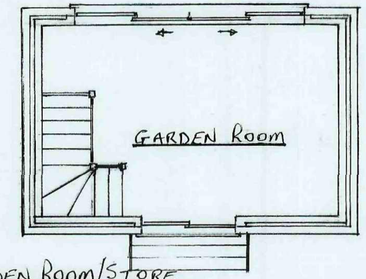
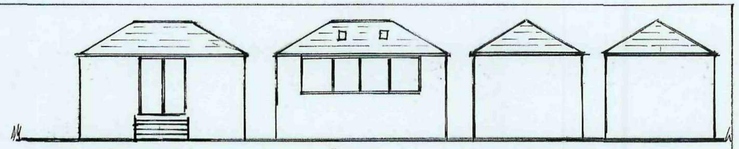


PROPOSED GARDEN ROOM/STORE





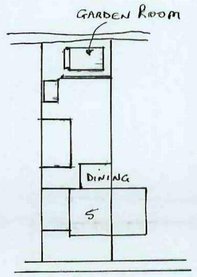
ELEVATIONS

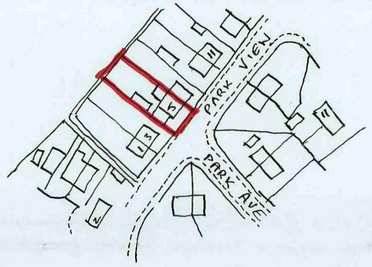
PROPOSED EXTENSIONS

AT 5, PARK VIEW, BRIERLEY, BARNSLEY, S72 9EH

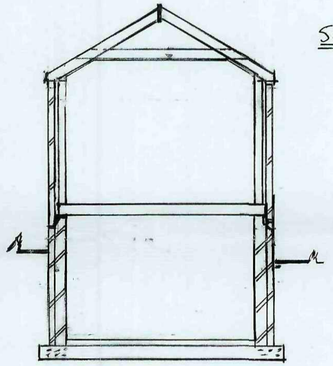
FOR MR I. FLEMING SMITH

SCALE 1:50 & 1:100

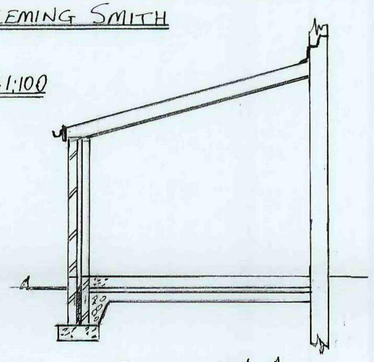




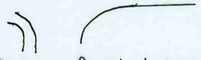
LOCATION PLAN 1:1250



SECTION B-B



SECTION A-A



BLOCK PLAN 1:500

Rear Extension

Roof: Cumbrian Slate (15 with75 mm min head lap) on 50 x 25mm tile battens on Tyvek felt on 175 x 50mm rafters @ 400mm centres (max span 4.0m). Provide 100 x 75mm wall plate to new wall and 100 x 75mm bearer bolted to existing wall with 9mm raw bolts at 900mm centres. Provide 150mm code 4 lead flashing were extension abuts existing.

Provide 12mm plbd and skim ceiling with 100mm Kingspan between joists. Provide 175 x 25mm fascia to match. Provide 100mm half round gutters and 63mm R.W.P.s to discharge to existing trapped gulley.

Walls: 100mm matching bkwk, 75mm dritherm wall insulation, 100mm blockwork with 2 coat carlite plaster internally. Provide 250mm stainless steel wall ties every 450mm vertically and 700mm horizontally and every 225mm to reveals, provide thermabate cavity closers to all openings with Catnic CN CG70 lintels over min 150mm bearing, new walls to be tooth bonded to existing every course with cavities continuous where applicable. Provide 300mm DPC 150mm above ground level taken across cavity with 225mm tray DPC over linked to DPM/radon barrier under floor. All walls below DPC to be in class B eng bkwk. Provide concrete cavity fill to within 300mm of DPC. Any drains passing through walls to be linteled over with Naylor concrete lintels.

Foundations: 600 x 225mm deep concrete foundations with A 192 mesh & minimum cover of 600mm subject to satisfaction of BCO on site, all foundations to be taken below any drains and not to encroach over boundary.

Ground Floor: 150mm concrete laid on 100mm Kingspan floor insulation, on 2000g DPM/ radon Barrier on sand blinding on 225 limestone hardcore.

General: New patio doors to be double glazed with 'K' glass (safety glass) with 20mm cavity fitted with trickle vents equal to 8000mm^2. Provide Velux roof light to roof (1.10 x 900mm).

Provide 38 x 16mm M.S. anchor ties to ceiling where parallel to walls and situated at 2m centres and fixed over 3no joists with packing pieces between first joists and wall and struts between joists. Provide M.S. holding down straps to wall plate at 1m centres and taken down wall min 900mm. All new electrical work to comply with the Building regulations and carried out by an approved person under a competent persons scheme.

Existing heating system to be extended into extension, new radiator to have TVR fitted as per existing house. 30% of extension lighting to be low energy lighting fittings.

See thermal calculation for compliance with Building Regulations

Garden Room

Roof: Cumbrian Slate (15 with75 mm min head lap) on 38 x 25mm tile battens on Tyvek felt on 150 x 50mm rafters (max span 4.2m) and ceiling joists @ 400mm centres with 225 x 75 hip rafters and 175 x 25mm ridge board. Provide 100 x100mm dragon ties to foot of hips Provide 12mm plbd and skim ceiling with 150mm fibreglass layed between joists & 150mm laid across joists.

Walls: Basement to be 100mm class B eng bkwk with bituthene tanking applied and linked to same under floor and taken up under pot and beam floor with internal skin of 200mm concrete blocks. Walls of garden room to be 100mm matching bkwk, 75mm cavity, 100mm blockwork with 2 coat carlite plaster internally. Provide 250mm stainless steel wall ties every 450mm vertically and 700mm horizontally and every 225mm to reveals, provide thermabate cavity closers to all openings with Catnic CN CG70 lintels over min 150mm bearing. Provide tray DPC taken off bituthene under pot & beam floor across cavity onto external skin of cavity wall.

Foundations: 225mm deep concrete raft foundations with A 192 mesh & minimum cover of 600mm subject to satisfaction of BCO on site.

Floors: Ground floor 100mm concrete laid on bituthene DPM/ radon barrier on concrete raft. First floor to be 50mm screed on Naylor concrete beam & pot flooring (calcs to be provided 28 days prior commencement on site).

General; New patio doors & windows to be double glazed with 'K' glass (safety glass) with 20mm cavity fitted with trickle vents equal to 8000mm2. Provide 2 No Velux roof shafts to roof.

Building to have no form of heating. All new electrical work to comply with the Building regulations and carried out by an approved person under a competent persons scheme. Internal stairs formed with 200mm rises and 230mm treads winders to have 75mm min tread on inner turn, balustrade to be 1.1m above floor, provide handrail to stairs 900mm above pitch line. Provide 100mm gutters to discharge to 63mm rainwater pipe to 100mm drain to soakaway 1cu metre below invert and 5m from any building.

ALL MEASUREMENTS, FIXTURES AND FITTINGS TO BE CHECKED BY BUILDER PRIOR TO COMMENCEMENT OF WORK ON SITE.