



Roof Tiles and Facing Bricks are to match existing and samples are to be submitted and approved by Planning Officer prior to commencement



D.P.C.'s to heads, sills and jambs of all external openings.
D.P.C. to external wall minimum 150mm above finished ground level.

FRONT ELEVATION

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

ROOF CONSTRUCTION

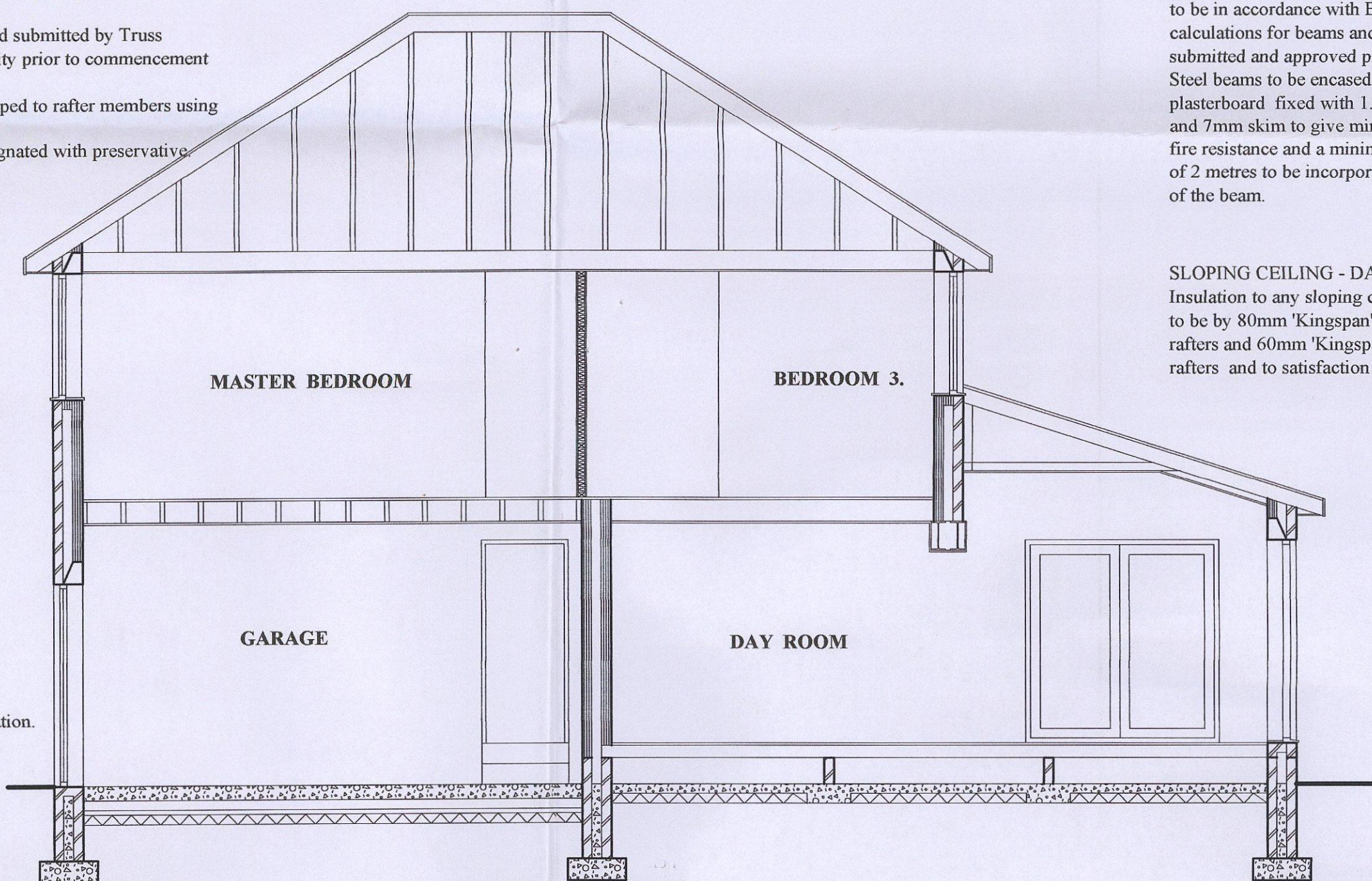
Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt onto gang nailed roof trusses fixed at 600mm centres. 150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction and ceilings to be 12.5mm plasterboard and skim. Every second truss to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. Calculations for roof trusses to be supplied and submitted by Truss Manufacturer, and approved by Local Authority prior to commencement of work. 100mm x 50mm timber wall plates to be strapped to rafter members using truss clips. All roof timbers to be vacuum pressure impregnated with preservative.

