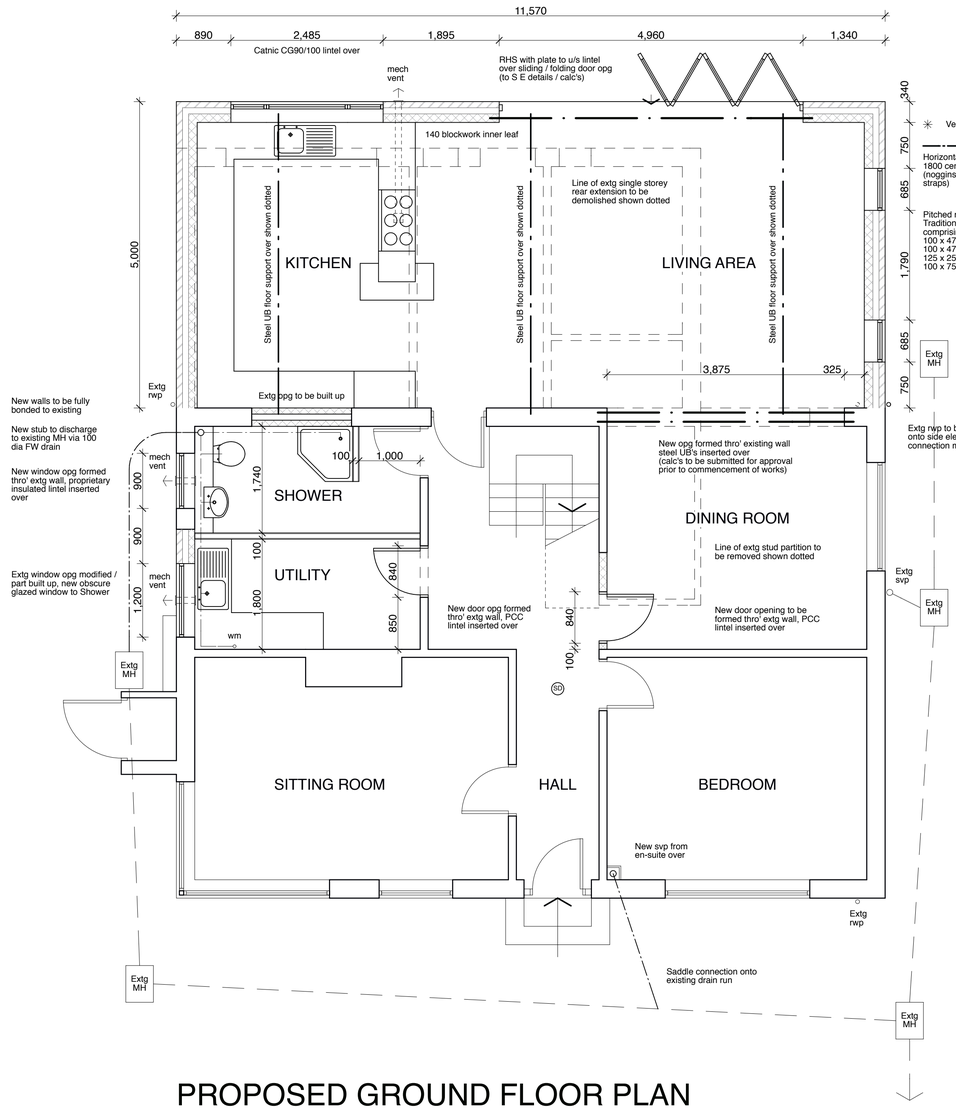
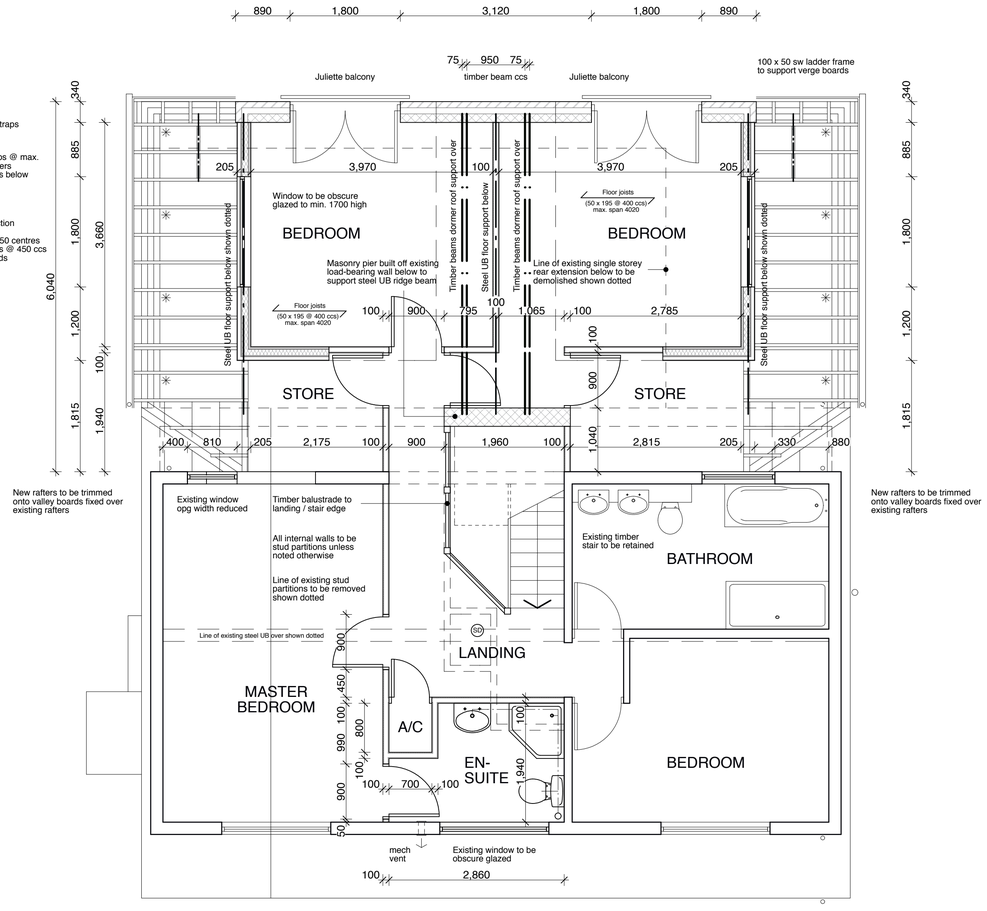
