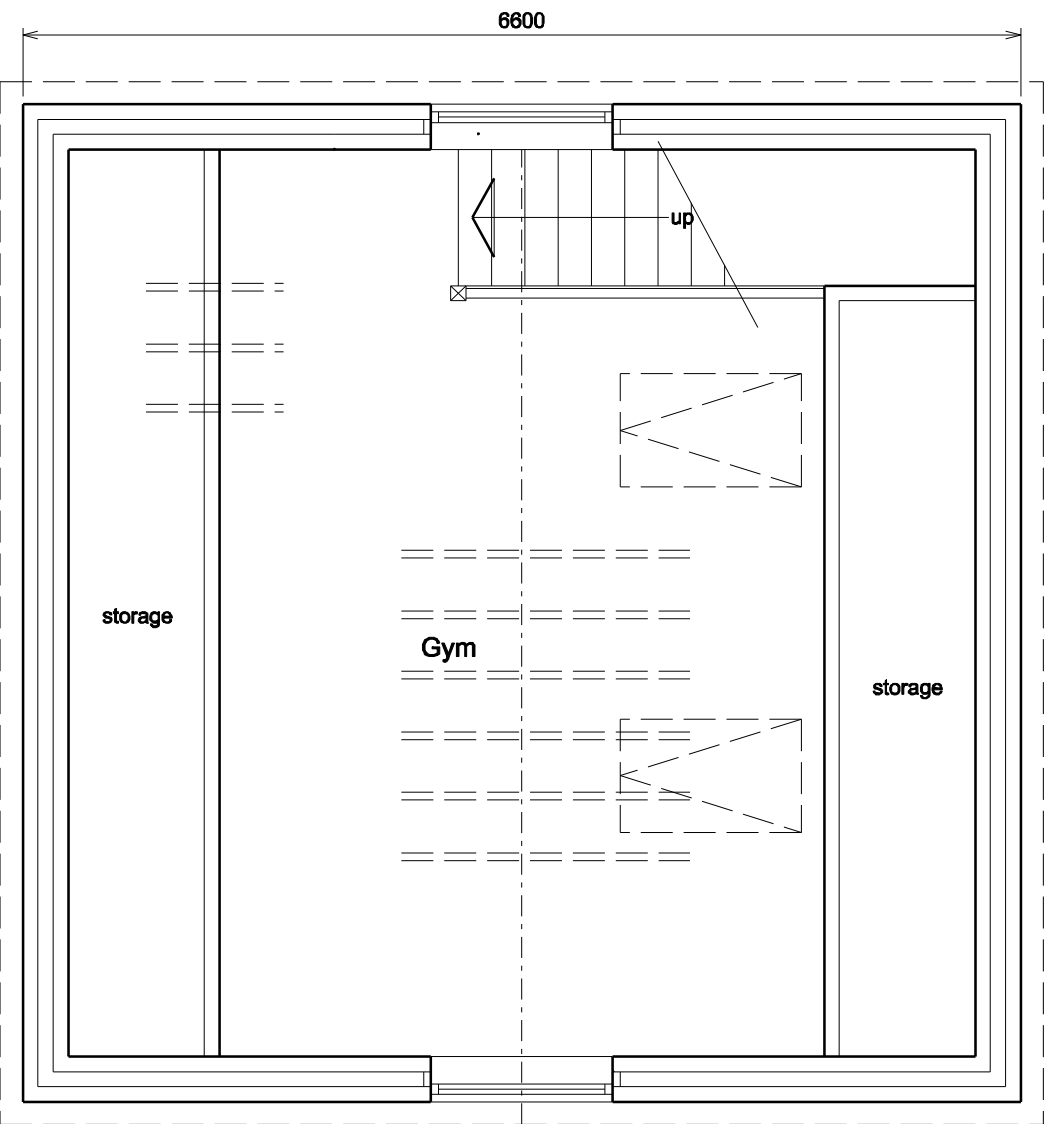
