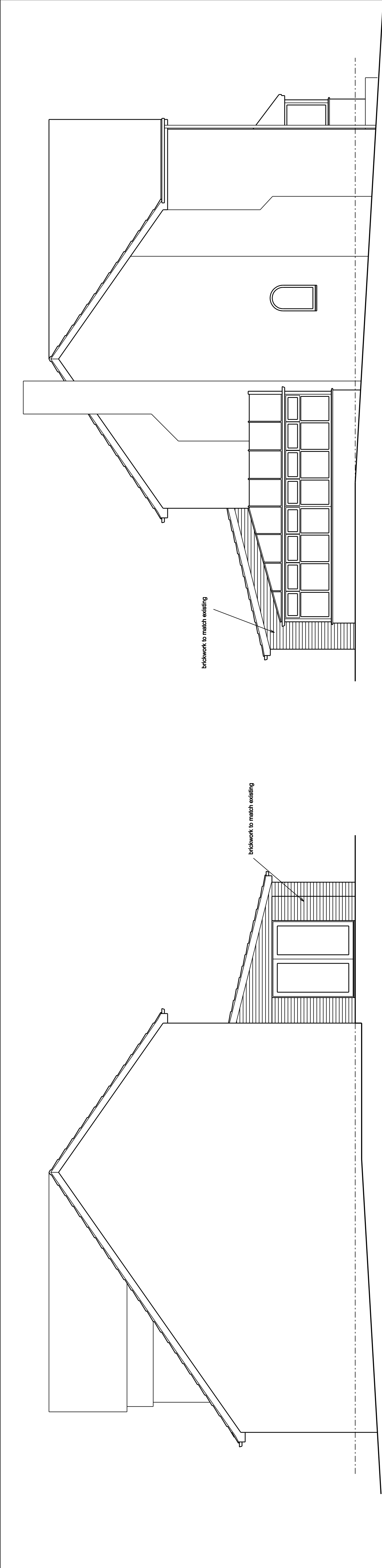
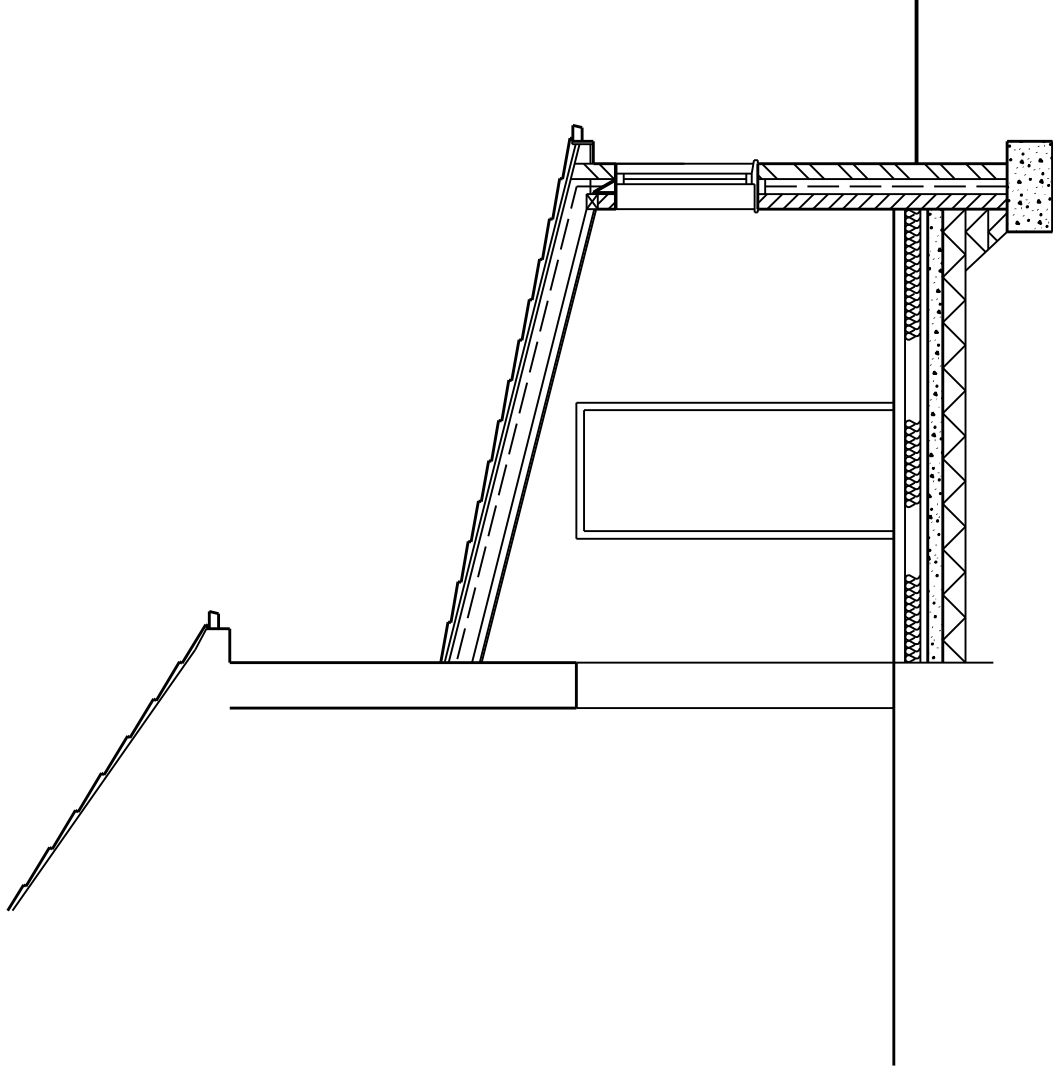




