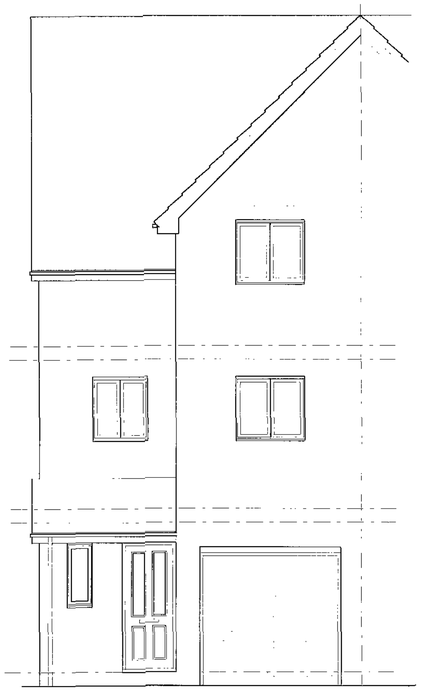
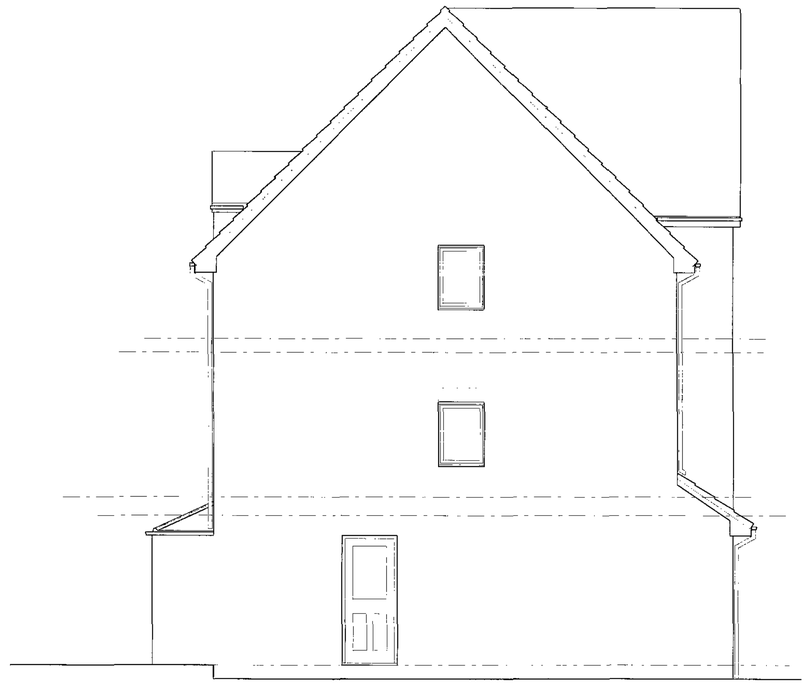


