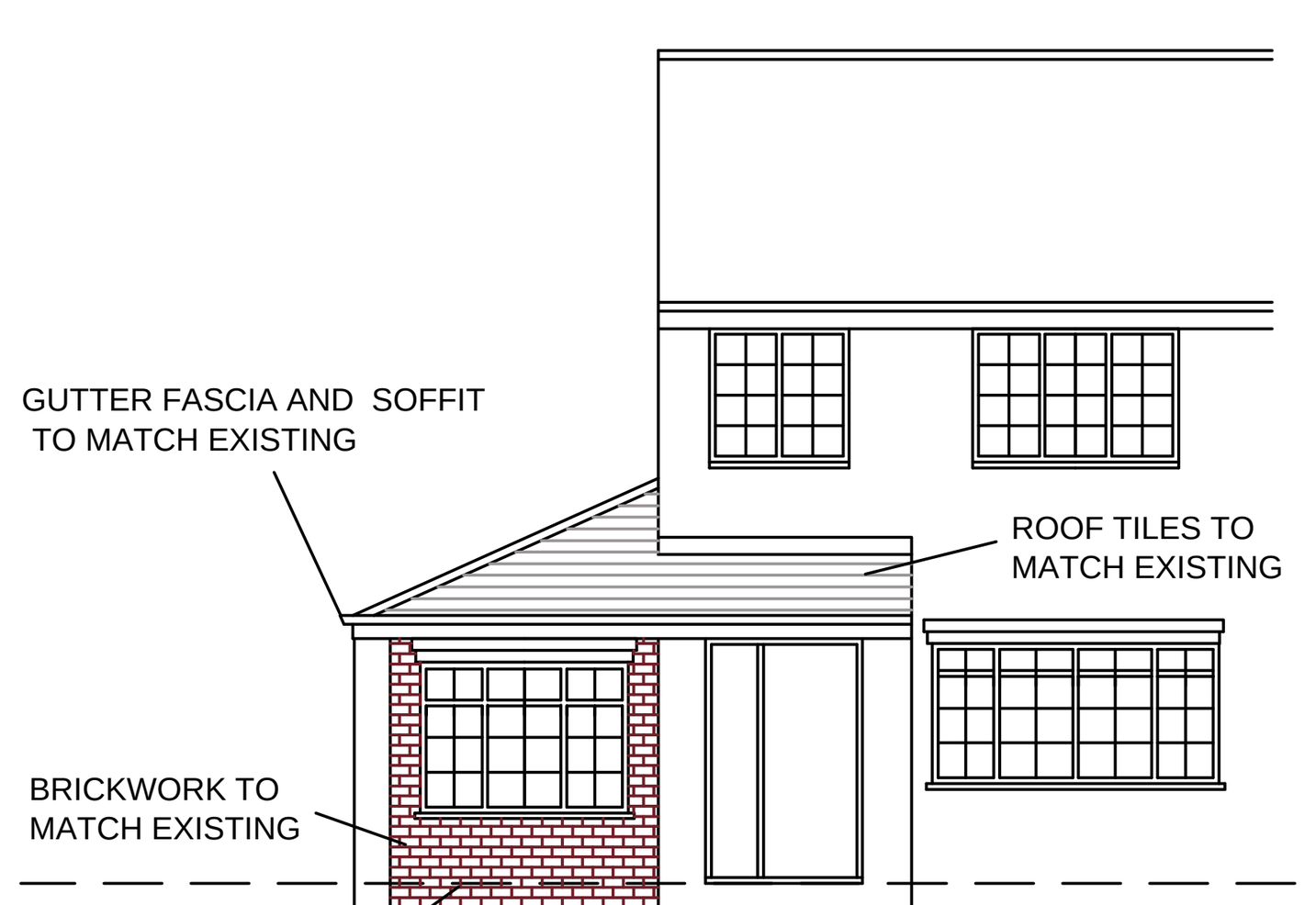
GUTTER FASCIA AND SOFFIT
TO MATCH EXISTING