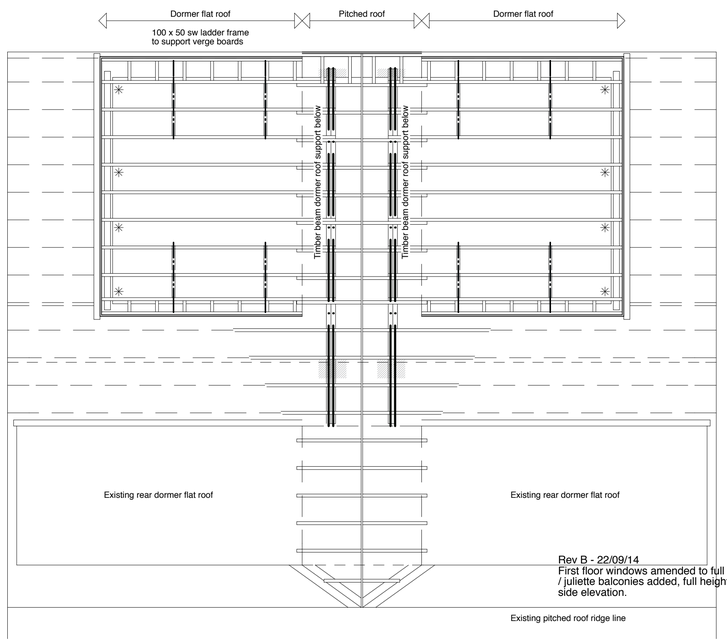


