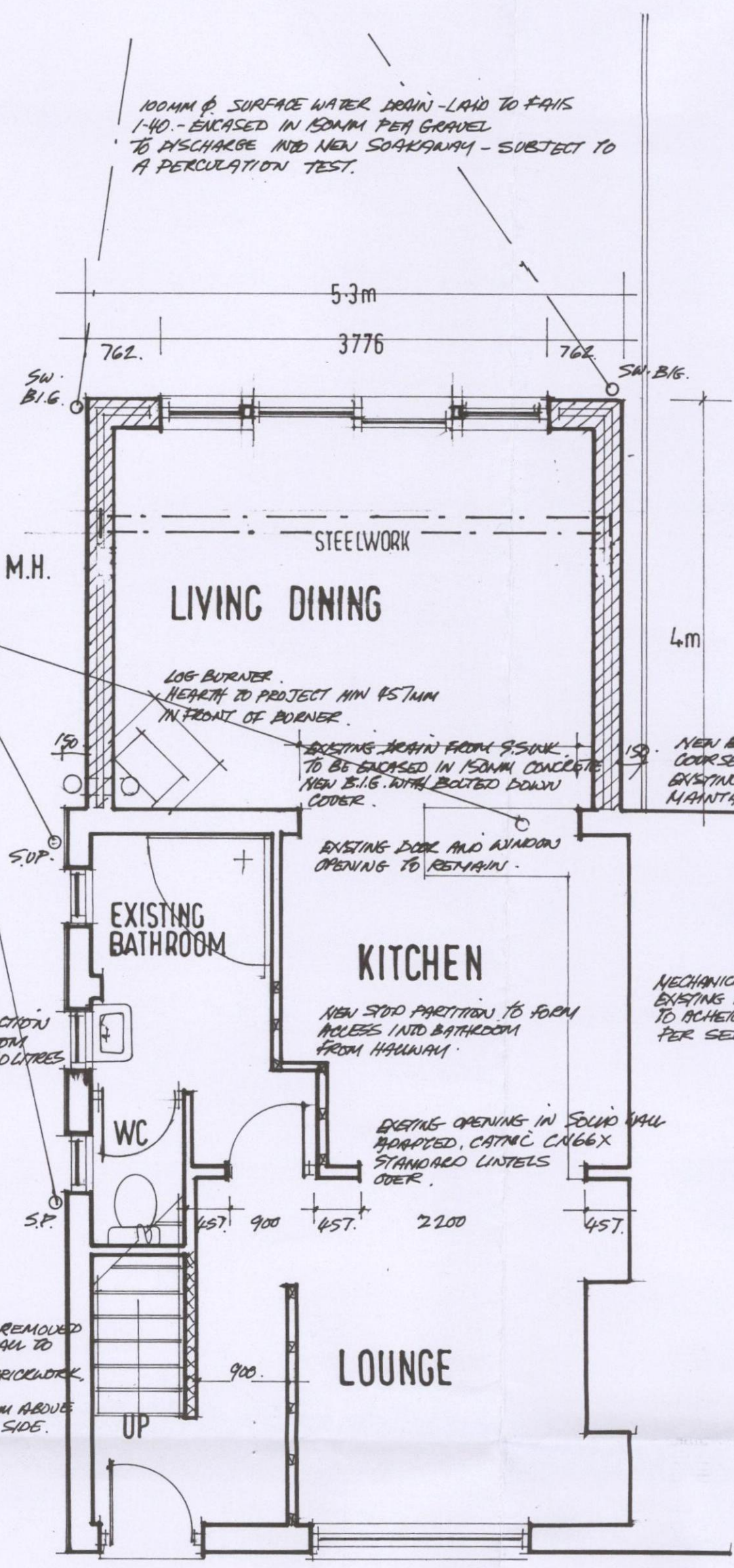
