATNIC
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NEW "BI-FOLDING" DOORS - DOUBLE
GLAZED UPVC - 1800 WIDE X 2100
HIGH LINTOLLED OVER WITH CATNIC
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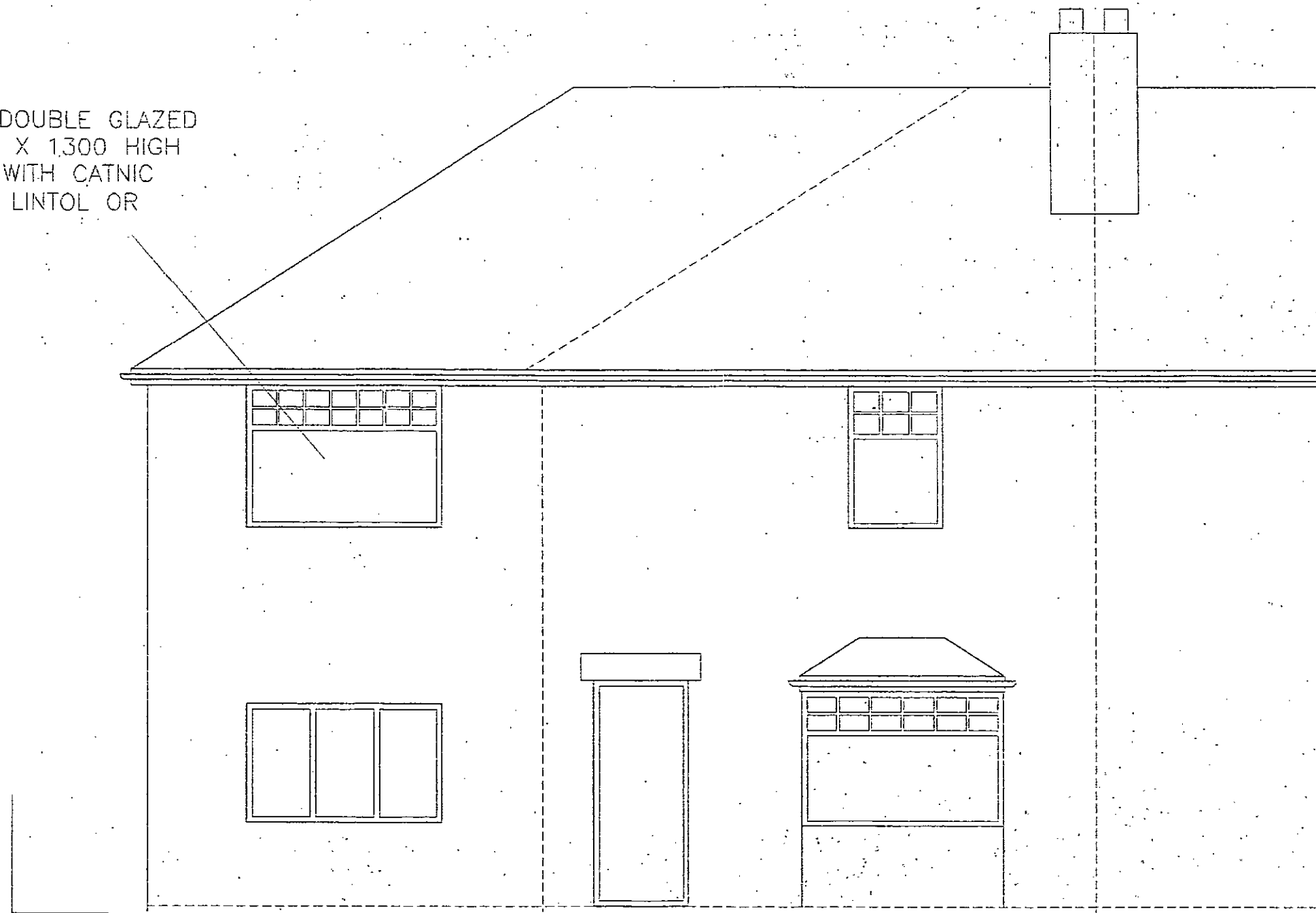
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DATE