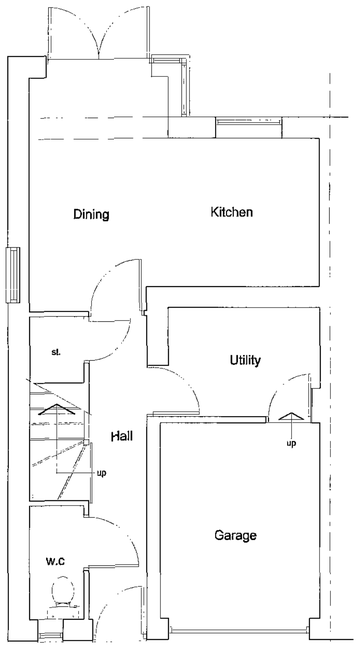
Existing Front Elevation



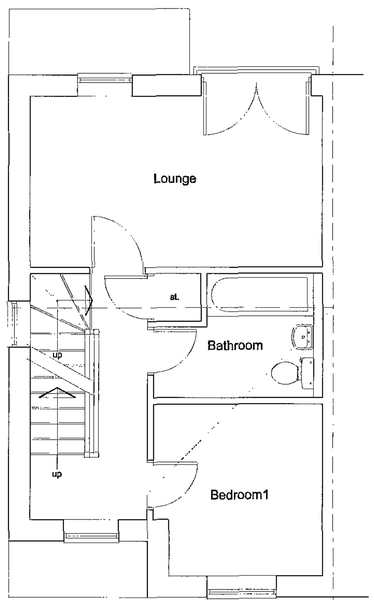
Existing Rear Elevation



Existing Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan

RECEIVED
30 APR 2010
CORPORATE MAIL ROOM

A

Client
Mr & Mrs P Morton

Job Title
Proposed Alterations
53 Haverhill Grove
Wombwell
Barnsley

Drawing Title
Existing Plans and Elevations

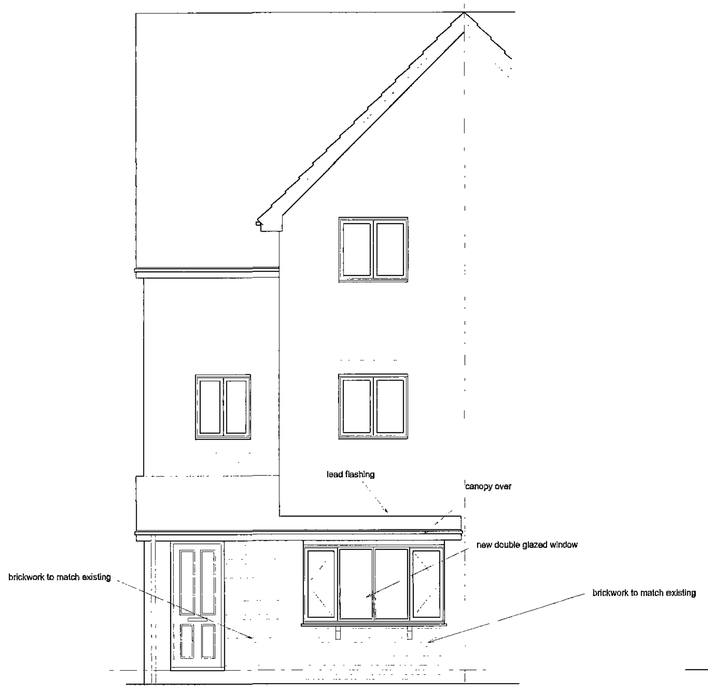
Scale 1:50

Date April 2010

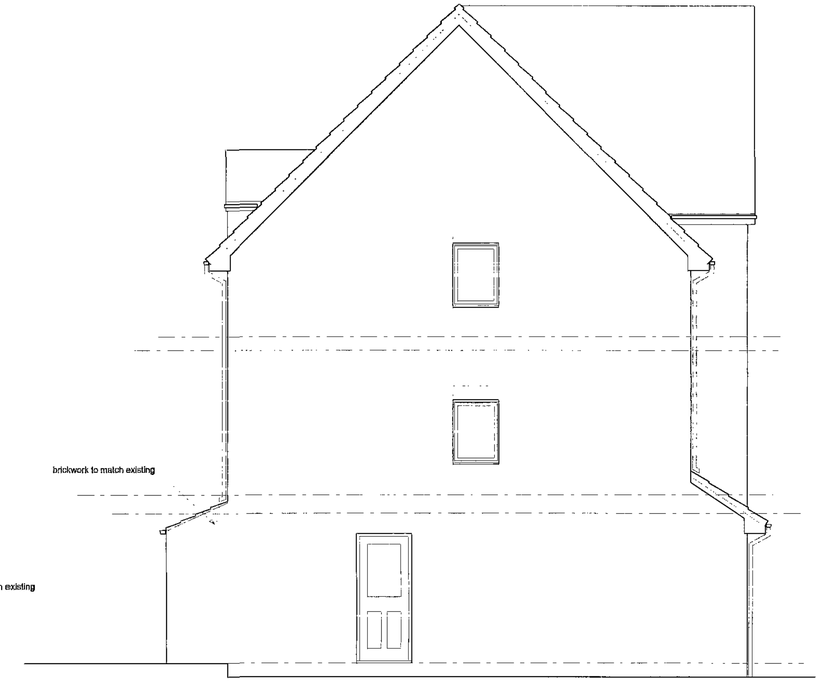
Drawn by MJH

Drawing No. 818-01

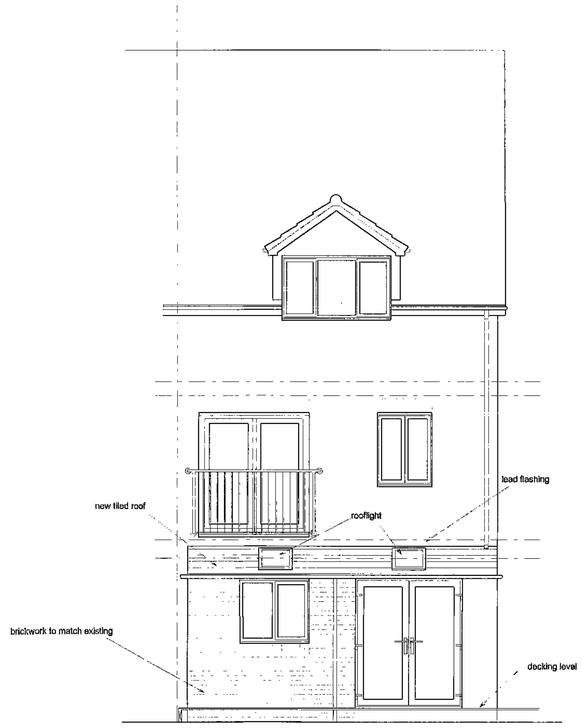
Rev.



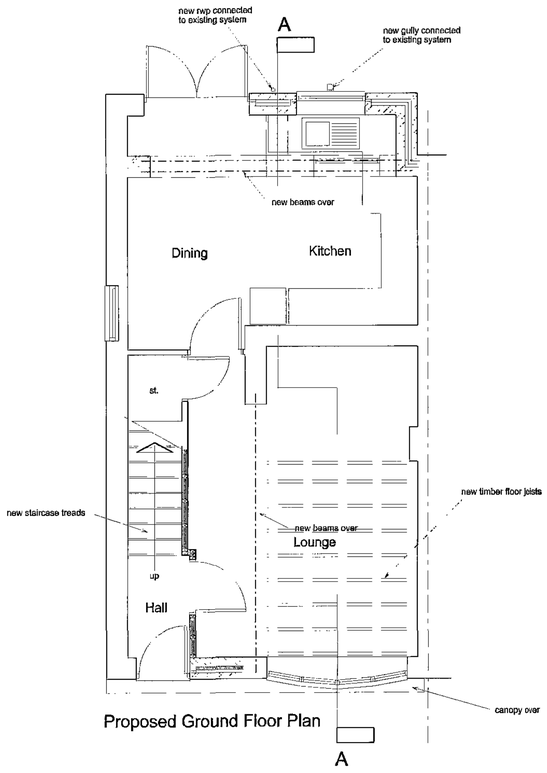
Proposed Front Elevation



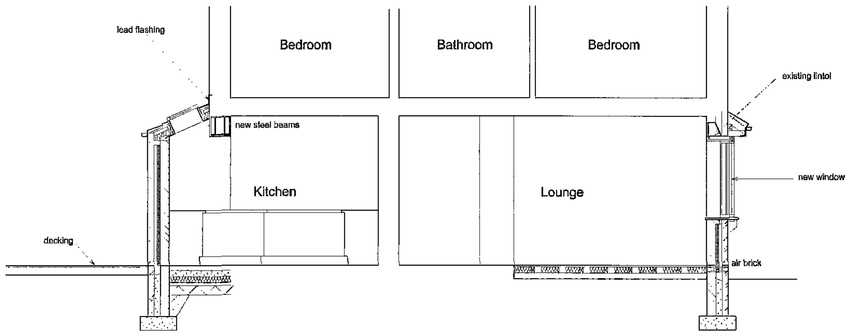
Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan



Section A - A

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CORPORATE MAIL ROOM

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 repelant 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, 150mm thick blockwork inner leaf.
Construction to give min. 0.30W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

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.

Ground Floor (garage area)
25mm thick flooring grade chipboard on 100x 50mm s/w timber floor joists at 400mm centres, 105mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire. s/w timber sleeper walls at 900mm centres

Ground Floor (Dining Area)
75mm thick sand/cement screed on 100mm thick concrete slab on Visqueen High Performance Radon Membrane on 100mm thick Celotex GA3000 Insulation on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

Roof:
Concrete roof tiles to match existing 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.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. 50mm clear air space required above insulation.
100x50mm s/w ceiling joists at 450mm centres.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

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 1.6W/m2K.
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' 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.
Calculations for new steel beams to be provided by Structural Engineer and submitted to Local Authority for approval. Beams to be clad with Fireline board to give min. 30min. fire protection.
New beams to be seated on concrete padstones to Structural Engineers details
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.
Galvanised steel straps required to gables and strapped over 3No rafters with noggings between.

A

Client
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Job Title
Proposed Alterations
53 Haverhill Grove
Wombwell
Barnsley

Drawing Title
Proposed Plans Elevations and Section A - A

Scale 1:50

Date April 2010

Drawn by MJH

Drawing No. 818-02

Rev.