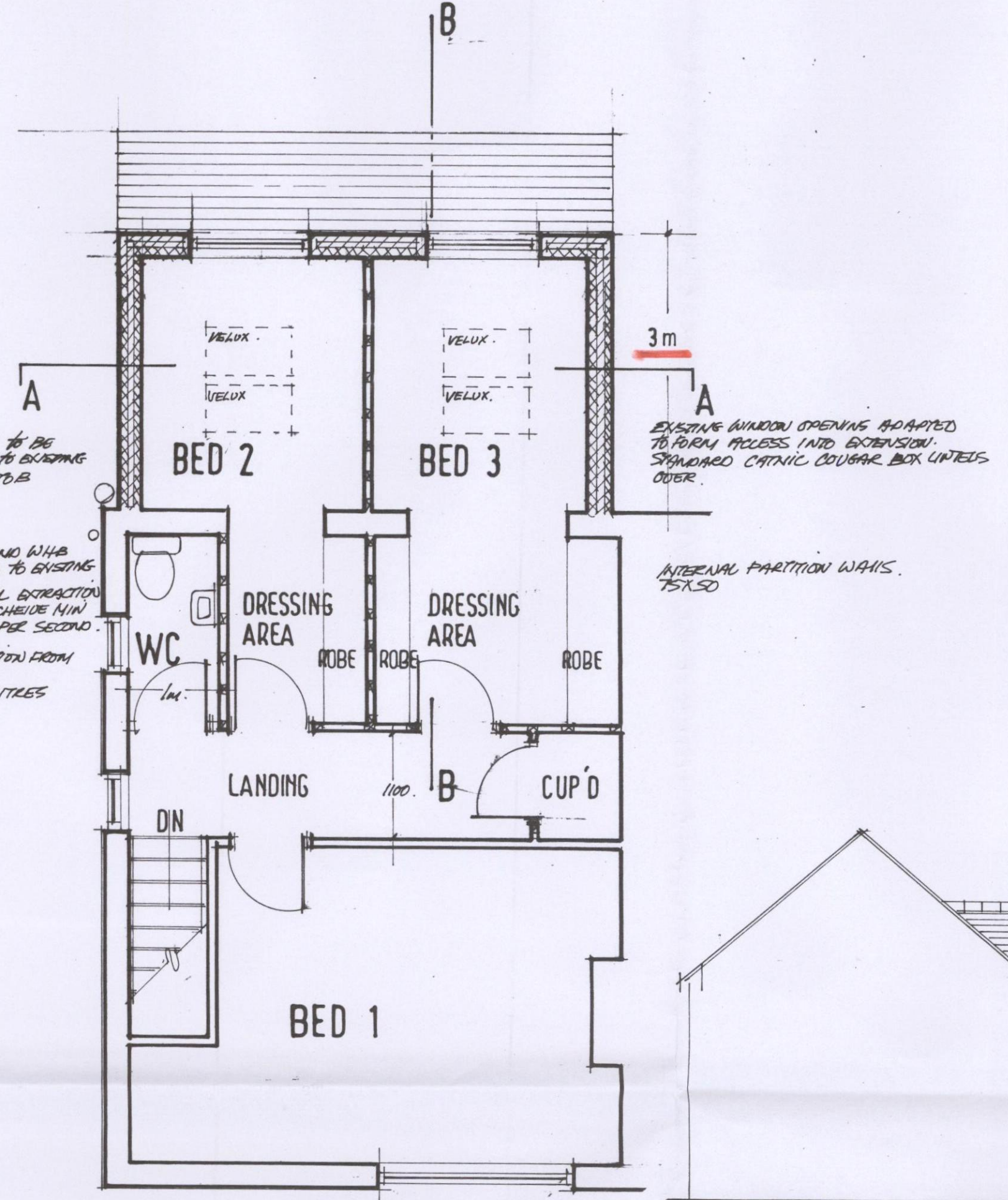