MAY 2014

REV

NEW WINDOW — DOUBLE GLAZED
UPVC 1800 WIDE X 1300 HIGH
LINTOLLED OVER WITH CATNIC
CG90/100-2100 LINTOL OR
SIMILAR



PROPOSED FRONT ELEVATION

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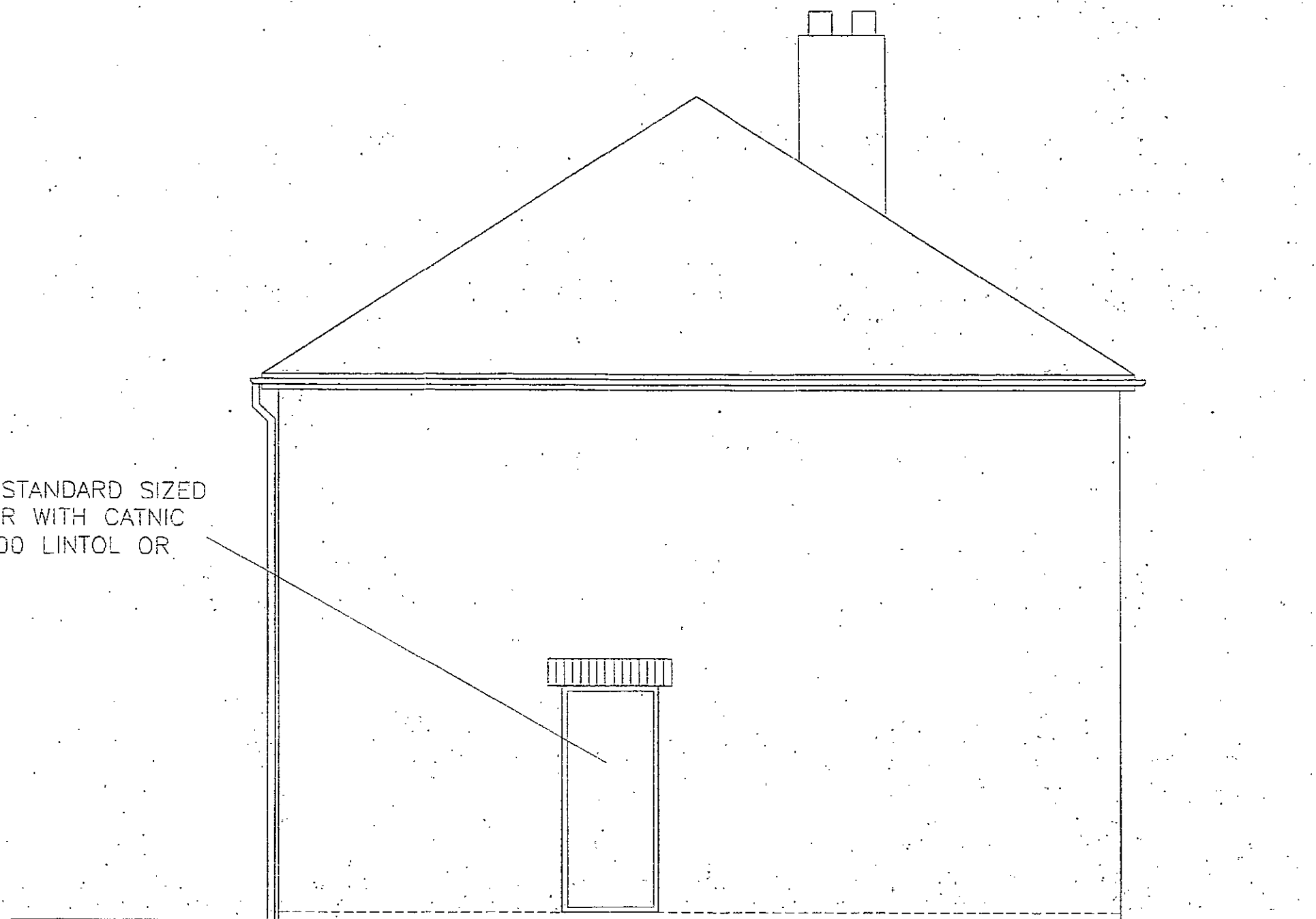
1 50