ROOF TILES TO
MATCH EXISTING

BRICKWORK TO
MATCH EXISTING

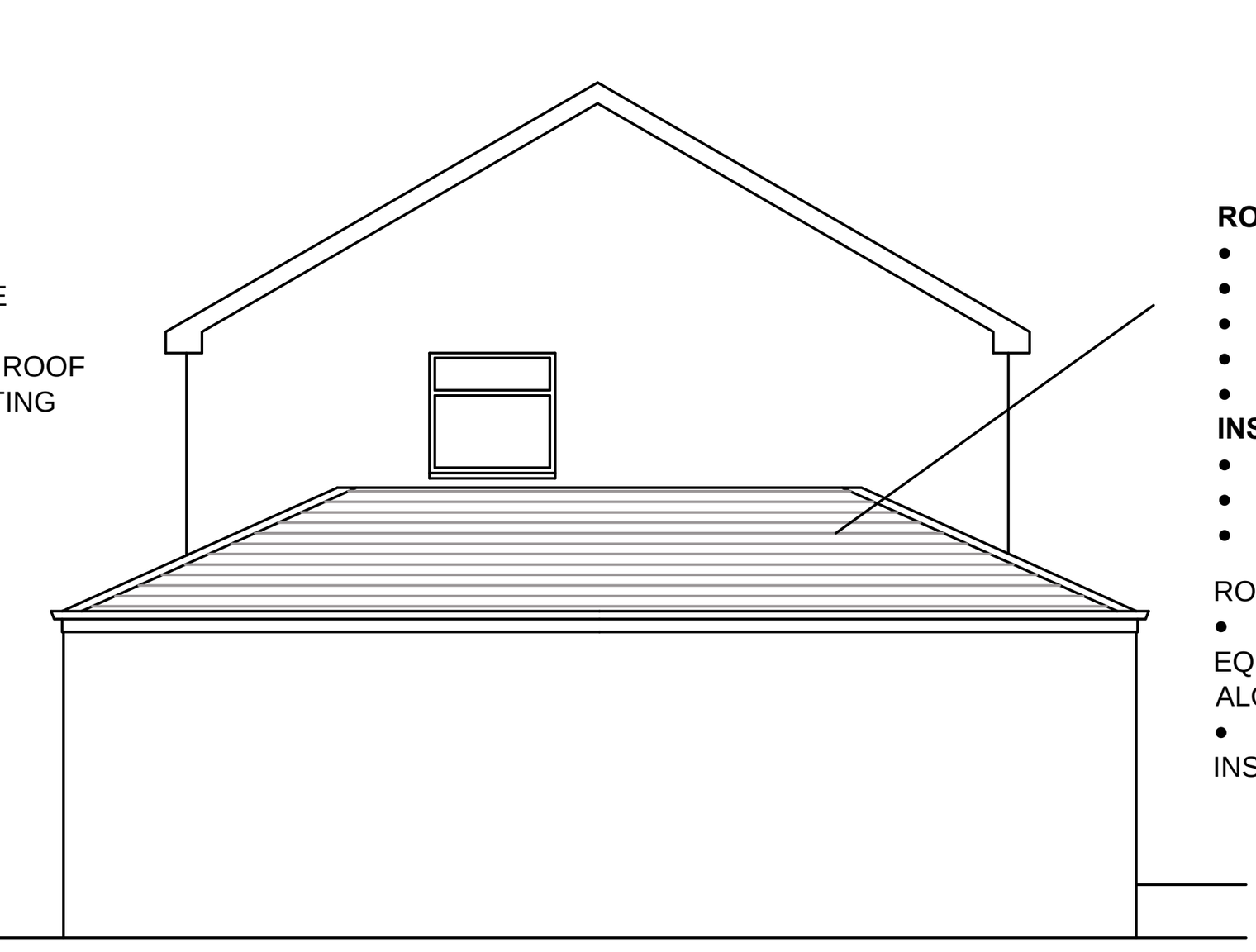


FRONT ELEVATION
AS PROPOSED

EXISTING FLAT ROOF TO BE
REMOVED AND NEW ROOF
STRUCTURE FORMED WITH ROOF
COVERING TO MATCH EXISTING



REAR ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED

ROOF CONSTRUCTION TO BE:
- INTERLOCKING CONCRETE TILES TO MATCH EXISTING
- 25 X 50MM TAN S.W BATTENS
- SINGLE LAYER BREATHABLE FELT
- 150X50MM RAFTERS @ 400C/C
- 125X50MM CEILING JOISTS @ 400C/C