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Rev B - 22/09/14
First floor windows amended to full height and inward opening doors / juliette balconies added, full height windows added to ground floor side elevation.

Rev A - 27/08/14
First floor layout amended, new dormer windows reduced in width and separated from existing dormer, obscure glazing added to new west elevation dormer window, first floor windows added to rear elevation.

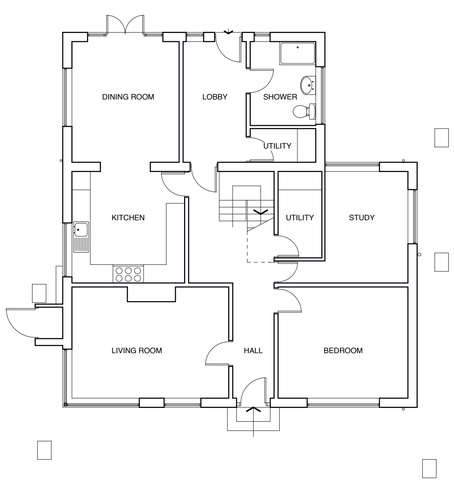
PROPOSED ROOF PLAN

Vertical restraint straps

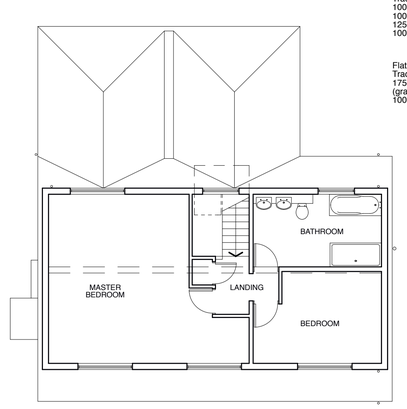
Horizontal restraint straps @ max. 1800 centres over 3 rafters (noggins between rafters below straps)

Pitched roof
Traditional roof construction comprising:
100 x 47 sw rafters @ 450 centres
100 x 47 sw ceiling joists @ 450 centres
125 x 25 sw valley boards
100 x 75 sw wallplates

Flat roof
Traditional roof construction comprising:
175 x 47 sw joists @ 450 centres (grade C24)
100 x 75 sw wallplates



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

CONSTRUCTION NOTES:

ALL WORK CARRIED OUT AND MATERIALS USED SHALL BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

DRAINAGE SPECIFICATION

ALL DRAINAGE TO COMPLY WITH BS. 8301.
100mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 80
150mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 150
ALL DRAINAGE TO BE 100mm DIAMETER, UNLESS NOTED OTHERWISE.

TO BE FLEXIBLE JOINTED HEPWORTH 'SUPERSLEVE' PIPES OR EQUIVALENT, LAID DIRECTLY ON TRIMMED TRENCH BOTTOM. BACKFILLED WITH SELECTED MATERIAL (MAX. PARTICLE SIZE 40mm) HAND RAMMED TO LAYERS GIVING MIN. 150mm COVER ABOVE PIPE CROWN. FURTHER 300mm LAYER PLACED OVER PRIOR TO ANY POWER RAMMING. ALTERNATIVELY PIPES MAY BE LAID ON 150mm COMPACTED LAYER OF SELECTED EXCAVATED MATERIAL (MAX. PARTICLE SIZE 20mm) AND IN ALL CASES LAID AS MANUF'S INSTRUCTIONS.

WHERE DRAINS PASS WITHIN 1000mm OF FOUNDATIONS PIPES TO BE SURROUNDED WITH 150mm CONCRETE TO LEVEL OF UNDERSIDE OF FOUNDATIONS. WHERE PIPES PASS THROUGH WALLS PRESSURE RELIEVING LINTELS TO BE INCORPORATED OVER.

ALL FOUNDATIONS TO BE TAKEN BELOW THE INVERT LEVEL OF LOCALISED DRAINS WHERE WITHIN 1000mm OF FOUNDATIONS.

ALL SINK WASTES WHERE NOT CONNECTED TO AN INSPECTION CHAMBER OR MANHOLE TO BE CONNECTED VIA A RODDABLE GULLEY.

WHERE DRAINAGE RUNS CROSS, ENSURE FOUL WATER PASSES BELOW SURFACE WATER.

ALL DRAINAGE RUNS ARE DIAGRAMATIC ONLY, DRAINAGE CONTRACTOR TO DETERMINE FINAL POSITIONS AND TO CONFIRM WITH THE DISTRICT BUILDING SURVEYOR.

GROUND FLOOR CONSTRUCTION

OVER SITE TO BE CLEARED OF VEGETABLE TOPSOIL, LEVELLED AND TREATED WITH PROPRIETARY WEED KILLER.

150mm GROUND BEARING CONCRETE FLOOR SLAB, OVER

90mm KINGSPAN THERMAFLOOR TF73 INSULATION OR SIMILAR, ON

1200 GAUGE VISQUEEN DPM (DRESSED UP OUTER FACE OF INTERNAL LEAF AND LAPPED AND SEALED TO EXTERNAL WALL CAVITY TRAY DPC TO PROVIDE BASIC RADON PROTECTION MEASURES), ON 50mm SAND BLINDING OVER 150mm WELL CONSOLIDATED SULPHATE FREE HARDCORE.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.20 W/M2°C.

