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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:
Existing foundations to be checked on site for suitability and agreed with Local Building Inspector.

D.p.c:
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. Mastie pointing to reveals.

Lintels:
Cement or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations. External walls brickwork to match existing outer leaf to Local Authority Approval.

Pitched Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on Kingspan Nilvent breathable membrane on 150x50mm s/w timber joists. Ridge beam to be 100 x 75mm structural timbers. 100 x 75mm wallplate fixed to wall at 600mm centres. Min. 50mm clear air space required above insulation. 12.5mm plasterboard to underside and skim finish. All joints to have scrim tape.

Glazing:
Glazing within critical locations as defined in 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:
Every room in addition to habitable room to be min. 8000mm2. Trade ventilators in window heads. Windows to have opening lights min. 1/20th of floor area.

Rainwater Goods:
Rainwater goods to match existing.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

General:
Lintels/ beams to have min 150mm end bearing.

Staircase:
Max Rise: 190mm Going: 230mm
Max height of handrail 1000mm Min 900mm above pitch line.

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Revisions

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Client
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Project

Proposed Garage extension
9 Burntwood Close
Thurnscoe
Rotherham
S63 0QQ

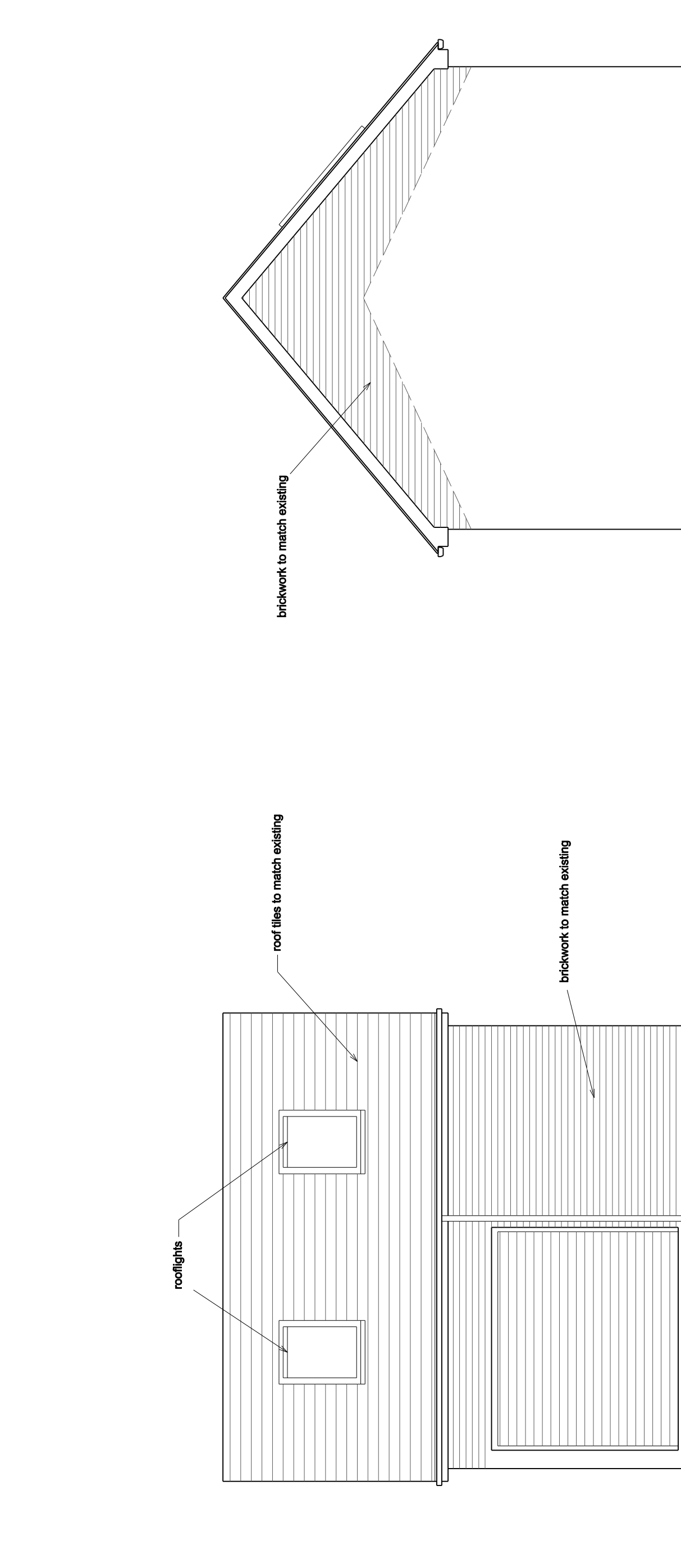
Title

Existing and Proposed Plans
and Elevations

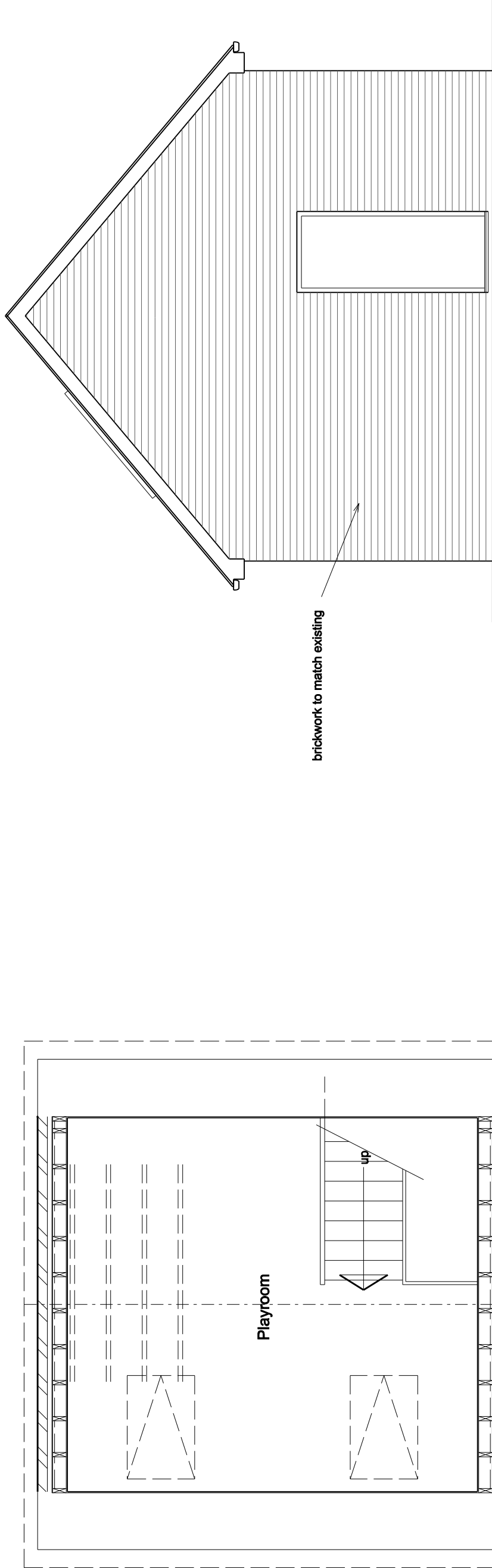
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Drawn by JRH Date Aug 2021