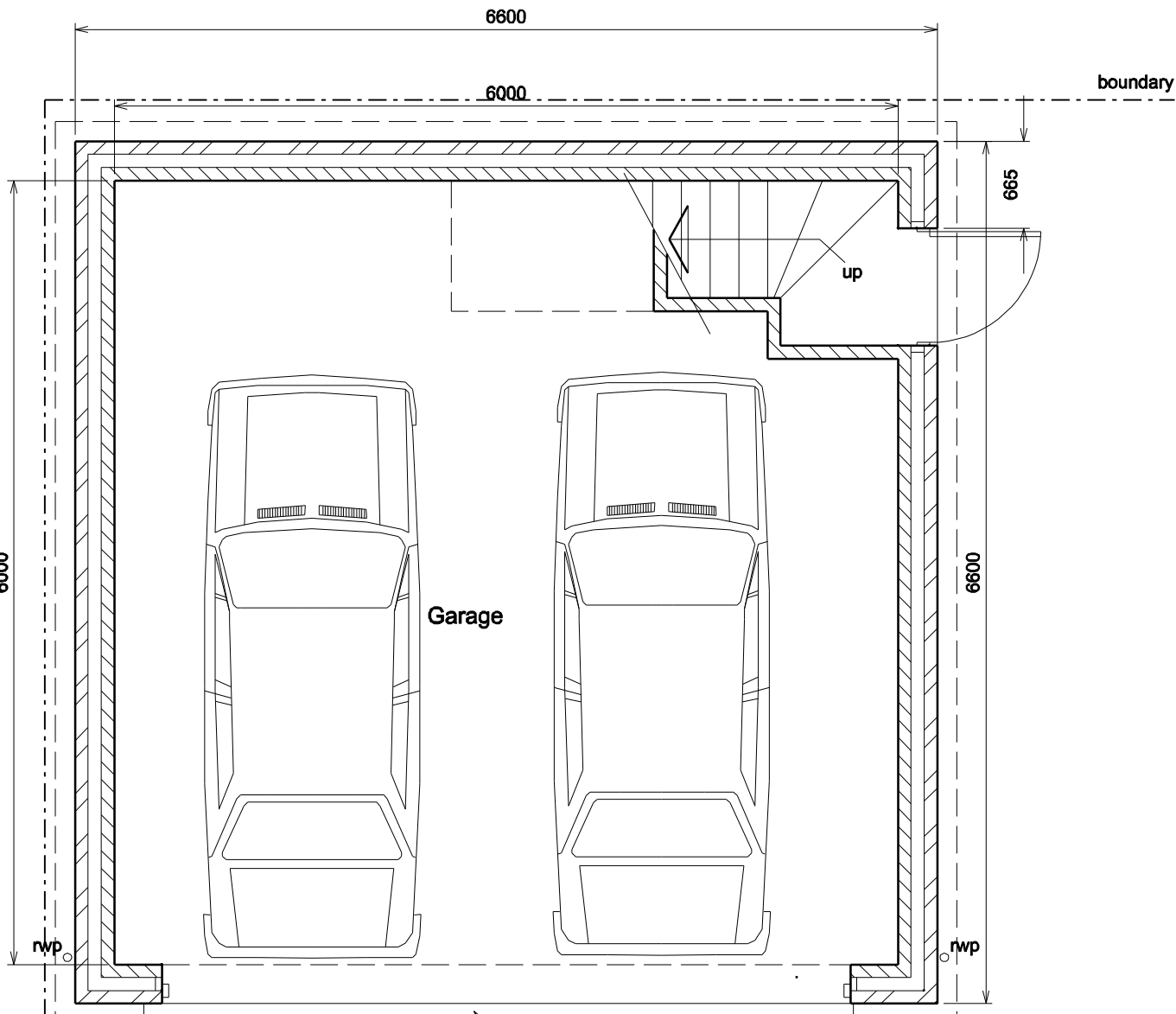