WIND BRACING

All wind bracing to be to BS5268 Part 3 1985 and is to incorporate:-
100mm x 25mm diagonal bracing
100mm x 25mm binders
100mm x 25mm runner at ridge level
100mm x 25mm bracing at 45° on top of ceiling joists
100mm x 25mm bracing to 3no. webs of roof trusses.

GARAGE FLOOR

150mm thick concrete trowelled smooth on Visqueen 1200g damp proof membrane linked to d.p.c. in external walls. 100mm "Kingspan" or similar approved insulation. 50mm sand blinding. 100mm well consolidated hardcore.



Gutter and rainwater pipes to be U.P.V.C.
Gutter to be 125mm ø.
Downpipes to be 75mm ø.

225mm x 150mm air grates with cavity liners and tray d.p.c.'s at 1800mm centres and 450mm from corners to ventilate timber ground floor.

SIDE ELEVATION

TIES

Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face. Dragon ties to be included to all hip roofs where applicable.

LINTOLS

Catnic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres. All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

STEELWORK All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement. Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

SLOPING CEILING - DAY ROOM

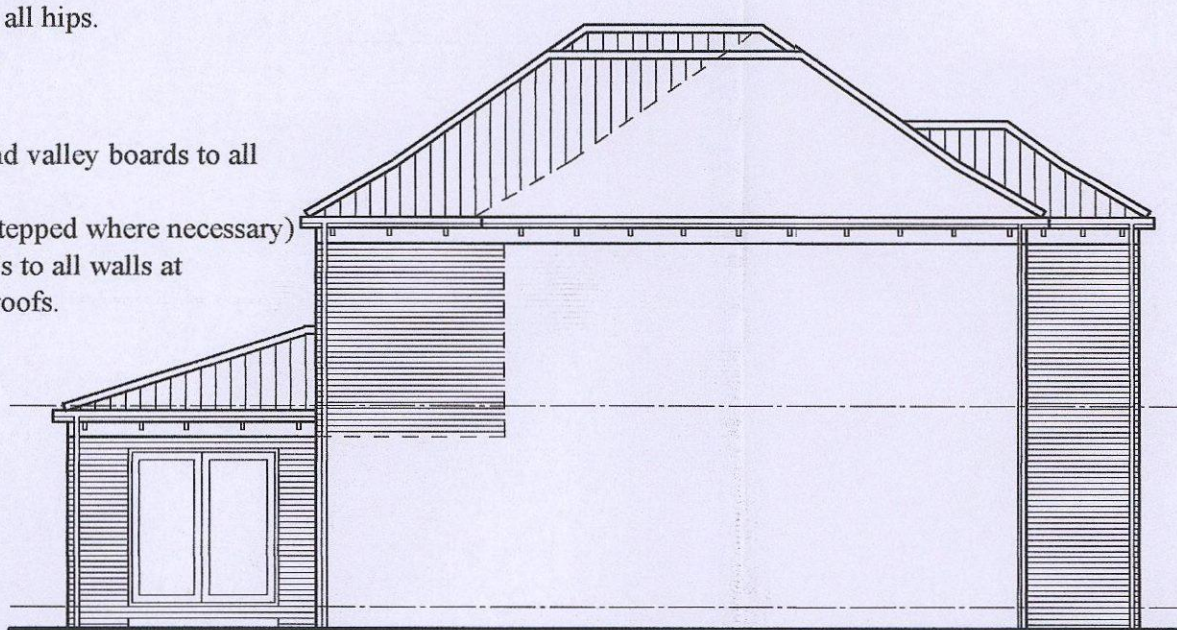
Insulation to any sloping ceilings incorporated to be by 80mm 'Kingspan' insulation between rafters and 60mm 'Kingspan' fixed to face of rafters and to satisfaction of District Building Surveyor.