600 x 300 mm STRIP FOOTINGS, TOP OF FOUNDATIONS TO BE MIN. 750 mm BELOW FINISHED FLOOR LEVEL / TO SAME LEVEL AS EXISTING FOUNDATIONS / BELOW INVERT LEVEL OF DRAINAGE (TO BE AGREED WITH DISTRICT BUILDING SURVEYOR).

DAMP PROOF COURSE

TO BE IN ACCORDANCE WITH BRE DIGEST 77 GROUP A, GENERALLY TO BE SET MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.

DPC TO INTERNAL LEAF TO BE LAPPED AND SEALED TO UNDERFLOOR DPM.

DPC TO BE INCORPORATED AT HEADS, CILLS AND REVEALS OF ALL OPENINGS IN EXTERNAL MASONRY WALLS.

WALL CONSTRUCTION

340 mm CAVITY WALL CONSTRUCTION.

RED BRICKWORK EXTERNAL LEAF AT GROUND FLOOR / PART FIRST FLOOR TO MATCH EXISTING.

100mm RED BRICKWORK EXTERNAL LEAF TO MATCH EXISTING.

100mm STRUCTURAL CAVITY FULL FILLED WITH 100mm ROCKWOOL WALL BATT INSULATION OR EQUIVALENT.

140mm LIGHTWEIGHT BLOCKWORK INTERNAL LEAF eg. TOPBLOCK TOPLITE STANDARD (630 kg/m3) OR EQUIVALENT, COMPRESSIVE STRENGTH 3.5 N/mm2. WINDOW REVEALS TO BE CONSTRUCTED USING ROCKWOOL 'ROCKCLOSE' INSULATED CAVITY CLOSERS / DPC'S.

DRY LINED INTERNALLY WITH 12.5mm GYPROC WALLBOARD (8 kg/m2) ON DABS TO MANUFACTURERS RECOMMENDATIONS / SPECIFICATION.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.28 W/M2°C.

STAINLESS STEEL WALL TIES TO BS.1243 : 1978 AT A RATE OF 6 No. PER SQUARE METRE (750mm HORIZONTAL AND 450mm VERTICAL), AND AT EVERY BLOCKCOURSE AROUND WINDOW / DOOR REVEALS.

TRAY DPC SET MINIMUM 150mm ABOVE GROUND LEVEL, LAPPED AND SEALED TO UNDER FLOOR RADON BARRIER / DPM.

ALL LINTELS TO HAVE MIN. 150mm END BEARING.

NEW WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION.

PROPRIETARY WEEPHOLES TO BE INCORPORATED AT MAXIMUM 900mm CENTRES, MINIMUM 2 No. PER OPENING (ABOVE LINTELS).

STUD PARTITIONS (40 RwdB)

75 x 38mm SW STUDS AT MAX. 600 CENTRES, NOGGINS AT MAX. 1200mm VERTICAL CENTRES AND AT ALL BOARD EDGES.

12.5mm GYPROC WALLBOARD TEN PLASTERBOARD AND SKIM TO BOTH FACES, SKIM CLOTH AT ALL JOINTS.

25mm ISOWOOL APR1200 INSULATION BETWEEN STUDS.

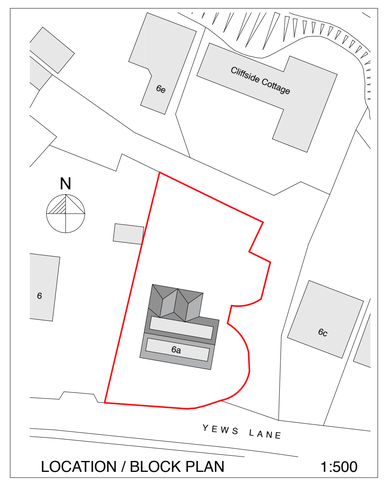
TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE ON PROTECTED ROUTES.

ALL ABOVE TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 40 RwdB (LAB TEST FIGURE) IN ACCORDANCE WITH APPROVED DOCUMENT E : TABLE 2.

GLAZING

NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.6 W/M2°C, MANUFACTURER / INSTALLER TO PROVIDE CERTIFICATION OF U - VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.

ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS, IE. SAFETY GLAZING TO WINDOWS BELOW 800MM, DOORS, AND TO DOOR SIDE PANELS BELOW 1500MM WITHIN 300MM OF DOOR, ALL IN ACCORDANCE WITH BS. 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.



LOCATION / BLOCK PLAN 1:500

PROPOSED EXTENSION TO 6A YEWS LANE, WORSBROUGH, BARNSLEY, S70 4AH

Scale: 1:50/100@A1 Date: May 2014

Dwg No: 001 Rev: B