INSULATION AT CEILING LEVEL
- 150MM MINERAL WOOL QUILT BETWEEN JOISTS
- 150MM CROWN LOFTROLL 40 (OR EQUAL) LAID ACROSS TOP
- 13MM FOIL BACKED PLASTERBOARD AND SKIM CEILINGS

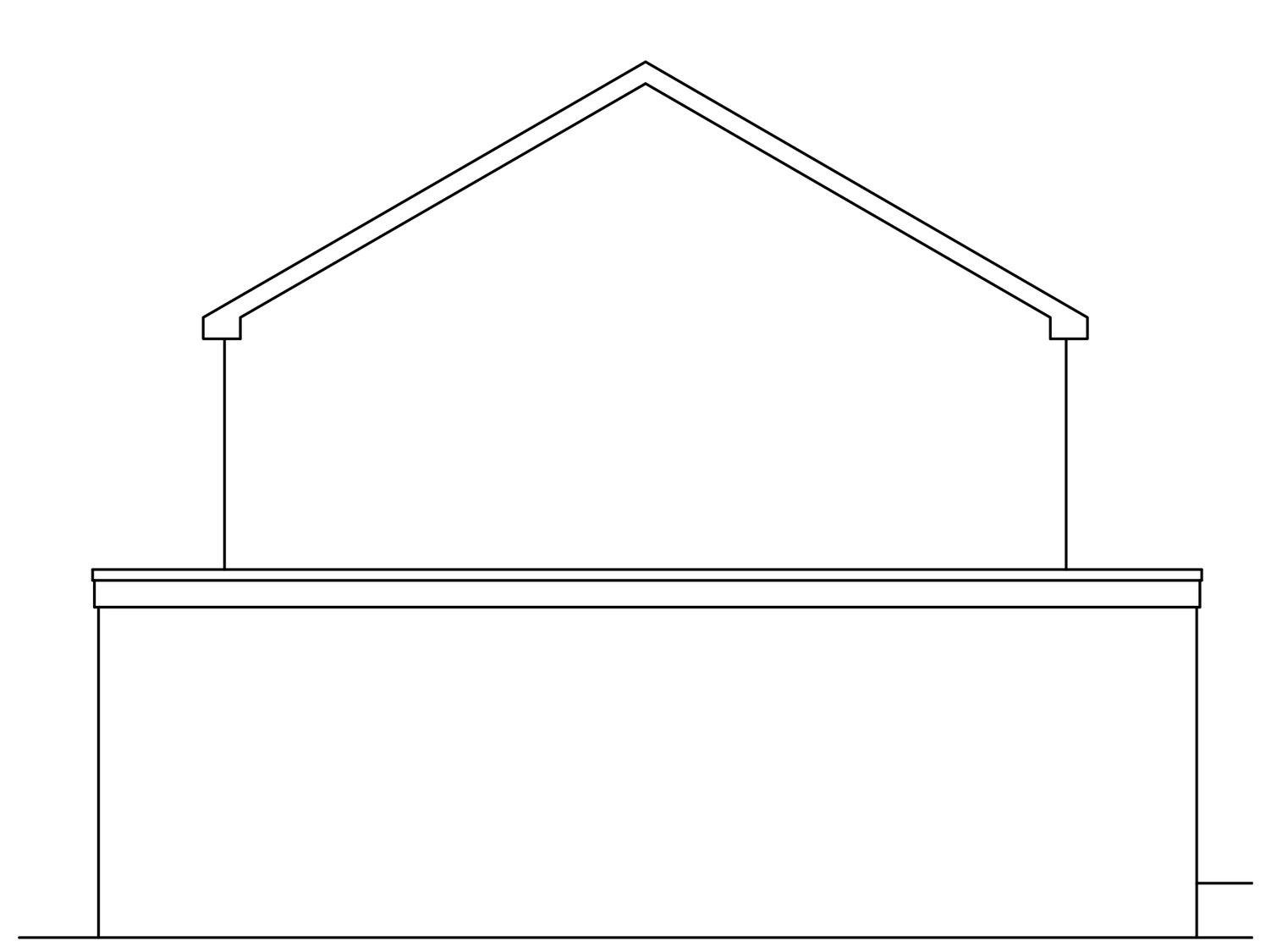
ROOF VENTILATION
- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 10MM WIDE CONTINUOUS STRIP ALONG EAVES.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.