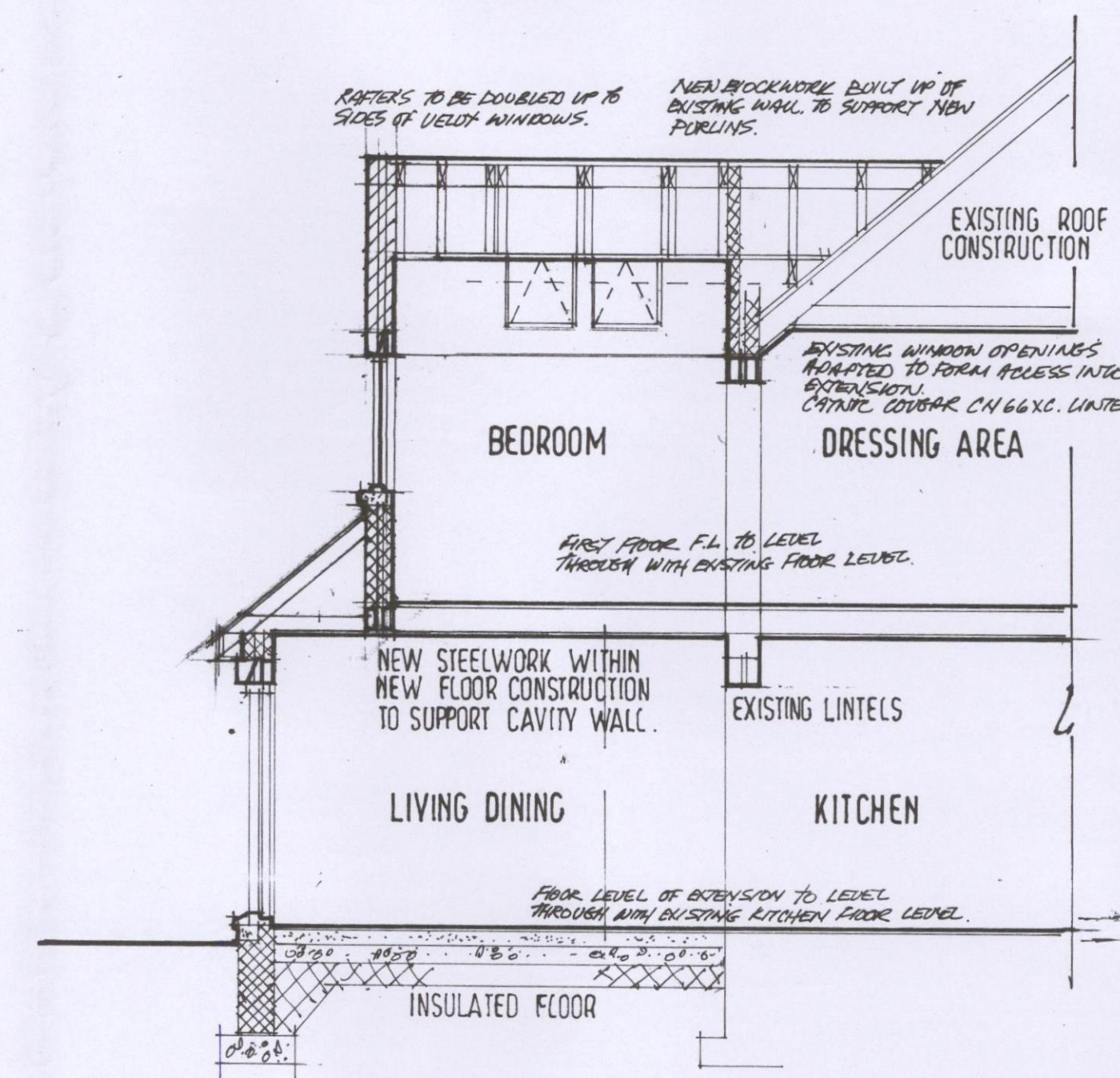
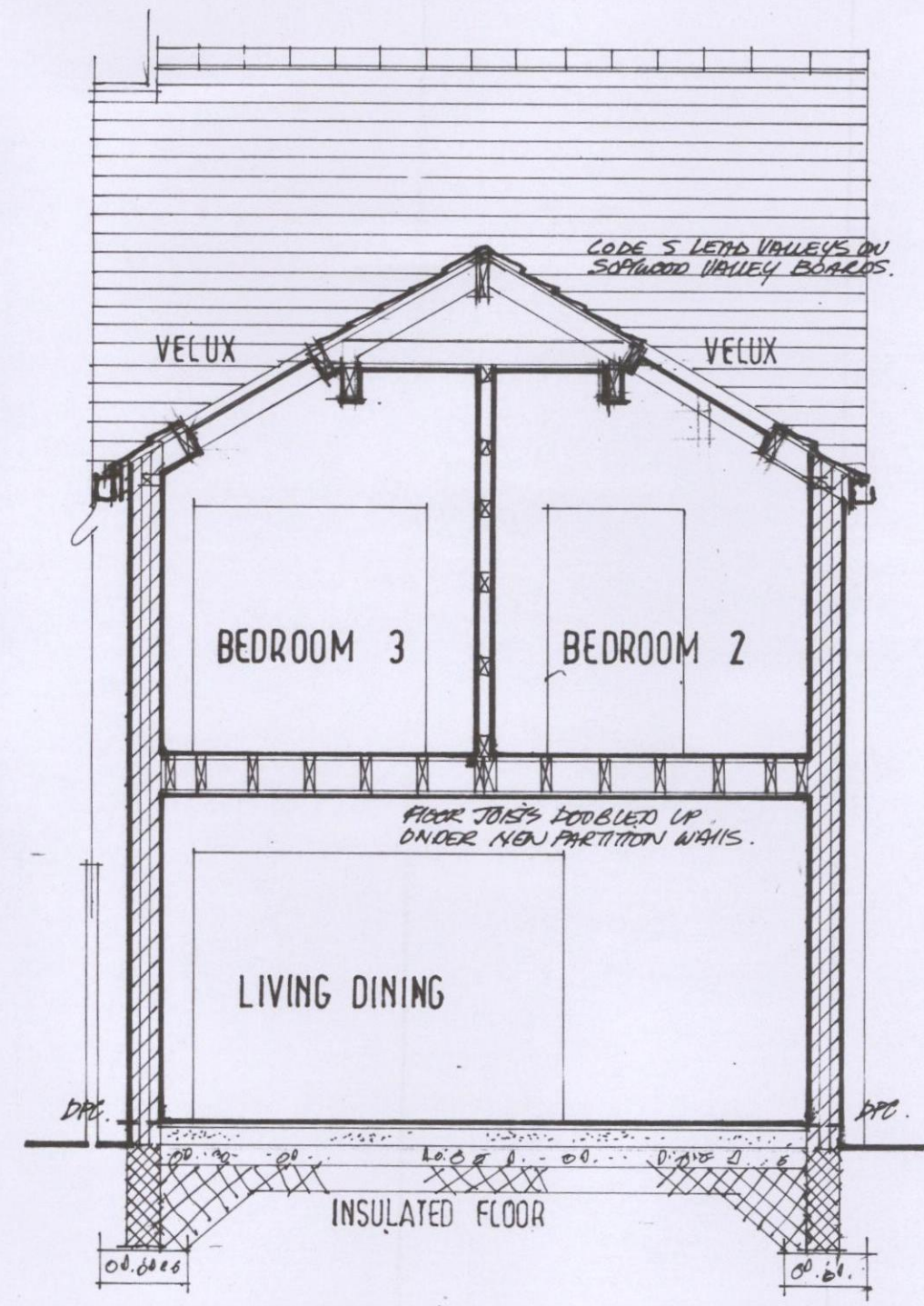
