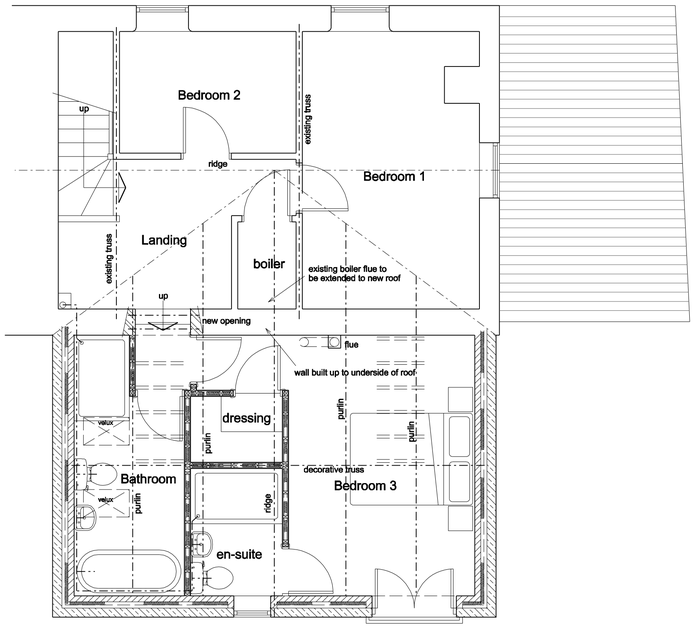
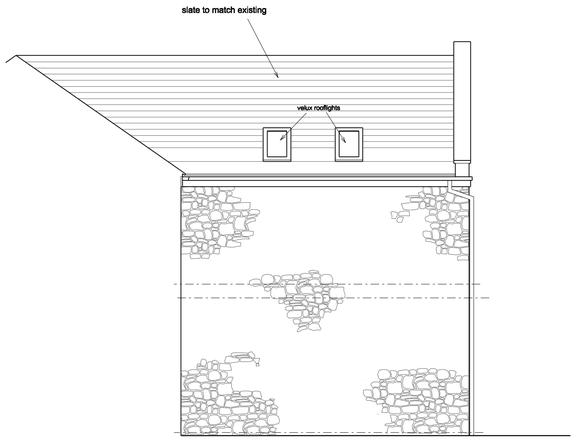
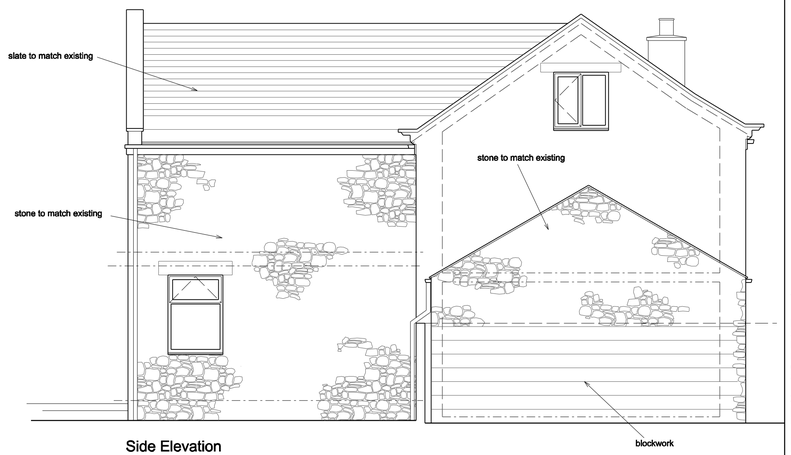


