

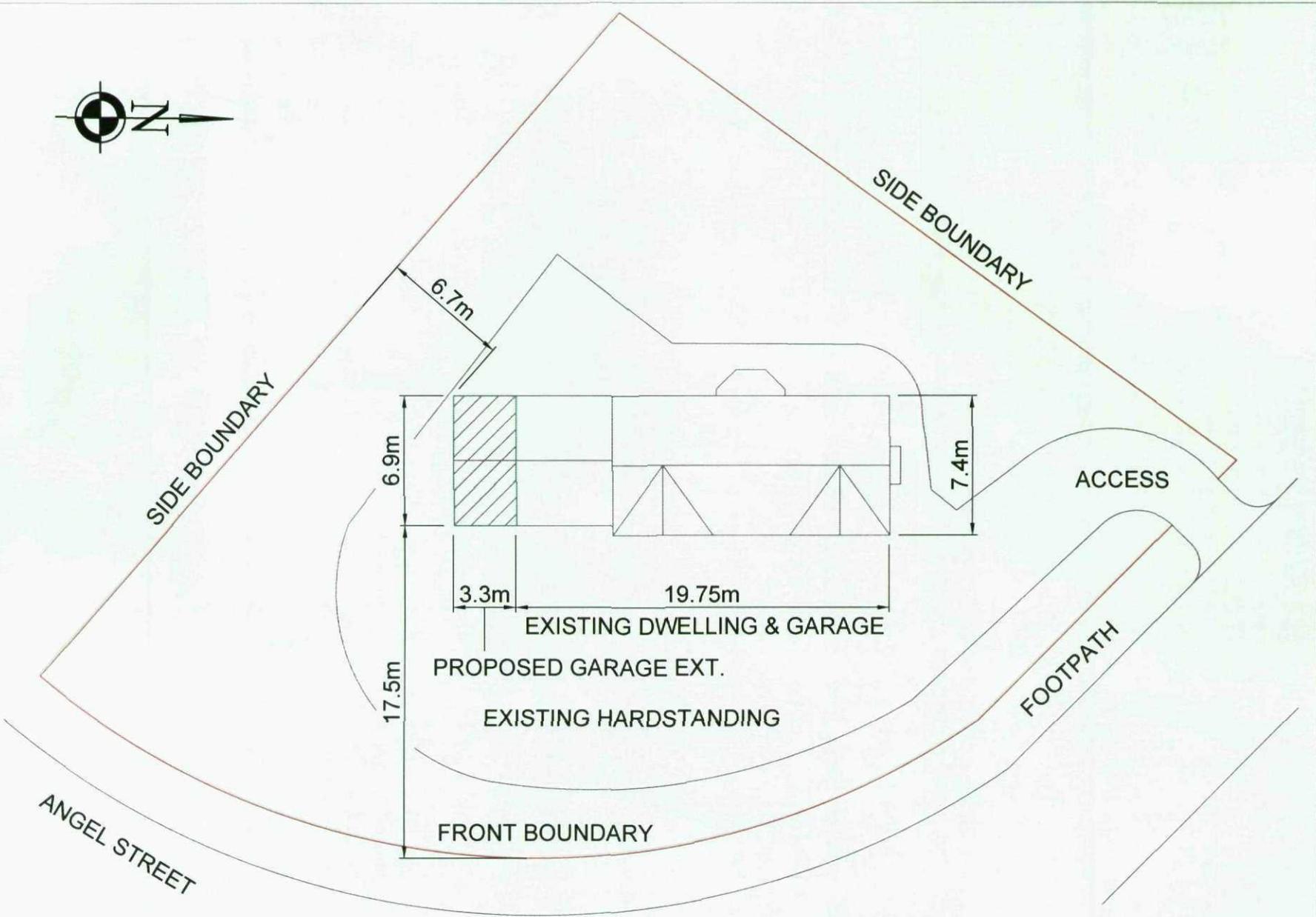
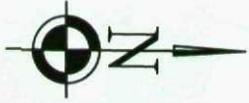
**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250**