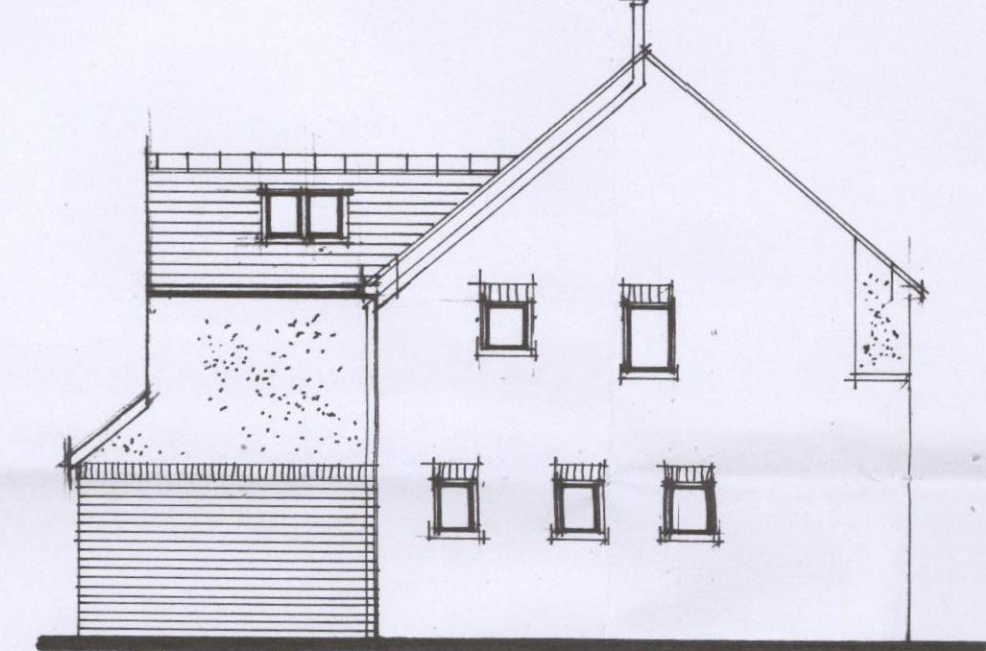
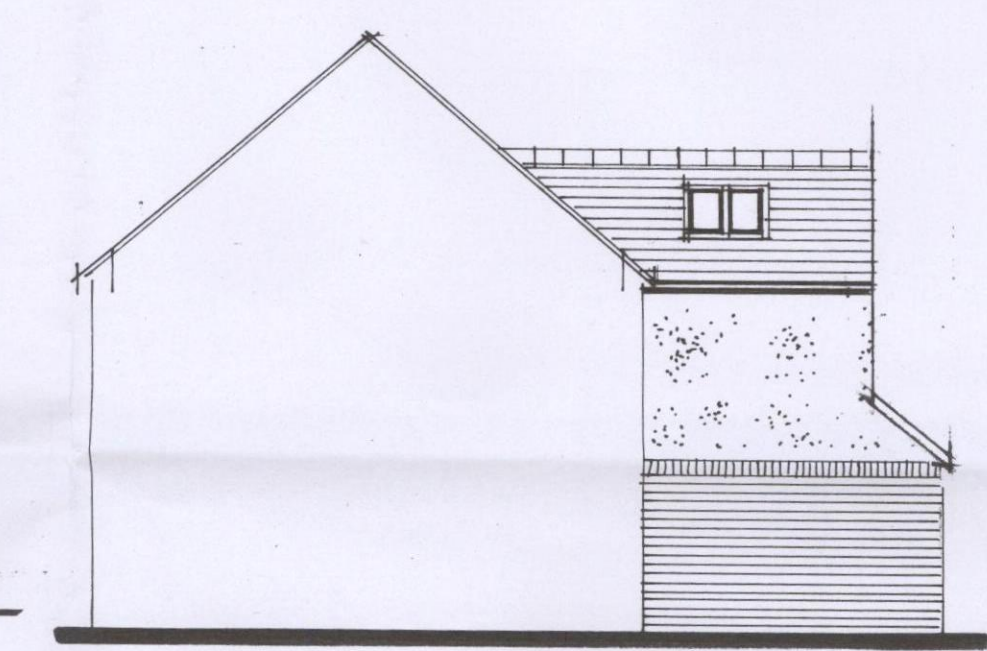
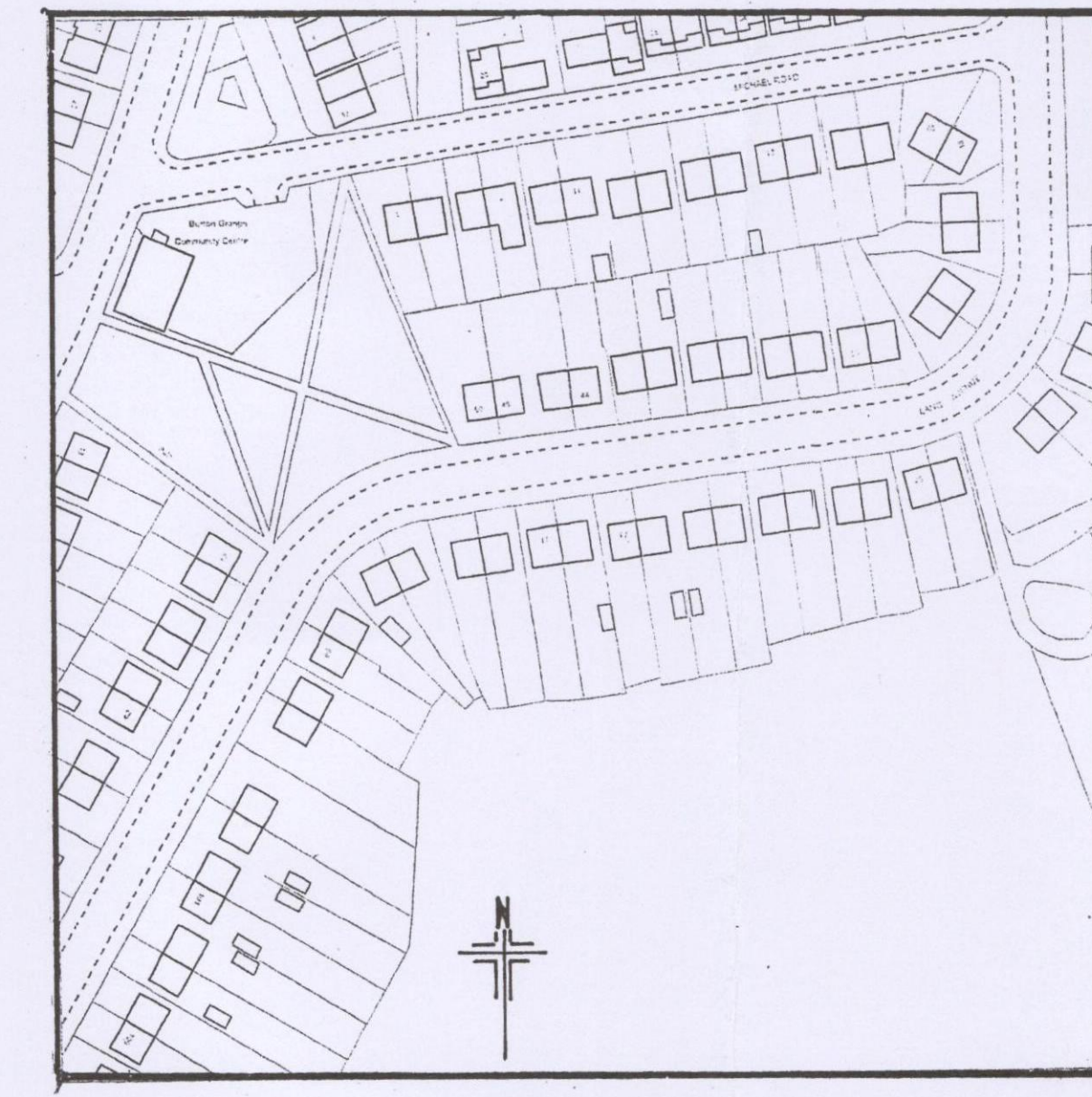
Nº 73