DATE

MAY 2014

REV

NEW DOOR - STANDARD SIZED
LINTOLLED OVER WITH CATNIC
CG90/100-1200 LINTOL OR
SIMILAR



PROPOSED SIDE ELEVATION

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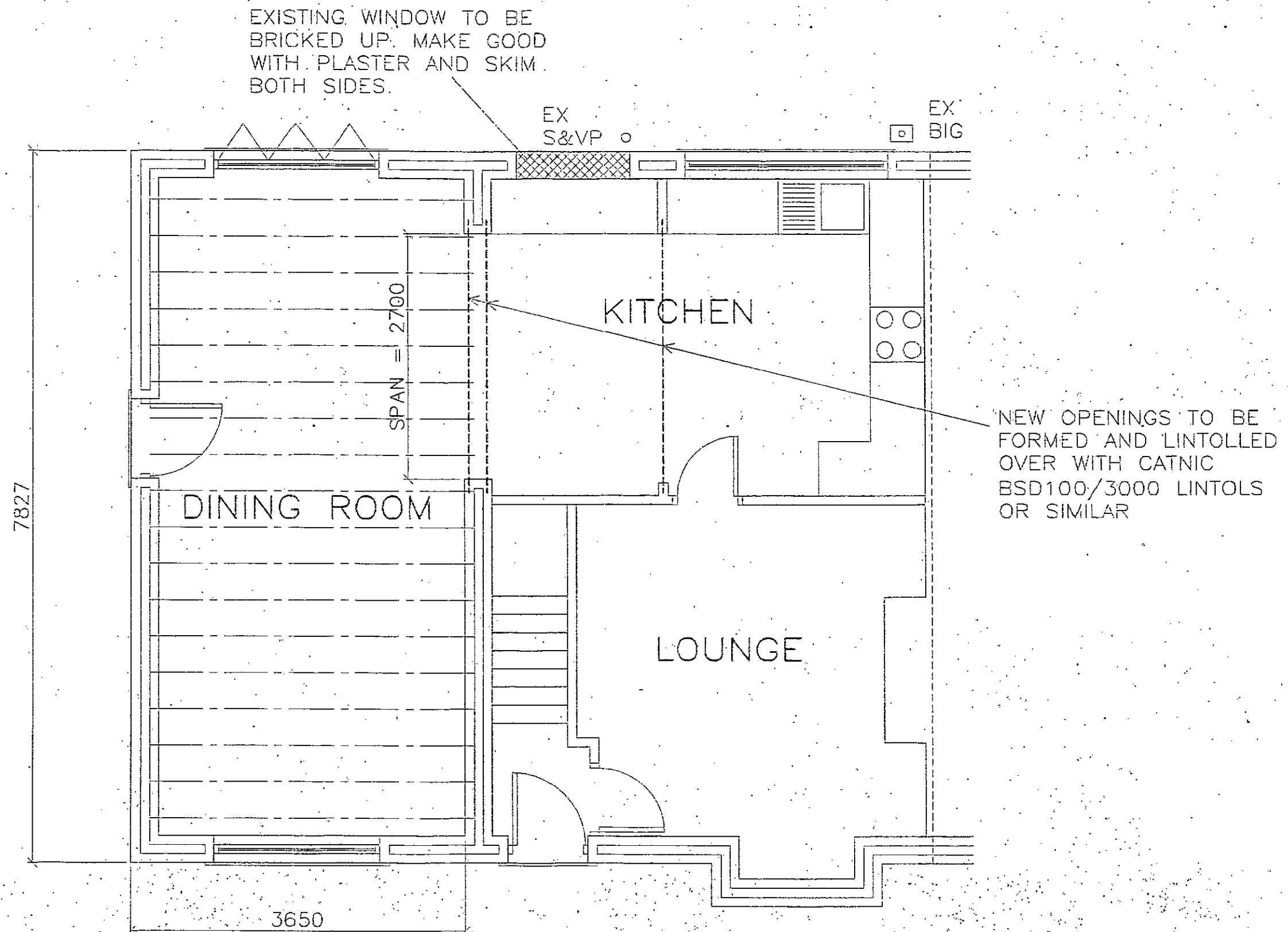
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PROPOSED GROUND FLOOR PLAN