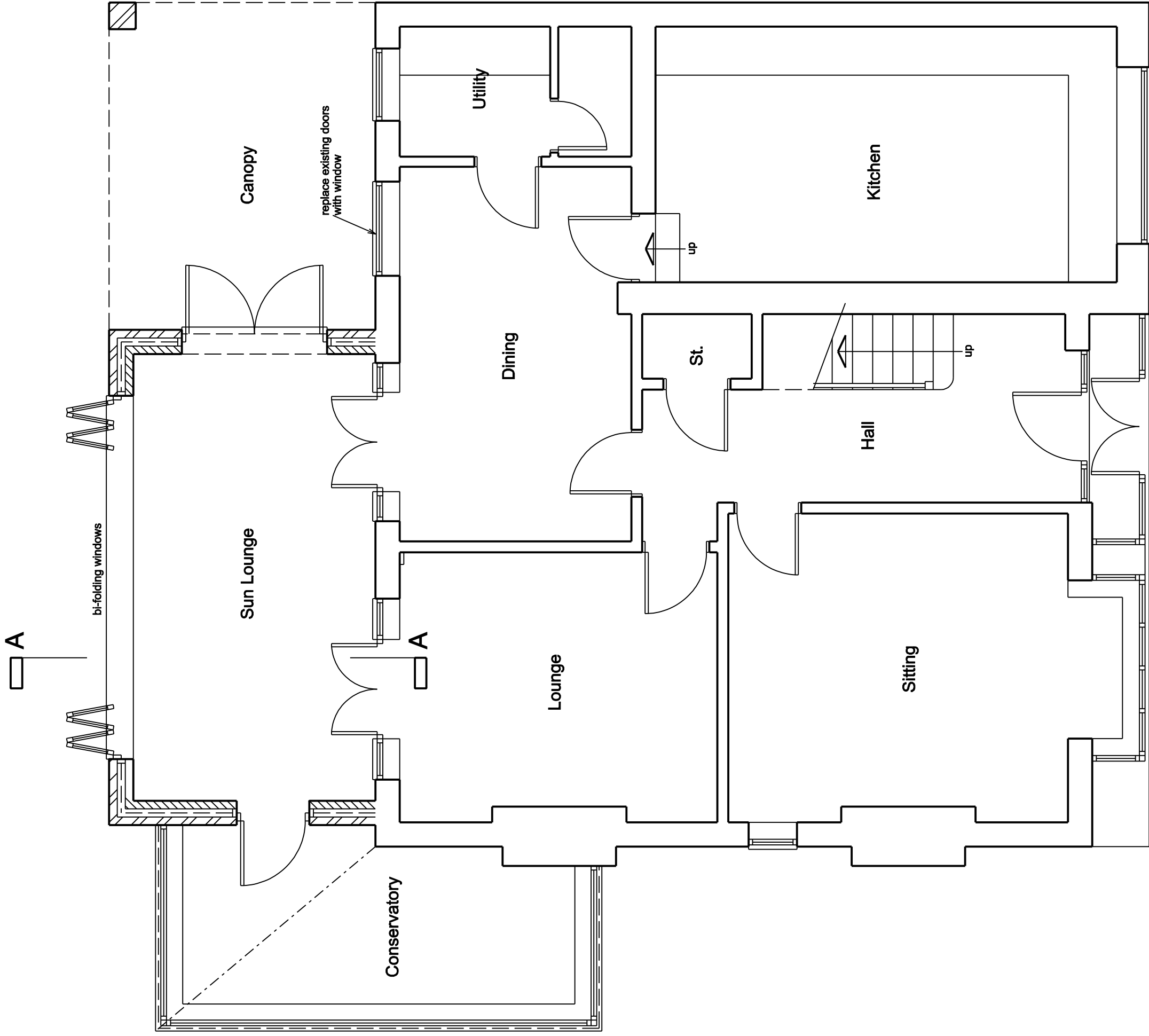
Side Elevation

Side Elevation

New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.3W/m² K.



Section A - A



Ground Floor Plan

Rear 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 to be wallclashed 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. Mastix pointing to reveals. External Walls: To match existing 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. Roofs: Construction to give min. 0.28W/m ² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals. Lintels: 'Cantilever' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations. Ground Floor: To match existing screed on 100mm Celotex GA3000 Performance Ration Membrane on 50mm thick sand blinding on 150mm thick well consolidated hardcore. Roof: Fortiforce Centurion concrete interlocking tiles fixed to rafters with 150mm x 50mm timber battens. Manufacturers recommendations on reinforced bitumen felt underlay on 150 x 50mm timber rafters at 450mm centres. 125 x 50mm ceiling joists at 450mm centres. 100 x 75mm wallplate fixed to wall at 600mm centres. 200 x 25mm ceiling ventilation and continuous ridge vent to 200mm clear air space required above insulation. 125mm Kingspan insulation fixed between joists. 125mm thick Kingspan at 90 degrees over joists. 12.5mm plasterboard min. 50mm clear air space required above insulation. 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. Ventilation: Background ventilation to habitable room to be min. 8000mm ² . Background ventilation to kitchen to be min. 8000mm ² . Windows to have opening lights min. 1/20th of floor area. Ties: Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down. Rainwater Goods: To match existing. Glazing: To match existing. General: 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 