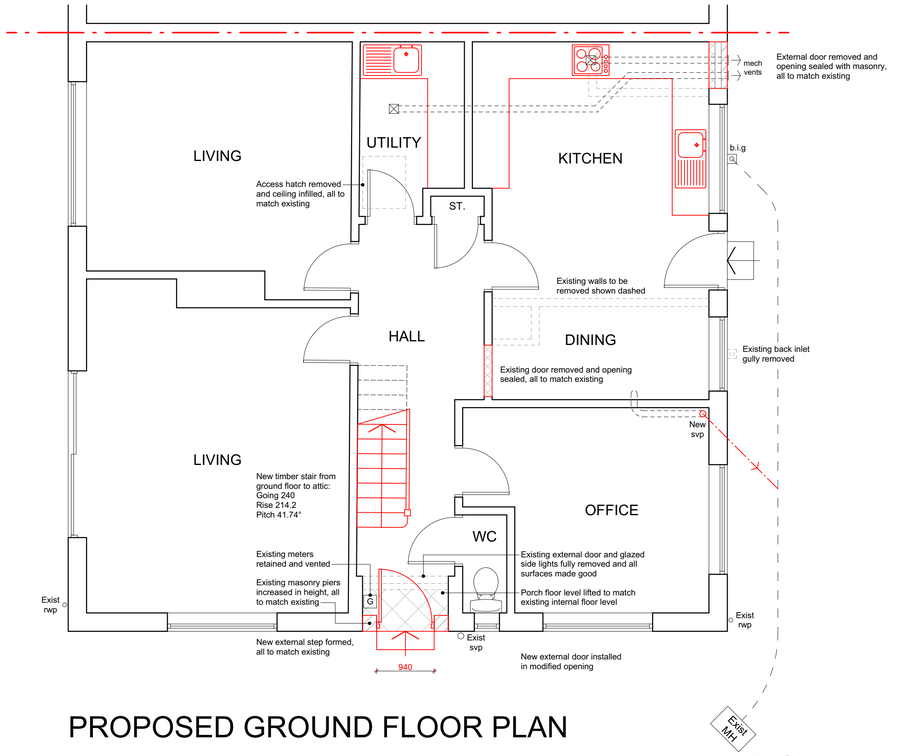
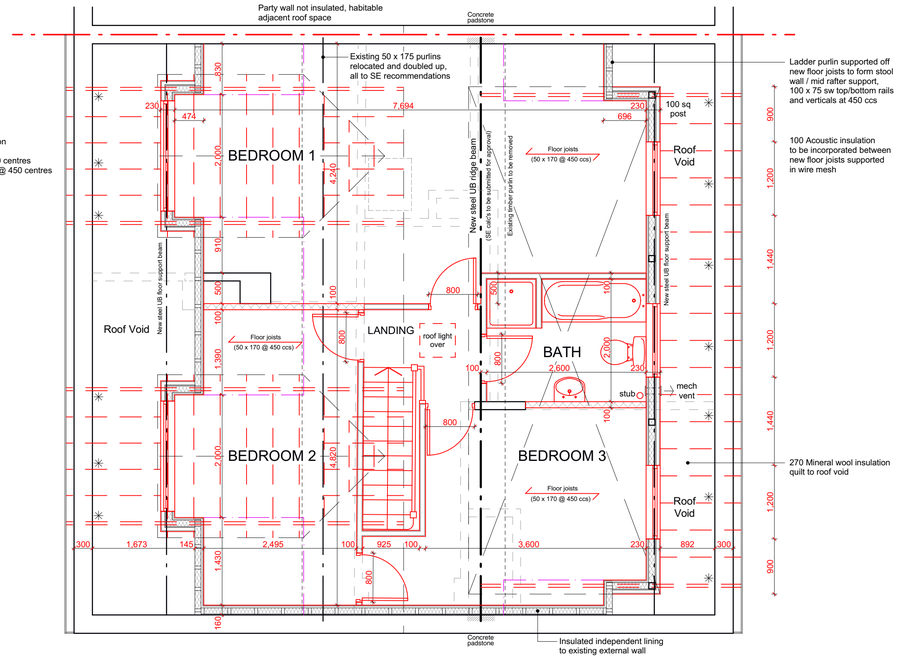
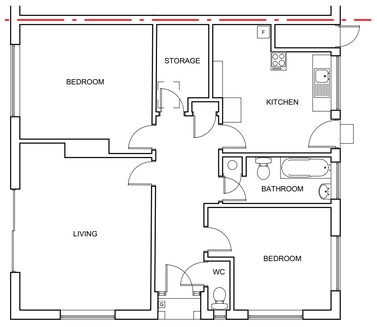