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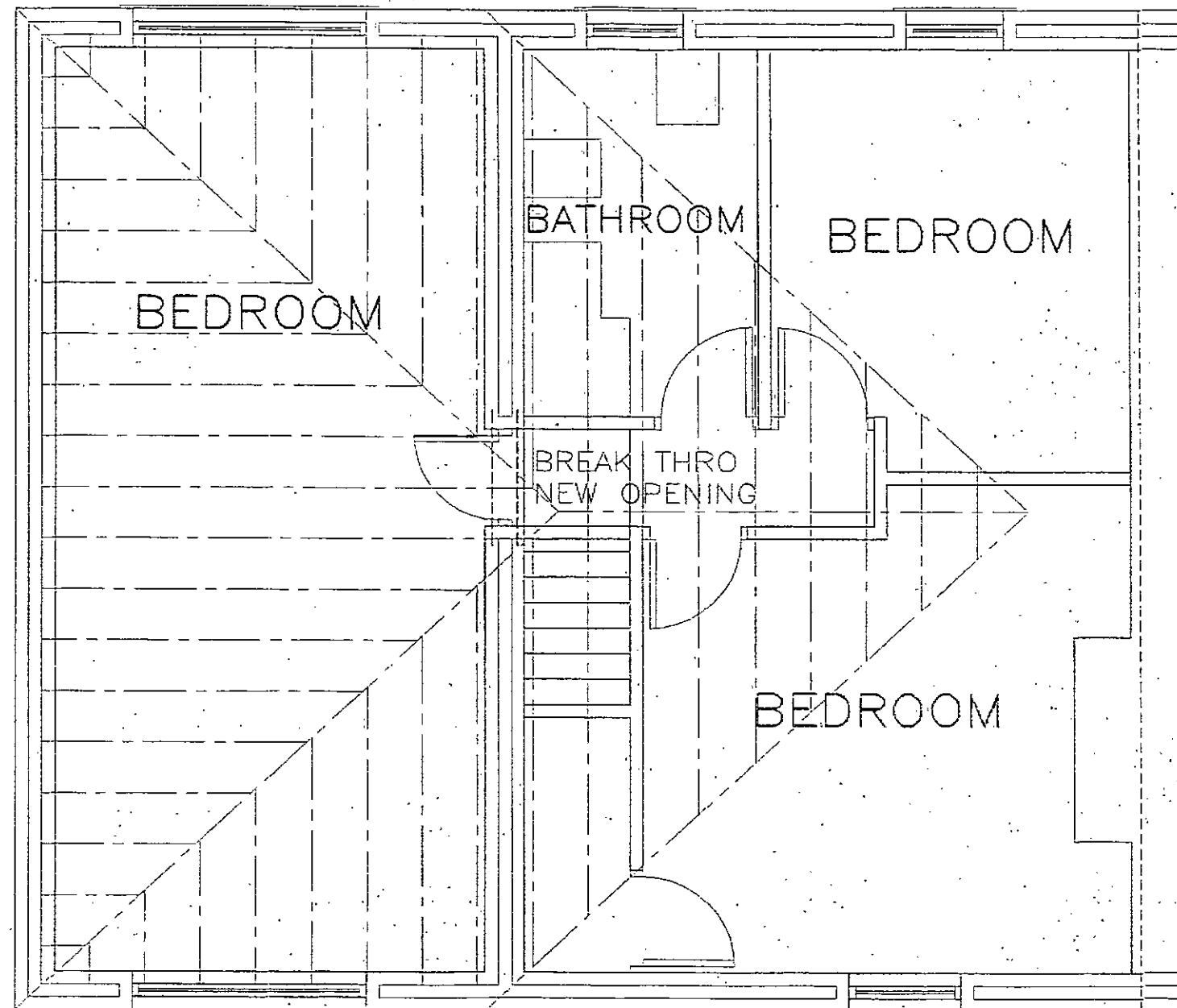
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ROOF AREA OVER EXISTING
150X50 RAFTERS ERECTED
AND FIXED TO 200X25 mm
LAYBOARDS NAILED TO ORIGINAL
RAFTERS.

