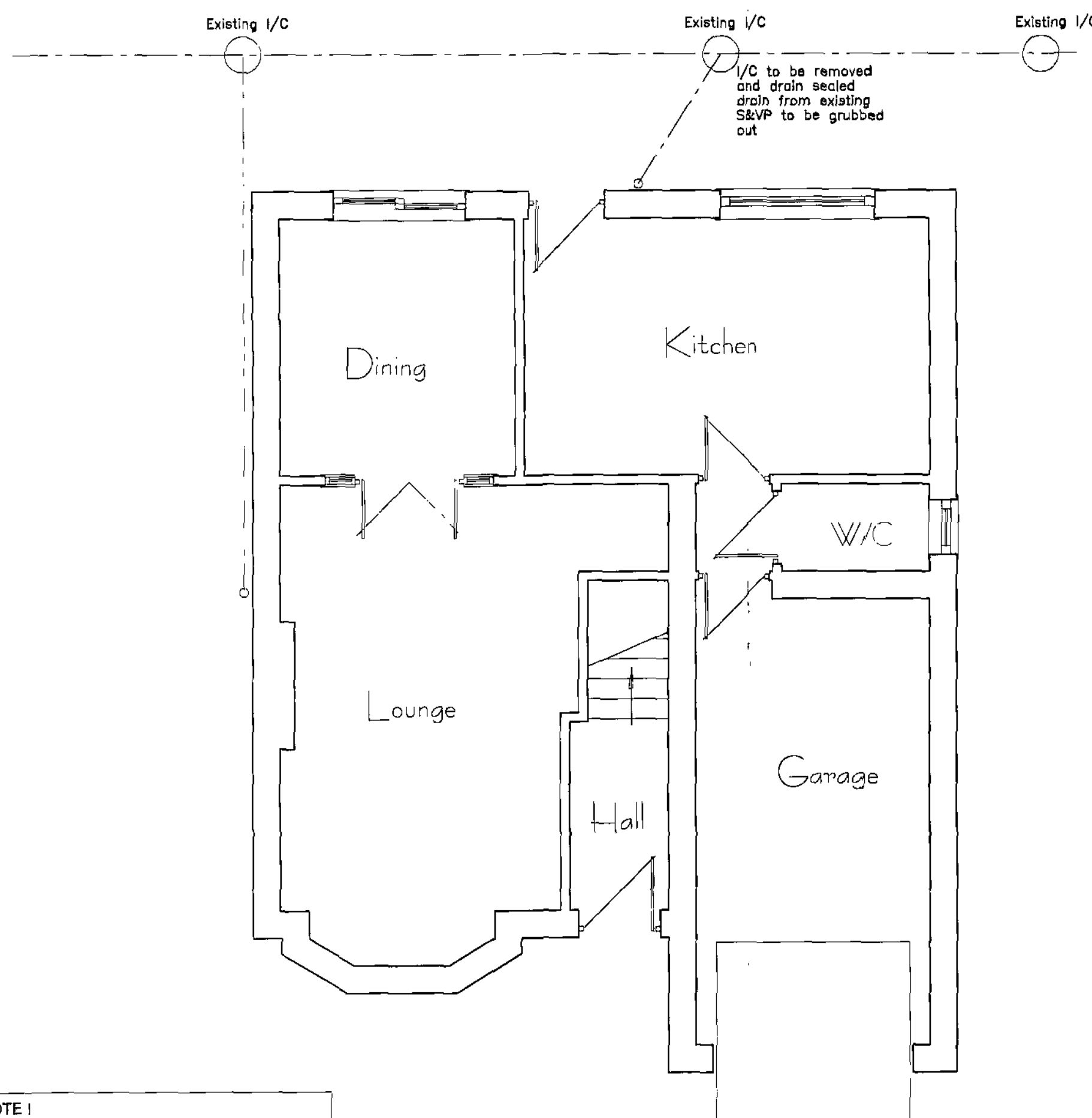




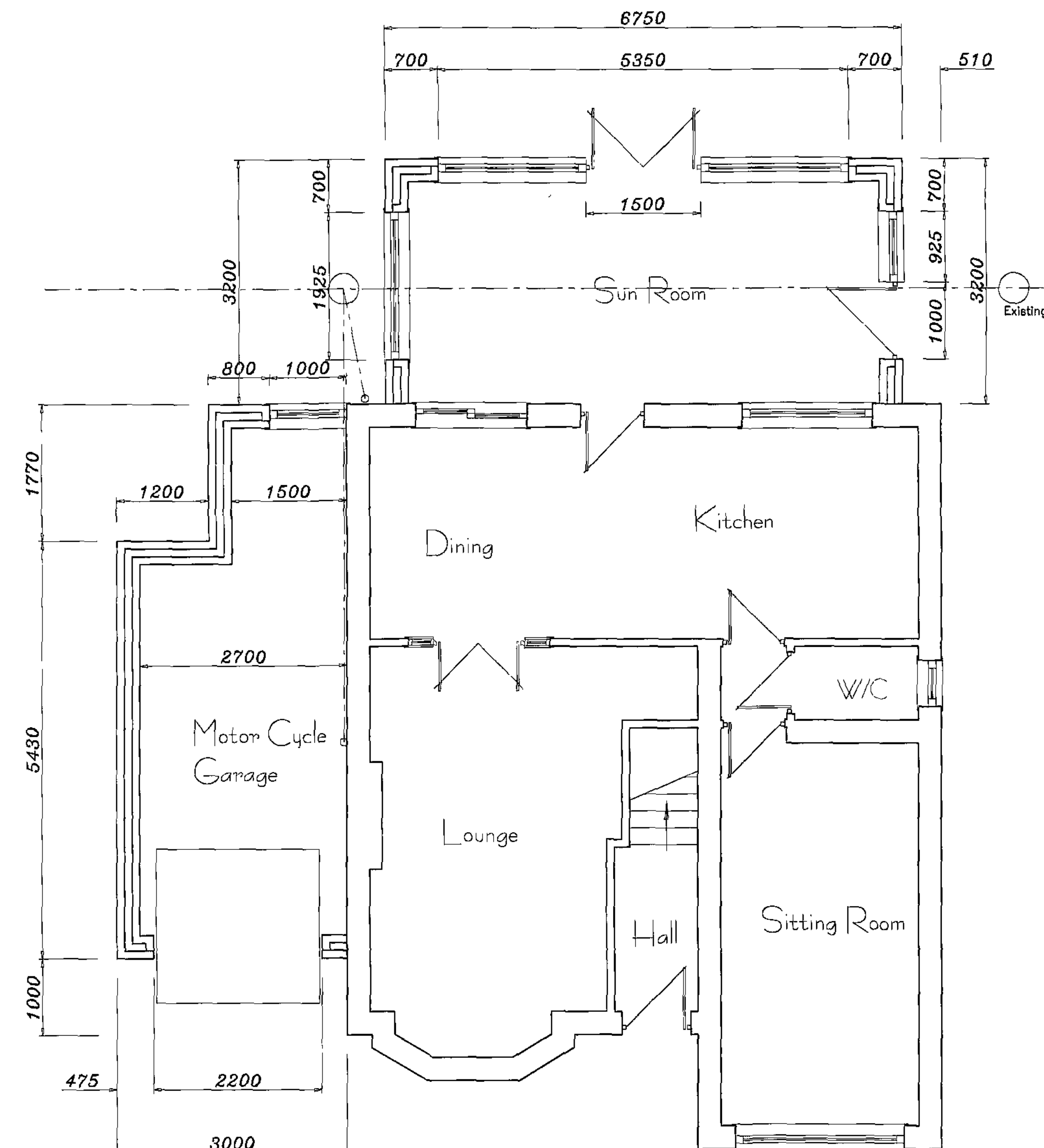
DO NOT SCALE
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT

SUN ROOM
ROOF: Roof of conc interlocking tiles; style and colour to match existing dwelling and to be agreed with Planning Authority; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; 150x50 rafters set at 400 crs; support from existing using 150x50 wall plate Rawbolted to existing at 2000 crs; 150x75 hip boards; solid noggings and packings at all anchor points; roof construction to comply with BS 5263 Part 3; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max.
Sloping roof insulation to be 100 thick Polyfoam Raftersqueeze between rafters with 30.5 Polyfoam Linerboard over rafters; finish with 9.5 plasterboard and skim; (to give U value of 0.24); ensure ventilation gap of 50 over insulation; eaves ventilation to be equal 25mm continuous gap and covered by vermin proof mesh; turn ceiling insulation over wall plate to join wall insulation; and ensure 50 gap over; 112 Hunter or similar half round upvc gutters in brown on 225x25 brown upvc fascia; brown upvc soffit; insulation to sloping parts of roof and to dwarf walls to be 100 thick Polyfoam Raftersqueeze between rafters, with 30 Polyfoam Linerboard over rafters; finish with 9.5 plasterboard and skim; 76 dia. upvc fallpipes; 100 dia. underground drainage pipework to new soakaway 5000 from building; or connect to existing S/W drains; position of soakaways to be determined on site in conjunction with L/A inspector and dependant on percolation tests;
WALLS: Walls of cavity construction; outer leaf of facings to match the existing dwelling and to be agreed with L/A Planning Dept; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; 100 thick lightweight aircrete block inner leaf; internal finish to new walls to be plasterboard on dabs and skim; continuous dabs of adhesive to perimeter of dry lining and a foamed polyurethane between the window and its surround to reduce air leakage; Polyfoam cavity closures to be used at eaves and jamba to eliminate any thermal bridge and to achieve an airtight seal between window and inner leaf; all joists built into walls to be fully mastic sealed; care to be taken with the new building to ensure minimal air leakage;