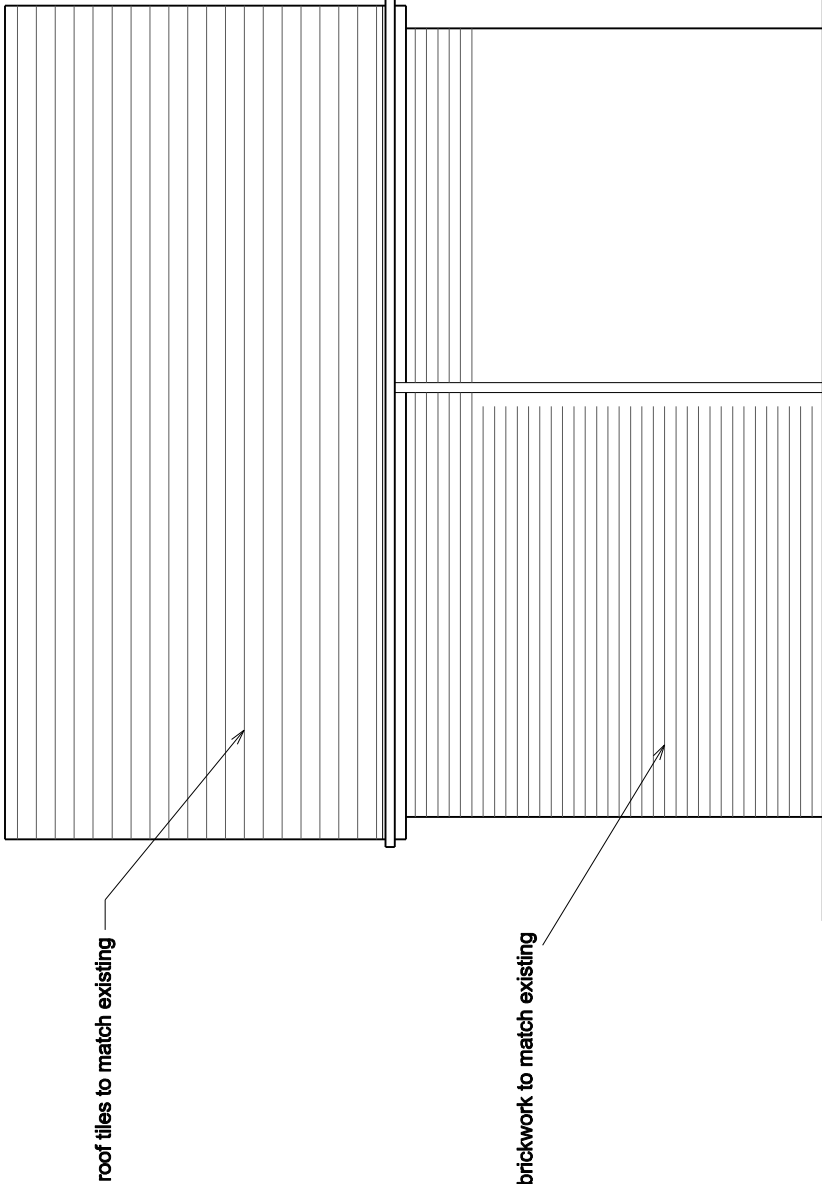
Drawing No. 1276-01
Revision



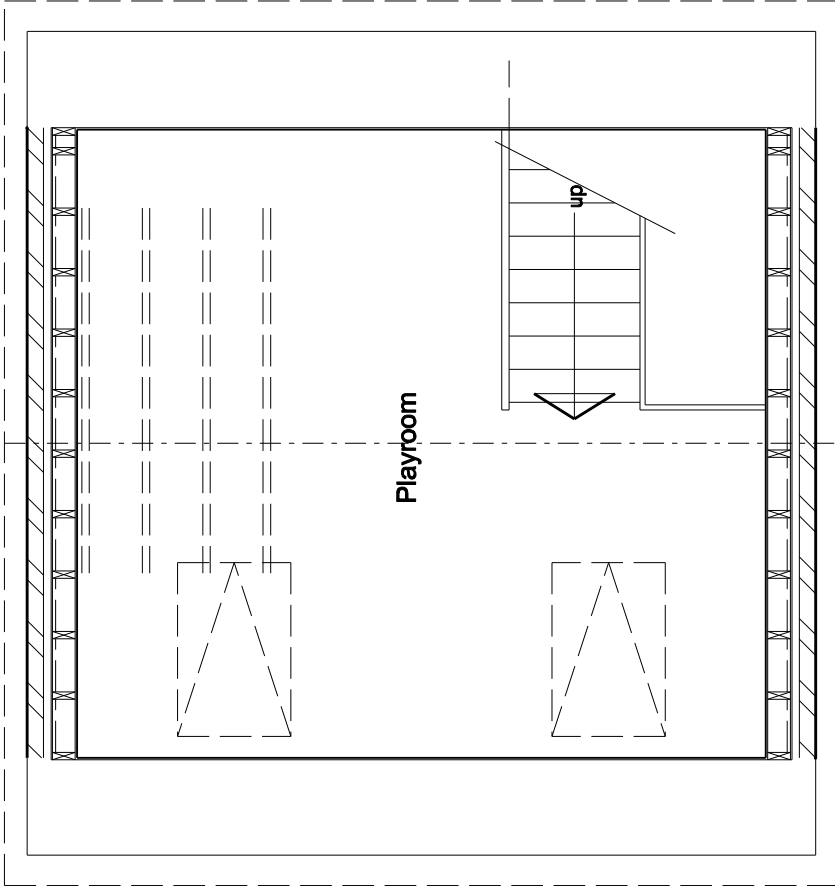