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BALCONY

ROOFING TO BE DOUBLED UP TO SIDES OF VELUX WINDOWS.

NEW BRICKWORK BUILT UP OF EXISTING WALL TO SUPPORT NEW PORCHES.

EXISTING WINDOW OPENINGS ADAPTED TO FORM ACCESS INTO EXTENSION. STANDARD CATNIC COLOUR CH 66X6 LINTELS OVER.

THIS DRAWING TO BE READ WITH STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS FOR NEW STEELWORK

PLANNING REF: 2014/0433.

A. REVISED RE PLANNING OFFICERS LETTER DATED 15/05/14.

1. FIRST FLOOR, REDUCED IN DEPTH TO 3M.

2. BALCONY REMOVED.

WALL CONSTRUCTION

100MM FACING BRICKWORK OUTER LEAF TO MATCH EXISTING AND TO BE CONCRETE BOUND TO EXISTING AND EXISTING CHIMNEYS TO BE MAINTAINED. 100MM BRICKWORK WITH 25MM CEMENT RENDERING EXTERNAL FINISH (TO UPPER SECTION OF WALL). 100MM CAVITY WITH 50MM KINGSFAN Kooltherm K5 Cavity Insulation. 100MM INTERIOR BRICKWORK WITH 25MM INSULATED PLASTERBOARD AND SKIN FINISH. ALL TO ACHIEVE MAX U-VALUE OF 0.20 W/M². STAINLESS STEEL DOUBLE JOINT WALL TIES SPACED AND EVERY COURSE UP REVERS. 75MM HORIZONTAL AND 450MM VERTICAL. DPC TO ALL JAMBS, CHIMNEYS AND LINTELS. VERTICAL DPC TO ALL OPENINGS. STANDARD CATNIC COLOUR INSULATED STEEL LINTELS WITH BRICK SOLDIERS TO EXTERNAL FACE. DPC MIN 150MM ABOVE EXTERNAL GROUND LEVEL. THERMAITE TRENCH BLOCKS BELOW GROUND LEVEL ON MIN 60X223MM CONCRETE STRIP FOUNDATIONS. FOUNDATIONS TO BE TAKEN DOWN BELOW INVERT LEVEL OF ANY ADJACENT DRAINS, AND TO THE SATISFACTION OF THE BUILDING INSPECTOR. ANY DRAINS TO BE LINTOURED OVER WHERE ANY DRAINS PASS THROUGH.