GARAGE
ROOF: Roof of conc interlocking tiles; style and colour to match existing dwelling, and to be agreed with Planning Authority; on 38x25 tanalised s.w. battens; on 1 No layer of breathable felt; on trusses designed and manufactured by ECC Timber Eng Ltd, or similar; calculations for trusses and roof construction to be submitted to and approved by the Local Authority 28 days prior to commencement; trusses set at 600 crs.; rear part of roof on mono-pitch trusses; 100x25 diagonal wind bracing; web bracing; & ceiling bracing to full length of roof; solid noggings and packings at all anchor points; roof construction to comply with BS 5263 Part 3; 3 No end trusses to be tied to gable walls using Catnic straps; screwed to walls; 100x75 wallplate anchored by 30x5x450 galv. M.S. straps set at 2000 crs. max. 100x50 binders set at all node points; eaves ventilation to be equal 25mm continuous gap and covered by vermin proof mesh; 112 Hunter or similar half round upvc gutters on 225x25 upvc fascia; upvc soffit; 76 dia. upvc fallpipes; 100 dia. underground drainage pipework to new soakaway 5000 from building; or to existing S/W drains; position of soakaways to be determined on site in conjunction with L/A inspector and dependant on percolation tests;
step and cover flashing to existing to extend 150 min vert inBLM milled lead code 4 or 5;
WALLS: Walls of cavity construction; outer leaf of facings to match the existing dwelling and to be agreed with L/A Planning Dept; 100 cavity with 100 thick Crown Dritherm cavity slab 32 insulation; 100 thick lightweight aircrete block inner leaf; concrete commons to both leaves below d.p.c.; and cavity fill with weak mix concrete to ground level; or use Thermalite Foundation Blocks; d.p.c. to be min 150 min above finished G.L. and not to bridge cavity; stainless steel twist wall ties set at 750 crs. horizontal; 450 crs. vertical; 225 crs. around openings and up unbonded reveals; horizontal and vertical d.p.c. to all openings; Catnic lintels over all openings to be as marked on plan; min end bearing 150; brickwork bond 3 in 6; blockwork bond every other course; or use Catnic wall ties;
FOUNDATIONS: foundations of 610x225 concrete strips at depth to the satisfaction of the L/A Building Inspector; but with 760 min dig; 900 if into clay; foundations to internal walls of 450x150 concrete strips at same depth as external;
FLOOR: floor of 100 thick concrete; on 2000g visqueen dpm; bonded to horizontal dpc's; on sand blinding; on 125 thick consolidated hardcore;
ELECTRICAL: All electrical work is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed and tested by an electrician registered under the 'Competent Persons Scheme' Prior to completion the Council must be satisfied that Part P has been complied with; and an appropriate BS 7671 Electrical Installation certificate will be issued for the work by a person competent to do so; Alternatively an application will be made separately to the Local Authority Building Control in respect of the Approved Documents for the inspection and testing of the electrical installation;
All new switches and sockets to be positioned between 450 and 100 above floor level; all new light fittings to be capable of accepting high efficiency bulbs only;
GENERAL NOTES: Samples of all external materials to be used in the construction of the garage to be submitted to and approved by the Planning Department prior to commencement;



Existing Ground Floor Plan



Proposed Ground Floor Plan

GARAGE CONVERSION
walls to be finished with plasterboard on dabs and skim; floor to be covered with 2000g dpm; bonded to horiz dpc's; 100 thick Celotex GA3000Z insulation; finish with conc to bring floor level in line with existing dwelling floors; new wall and windows as sun room extension; heating tie to be an extension of existing heating system; all new radiators to be fitted with TRV's;

P & C Draughting Services
4 Ravensmead Court
Bolton on Dearne
Rotherham
South Yorkshire
S63 8LN

Tele: 01709 894920
Mob: 07963391303

applicant

Mr Anthony Johnson
1 Rowan Close
Goldthorpe
Rotherham
S63 9LF

Tele: 01709 888656

project

Proposed extensions at
1 Rowan Close, Goldthorpe,

Plans and Elevations

scale: 1:100 1:50 drg. no PC09/0405
date: April 2009 drawn: C E Webb

Barley Metropollan
Borough Council
29 MAY 2009
Corporate Mail Room

NOTE 1
Clients must ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all legal requirements of the act discharged, prior to any work commencing adjacent to existing party and boundary walls.