FOUNDATIONS

600mm x 225mm concrete foundations minimum 900mm deep in clay and with minimum 450mm frost cover and if within 1 metre of drains to be taken down to invert level and all foundations to satisfaction of District Building Surveyor. 450mm x 225mm concrete foundations below internal loadbearing partitions with minimum 450mm frost cover.

Dragon ties to all hips.

Code 4 lead and valley boards to all valleys.
Code 4 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.



SIDE ELEVATION

ROOF CONSTRUCTION - FRONT EXTENSION

Concrete interlocking roof tiles on 50mm x 25mm tile battens with 1no. layer "Tyvek" Breathable heavy duty felt or similar approved onto 150mm x 50mm rafters on 150mm x 50mm ceiling joists at 400mm centres. 100mm x 50mm vertical tie member. 150mm fibreglass insulation to be laid between ceiling joists with 150mm laid on top in opposite direction. Ceilings to be 9mm plasterboard and skim. Every third joist / rafter to be tied down with 32mm x 6mm galvanised mild steel straps minimum 450mm long. All roof timbers to be vacuum pressure impregnated with preservative.

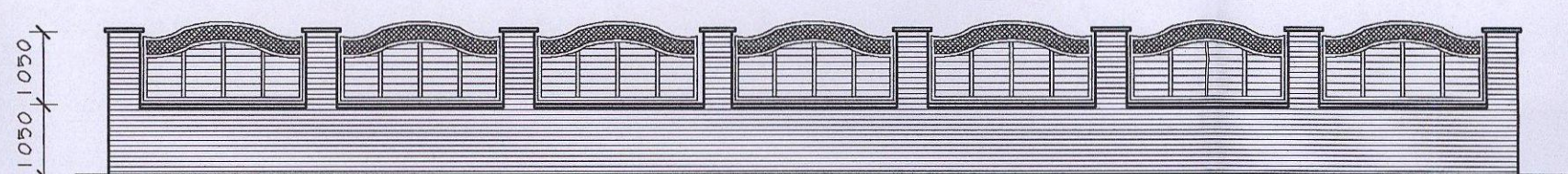
All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

FIRST FLOORS

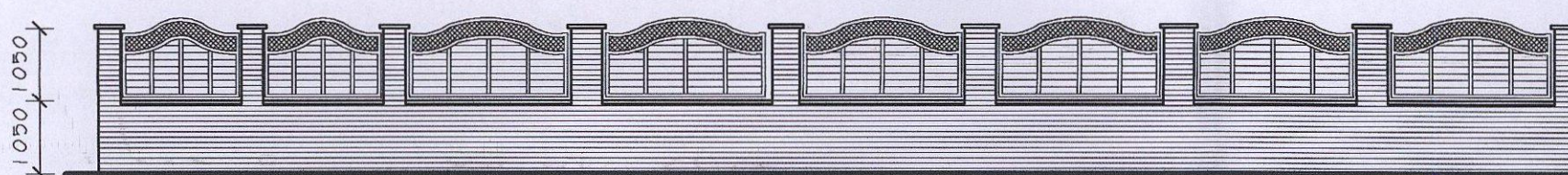
25mm t&g boarding on 220mm x 50mm joists at 400mm centres. 9mm plasterboard and skim ceiling. 50mm x 50mm herringbone strutting to first floor joists at mid span and equal to minimum 2/3rds depths of joists. 100mm insulation to be laid between floor joists with a mass density of 10Kg/m³