150X50 RAFTERS AT
400 CENTRES. SPAN
= 3350

200X30 HIP MEMBERS

DRAGON TIES TO BE
100X50 SC3 TIMBER
FIXED TO WALL PLATES

PROPOSED FIRST FLOOR PLAN

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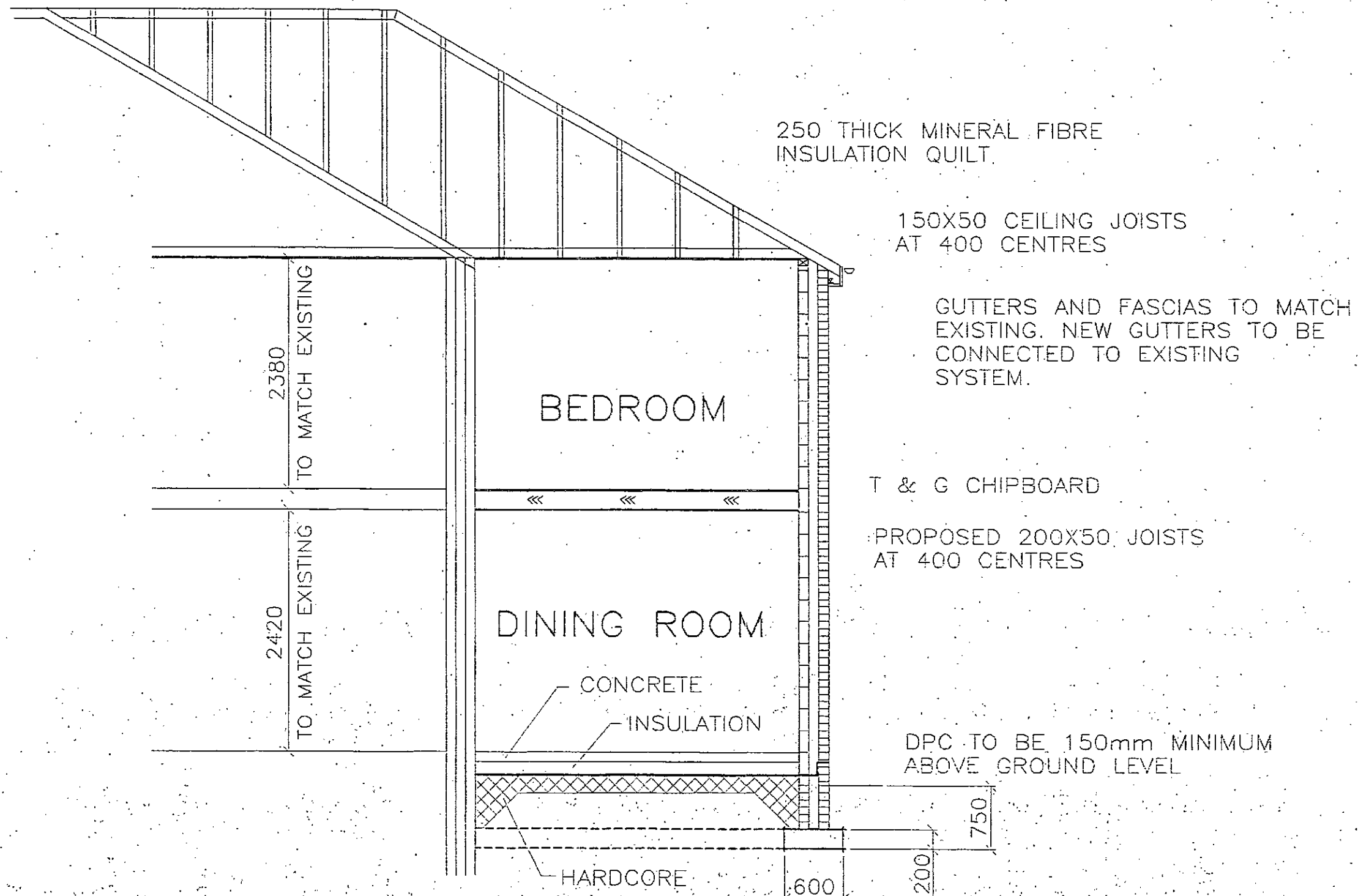
PROPOSED EXTENSION PLANS FOR:-
KIRSTY SHERIFF
17 REDWOOD AVENUE
ROYSTON
BARNSELEY
S71 4JP

