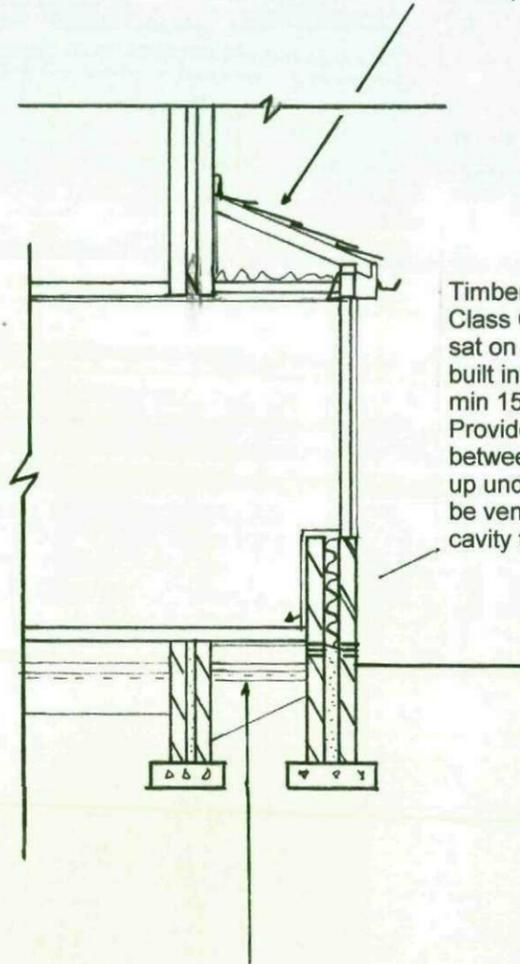


Section - Scale 1:50

Lean to Roof at Front Elevation Rafters to be 100x47mm SC24 at 400mm centres, fixed to 100x50mm wall plate. Wall plate to be strapped to inner leaf using 30x5 galvanised mild steel wall plates at 1.0m centres. Rafters fixed to hangers fixed to 100x47 bearer at existing wall. provide two 30x5 lateral restraint straps at each gable.



Timber floor - Floor joists to be Strength Class C24 100x47mm at 400mm centres sat on existing external wall outer leaf built into inner blockwork leaf above dpc at min 150mm above external ground level. Provide 100mm Kingspan insulation fixed between joists. Floor joists to be doubled up under stud partition walls. New floor to be ventilated using air bricks with liner and cavity tray over at 1.5m centres.