Front Elevation



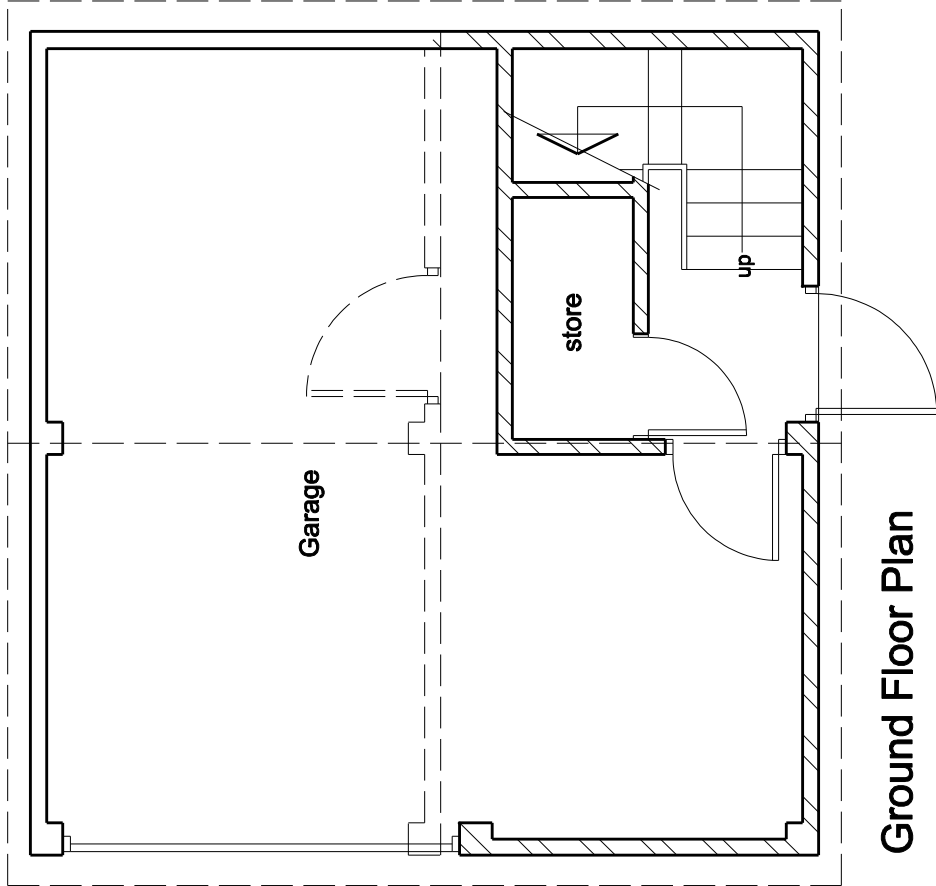
Side Elevation



Rear Elevation

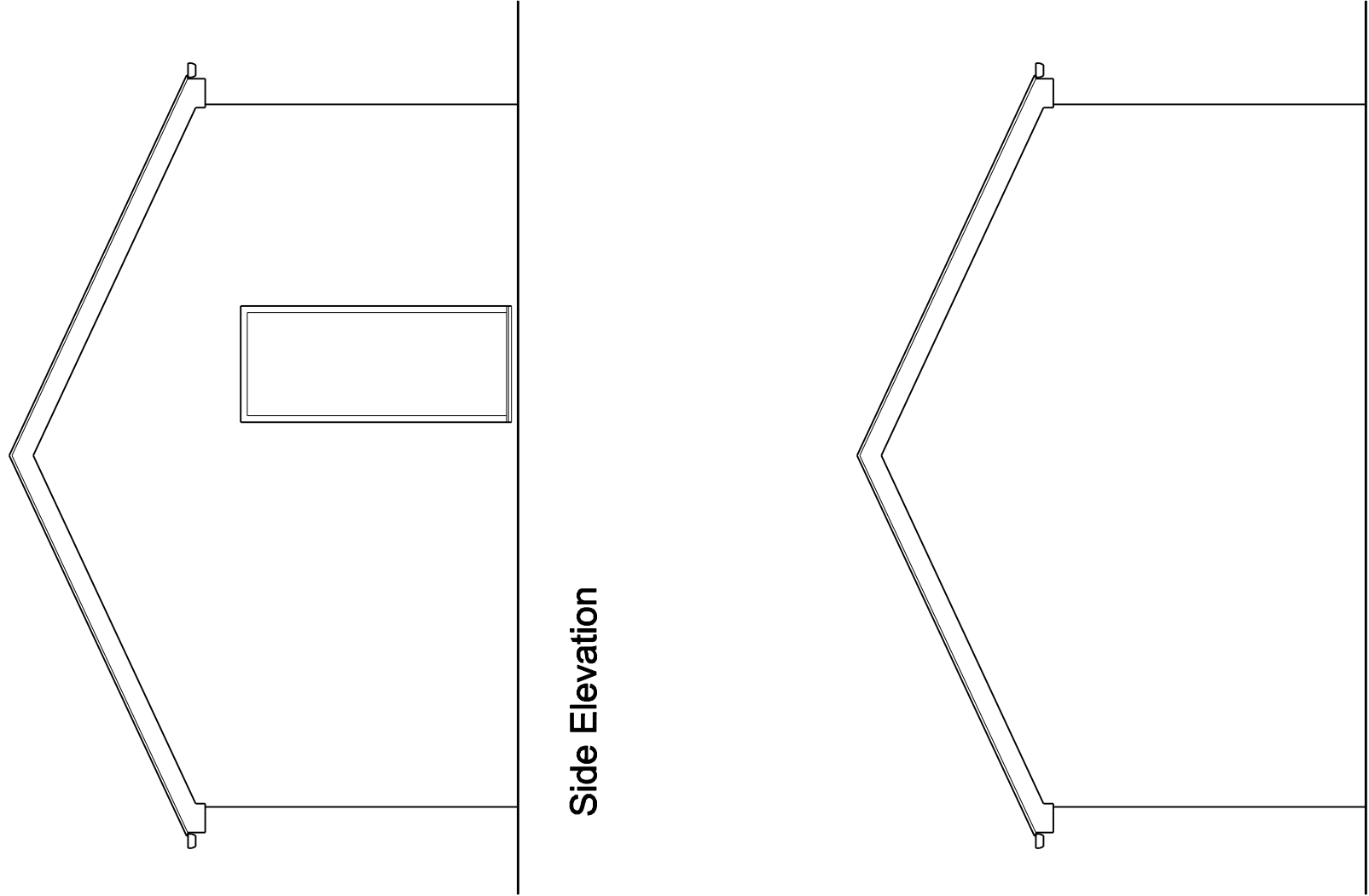


First Floor Plan

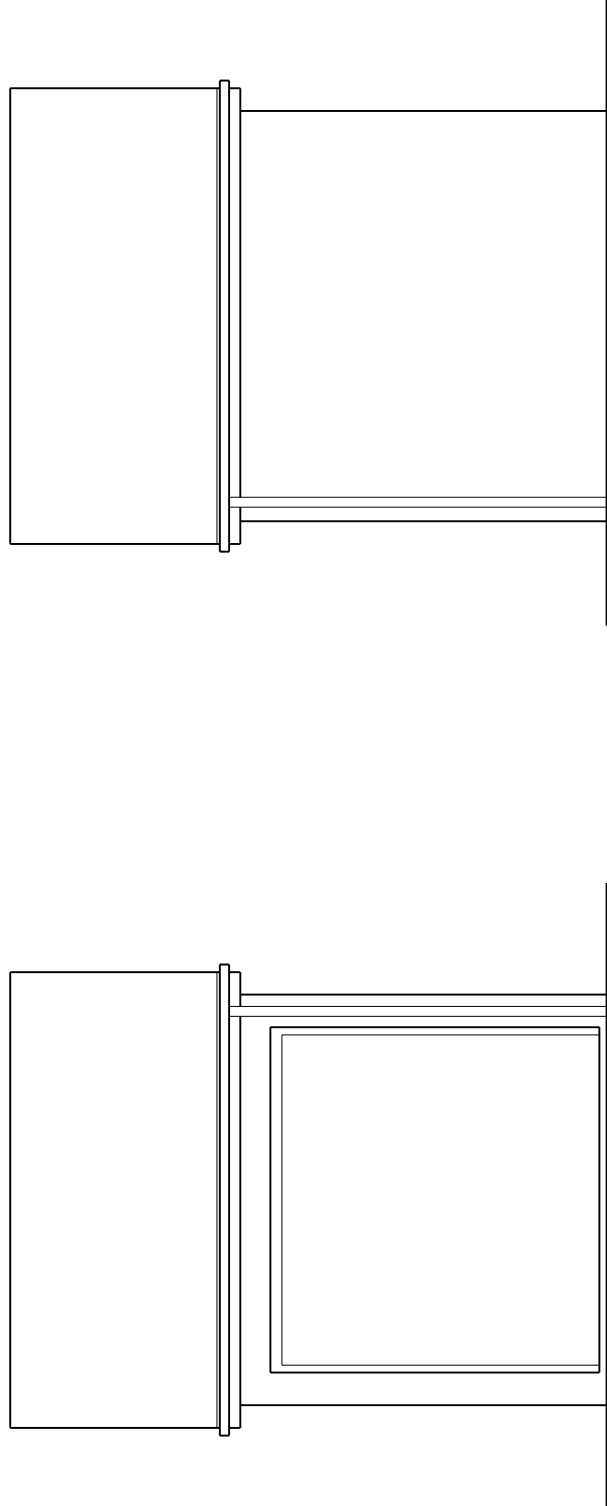


Ground Floor Plan

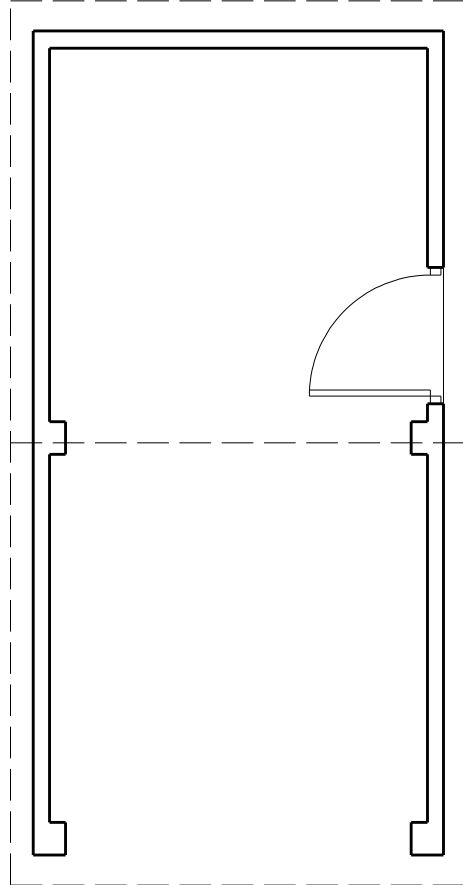
Proposed



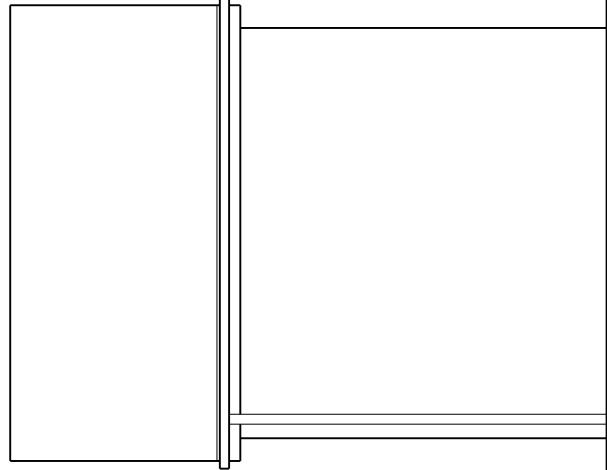
Side Elevation



Front Elevation



Plan



Rear Elevation

Existing