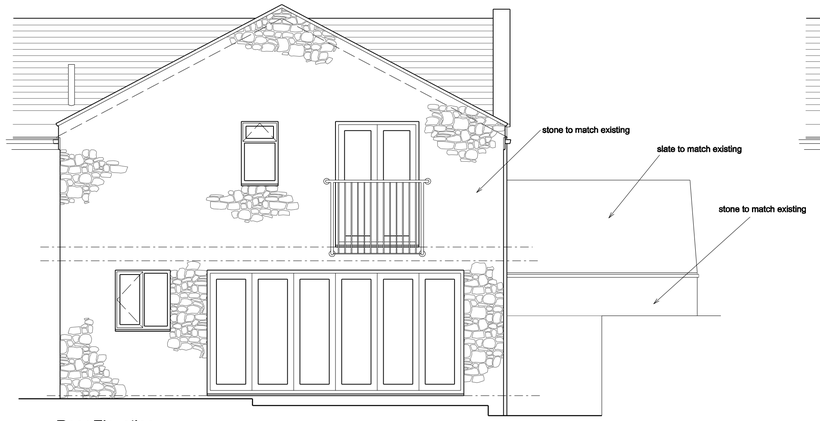
First Floor plan



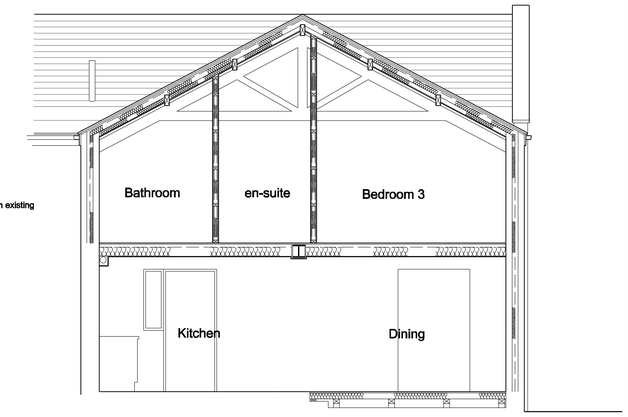
Side Elevation



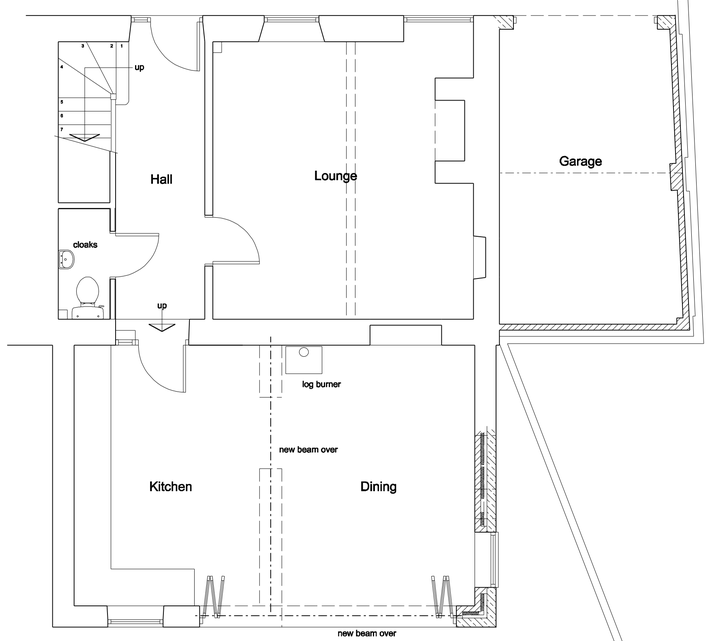
Side Elevation



Rear Elevation



Section A - A



Ground Floor plan

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 acros 3No joists with noggings between at max. 2.0m centres.
Galvanised steel straps required to gables and strapped over 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 inspected by a Building Control Officer in accordance with Part P Electrical Safety.
Double joists required under stud partitions.
12.5mm thick Gyproc Fireline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers recommendations
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.



Front 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.

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.

External Walls:
100mm thick stonework 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

First Floor:
19mm thick flooring grade chipboard on 200 x50mm s/w timber joists.Sizes to be confirmed by Structural Engineer. 9.5mm thick plasterboard to underside, skim finish. 150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts.

Roof:
Slate to match existing and to Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 170 x 50mm timber rafters at 450mm centres.
Size to be confirmed by Structrual Engineer.
100 x 75mm wallplate fixed to wall at 600mm centres.
25mm soffit ventilation and continuous ridge vent to provide adequate cross ventiation. 125mm Kingspan insulation fixed between joists. 25mm thick Kingspan Insulation fixed under joists, 12.5mm plasterboard
Min. 50mm clear air space required above insulation.

Ground Floor
19mm 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.

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.

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.
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.
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.
Strutting to mid-span of ground floor joists.
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped and taped at all joints with a tray provided where passing through wall.
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway.
Thermostatic radiator valves and insulated pipework in un-heated spaces required to any new heating.
Thermabate or equal approved Insulated cavity closers to new window and door openings.

A	25:04:2013	Window to Dining Area moved

Client
Mr & Mrs P Simon

Job Title
Proposed Alterations
Primrose Cottage
New Street
Hemingfield
Barnsley

Drawing Title
Proposed Plans Elevations and Section A - A

Scale	1:50		
Date	April 2013	Drawn by	MJH

Drawing No.	Rev.
884-02	A