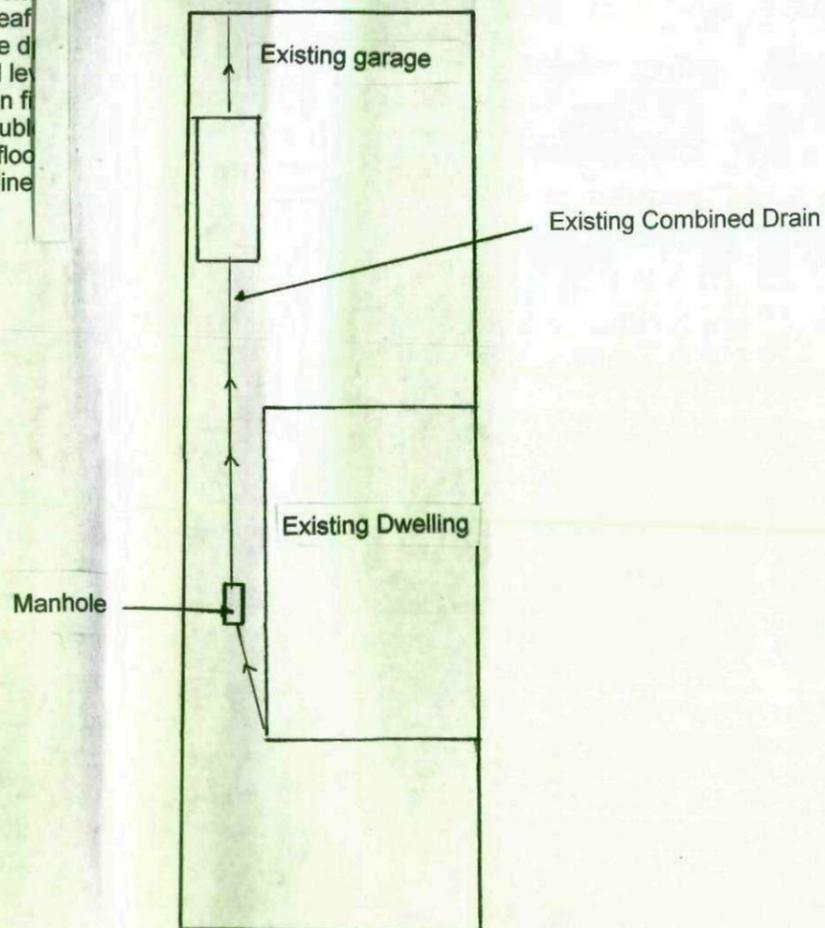
Oversite

Oversite concrete to sub floor to be 100mm lean mix on 1200 gauge visqueen laid on sand blinding with well compacted sulphate free hard core below. Maintain Min 150mm between oversite and bottom of floor joists.

Location Plan



Site Plan - Scale 1:200



Ground Floor

Timber floor - Floor joists to be Strength Class C24 100x47mm at 400mm centres sat on existing external wall outer leaf and built into inner blockwork leaf above dpc at min 150mm above external ground level. Provide 100mm Kingspan insulation fixed between joists. Floor joists to be doubled up under stud partition walls. New floor to be ventilated using air bricks with liner and cavity tray over at 1.5m centres.

Windows

New windows to be white UPVC Double glazed with 16mm air gap between glazing to be low E (soft). Window to have trickle vents of 4000mm² Glazing at 800mm or below to be toughened.

Roof

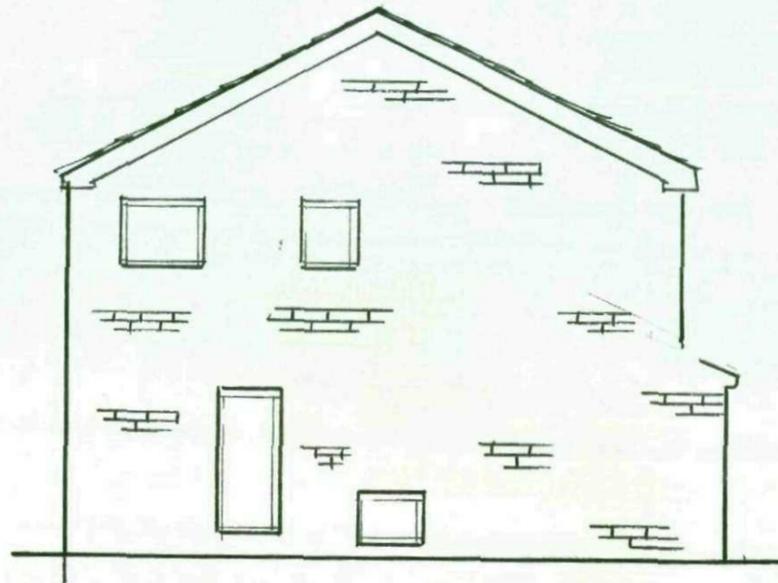
Lean to Roof at Front Elevation Rafters to be 100x47mm SC24 at 400mm centres, fixed to 100x50mm wall plate. Wall plate to be strapped to inner leaf using 30x5 galvanised mild steel wall plates at 1.0m centres. Rafters fixed to hangers fixed to 100x47 bearer at existing wall. provide two 30x5 lateral restraint straps at each gable. Roof tiles to be plain concrete interlocking tiles to suit pitch of roof fixed to 38x25mm tanalised softwood battens with tyvek or similar 100% brethable felt. Roof insulation to be 300mm Rockwool. Ceiling Joists to be 100x47mm sc24 at 400mm centres. Lintel to be 147x63 SC 24 timber with 100mm end bearing.

Proposed Ground Floor extension

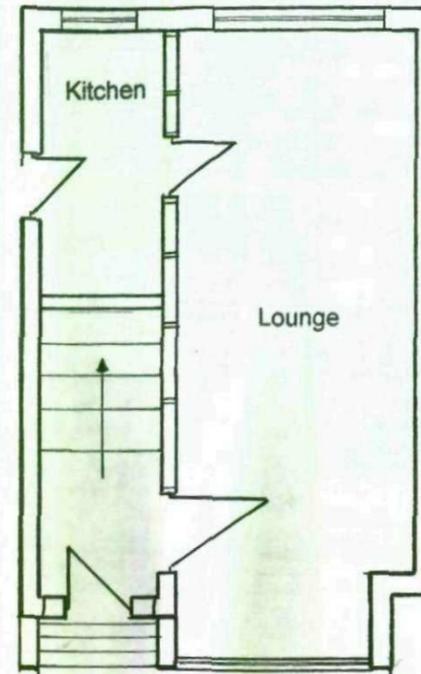
3 St Andrew Way
Barnsley,
South Yorkshire, S71 5DB

Drawing Number 3
Section - Scale 1:20
Site Plan - Scale 1:200

Proposed Side Elevation - Scale 1:100



Proposed Ground Floor Plan - Scale 1:100



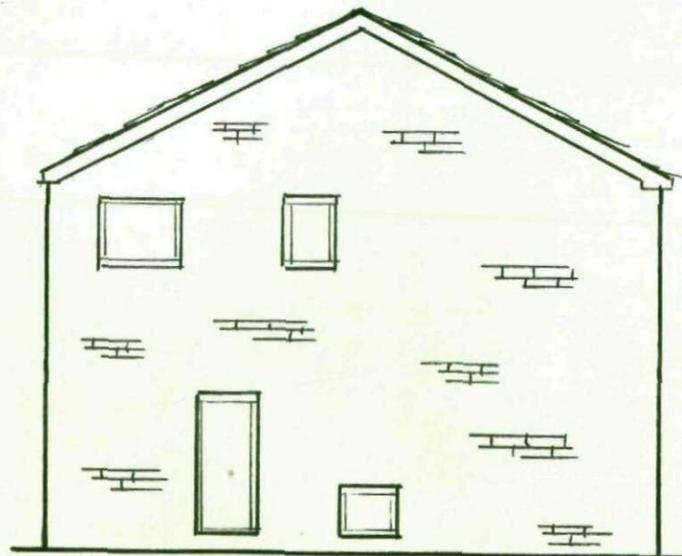
Roof

Lean to Roof at Front Elevation Rafters to be 100x47mm SC24 at 400mm centres, fixed to 100x50mm wall plate. Wall plate to be strapped to inner leaf using 30x5 galvanised mild steel wall plates at 1.0m centres. Rafters fixed to hangers fixed to 100x47 bearer at existing wall. provide two 30x5 lateral restraint straps at each gable. Roof tiles to be plain concrete interlocking tiles to suit pitch of roof fixed to 38x25mm tanalised softwood battens with tyvek or similar 100% breathable felt Roof insulation to be 300mm Rockwool. Ceiling Joists to be 100x47mm sc24 at 400mm centres. Lintel to be 147x63 SC 24 timber with 100mm end bearing.

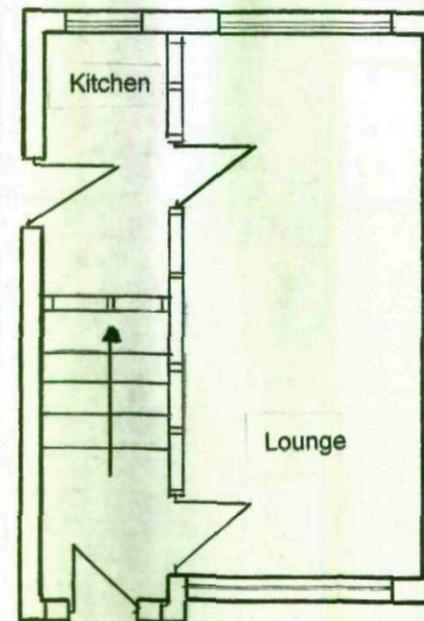
Walls

Wall construction below ground to be 2 leaves of 7 N/mm2 concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with TW 50mm Kingspan insulation 100mm facing brick. Wall ties to be double triangle at 750 centres horizontally, 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by tothing out to retain cavity or by Catnic Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level. Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings.

Existing Side Elevation - Scale 1:100



Existing Ground Floor Plan - Scale 1:100



Proposed Ground Floor extension

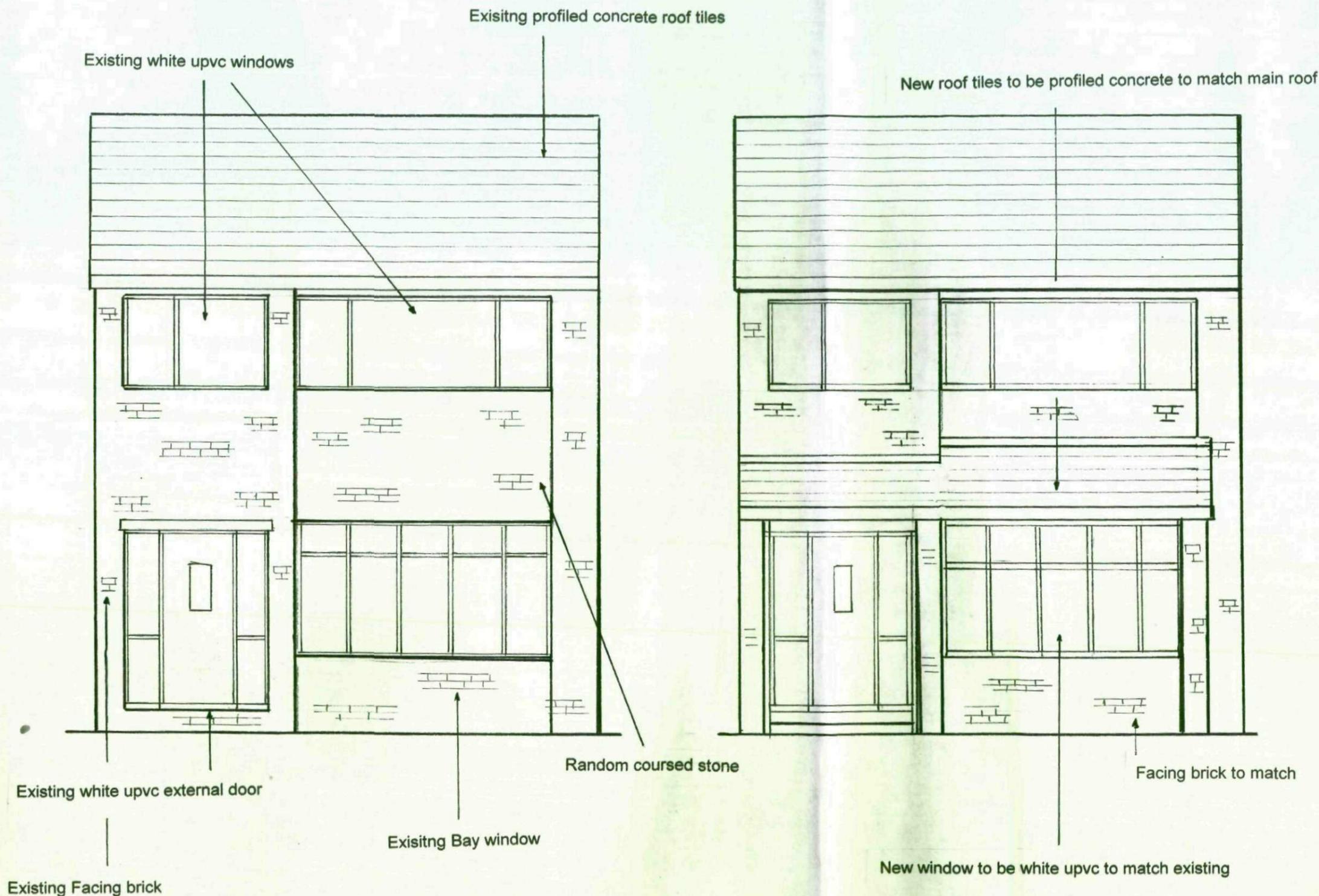
3 St Andrew Way
Barnsley,
South Yorkshire, S71 5DB

Drawing Number 2
Existing Ground Floor Plan
Proposed Ground Floor Plan
Existing Side Elevation
Proposed Side Elevation
Scale 1:100

All dimensions in mm
All dimensions to be measured
on site

Existing Front Elevation - 1:50

Proposed Front Elevation - 1:50



Foundations

To be min depth 750mm min thickness to be 150mm projection to be min 150mm

Walls

Wall construction below ground to be 2 leaves of 7 N/mm² concrete blocks with 100mm cavity with lean mix concrete between. Wall above ground to be 100mm Thermalite turbo lightweight block to inner leaf, 100mm cavity with TW 50mm Kingspan insulation 100mm facing brick. Wall ties to be double triangle at 750 centres horizontally, 450 centres vertically. Provide wall ties at each block course at all window and door openings, ties to be minimum 225mm from opening area. Bonding of new walling with existing to be provided by tothing out to retain cavity or by Catnic Starter tie system. Damp proof course to be provided horizontally at min 150mm from external ground level. Insulated dpc or Thermabate cavity closing system or similar to be used at all window and door openings.

Ground Floor

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Proposed Ground Floor extension

3 St Andrews Way
Barnsley,
South Yorkshire, S71 5DB

Drawing Number 1
Existing Front Elevation
Proposed Front Elevation
Scale 1:150

All dimensions in mm
All dimensions to be measured on site