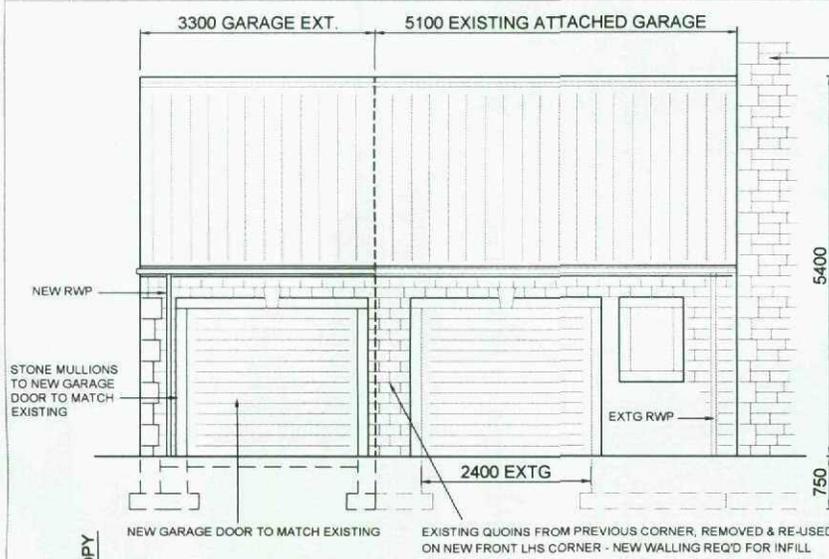
CENTRE COORDINATES: 445593, 402618



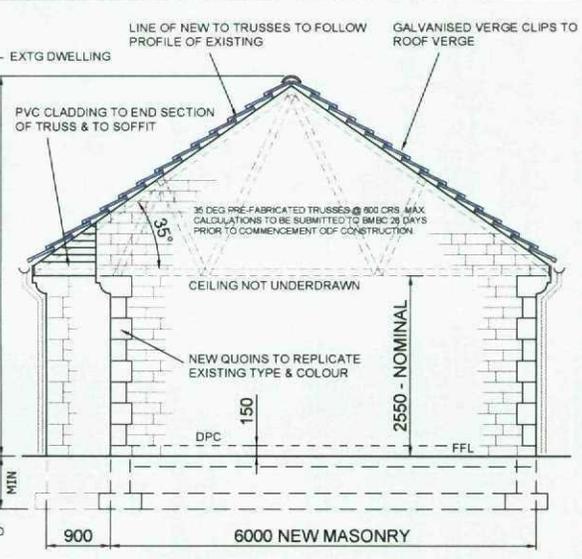
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**ADDRESS OF ABOVE:- 2 ANGEL STREET
BOLTON UPON DEARNE
ROTHERHAM
SOUTH YORKSIRE
S63 8NA**

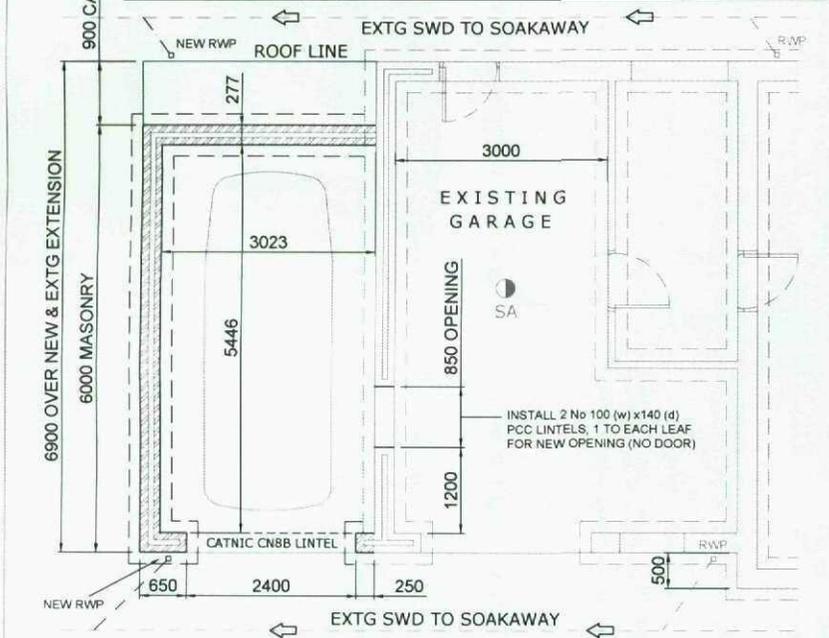




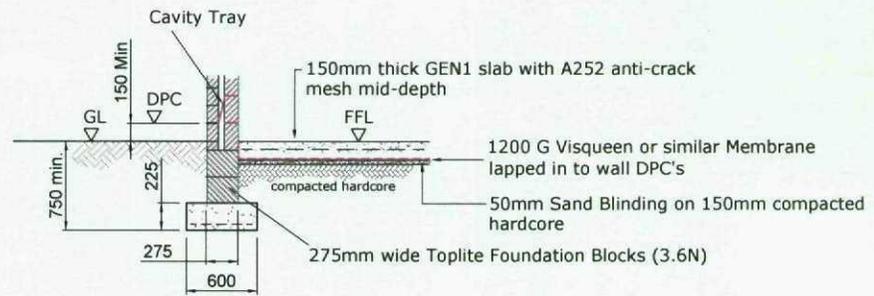
FRONT ELEVATION ON NEW / EXTG GARAGE EXTENSION



SIDE ELEVATION ON GARAGE EXTENSION



PLAN VIEW ON NEW / EXTG GARAGE



FOUNDATION & IN-SITU FLOOR SLAB DETAIL

GENERAL CONSTRUCTION NOTES

FOUNDATIONS / IN-SITU FLOOR SLAB (SEE ENLARGED CROSS SECTION BELOW)
 600 x 225 ST4 20R CONCRETE (BS 8110 / BS 5328) STRIP FOOTINGS UNDER CAVITY WALLS 750mm MIN BELOW GL. CAVITY WALL FOUNDATIONS TO BE REINFORCED WITH A193 MESH TO BTM FACE (50 COVER). FOUNDATION DEPTHS SUBJECT TO GROUND CONDITIONS AND SATISFACTION OF L.A. BUILDING CONTROL OFFICER.

ROOF CONSTRUCTION (BRACED TO BS 5268-3 OR BS 8103-3)
 FLAT CONCRETE ROOF TILES (GREY) TO MATCH EXISTING ON 38 x 25 TREATED SW BATTENS ON NON-TEARABLE SARKING FELT ON PRE-FABRICATED ROOF TRUSSES @ 800 MAX. CENTRES. 100 x 65 (C16) SCJ WALLPLATE SECURED TO BRICKWORK WITH GALVANISED STEEL STRAPS 1.2m LONG @ 1.8m CRS. ALL TRUSSES SECURED TO WALLPLATE WITH TRUSS CLIPS. TRUSSES TO BE BRACED LONGITUDINALLY AT NODE POINTS WITH 100x25 TIMBER MEMBERS. LONGITUDINAL BRACES MUST TIGHTLY ABUT GABLE WALLS & JOINT OVERLAPS MUST BE OVER AT LEAST TWO TRUSSES. 100x25 DIAGONAL RAFTER BRACINGS @ APPROX. 45° ± 10° (I. NO. FROM EACH OUTER CORNER TO JOINT CENTRE) TO BE FIXED TO THE UNDERSIDE OF RAFTERS - ANY JOINTS TO BE LAPPED OVER AT LEAST TWO TRUSSES. ALL BRACING MEMBERS SHOULD BE NAILED TO EVERY TRUSSED RAFTER THEY CROSS. WITH TWO 3.35mm DIAMETER GALVANISED ROUND WIRE NAILS, WHICH ARE 32mm LONGER THAN THICKNESS OF BRACING. TRUSS CEILING JOISTS TO BE LEFT OPEN ON COMPLETION I.E. NOT UNDERDRAWN.