FRONT ELEVATION
AS EXISTING



REAR ELEVATION
AS EXISTING



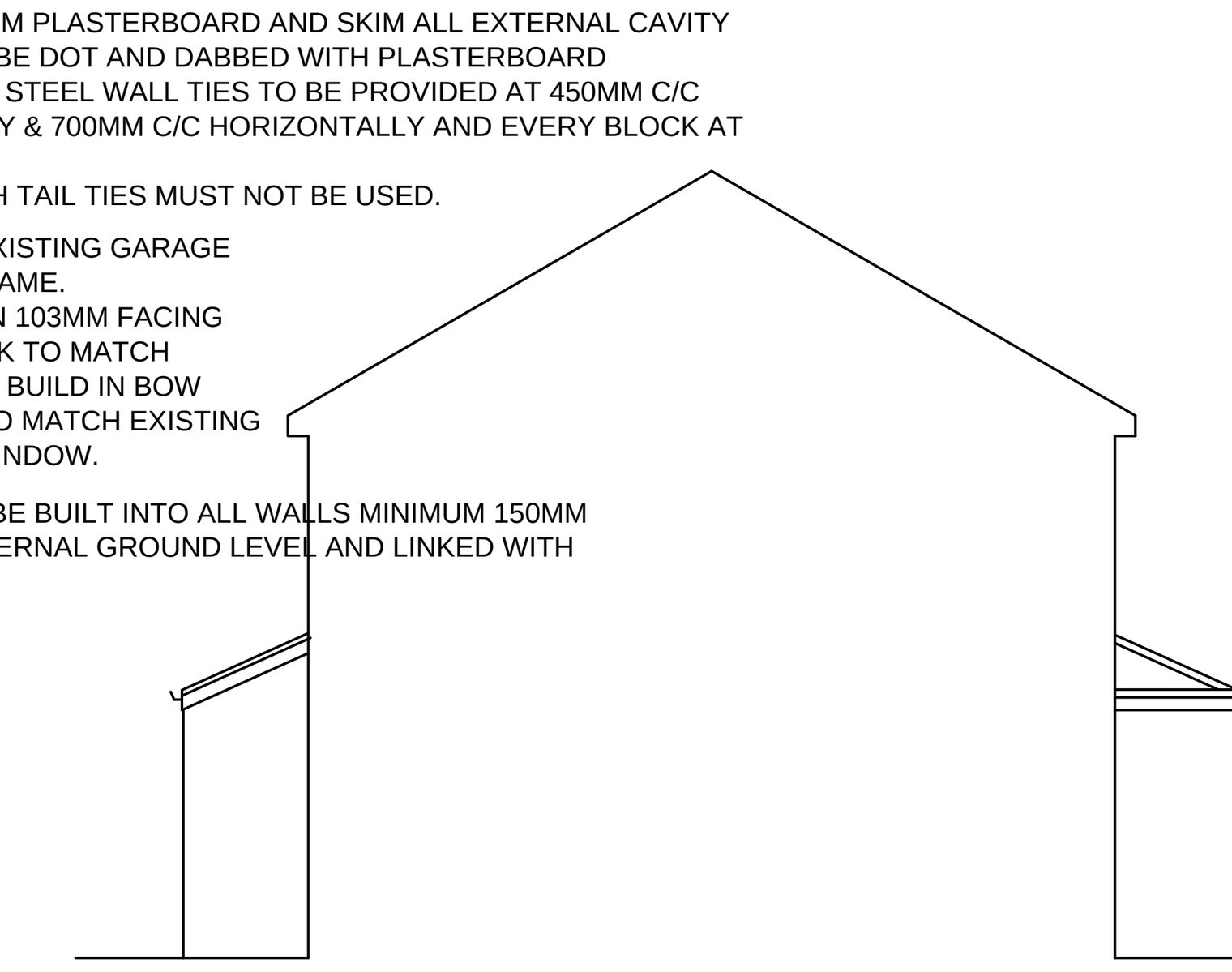
SIDE ELEVATION
AS EXISTING

EXTERNAL WALL CONSTRUCTION
- 103MM BRICKWORK OUTER LEAF TO MATCH EXISTING
- 50MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
- 12.5MM PLASTERBOARD AND SKIM ALL EXTERNAL CAVITY