SCALE 1" = 50'

DATE MAY 2014

REV

ROOF CONSTRUCTION IS SUGGESTED
DESIGN ONLY. MANUFACTURERS FINAL
DESIGN, DETAILS AND CALCULATIONS
TO BE SUPPLIED UPON RECEIPT
BY CLIENT/BUILDER



PROPOSED SECTION THRO EXTENSION

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SCALE

1 : 50

DATE

MAY 2014

REV

THIS DRAWING FOR PLANNING APPROVAL AND
BUILDING REGULATIONS APPROVAL ONLY
CONSTRUCTION NOTES

GENERAL
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS
N.H.B.C. TECHNICAL REQUIREMENTS & WITH THE
CURRENT RELEVANT BRITISH STANDARDS, AGREEMENT
CERTIFICATES ETC AS APPROPRIATE

CONTRACTOR TO VISIT THE PROPERTY (BY
APPOINTMENT) AND ACQUAINT HIMSELF WITH SCOPE &
NATURE OF THE WORKS, ACCESS ETC.
MAKE ALLOWANCE FOR ALL SUPPORTS, PROPS, NEEDLES
DOWN TO LOWEST LEVEL DURING INSERTION OF ANY
LINTOLS, RSJ'S ETC. AND ALLOW SUFFICIENT TIME FOR
ANY NEW SUPPORT WALLS OR MAKING GOOD TO
ACHIEVE STRENGTH BEFORE REMOVAL OF TEMPORARY
SUPPORTS.
WHERE NEW OPENINGS MADE OR NEW WALLS INCLUDED,
ALLOW FOR MAKING GOOD WITH ARCHITRAVES &
SKIRTINGS TO MATCH.
MINIMUM HEADROOM UNDER ANY BEAMS OR TRIMMERS
TO BE 2 METRES.

FOUNDATIONS
TO SUIT SITE CONDITIONS, NORMALLY 600X200 THICK
CONCRETE UNDER EXTERNAL WALLS & 450X150 THICK
CONCRETE UNDER LOADBearing SINGLE SKIN SPINE
WALLS. ALL CONCRETE TO COMPLY WITH APPROVED
DOCUMENT 'A' PART 'E' OF THE BUILDING REGULATIONS.

GROUND FLOOR
SLAB TO BE 100 THICK CONCRETE ON 140 THICK
POLYSTYRENE INSULATION ON 1200 GAUGE VISQUEEN
DPM TAKEN UP WALLS AND TURNED INTO HORIZ
DPC ON INNER LEAF OF CAVITY WALL ON 150 THICK
AND BLINDED SULPHATE FREE HARDCORE

FIRST FLOOR
TO BE 22mm THICK FLOORING GRADE T&G CHIPBOARD
(V313) TO BS 5669 ON 200X50 JOISTS AT 400mm
CENTRES. CEILING TO BE 12.5mm PLASTERBOARD &
SKIM HERRINGBONE STRUTTING REQUIRED AT MIDSPAN.
TIMBER TO BE SC3/4 GRADE. 2 LAYERS 100mm
ROCKWOOL QUILT TO GIVE U VALUE OF 0.22
AND APPROPRIATE SOUND INSULATION

PARTITION WALLS
TO BE 100mm STUD PARTITIONS COMPRISING OF 3mm
PLASTER SKIM COAT ON 12mm PLASTERBOARD ON
75X50 TIMBER STUDS AT 600 CENTRES WITH 75X50
HEAD AND SOLE PLATES
SOUND INSULATION TO BE PROVIDED TO PARTITION WALLS

FLASHINGS
TO BE BS 117 MILLED LEAD SHEET (4 LBS) IN
POSITIONS INDICATED.

