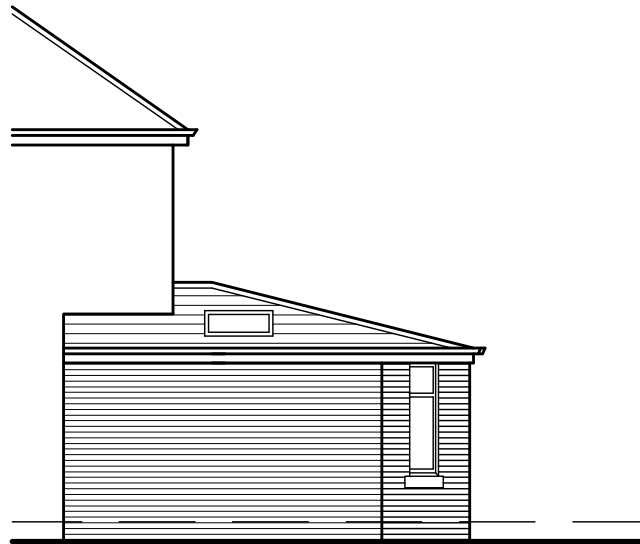




FRONT ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED



SIDE ELEVATION
AS PROPOSED

ROOF CONSTRUCTION

ROOF CONSTRUCTION TO BE:

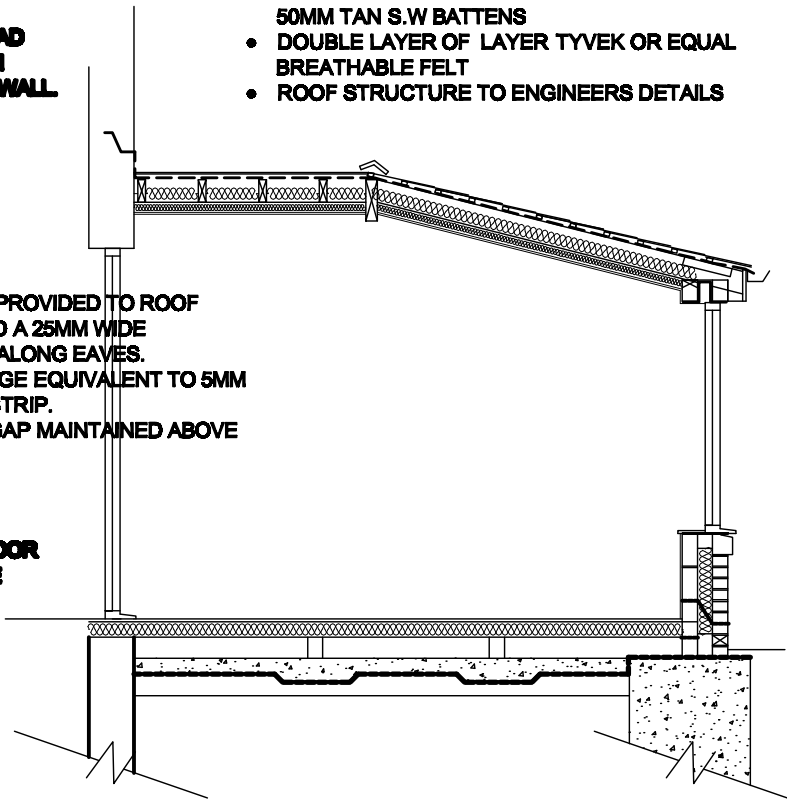
- NATURAL SLATE WITH MIN 100MM HEADLAPON 25 X 50MM TAN S.W BATTENS
- DOUBLE LAYER OF LAYER TYVEK OR EQUAL BREATHABLE FELT
- ROOF STRUCTURE TO ENGINEERS DETAILS

150MM HIGH CODE 4 LEAD FLASHING. LINKED WITH STEPPED TRAY DPC IN WALL.

ROOF VENTILATION

- VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 25MM WIDE CONTINUOUS STRIP ALONG EAVES.
- VENTILATION TO RIDGE EQUIVALENT TO 5MM WIDE CONTINUOUS STRIP.
- MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.