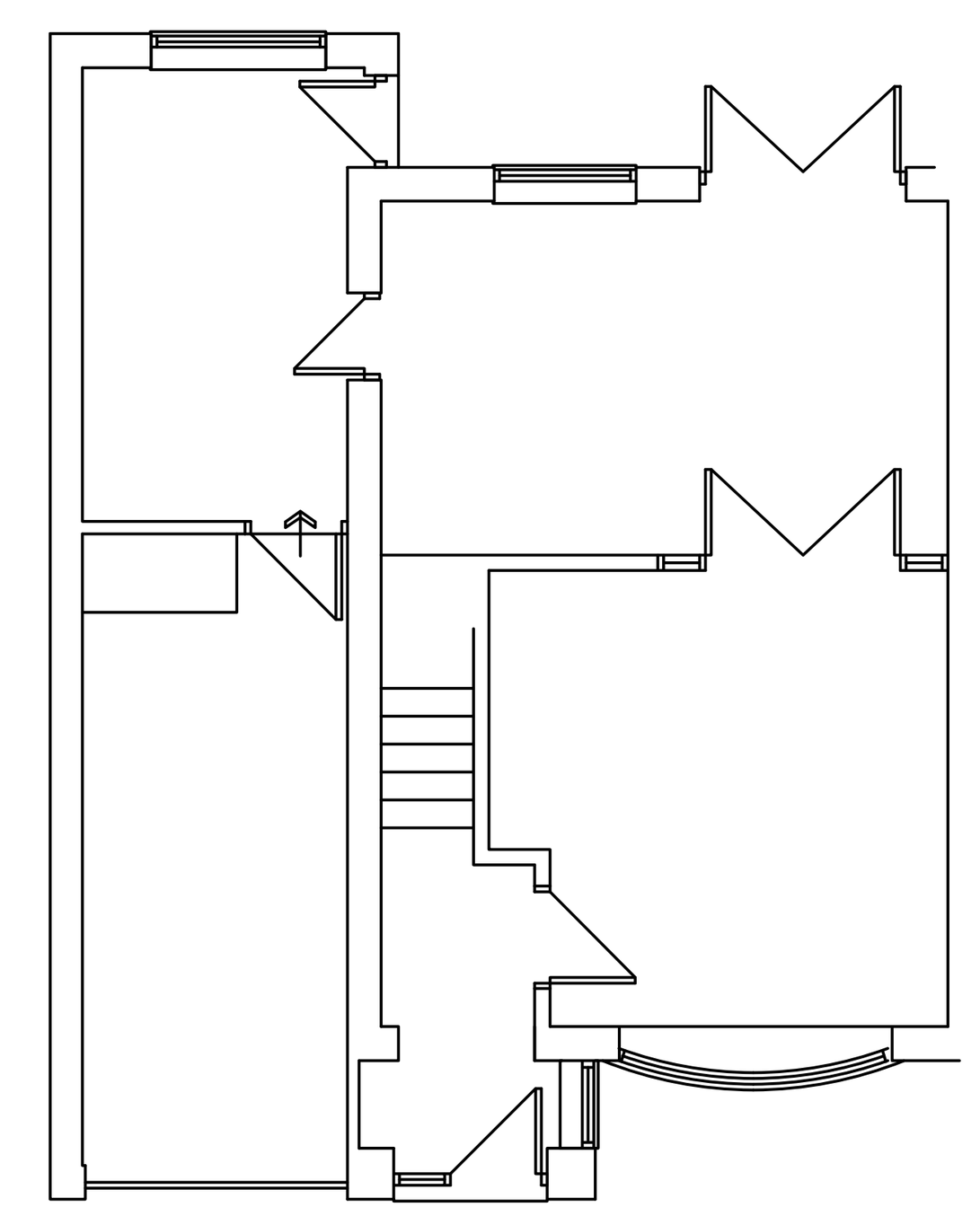
WALLS TO BE DOT AND DABBED WITH PLASTERBOARD
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

REMOVE EXISTING GARAGE DOOR & FRAME.
BUILD UP IN 103MM FACING BRICKWORK TO MATCH EXISTING & BUILD IN BOW WINDOW TO MATCH EXISTING LOUNGE WINDOW.