BS 6206 and suitable Kite Marked. General: Timber beams to have min 150mm end bearing. New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average u-value of 1.6W/m ² K. Surface water from new extension to go to soakaway. Wall ties to new external walls to be stainless steel. Stainless steel wall ties to be spaced at 450mm 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. New walls to be minimum 100mm thick. New walls to be minimum 100mm thick. u' value for new wall construction to be 0.28W/m ² K. Stability calculations to be provided by structural engineer. Structuring to mid-span of ground floor joists. Timber floor joists to be spaced at 450mm centres continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall. Gutters to be 100mm and downpipes to be 65mm. Gutters to be min 150mm from an external wall. Thermabate or equal approved insulated cavity closers in untreated spaces required to any new heating. 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 restraint straps required to first floor joists fixed across 3No joists with noggings between at max. 2.0m centres. 3No joists with noggings between at max. 2.0m centres. 3No rafters with noggings between. Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be carried out by a competent person, then in accordance with Part P Electrical Safety. S & vp to terminate min 900mm above any opening within 3.0m. No waste connections within 200mm of w.c. connection to s & vp. Waste connections to be min 150mm from floor level and fitted with 75mm deep seal traps.																Drawing Title		Proposed Plan and Elevations		Scale 1:50		Date April 2015		Drawn by MJH		Drawing No. 979-02		Rev.	
A		Client		Mr & Mrs M Hawkes		Job Title		Proposed Alterations		89 Staincross Common		Staincross		Barnsley		S75 6NA													