MODS TO EXISTING HEATING SYSTEM TO BE CARRIED
OUT BY A REGISTERED INSTALLER AND MUST BE TO
PART J OF THE BUILDING REGULATIONS.

EXTERNAL WALLS
CAVITY WALL CONSTRUCTION TO BE EXTERNAL LEAF
OF HALF BRICK THICK COMMONS TO GROUND LEVEL
WITH FACING BRICKS TO MATCH EXISTING.
80mm CAVITY FILLED WITH 80mm "ROCKWOOL"
CAVITY BATTS, CAVITY TO BE FILLED WITH LEAN MIX
CONCRETE TO 225 BELOW D.P.C. INNER LEAF TO BE
HALF BRICK THICK COMMONS TO DPC LEVEL WITH
100 THERMALITE BLOCKS ABOVE. BUILD IN 225mm
LONG STAINLESS STEEL TIES AT 750mm HORIZ.
CENTRES, 450mm VERTICAL CENTRES & EVERY BLOCK
COURSE AT REVEALS. INSULATED CAVITY CLOSERS TO
BE PROVIDED TO ALL OPENINGS, ALL CAVITIES TO BE
SEALED AT EAVES, CILLS & VERGES, DPC'S TO BE
PROVIDED TO HEADS, JAMBS & CILLS OF ALL
WINDOW & DOOR OPENINGS. CAVITY TRAYS REQUIRED
ABOVE ALL OPENINGS WITH 150mm UPSTAND &
WEEPHOLES. VERTICAL DPM TO METER CABINETS.

LINTOLS - TO BE GALVANISED PRESSED STEEL,
BRITISH STANDARD OR AGREEMENT CERTIFIED TO BE
APPROPRIATE FOR SPANS & LOADS SUPPORTED WITH
SUITABLE BEARINGS. INTERNAL SPINE WALLS TO BE
FORMED INTERNAL LINTOLS OR BOX BEAMS AS
INDICATED.

STRUCTURAL STEELWORK - AS DESIGNED BY
CONSULTANT ENGINEER IN POSITIONS INDICATED ON
DRAWING. ALL STEELWORK ENCASED TO GIVE 1 HOUR
FIRE RESISTANCE

ROOF
ROOF TILES TO MATCH EXISTING ON 38 X 25 TILE
BATTENS ON ROOFING FELT ON BS 747 ON
150X50 RAFTERS AT 400 CENTRES, PITCH TO MATCH EX.
SPIKED TO 100X50 WALL PLATE STRAPPED TO
BLOCKWORK AT 2000 CENTRES. BRACINGS & BINDERS
TO ROOF TO CONFORM WITH BS 5268 PART 3.
RAFTERS TO BE BIRDSMOUTHED AND SPIKED TO WALL PLATE
200 X 25 & 175 X 25 SOFTWOOD FASCIAS. EX 150 X 19
SOFFIT ON 100 X 25 SOFTWOOD BEARERS. 100 X 12
SOFTWOOD TILT FILLET EAVES VENTILATOR BY
AIRFLOW AIRBRICKS LTD. COMPLETE WITH FLYSCREEN
TO GIVE EQUIVALENT TO 10mm CONTINUOUS AIR
SPACE.
250mm THICK MINERAL FIBRE INSULATION QUILT
(100 BETWEEN & 150 OVER). 50 X 38 STOP
BATTEN. 12.5mm PLASTERBOARD WITH TAPED
JOINTS & SKIM FINISH TO CEILING.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS
OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED,
INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION OF THE WORK THE DISTRICT SURVEYOR
IS TO BE PROVIDED WITH EVIDENCE TO DEMONSTRATE THAT EITHER:-
A) THE ELECTRICAL WORK HAS BEEN CARRIED OUT BY A PERSON WHO
IS A MEMBER OF A RELEVANT "COMPETENT PERSON SCHEME"; OR
B) THE REQUIREMENTS OF PART P HAVE BEEN COMPLIED WITH AND THAT
AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE HAS
BEEN ISSUED BY A PERSON COMPETENT TO DO SO. (NOTE THAT
ADDITIONAL BUILDING REGULATION CHARGES AND INSPECTIONS
WILL APPLY IN THIS CASE.)