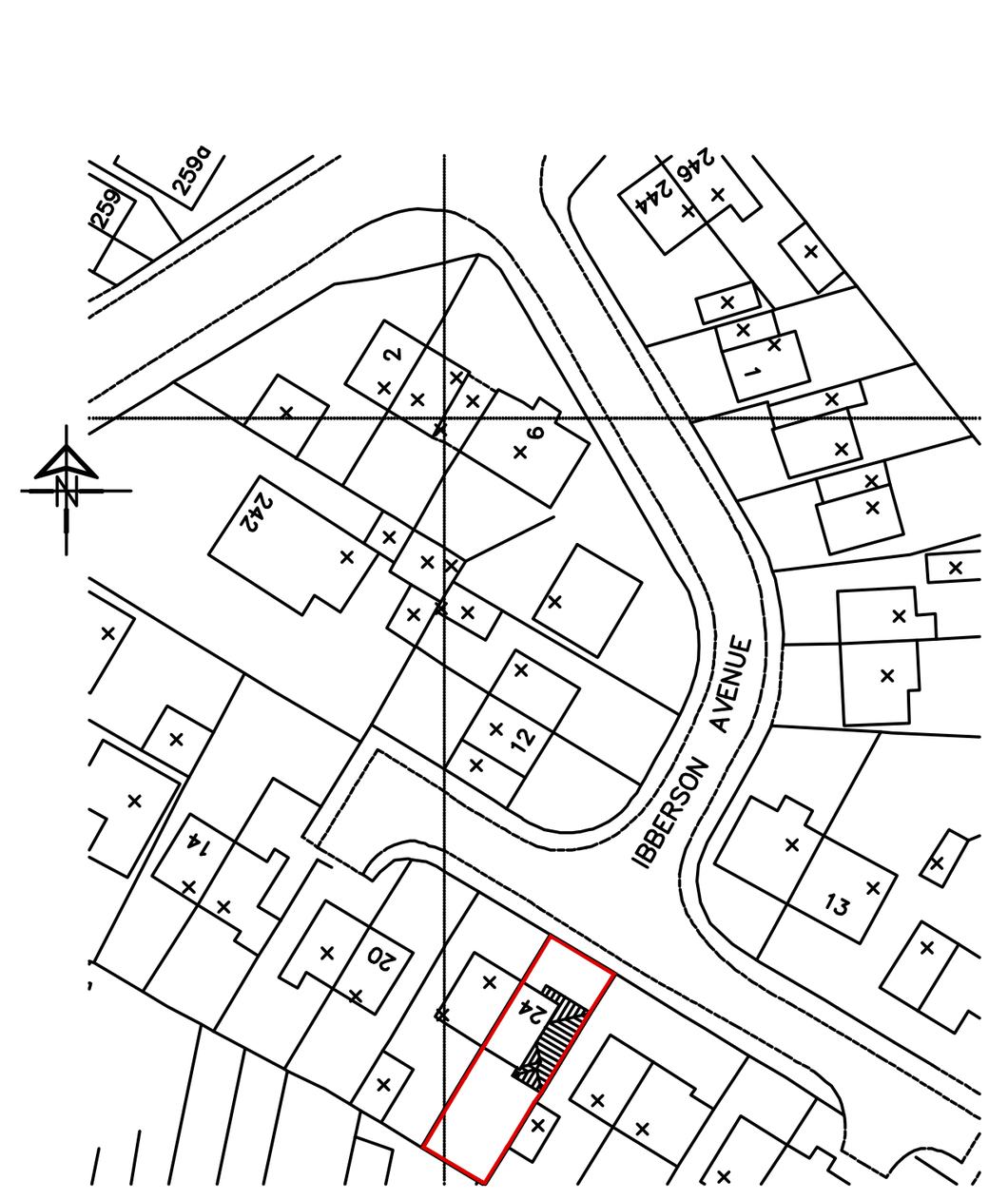
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL AND LINKED WITH NEW D.P.M.



