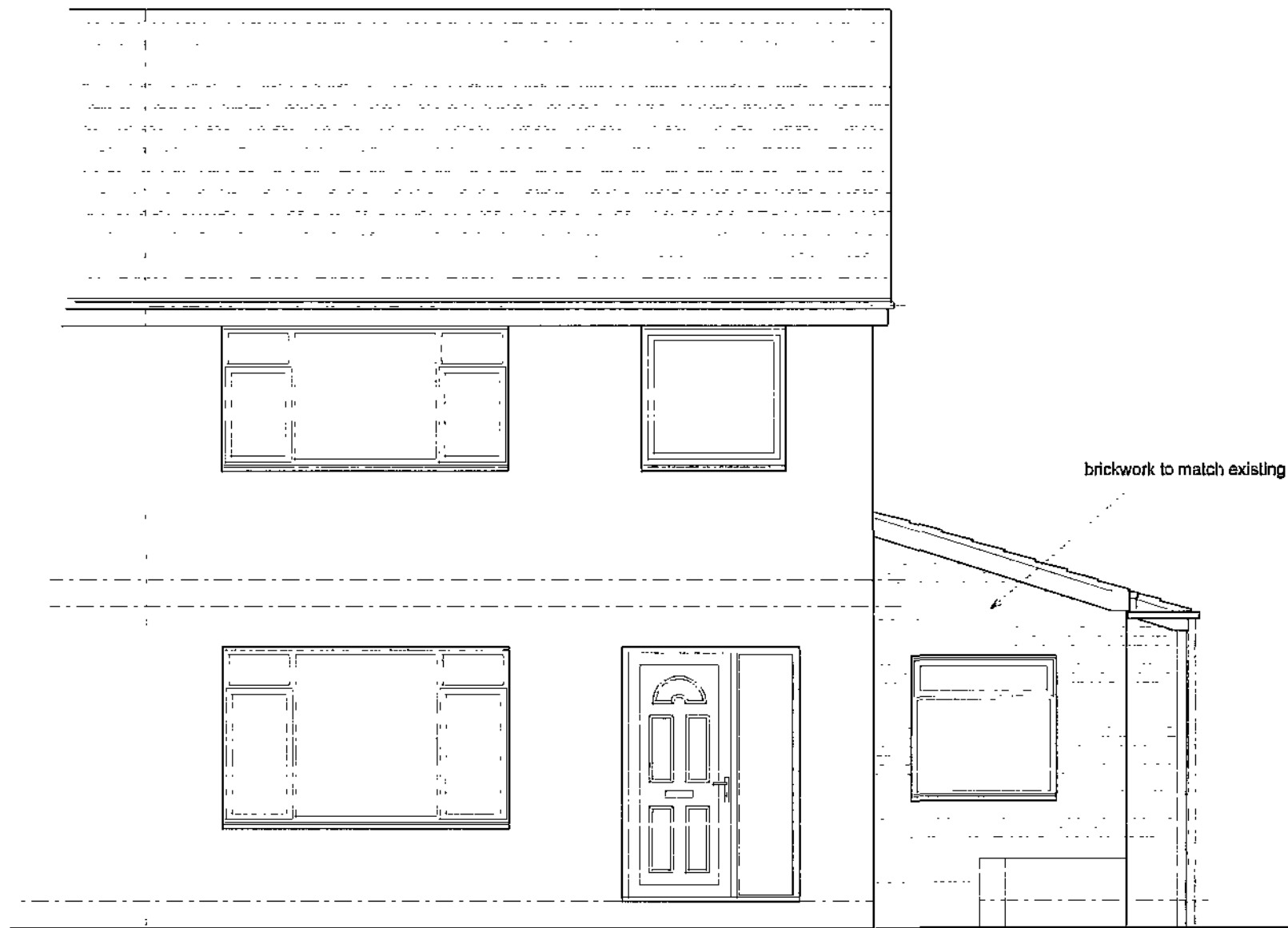
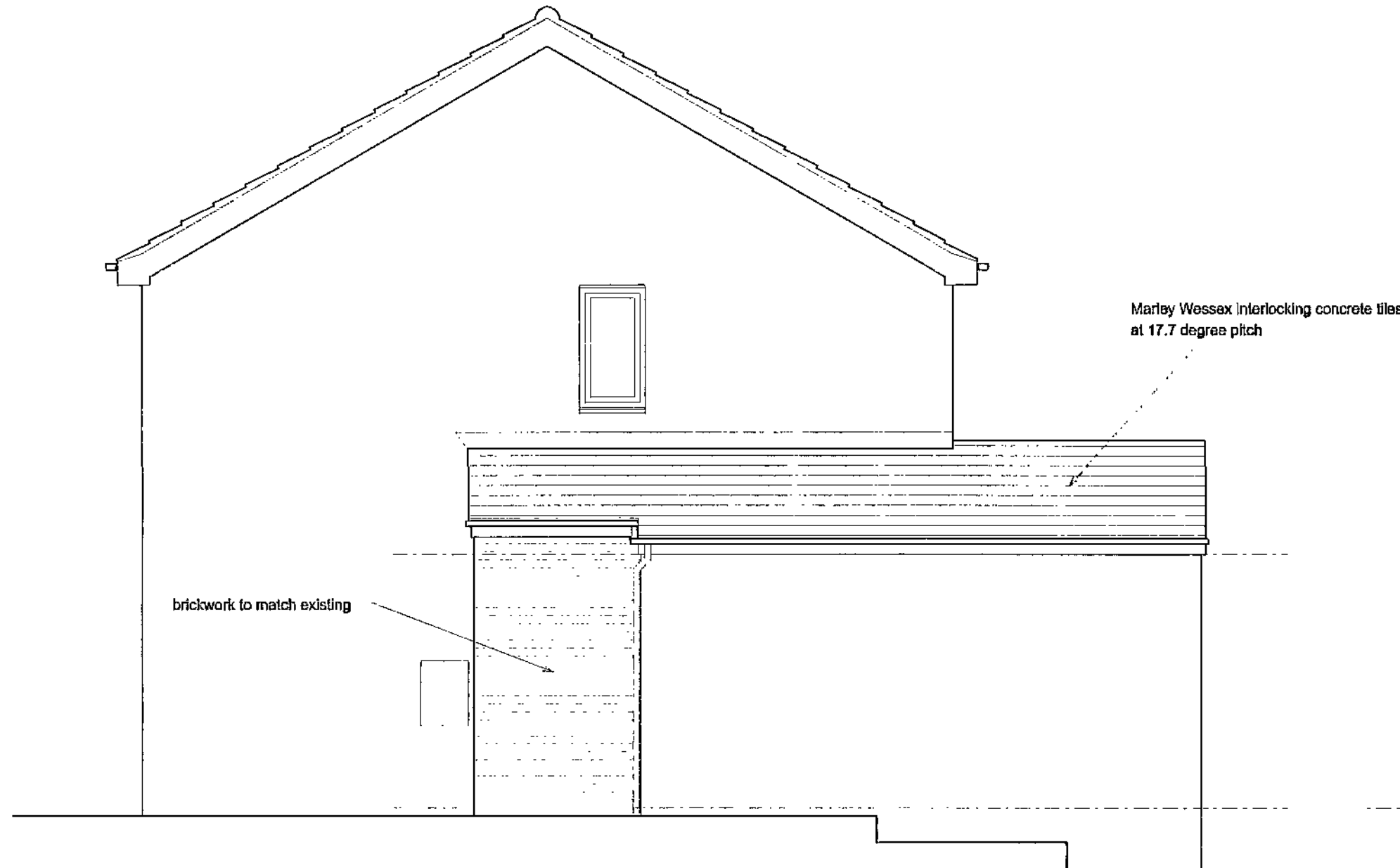
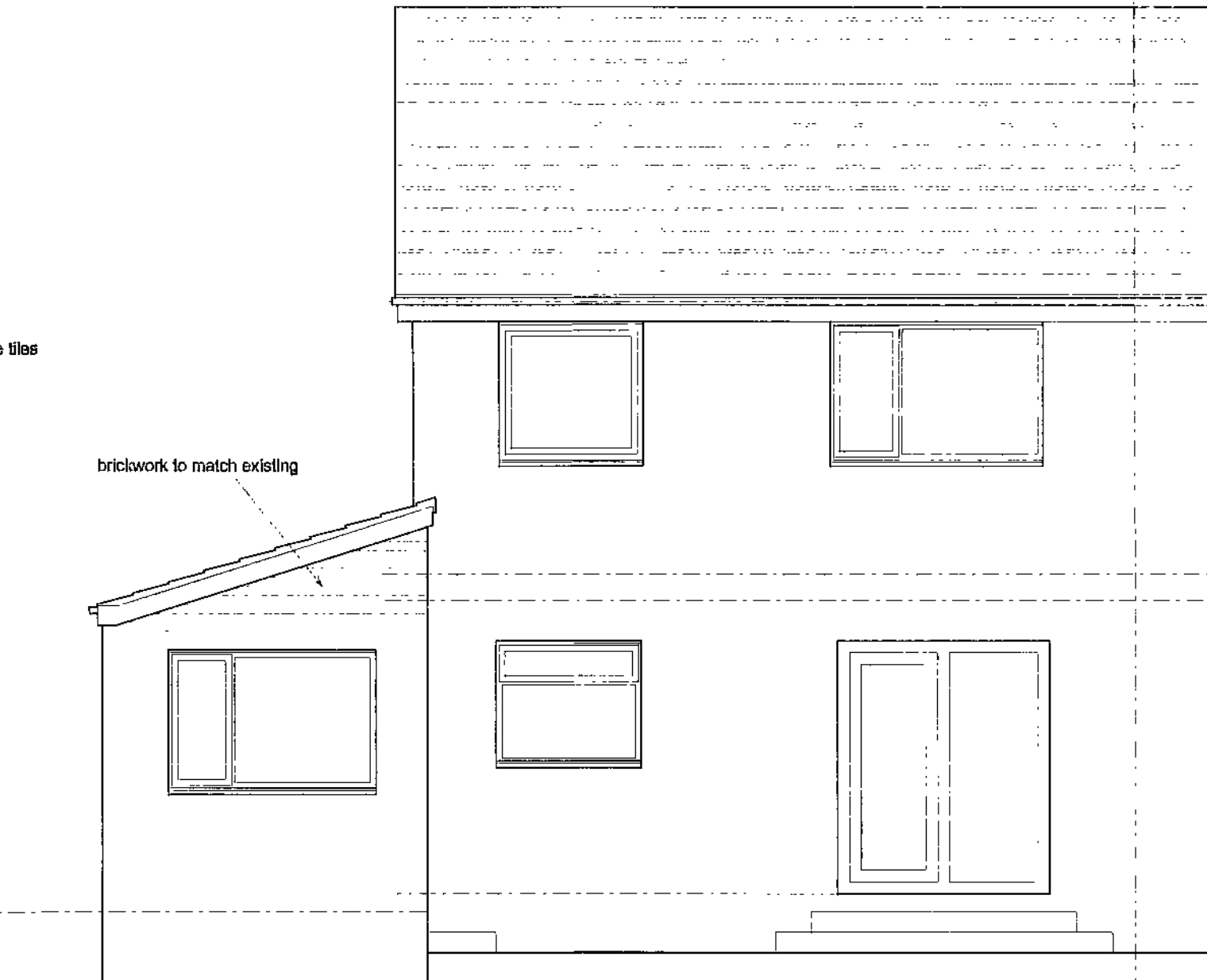