GROUND FLOORS

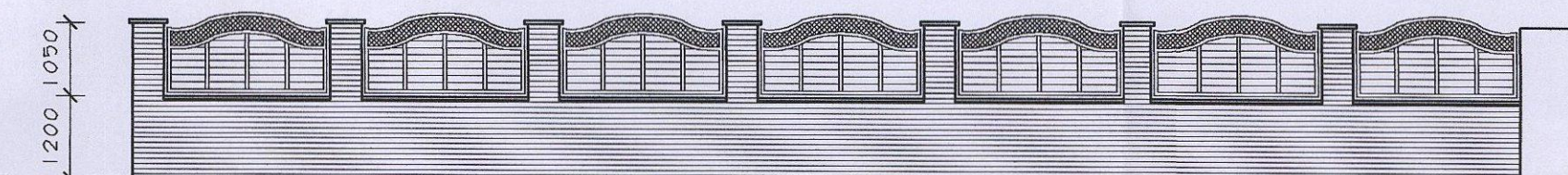
Are to achieve a minimum 'U' value of 0.22W/m²K. 25mm t & g boarding. 150mm x 50mm joists at 400mm centres. 100mm "Kingspan" insulation or similar approved between joists. 100mm brick honeycomb sleeper walls to be minimum 150mm high taken down to 450mm x 225mm concrete foundations. 100mm oversite concrete. 100mm well consolidated hardcore.



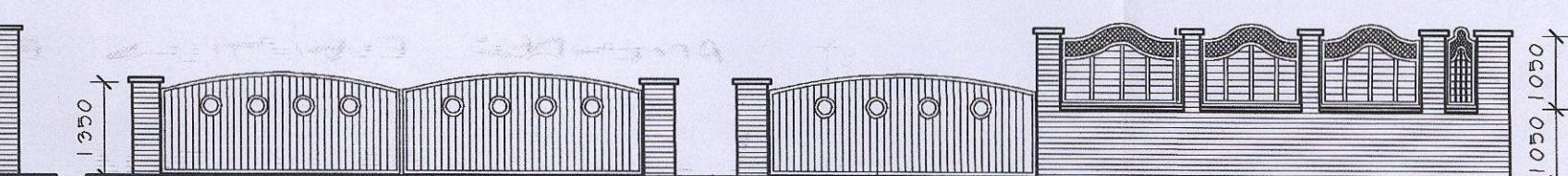
Southern Boundary Wall & Fence



Northern Boundary Wall & Fence



Western Boundary Wall & Fence



Eastern Boundary Gates & Fence

General notes

- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2007), and under the control of a client appointed C.D.M.Co-ordinator
- Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- NOTE:
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.
Any works that are commenced prior to approval will be the sole responsibility of the applicant/contractor.

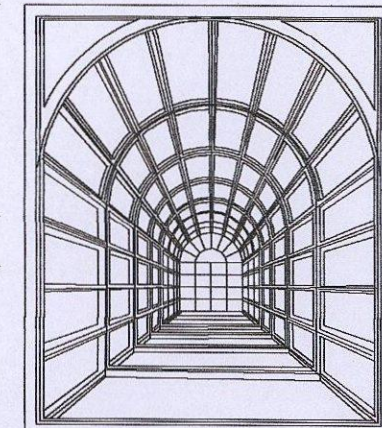
PROPOSED ELEVATIONS & SECTIONS

A	09-06-2014	BOUNDARY WALLS & FENCE DETAILS ADDED
REVISION	DATE	DESCRIPTION

PROJECT :	PROPOSED EXTENSIONS
ADDRESS :	2, MELLWOOD GROVE, HEMMINGFIELD, BARNSELEY, S73. 0PW.
CLIENT :	MR & MRS SINGH

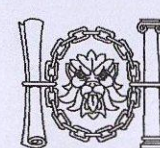
DRAWING No :	2014-51-3A
DATE	MAY 2014

SCALE :	1:50 & 1:100
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