EXISTING GROUND FLOOR CONSTRUCTION TO BE RETAINED



SECTION A-A

GENERAL NOTES

- ALL ROOF TILES 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.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE
- 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.

EXTERNAL WALL CONSTRUCTION

- 103MM BRICKWORK OUTER LEAF TO MATCH EXISTING
- 100MM DRITHERM CAVITY WALL BATTS
- 100MM PLASMOR STANLITE® BLOCKWORK INNER LEAF
- ALL WALLS TO BE PLASTERED

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.

- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

WINDOWS

- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM 16MM GAP

- ROOF WINDOWS BY VELUX. INSTALLED WITH MANUFACTURERS SPECIFICATION.
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL.)
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.6W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.

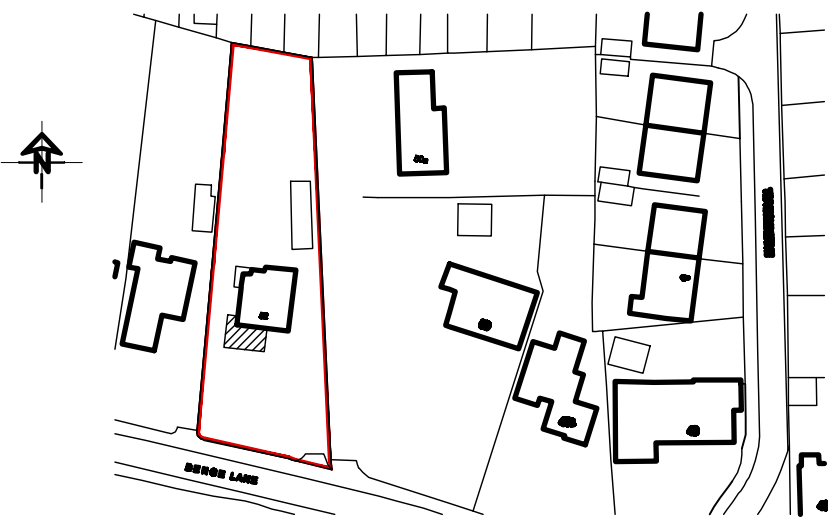
- GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.

- 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 480MM 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



LOCATION PLAN

SUB-STRUCTURE

MIN 200 X 600MM CONCRETE STRIP FOOTINGS. MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)

D.P.C IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL. TRAY DPC ARRANGEMENT TO BE AGREED WITH B.C.O. AS REQUIRED.