SIDE ELEVATION
AS PROPOSED



GROUND FLOOR PLAN
AS EXISTING



LOCATION PLAN
SCALE 1:1250

WINDOW TO BE REMOVED AND OPENING BUILT UP.

DOOR TO BE REMOVED AND OPENING BUILT UP IN CAVITY WALL CONSTRUCTION TO MATCH EXISTING.

NEW W.C. TO BE FORMED WITH NEW PARTITION WALL WITH DOOR AND FRAME. EXISTING DRAINAGE AND WASTE SYSTEM TO BE INVEASTIGATED ON SITE AND CONNECTION DETAILS FOR NEW W.C. AND WHB TO BE AGREED WITH BUILDING CONTROL OFFICER ON SITE.

EXISTING DOOR AND FRAME TO BE REMOVED AND OPENING BUILT UP TO MATCH EXISTING. MAKE GOOD.

DOOR AND FRAME TO BE REMOVED AND OPENING BUILT UP.

WORKS TO GARAGE FLOOR
PROPOSED NEW FLOOR TO ALIGN WITH EXISTING GROUND FLOOR FLOOR LEVEL.APPROX 280MM FROM EXISTING GARAGE FLOOR-CHECK ON SITE.
NEW FLOOR TO BE LAID ON 1200G VISQUEEN DPM & COMPRISING: 20MM T&G FLOORING GRADE CHIPBOARD ON GRID OF 100X47 C16 JOISTS AND COUNTER BATTENS AT 400C/C WITH FULL INFILL OF MIN 150MM FLOORING GRADE POLYSTYRENE INSULATION ON EXISTING GARAGE FLOOR SLAB. DPM TURNED UP WALLS TO LINK WITH EXISTING D.P.C.

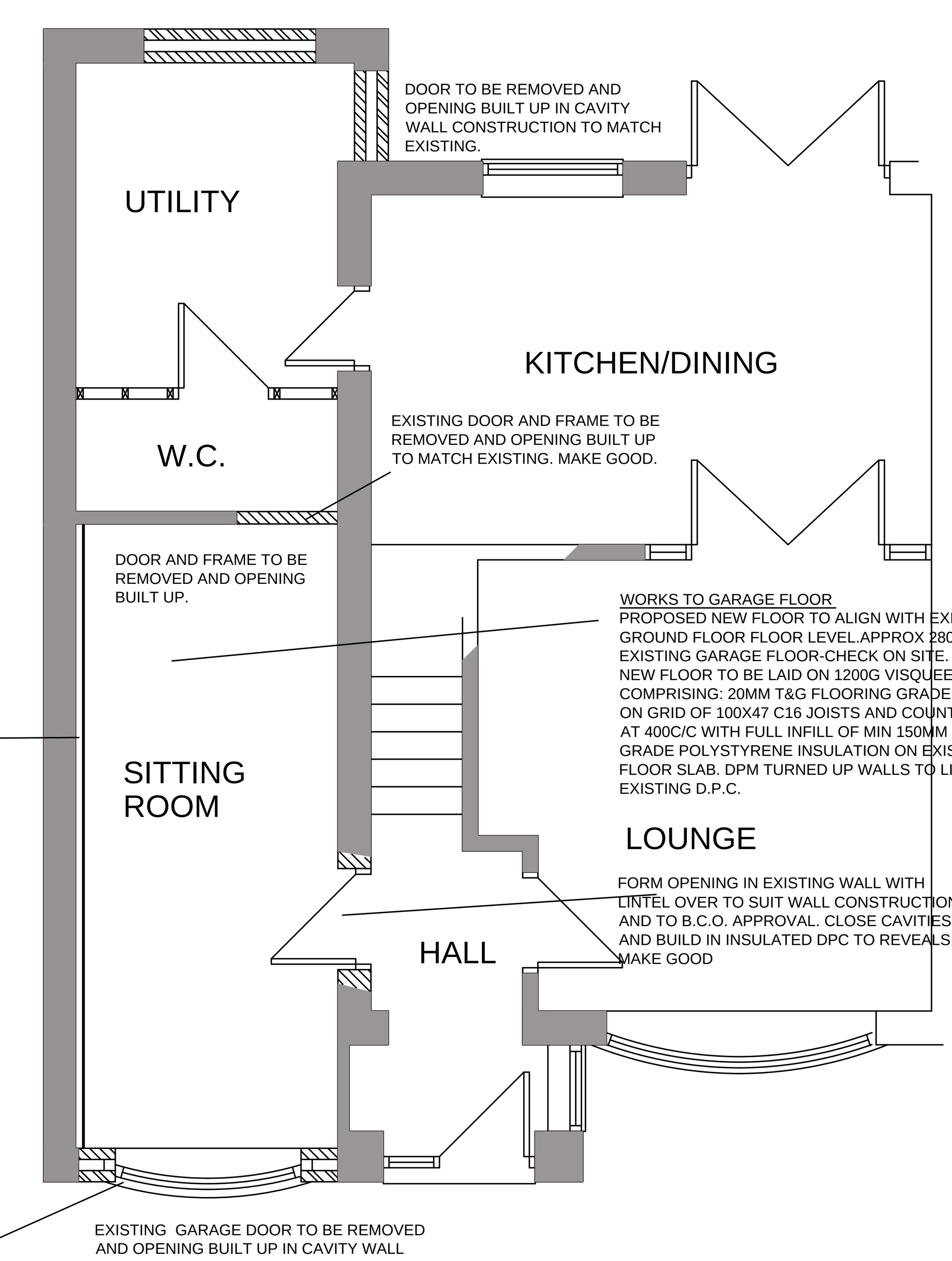
WALL TO BE UPGRADED FOR INSULATION PURPOSES:
30MM POLYFOAM LINERBOARD ON 1200G VAPOUR CONTROL LAYER ON 75X50MM STUDDING AT 400C/C WITH 75MM KNAUF ROCKSILK FLEXIBLE SLAB INSULATION BETWEEN STUDS.

