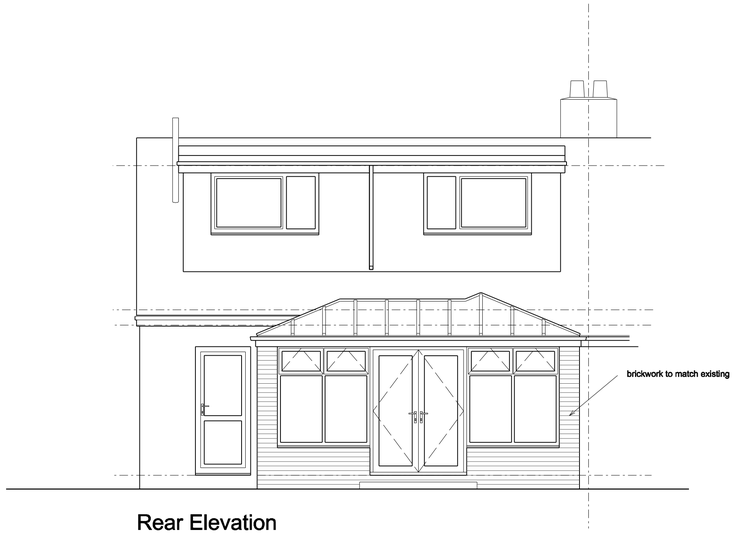
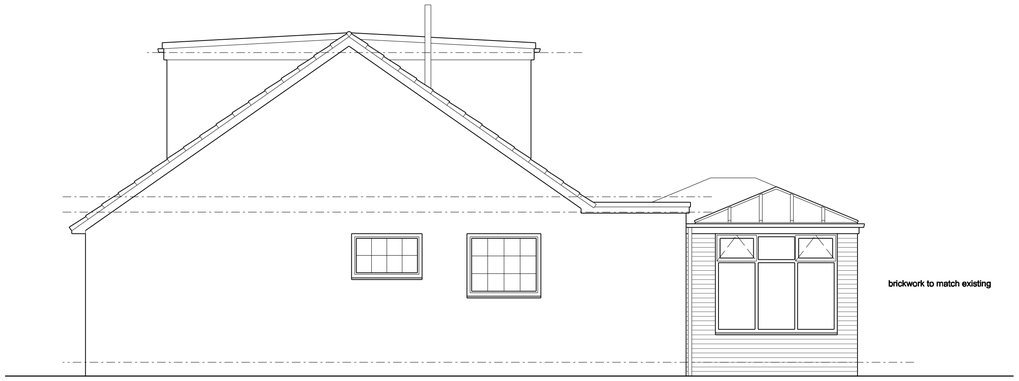
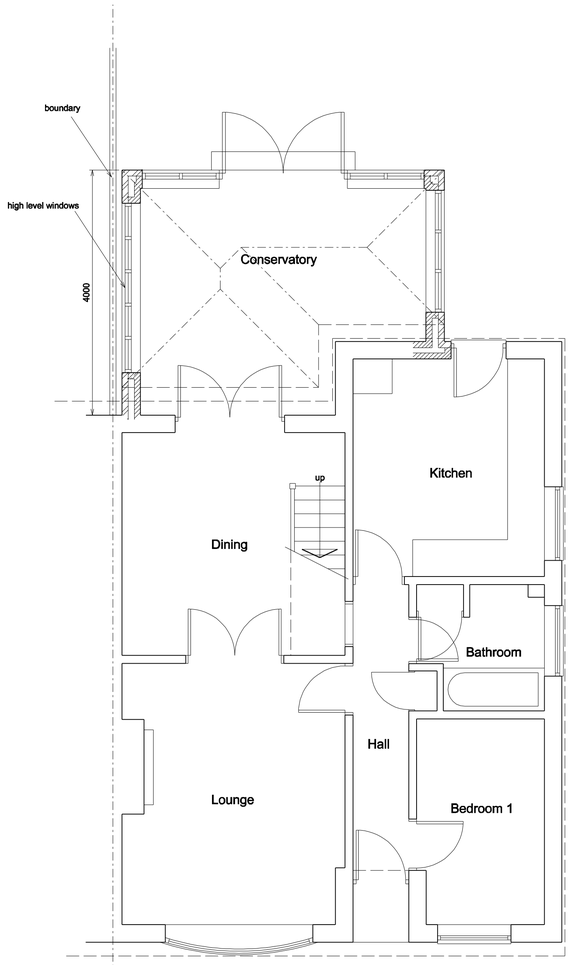