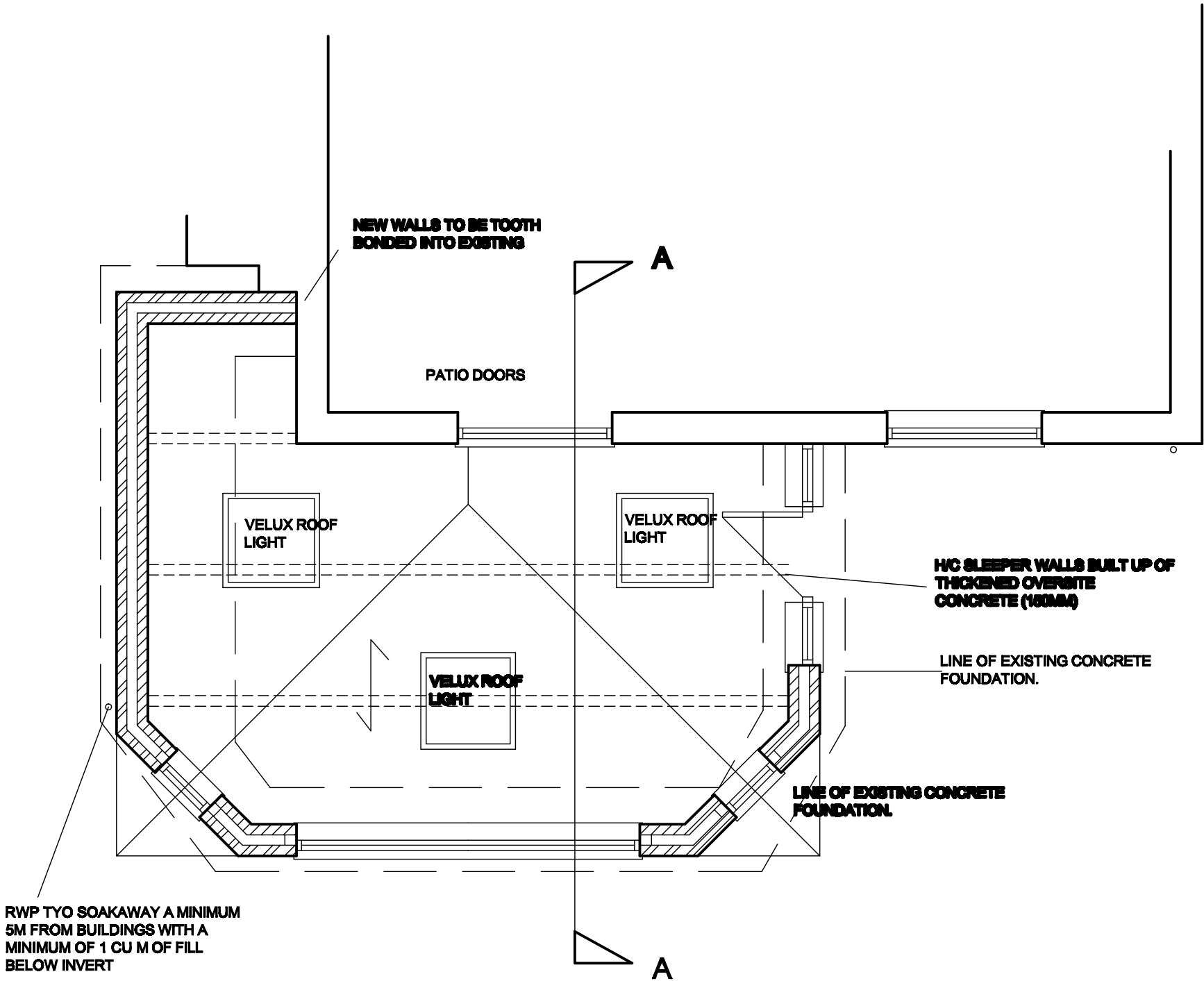
7N SOLID BLOCKS BELOW D.P.C LEVEL

100MM OVERSITE CONCRETE ON 150MM WELL COMPACTED LIMESTONE HARDCORE TOP SURFACE OF OVERSITE TO BE AT OR ABOVE ADJACENT GROUND LEVEL MINIMUM 150MM GAP BETWEEN UNDERSIDE OF JOIST TO SURFACE OF OVERSITE CONCRETE

MIN 150MM BETWEEN TOP OF OVERSITE AND UNDERSIDE OF FLOOR JOISTS. TOP OF OVERSITE TO BE AT OR ABOVE EXTERNAL GRPOUND LEVEL UNLESS OTHERWISE AGREED WITH B.C.O.

2000G VISQUEEN RADON BARRIER TO BE INCORPORATED BENEATH OVERSITE AND TAKEN THROUGH FULL THICKNESS OF THE EXTERNAL WALL AND ALL JOINTS AND PENETRATIONS SEALED WITH GAS PROOF TAPE

VENTILATION TO BE PROVIDED TO SUB-FLOOR VOID BY MEANS OF 225X75MM AIRGRATES AT 1800MMC/C AND WITHIN 1M OF CORNERS. AIRGRATES TO BE BOXED THROUGH CAVITIES WITH TRAY D.P.C OVER.



GROUND FLOOR PLAN
AS PROPOSED

White Agus Partnership

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SURVEYORS AND BUILDING DESIGN CONSULTANTS

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DARTON, BARNSBLEY

Client:
MR PAUL HOWLEY

Drawing
Title:
PLANS ELEVATIONS AND SECTION

Date:
JUNE 2012
Scale:
1:50 & 1:100 @ A2
Ref:
12-021
Dwg. No.
02
Rev.
B

Date	Suffix	Description	Date	Suffix	Description
21-06-12	A	WINDOWS REVISED TO CLIENT REQUIREMENTS			
25-06-12	B	WINDOWS REVISED TO CLIENTS REQUIREMENTS			