RAINWATER PIPES AND GUTTERS
RAINWATER PIPES TO BE 63 INTERNAL DIA. PVC TO
REG H3 DISCHARGING INTO GULLEY. GUTTERS TO BE
100 DIA. LAID TO FALLS AND FIXED IN ACCORDANCE
WITH MANUFACTURERS INSTRUCTIONS

PLUMBING
SOIL & VENT PIPE TO BE 100mm DIA. P.V.C. VENT
PIPES TO BE 75mm DIA. BOTH TO FITTED WITH CAGE
& TERMINATED A MIN. OF 900mm ABOVE ANY
WINDOW OPENING. WASTE PIPES TO BE TO B.S. 659,
TABLE 3 COMPRESSION FITTINGS; BATH, SHOWER &
SINK WASTES TO BE 40mm DIA, LAVATORY BASIN
WASTE PIPES TO BE 32mm DIA, ALL WASTES TO BE
FITTED WITH 75mm DEEP SEAL TRAPS AND LAID TO
FALLS OF 1 IN 24 MIN. NO CONNECTION WITHIN
200mm WHERE BELOW W.C. CONN.

ANCHOR TIES
FIRST FLOOR - TO BE BUILT INTO EXTERNAL WALLS
AT 1800mm CENTRES OVER 3 No. JOISTS WHERE
PARALLEL TO WALL. ROOF - TO BE BUILT INTO
EXTERNAL GABLE WALLS AT 1800mm CENTRES OVER
3 No. RAFTERS AND CEILING MEMBERS OF ROOF
TRUSSES. ALL ANCHOR TIES TO BE MILD STEEL 30mm
WIDE x 5mm THICK. NOGGINS, PACKINGS 1/2
MEMBER DEPTH PROVIDED.

INTERNAL FINISHES
TO INTERNAL LEAF OF CAVITY WALL AND INTERNAL
BLOCK WALLS TO BE 25mm DRY LINING OF 3mm
PLASTER SKIM COAT ON 9.5mm PLASTERBOARD WITH
TAPED JOINTS ON PLASTER DABS.

DRAINAGE
ALL DRAINS FOR FOUL AND SURFACE WATER TO COMPLY
WITH B.S. 65 & 540:1966 WITH FLEXIBLE JOINTS. DRAIN
TRENCHES WITHIN 1000mm OF FOUNDATIONS TO BE
FILLED TO UNDERSIDE OF FOUNDATIONS WITH CONCRETE.
DRAINS PASSING UNDER BUILDINGS TO BE SURROUNDED
WITH GRANULAR FILL AND JOINTS LEFT FLEXIBLE.
MANHOLES TO BE PRECAST CONCRETE RING TYPE OR
CLASS 'B' ENGINEERING BRICKS 225mm THICK ON 100mm
CONCRETE FOUNDATIONS. DRAINS PASSING THROUGH
WALLS TO HAVE PRECAST CONCRETE LINTOL OVER &
50mm SPACE OR ROCKER PIPES.

WINDOWS AND DOORS
TO BE TO OWNERS REQUIREMENTS AND TO THE SATISFACTION
OF LOCAL AUTHORITY PLANNING OFFICER AND TO MEET
CURRENT REGS I.E. DOUBLE GLAZED WITH PILKINTON K OR
SIMILAR LOW E GLASS WITH 16mm AIR GAP. OPENING LIGHTS
TO BE 1/20TH FLOOR AREA WITH 8000mm TRICKLE VENT ALL
WINDOWS TO HAVE MEANS OF ESCAPE MIN. 750X450mm WIDE
AND 1100 MAX. ABOVE FLOOR LEVELS. ALL GLAZING IN CRITICAL
AREAS WITHIN 800mm OF FLOOR LEVEL TO BE SAFETY GLASS
TO BS 6206 AND STAMPED ACCORDINGLY. ALL WINDOWS TO
ACHIEVE MIN U VALUE OF 1.8 W/M2.

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SCALE

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