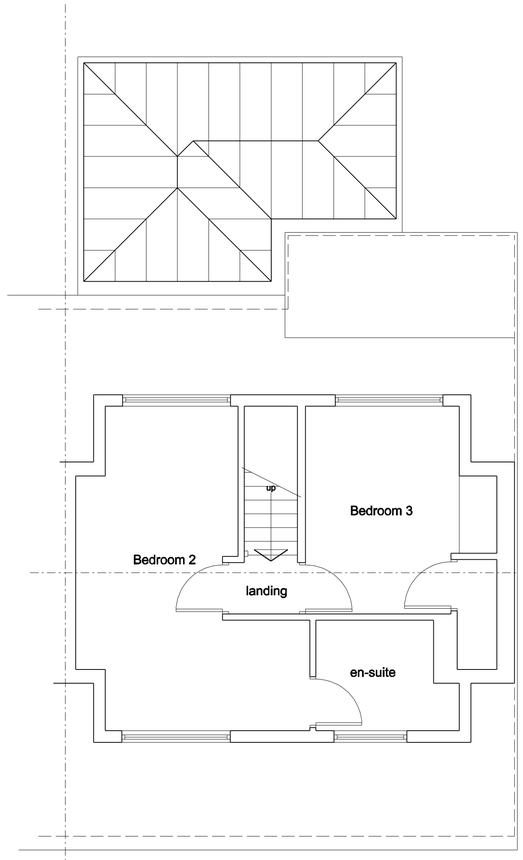
Rear Elevation



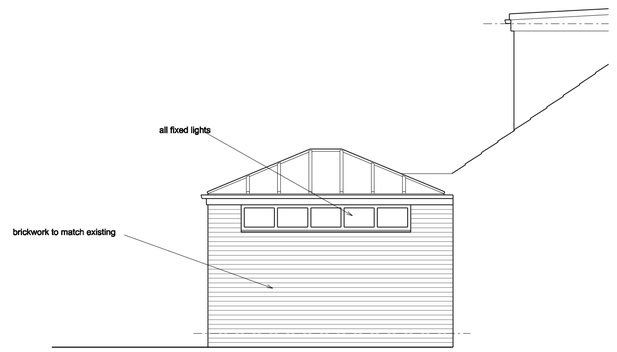
Side Elevation



Ground Floor Plan



First Floor Plan



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 repelant to satisfaction of Local Building Inspector.
No projections over boundary.
Surface water from new extension to go to soakaway.
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

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.

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. 0.30W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor
19mm thick flooring grade chipboard on 125x 50mm s/w timber floor joists at 400mm centres.
105mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on timber battems as Manufacturers recommendations. sleeper walls at 900mm centres 100mm thick oversite concrete on d.p.m on 50mm sand blinding on 150mm thick well consolidated hardcore.
Ventilation to be maintained to existing floor.

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.

Rainwater Goods:
Rainwater goods to match existing.

A	12:5:2012	Footprint reduced to Planning requirements

Client
Mr & Mrs Robinson

Job Title
Proposed Alterations
3 Cranford Gardens
Royston
Barnsley

Drawing Title
Proposed Plans and Elevations.

Scale 1:50

Date Mar 2012

Drawn by MJH

Drawing No. 863-02

Rev. A