FASCIAS & SOFFITS (TO MATCH EXISTING)
 UPVC FACIA WITH VENTILATED SOFFIT BOARD TO EAVES, CANOPY SOFFIT & END UNDERDRAWN WITH UPVC CLADDING.

EXTERNAL WALLS (FORTICRETE ANCON PITCHED - COLOUR & CAVITY TO MATCH EXTG.)
 277mm CAVITY CONSTRUCTION WITH DOUBLE TRIANGLE STAINLESS STEEL WALL TIES TO BS1243:1978 @ 750 CC HORIZONTALLY AND 450CC VERTICALLY STAGGERED. WALL COMPRISING 102 FACING STONE (ANCON WALLING) OUTER LEAF, 75 CAVITY, SEALED AT TOP & ALL OPENINGS. 100 THICK TOPLITE STANDARD BLOCKS (3.5 N/mm²) INNER LEAF. ANCON STAFAUX-WALL STARTERS (OR SIMILAR) REQUIRED AT NEW INTERSECTIONS WITH EXISTING WALLS.

GARAGE FLOOR CONSTRUCTION (SEE ENLARGED CROSS SECTION BELOW)
 POWER FLOATED 150mm THICK GEN1 CONCRETE SLAB (IN ACCORDANCE WITH BS 8110 / BS 5328) WITH 1 LAYER OF A252 STEEL MESH POSITIONED MID DEPTH OF SLAB ON 1200 G POLYTHENE DAMP PROOF MEMBRANE / RADON BARRIER OR SAND BLINDING ON 150mm MIN. WELL COMPACTED (150mm LAYERS) SULPHATE FREE HARDCORE. FORM FLOOR WITH 1:80 FALL TO THRESHOLD, WITH FLOOR THICKENED AT GARAGE ENTRANCE TO 300mm DEEP. 150mm THRESHOLD/STEP TO BE FORMED IN NEW FD30 SELF CLOSING ACCESS DOOR FROM ADJACENT GARAGE.

DPC
 ASTOS OR EQUAL CONTINUOUS DPC MIN 150 ABOVE G.L. WITH 1200 G VISQUEEN BARRIER DPM LAPPED INTO WALL DPC'S.

LATERAL RESTRAINT (TENSION TIES)
 GALV. M5 STRAPS 30x3 SECTION x 1200 LONG MIN. FIXED TO 3 No JOISTS AT CEILING LEVEL @ MAX. 2000mm CENTRES WITH SOLID NOGGIN'S.

EXTERNAL LINTELS (CATNIC TYPE - SEE FLOOR PLAN FOR CODE)
 CATNIC TYPE LINTELS TO HAVE MIN. 150mm END BEARING WHERE POSSIBLE, OR PROVIDE CONCRETE PADSTONES. ALL LINTELS IN ACCORDANCE WITH LOAD/SPAN TABLES, WITH TRAY DPC'S & WEEP HOLES WHERE REQ'D.

ABOVE & BELOW GROUND DRAINAGE
 RAINWATER GOODS IN WHITE UPVC TO BS 4576, SQUARELINE GUTTERS AND 65mm SQUARE SECTION DOWNPIPES TO HEPWORTH SUPERSLEVE ACCESS GULLIES INCLUDING STOPPER & COMPLETE WITH GRATING TO NEW 100mm DIAMETER HEPWORTH SUPERSLEVE DRAINAGE CONNECTIONS REQUIRED TO EXISTING UNDERGROUND DRAINAGE TO SOAKAWAYS.

ELECTRICAL
 ALL ELECTRICAL POWER POINTS & LIGHT SWITCHES TO BE WALL FIXED WITHIN A ZONE EXTENDING BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.
 ALL ELECTRICAL WORK MUST BE CARRIED OUT BY A COMPETENT PERSON & CERTIFICATES SUPPLIED.

PROPOSED EXTENSION TO ATTACHED GARAGE AT No.2 ANGEL ST, BOLTON-ON-DEARNE, ROTHERHAM. S63 8NA FOR Mr. & Mrs. J. KEELE
 SCALE 1:50 @ A2 SIZE
 DATE : OCTOBER '12

DRG. No. JK-01