ROOF CONSTRUCTION

NEW UNVENTILATED RIDGE TILES AND CONTINUOUS EAVES VENTILATION WITH NEW RIDGING TILES TO MATCH EXISTING ON SLOPED TANKED ROOFING BATTERS TO SUIT ON T.L.X. SUEZ MULTI-GL INSULATED LAPPED INTO OTHERS. ON SUEZ MULTI-GL INSULATED LAPPED INTO OTHERS. ON 225X75 SW RAFTERS & 400MM CENTRES. RAFTERS DOUBLED UP EITHER SIDE OF VELUX ROOFLIGHTS. ON 225X75 SW RAFTERS AND RIDGE BEAM. SPAN 2.5M. LATERAL RESTRAINT TIES - NO 30X5MM M.S. STRAP SPACING MIN 500MM. RAFTERS 6M CENTRES. 250MM INSULATION TO FILL CEILING WITH 100MM KINGSFAN INSULATION RAFTERS AND 50MM INSULATED PLASTERBOARD AND SKIN TO FACE OF RAFTERS TO SLOPING CEILING. ALL TO ACHIEVE MAX U-VALUE OF 0.16 W/M².

FIRST FLOOR

200MM SLOPED T.G. FLOORBOARDS ON 195X50 SW FLOOR JOISTS & 400MM CENTRES. HEARING-BONG STRUCTURE 4" AND SPAN 100MM THICK INSULATION Ø 10.29 UP. INSULATION JOISTS. INSULATED PLASTERBOARD AND SKIN FINISH.

GROUND FLOOR

25MM SAND/CEMENT SLEED ON SEPARATION LAYER - ON 100MM KINGSFAN Kooltherm K3. FLOOR BOARD - ON 150MM CONCRETE SLAB - ON VIBRATED FLOOR FPM - ON 150MM LAYERS OF WELL CONSOLIDATED CLEAN HARD CORE. A RADON BARRIER TO BE INCORPORATED INTO GROUND FLOOR FLOOR CONSTRUCTION.

GENERAL

ALL THREE USED TO BE MINIMUM STRESS GRADE S.C.4. WINDOW AREA OF HABITABLE ROOMS TO BE MIN 10% FLOOR AREA WITH VENTILATED OPENINGS MIN 1/60 FLOOR AREA. TRUCKLE VENTILATION MIN 800MM². ALL GLAZING TO COMPLY WITH NEW APPROVED DOCUMENT PART L USING Pilkington's K GLASS WITH LOW E SART COATING + 16MM CAVITY. ALL GLAZING TO BE SAFETY GLAZING TO B.S. 6206. ALL ELECTRICAL WORKS TO COMPLY WITH APPROVED DOCUMENT P AND INSTALLED BY A COMPETENT DOMESTIC INSTALLER AND A CERTIFICATE TO BE PROVIDED UPON COMPLETION. EXISTING HEATING INSTALLATION TO BE EXTENDED INTO EXTENSION AND RADIATORS TO HAVE THERMOSTATICALLY CONTROLLED VALVES - ALL TO BE INSTALLED BY A GAS SAFE PERSON. SMOKE ALARMS/DETECTORS TO BE PROVIDED TO GROUND FLOOR HALLWAY AND KITCHEN AND FIRST FLOOR LANDING - TO BE INTERLINKED AND WIRED BACK TO A SEPARATELY FUSED CIRCUIT ON THE CONSUMER UNIT - WITH BATTERY BACK UP.

NOTE

This drawing is for obtaining Planning permission and Building Regulations Approval only. The successful Building contractor is to carry out a Site Survey, including levels, before commencing works. The builder is responsible for ensuring that all works to be carried out are to the requirements of the Building Regulations and the relevant current codes of practice to the satisfaction of the District Building Surveyor.

DOUBLE STOREY REAR EXTENSION AT
75 LANG AVENUE
LUNDWOOD.
BARNLEY
S 71 5 LT
MR AND MRS J. LIS

SCALE 1:100 1:50
DATE MARCH 2014
DRAWN: HARRIS