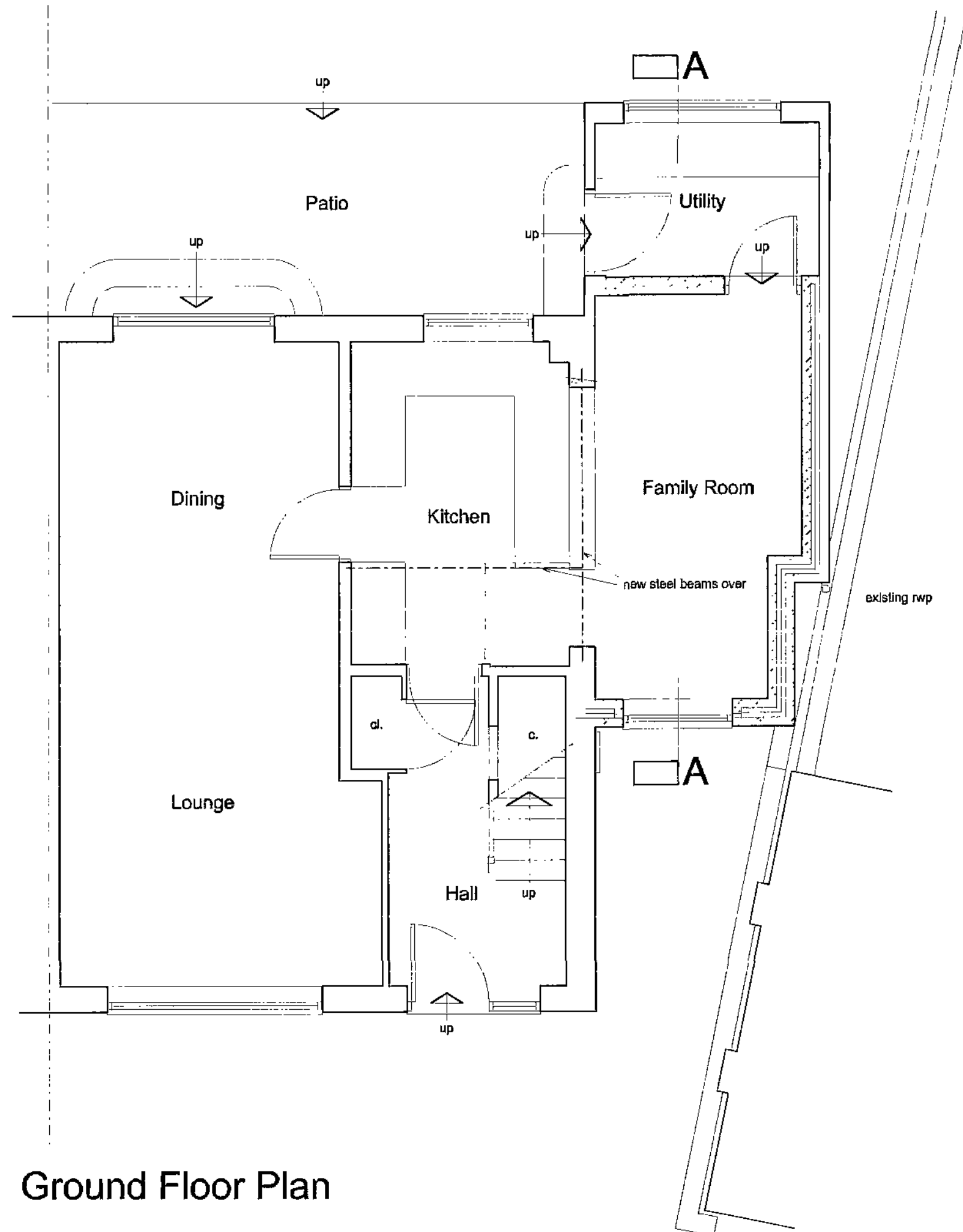
Front Elevation



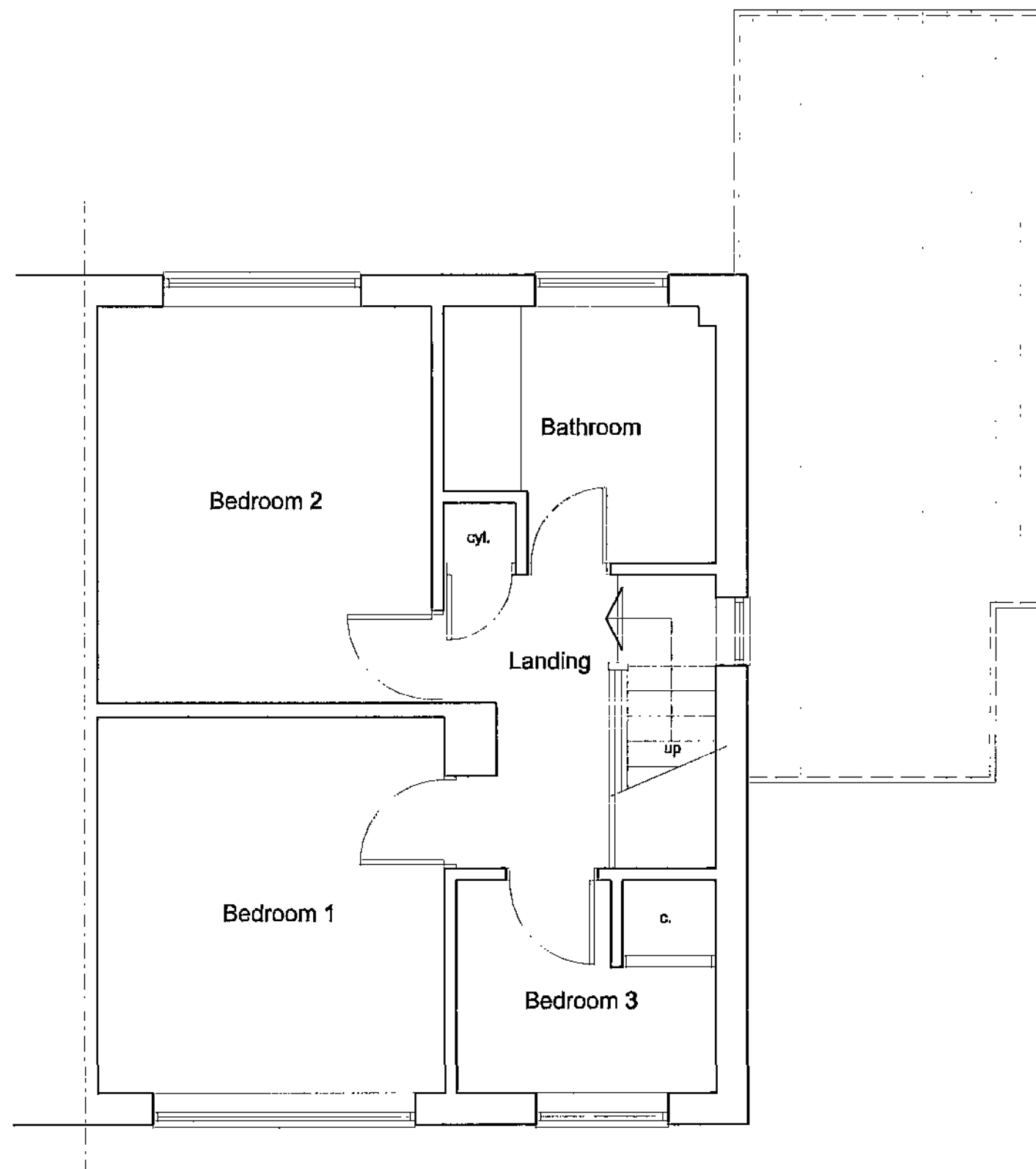
Side Elevation



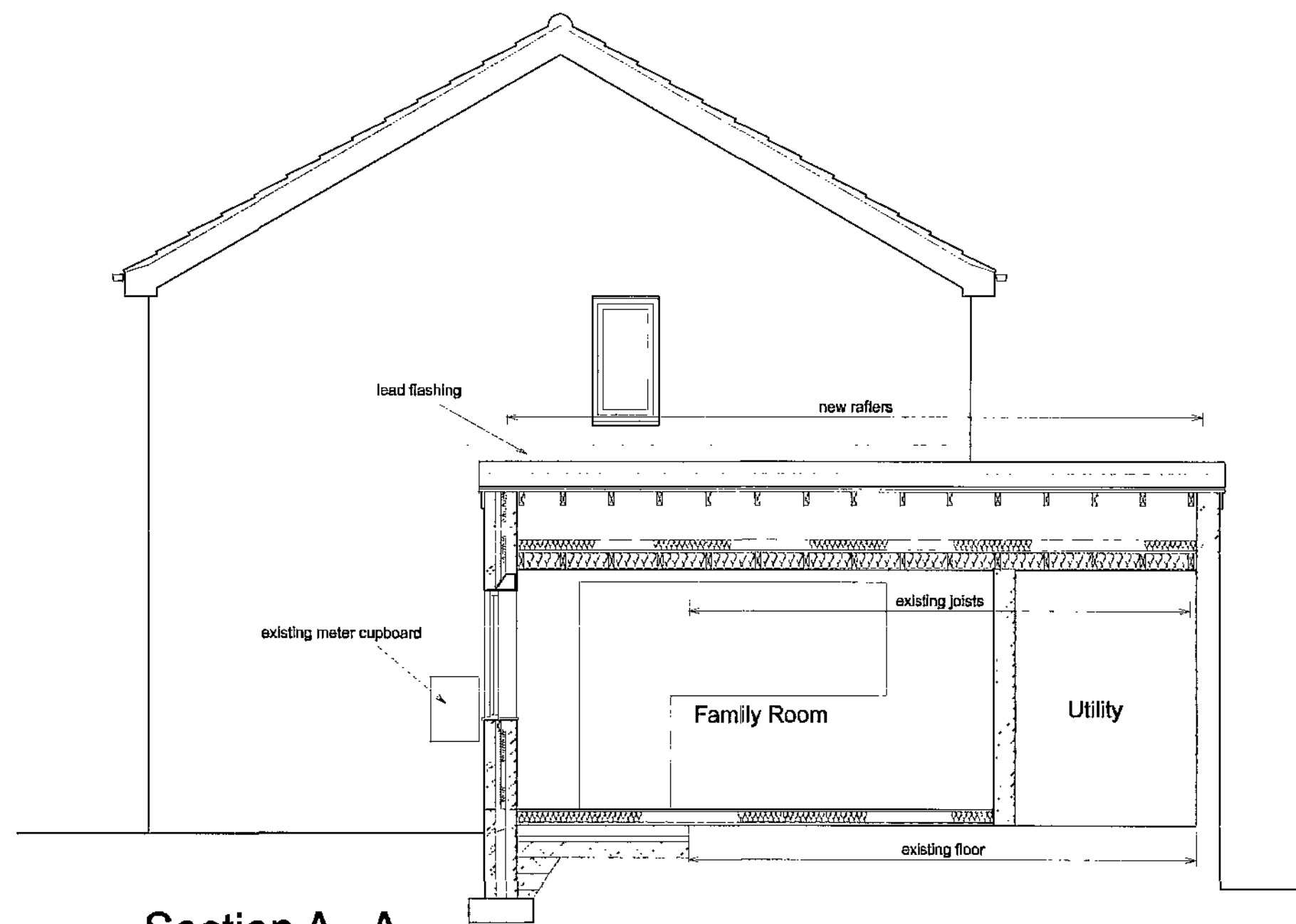
Rear Elevation



Ground Floor Plan



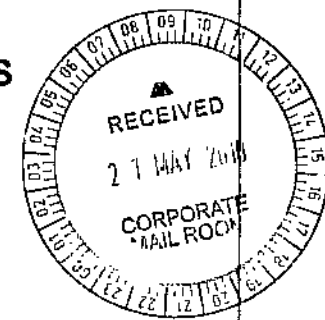
First Floor Plan



Section A - A

Notes:
All dimensions must be checked on site and not scaled from this drawing.
General:
All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice.
All new timber to be treated with recommended fungicide and insect repellent to satisfaction of Local Building Inspector.
No projections over boundary.
Foundations:
Foundations to be concrete strip min 225 x 600mm. depth to be determined on site and agreed with Local Building Inspector
D.p.c's:
D.p.c's positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.
External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Construction to give min. 0.30W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals
Drainage:
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building.
Lintels:
Cast-in or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.
Roof:
Marley Wessex concrete interlocking roof tiles fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 150 x 50mm timber rafters at 450mm centres.(size to be confirmed by structural engineer)
100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan insulation laid between joists.
150mm thick Kingspan Insulation laid over joists.
Min. 25mm clear air space required above insulation.
125x50mm s/w ceiling joists at 450mm centres.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.
Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.
Ground Floor:
118mm thick Kingspan Thermafloor TF73 insulated flooring laid on d.p.m on sand blinding to existing concrete floor. Ventilation to be maintained to existing floor. New section of floor to be Kingspan Thermafloor TF73 as before on d.p.m on sand blinding on 100mm thick concrete on 150mm thick well consolidated hardcore.
Glazing:
Glazing within critical locations as defined in Part N of Building Regulations, i.e. within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.
Ventilation:
Background ventilation to habitable room to be min. 8000mm². (trickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.
Rainwater Goods:
Rainwater goods to match existing.
General:
Lintels/ beams to have min 150mm end bearing.
Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals
All electrical work to be carried out by a competent person under Approved Document Part P.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
New wall ties to be vertical twist type.
U_v value for new wall construction to be 0.3W
Stability calculations to be provided by structural engineer.
Gutters to be 110mm and downpipes to be 65mm.
Thermabate or equal approved insulated cavity closers to new window and door openings.
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 3No rafters with noggins between.

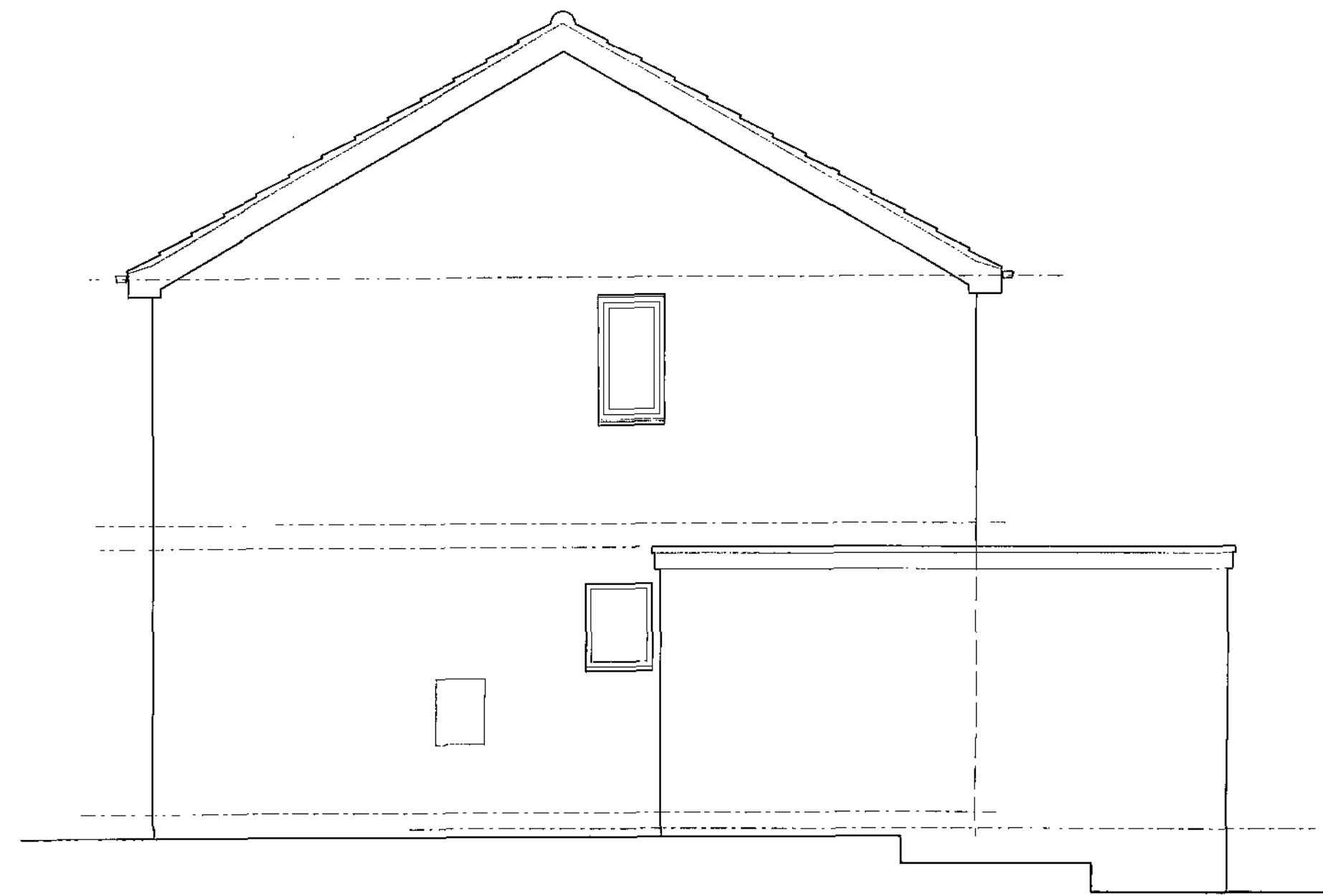
A	
Client	
Mr & Mrs D. Jones	
Job Title	
Proposed Alterations 6 Intake Lane Gawber Barnsley	
Drawing Title	
Proposed Plans, Elevations and Section A-A	
Scale	1:50
Date	May 2010
Drawn by	MJH
Drawing No.	822-02
Rev.	



Notes:
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from this drawing.



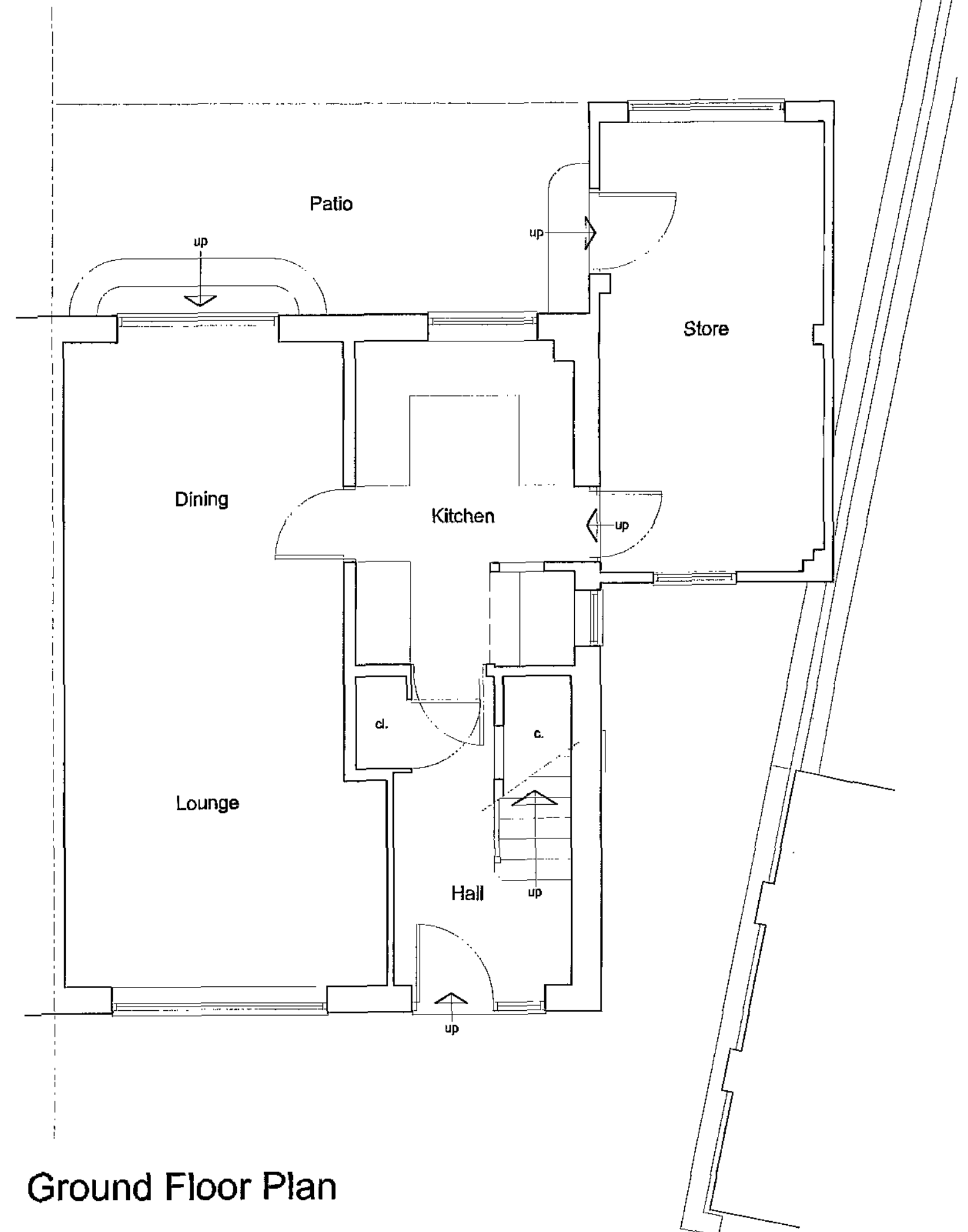
Front Elevation



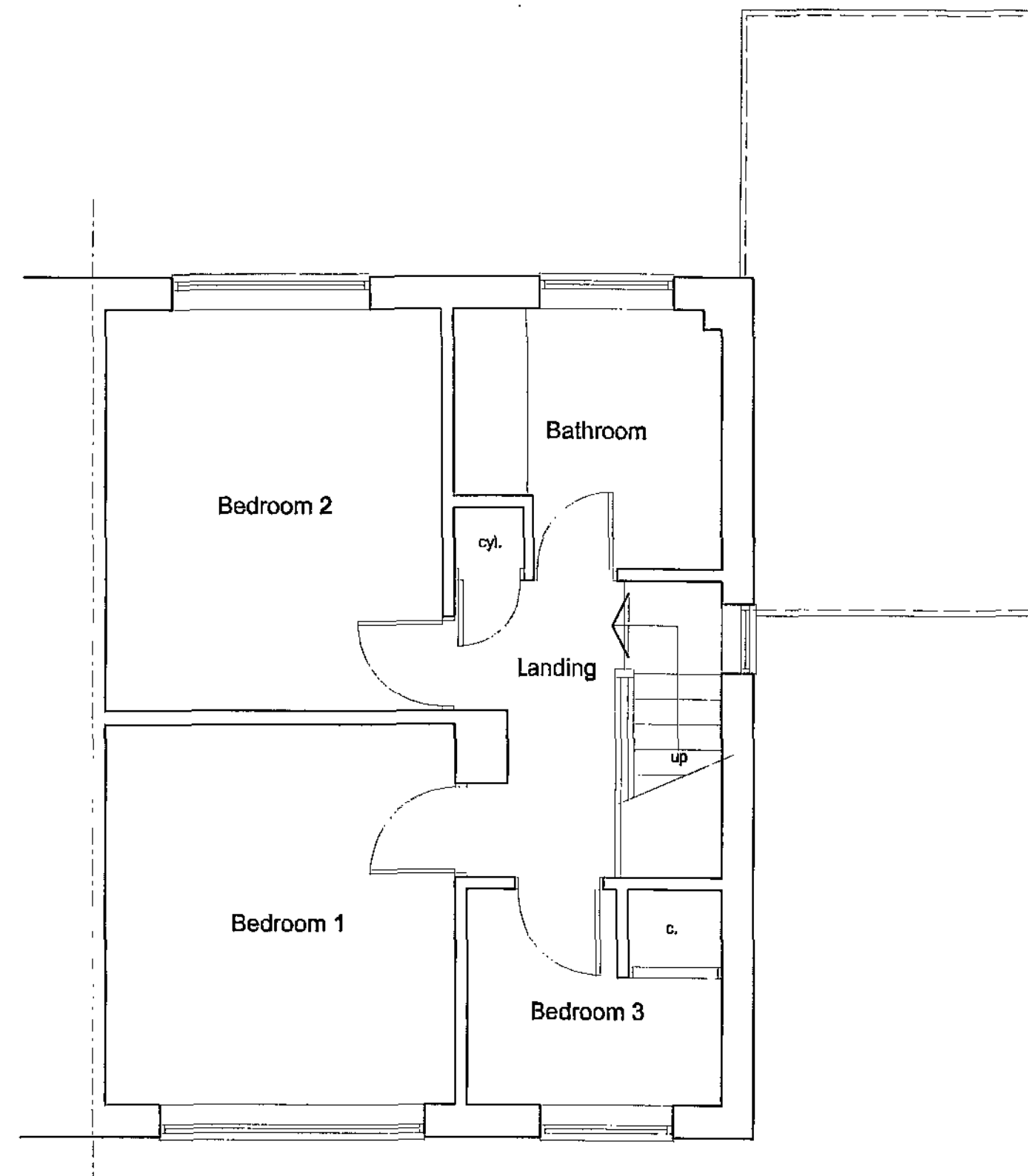
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan



A

Client

Mr & Mrs D. Jones

Job Title

Proposed Alterations
6 Intake Lane
Gawber
Barnsley

Drawing Title

Existing Plans and Elevations

Scale 1:50

Date May 2010 Drawn by MJH

Drawing No.

822-01

Rev.