ANY NEW RADIATORS TO BE FITTED WITH TRV's
4.AT LEAST 25% OF NEW LIGHTS 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.

FORM OPENING IN EXISTING WALL WITH LINTEL OVER TO SUIT WALL CONSTRUCTION AND TO B.C.O. APPROVAL. CLOSE CAVITIES AND BUILD IN INSULATED DPC TO REVEALS. MAKE GOOD

WALL CONSTRUCTION TO BE BUILT UP OFF EXISTING FLOOR SLAB OR NEW NAYLOR R9 LINTOL BUILT IN BELOW GROUND LEVEL WITH 150MM END BEARING MIN TO BE AGREED WITH BUILDING CONTROL OFFICER

EXISTING GARAGE DOOR TO BE REMOVED AND OPENING BUILT UP IN CAVITY WALL CONSTRUCTION WITH BOW WINDOW TO MATCH EXISTING



GROUND FLOOR PLAN
AS PROPOSED

GENERAL NOTES

- ALL ROOF TILES/SLATES 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 FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE RAFTERS SPAN PARALLEL TO THE EXTERNAL WALL.
- 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.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.

DRAINAGE & WASTE
WASTE SIZES

- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS

- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.

- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

NEW WINDOW TO HAVE WOOD OR PVC FRAME WITH A MAX 'U' VALUE OF 1.6W/M SQ DEG C WITH A MECHANICAL VENT
- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:

- BATHROOM = 30 LITRES/SECOND

- 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

IF EXISTING DWELLING DOES NOT HAVE AN INTERLINKED SMOKE DETECTION SYSTEM NEW SYSTEM TO BE INSTALLED TO ALL CIRCULATION AREAS

SMOKE ALARMS
- MAINS OPERATED SMOKE ALARMS TO BS 5446.
- ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT.
- ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
- ALL ALARMS TO HAVE BATTERY BACK-UP

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Project. GARAGE CONVERSION & NEW ROOF 24 IBBERSON AVENUE, MAPPLEWELL, BARNSLEY S75 6BJ	Client. MR & MRS MARK HUDSON
Drawing Title. PLANS AND ELEVATIONS	Date. FEB 2018 / Scale. 1:50 & 1:100 @ A1 / Ref. 17-186 / Dwg. No. 01 / Rev.

Date	Suffix	Description	Date	Suffix	Description