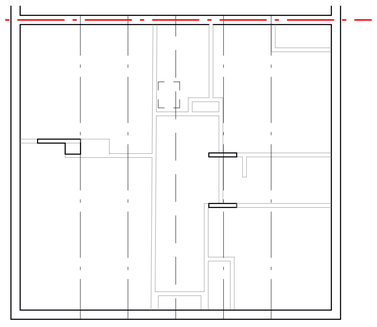
PROPOSED GROUND FLOOR PLAN



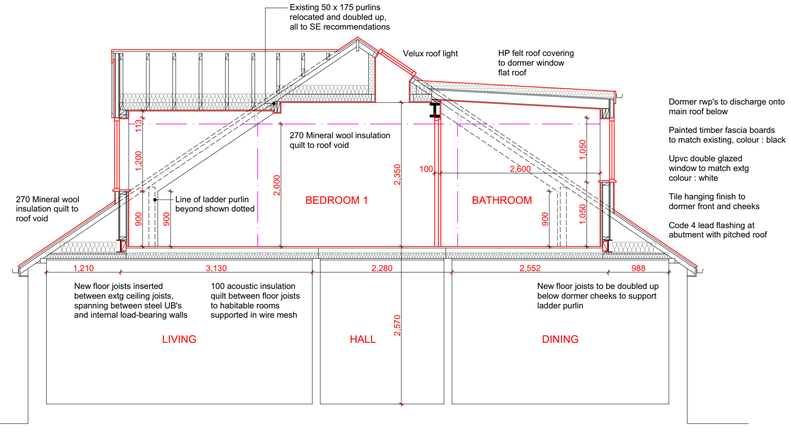
PROPOSED ATTIC PLAN

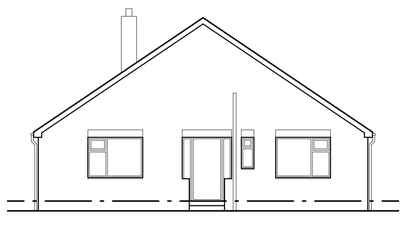


EXISTING GROUND FLOOR PLAN
Scale 1:100

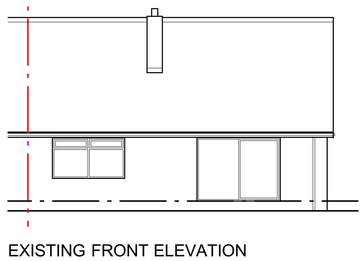


EXISTING ATTIC PLAN
Scale 1:100





EXISTING SIDE ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100

EXISTING REAR ELEVATION
Scale 1:100

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.

ATTIC FLOOR CONSTRUCTION

EXISTING CEILING RETAINED. NEW FLOOR JOISTS INSERTED BETWEEN EXTG CEILING JOISTS, SPANNING BETWEEN STEEL UB'S AND INTERNAL LOAD-BEARING WALLS.

50 x 170mm SW FLOOR JOISTS (GRADE C24) AT MAXIMUM 450mm CENTRES. REFER TO PLANS FOR LOCATIONS. JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS MINIMUM 90mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.

22mm T & G FLOORING GRADE CHIPBOARD OVER.