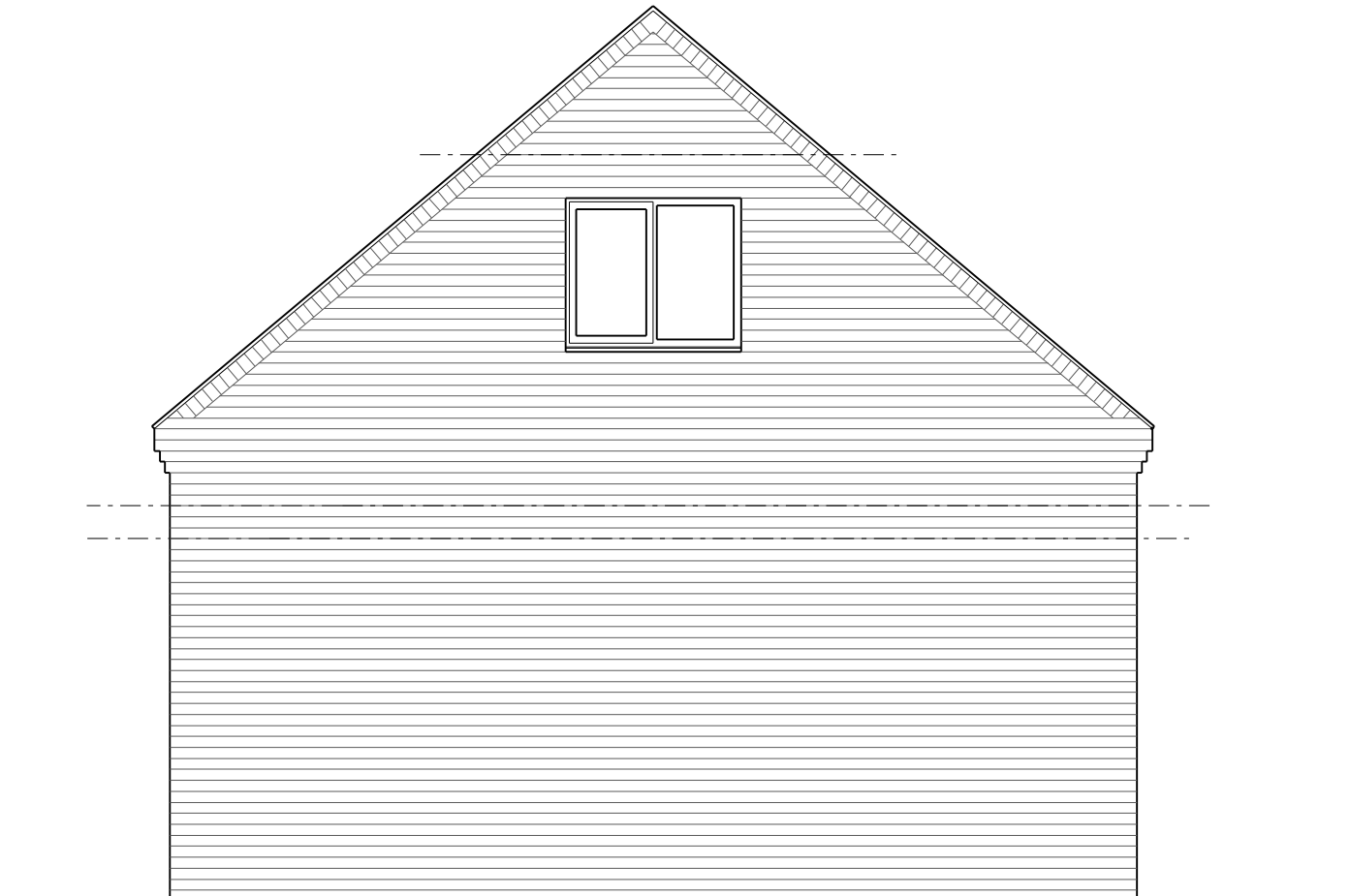




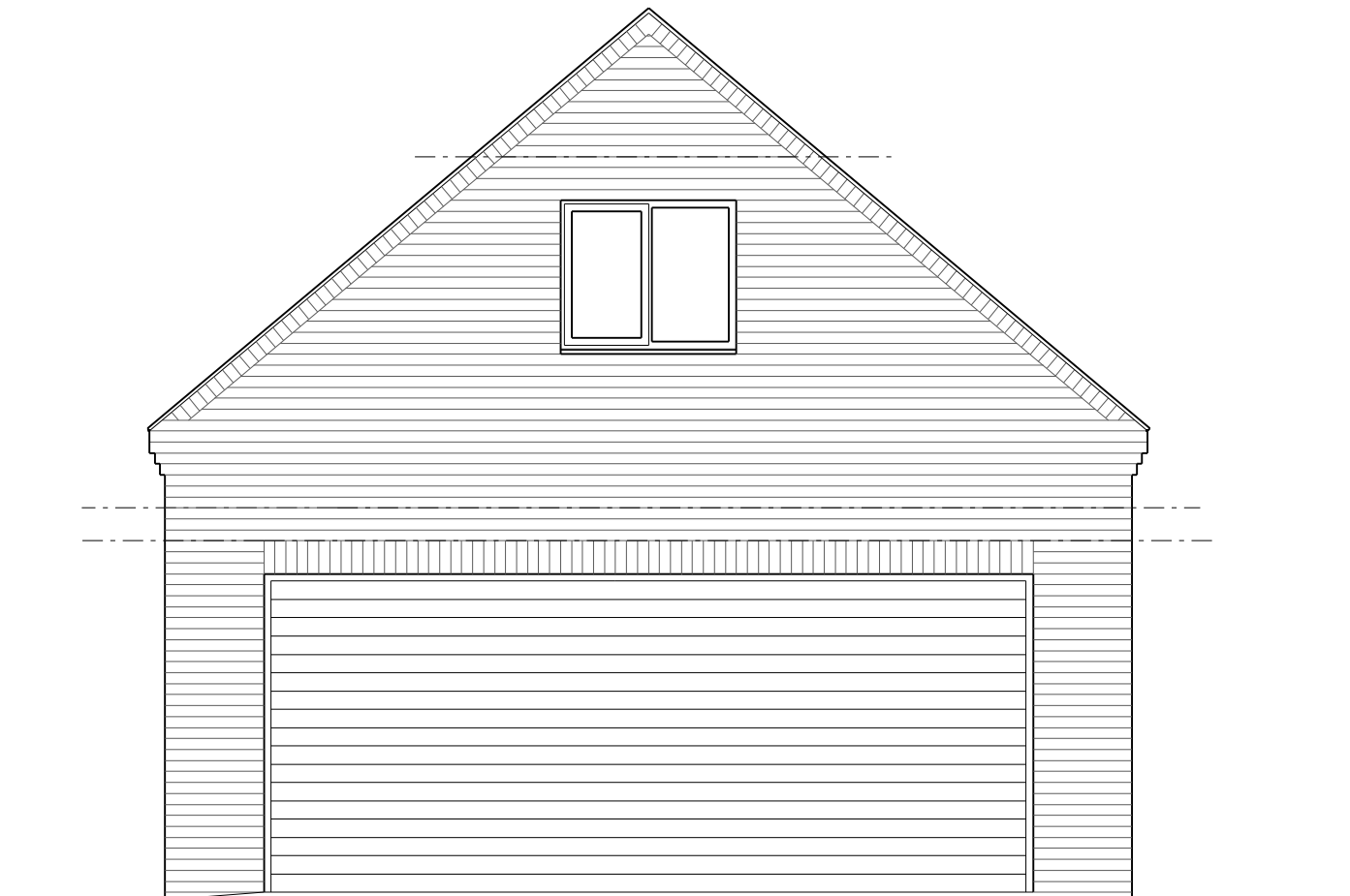
First Floor Plan



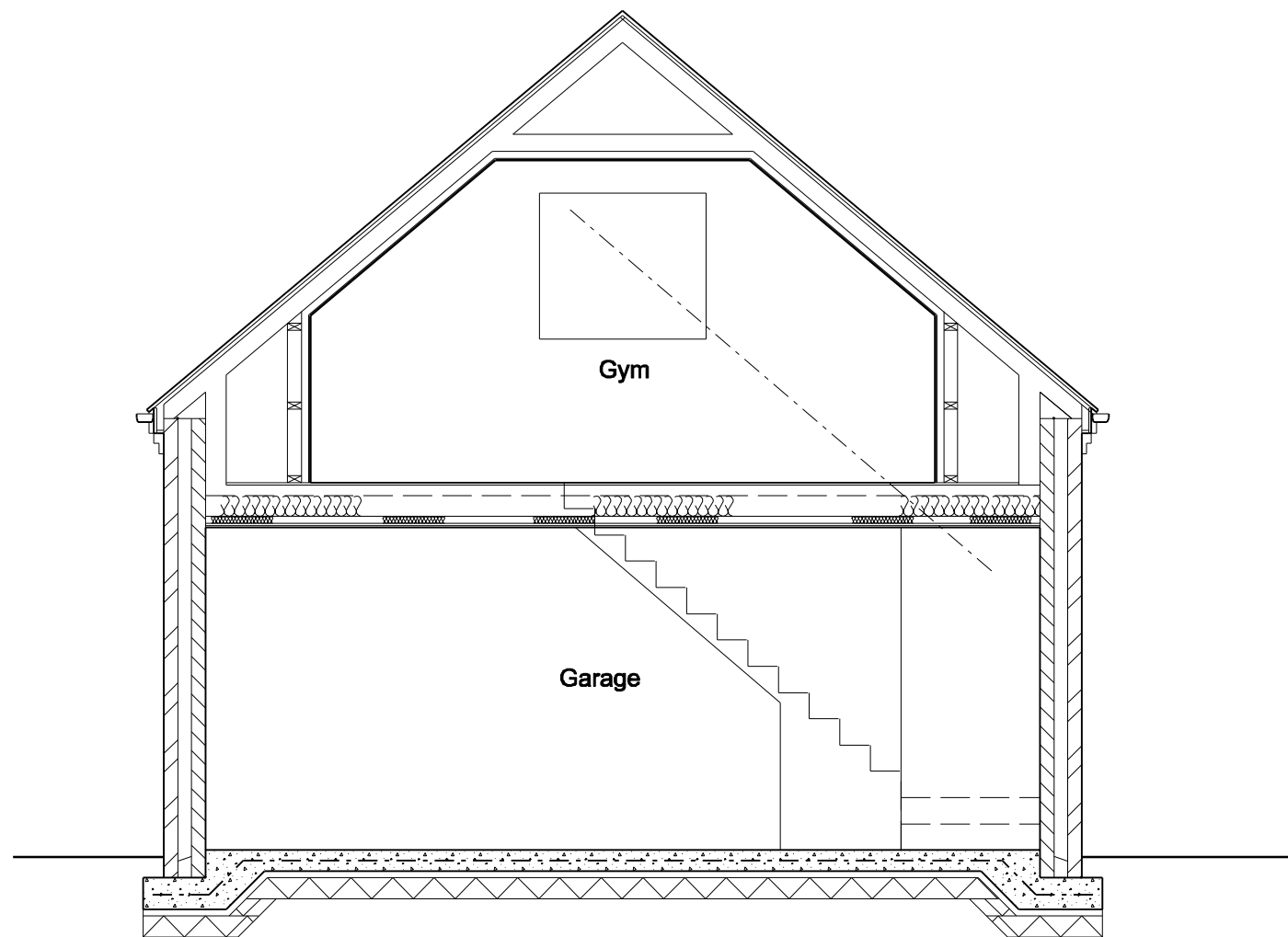
Ground Floor Plan



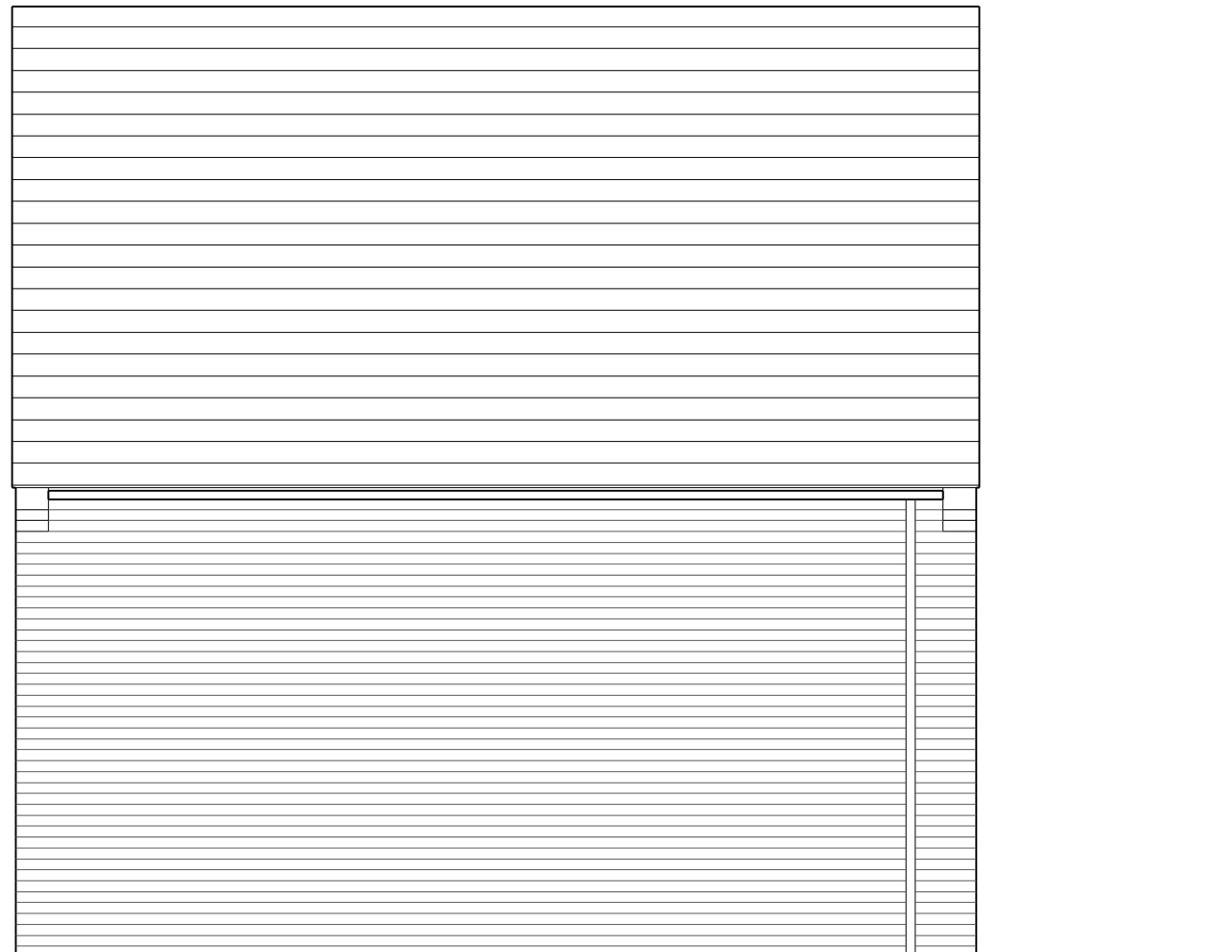
Rear Elevation



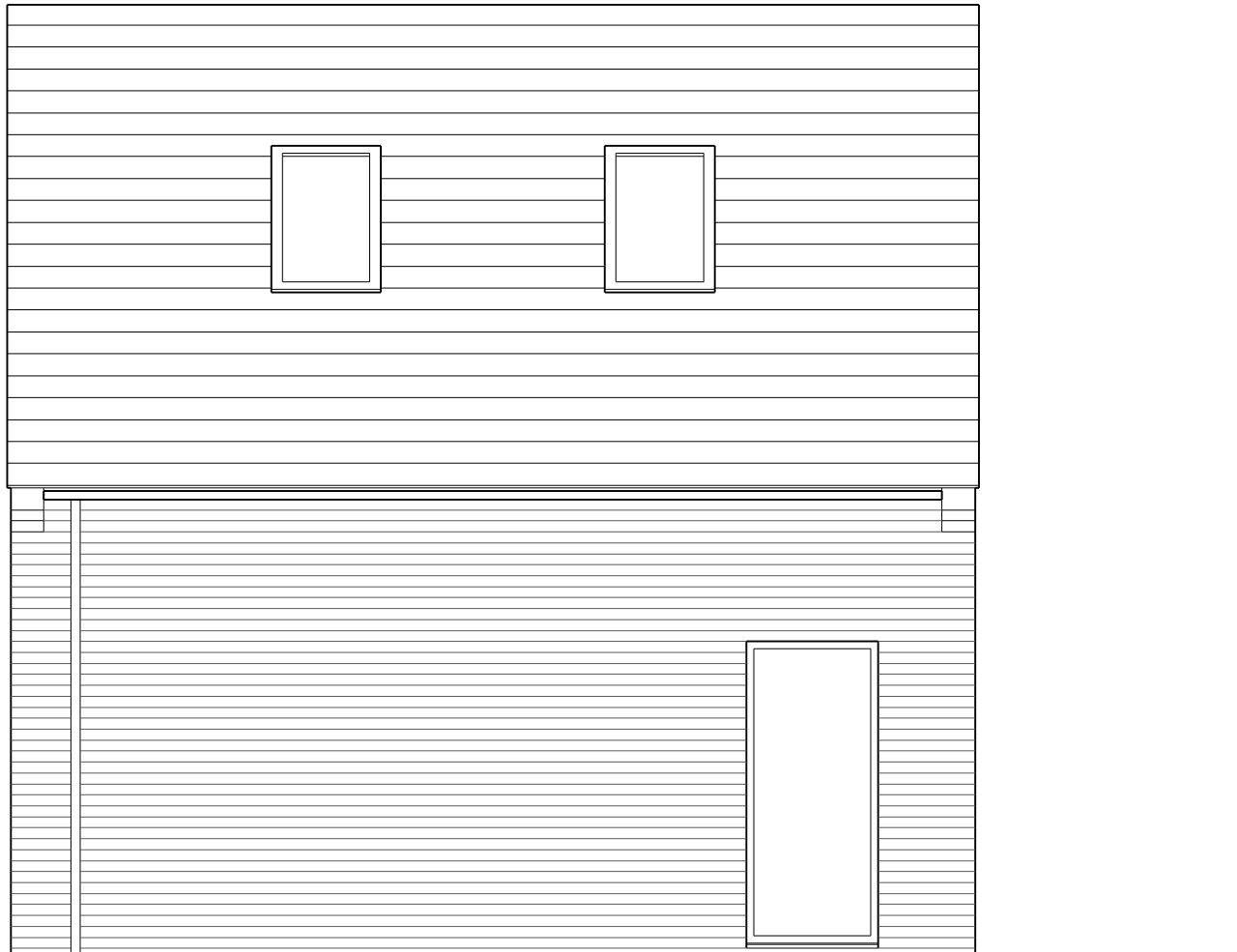
Front Elevation



Section A - A



Side Elevation



Side Elevation

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.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

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.

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. 0.28W/m2 K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground floor:
100mm thick reinforced concrete slab with A142 fabric mesh. C30 concrete on dpm on 50mm sand blinding on 150mm thick well consolidated hardcore.

First Floor:
19mm thick flooring grade chipboard on existing joists. 2 layers of 100mm insulation laid between joists. 50mm thick insulation with 12.5mm plasterboard to underside. Fireline board to underside to give 1hr fire protection.

Roof:
Concrete Interlocking tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 100 x 50mm timber rafters at 400mm 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. 90mm Kingspan insulation fixed between joists. 25mm thick Kingspan insulation fixed under joists. 12.5mm plasterboard Min. 50mm clear air space required above insulation.

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.

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.

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.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m2K.
Surface water from new extension to go to soakaway min. 5m away from any building.
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 heating to be carried out by Gas Safe registered person.
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.

A		

Client
Mr & Mrs Duggan
Job Title
Proposed Garage Priory Road Bolton upon Dearne Barnsley

Drawing Title
Proposed Plans Section A - A and Elevations

Scale	1:50	
Date	Oct 2017	Drawn by MJH

Drawing No.	1114-01	Rev.
-------------	----------------	------