12.5mm PLASTERBOARD AND SKIM CEILING WITH SCIM CLOTH AT ALL JOINTS, MINIMUM DENSITY 10 kg/m^3.

GMS RESTRAINT STRAPS AT MAX. 2000mm CENTRES PARALLEL TO JOISTS, EVERY 3RD JOIST WHEN PERPENDICULAR, TIED DOWN MIN. 450mm.

100mm ROCKWOOL ACOUSTIC INSULATION QUILT BETWEEN JOISTS TO HABITABLE ROOMS.

EXISTING PITCHED ROOF UPGRADE

34° PITCH (CHECK ON SITE)

EXISTING ROSEMARY TILES / BATTENS / SARKING FELT TO BE RETAINED WHERE POSSIBLE TO FRONT AND REAR ELEVATIONS.

UNDERSIDE OF EXISTING RAFTERS TO BE BATTENED OUT TO RECEIVE INSULATION AS BELOW ENSURING 50mm MINIMUM CLEAR VENTILATED AIR SPACE IS MAINTAINED BETWEEN INSULATION AND SARKING FELT.

90mm KINGSPAN TP10 INSULATION BETWEEN RAFTERS, 60mm KINGSPAN INSULATION BELOW RAFTERS WITH 12.5mm PLASTER BOARD LINING TO UNDERSIDE.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.18 W/m^{2}K.

ROOF SPACE TO BE VENTED WITH 25mm CONTINUOUS EAVES AND 5mm CONTINUOUS RIDGE VENTS WITH FLY PROOF MESH.

PITCHED DORMER ROOF CONSTRUCTION

TRADITIONAL ROOF CONSTRUCTION. REFER TO ROOF PLAN FOR TIMBER SECTION SIZES AND CENTRES.

35° PITCH

ROSEMARY TILE ROOF COVERING TO MATCH EXISTING, LAP AND FIXINGS TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR THE GEOGRAPHICAL LOCATION OF THE SITE.

38 x 25mm PRESERVATIVE TREATED SW. BATTENS, ON

UNTEARABLE SARKING FELT - TYVEC HD PLUS BREATHER MEMBRANE OR EQUIVALENT.

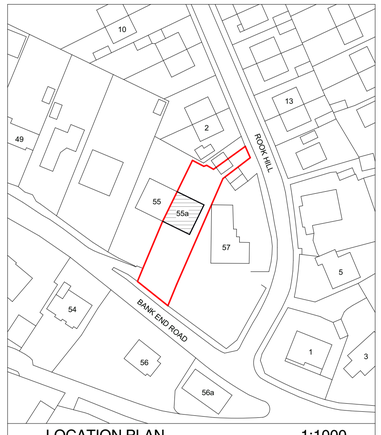
270mm ROCKWOOL ROLLBATT INSULATION QUILT AT CEILING LEVEL, (TWO LAYERS 100mm AND 170mm LAID IN OPPOSING DIRECTIONS) WITH 12.5mm PLASTERBOARD AND SKIM CEILING BELOW WITH SKIM CLOTH AT ALL JOINTS.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.16 W/m^{2}K.

M.S. STRAPS TIED DOWN INTO CAVITY, MIN. 450mm LONG, VERTICAL STRAPS EVERY THIRD RAFTER, FULLY IN ACCORDANCE WITH APPROVED DOCUMENT A : DIAGRAM 17.

100 x 75mm SW. WALLPLATE TIED DOWN WITH MS. STRAPS AT MAX. 2000mm CCS IN ACCORDANCE WITH APPROVED DOCUMENT A : DIAGRAM 17.

PAINTED TIMBER FASCIA / VERGE BOARDS AND SOFFITS TO MATCH EXISTING.



LOCATION PLAN 1:1000

PROPOSED EXTENSION TO 55A BANK END ROAD, BARNSLEY, S70 4QJ

Scale: 1:50/100@A1 Date: April 2018

Dwg No: 001 Rev: