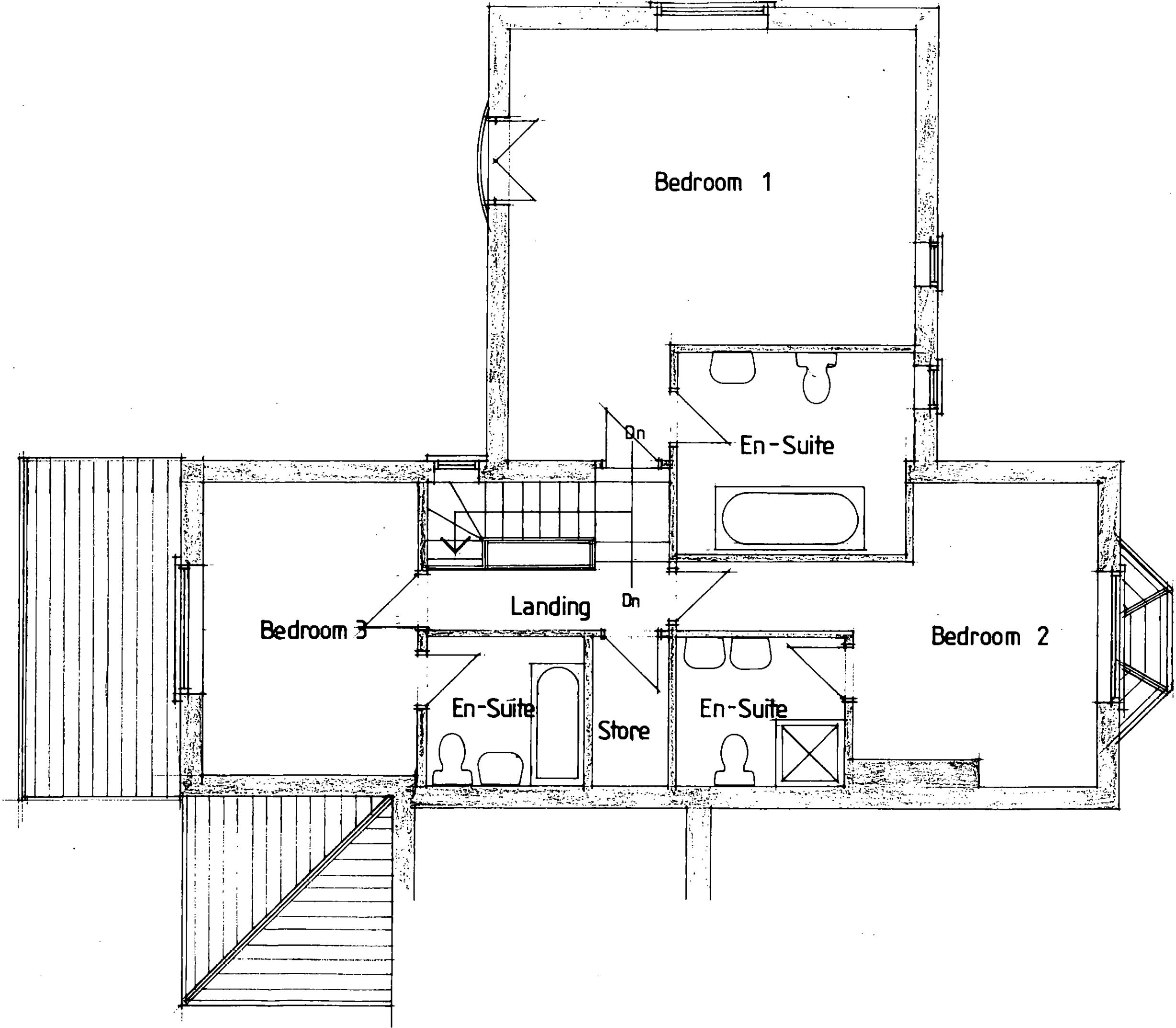


Client	Mr & Mrs S. Brown	
	Project	
Drawing	Proposed two storey rear extension	
	At: - 54, Jebb Lane Haig Barbsley	
Scale	1:50	Date
Drg. No.	1	



Client	Mr & Mrs S. Brown	
	Project Proposed two storey near extension At :- 54, Jebb Lane Hain Barnsley	
Drawing	First floor layout as existing	
	Scale 1:50	Date Dec. 18
Dwg. No.	2	



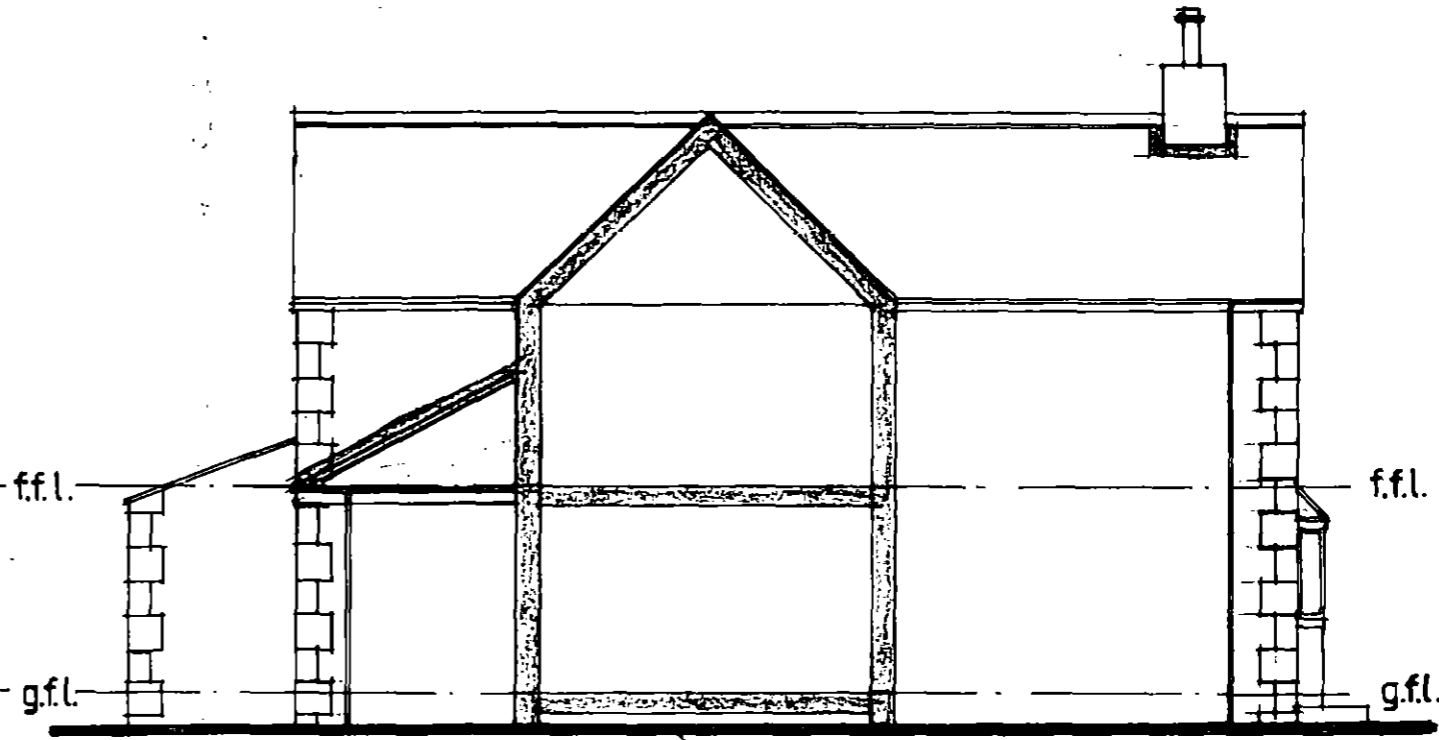
South East



North East

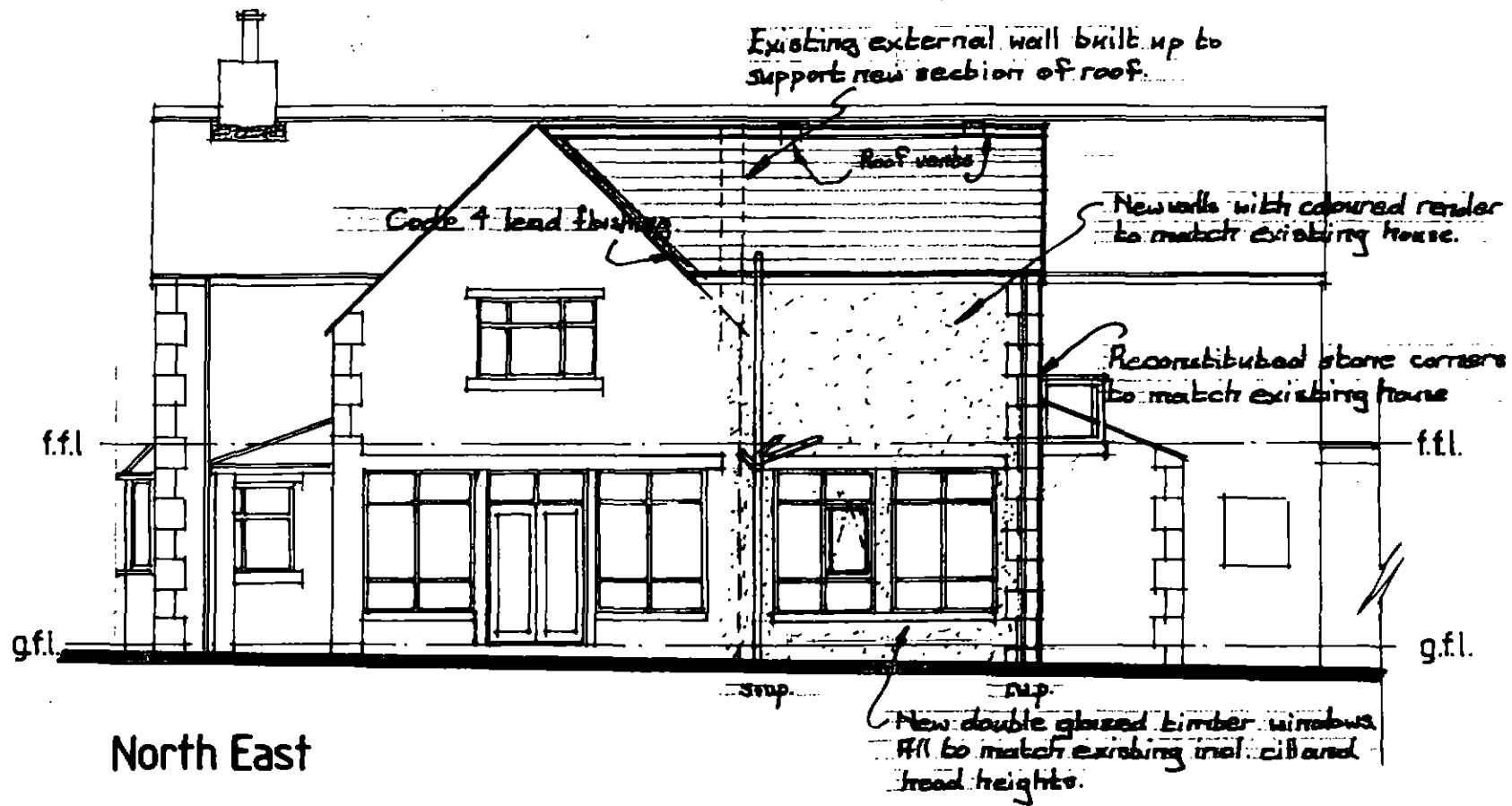


North West

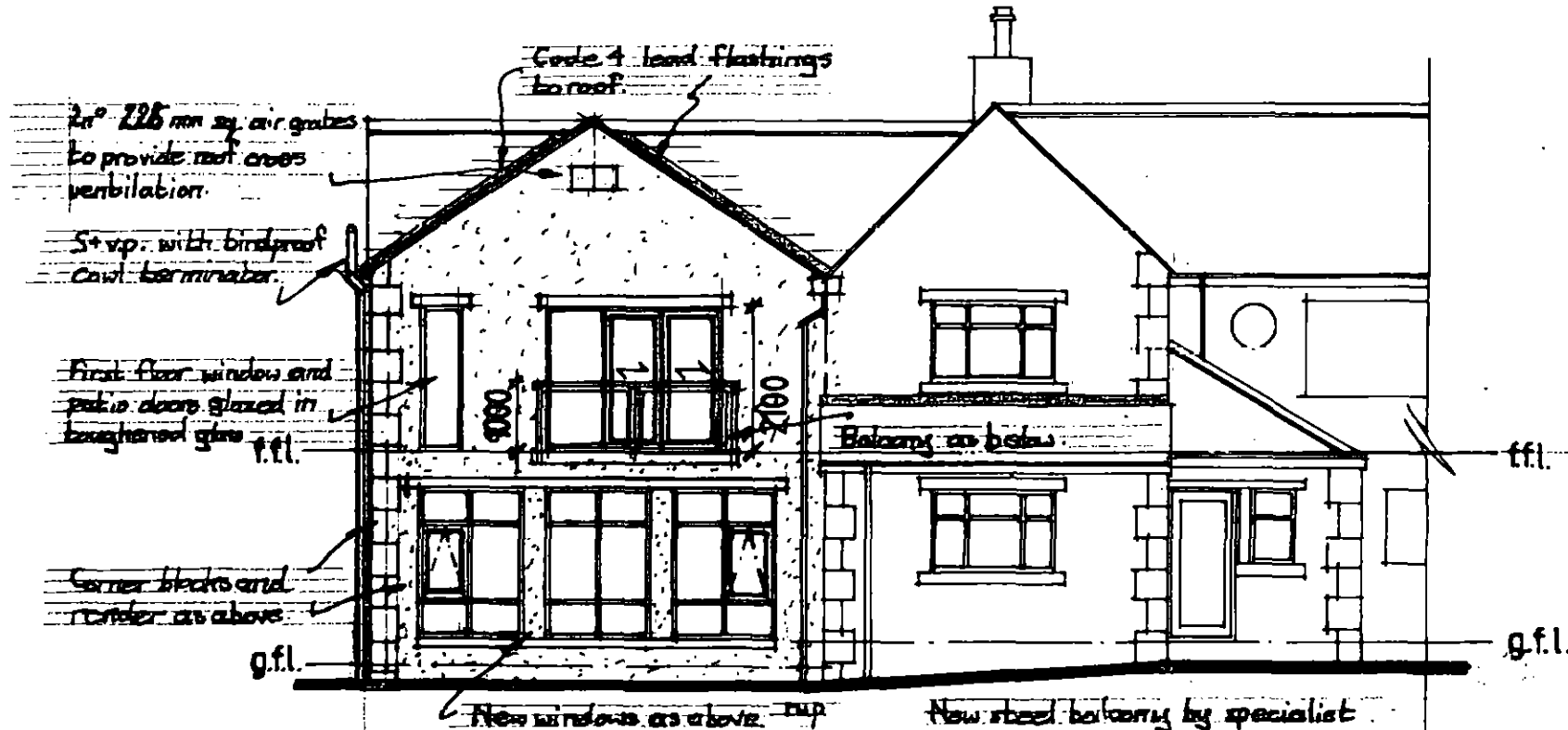


South West

Client	Mr & Mrs S. Brown	
	Proposed two storey rear extension At:- 54, Jebb Lane Haig Barnsley	
Project	Elevations as existing	
	Drawing	
Scale	1:100	Date Dec 18
Drng. No.	4	



North East



North West

Note

The South east and South west elevations are unaffected by the proposals.

Drng. No.

5

Scale

1:100

Date

Dec 18

Drawing

Elevations as proposed

Project

Proposed two storey
rear extension
At:- 54, Jebb Lane
Haig
Barnsley

Client

Mr & Mrs S. Brown

Valley gutters

Code 5 lead flashing to form gutter on 25mm thick gutter boards, lead to be carried up below sarking felt min 150mm vertically

New roof construction as note 7 opposite.

New code 4 lead flashings on s.w. gutter boards where new roof joins existing.

100mm 1/2 round p.v.c gutter on 25mm s.w. fascia all to match existing with 10mm continuous air gap to provide roof ventilation

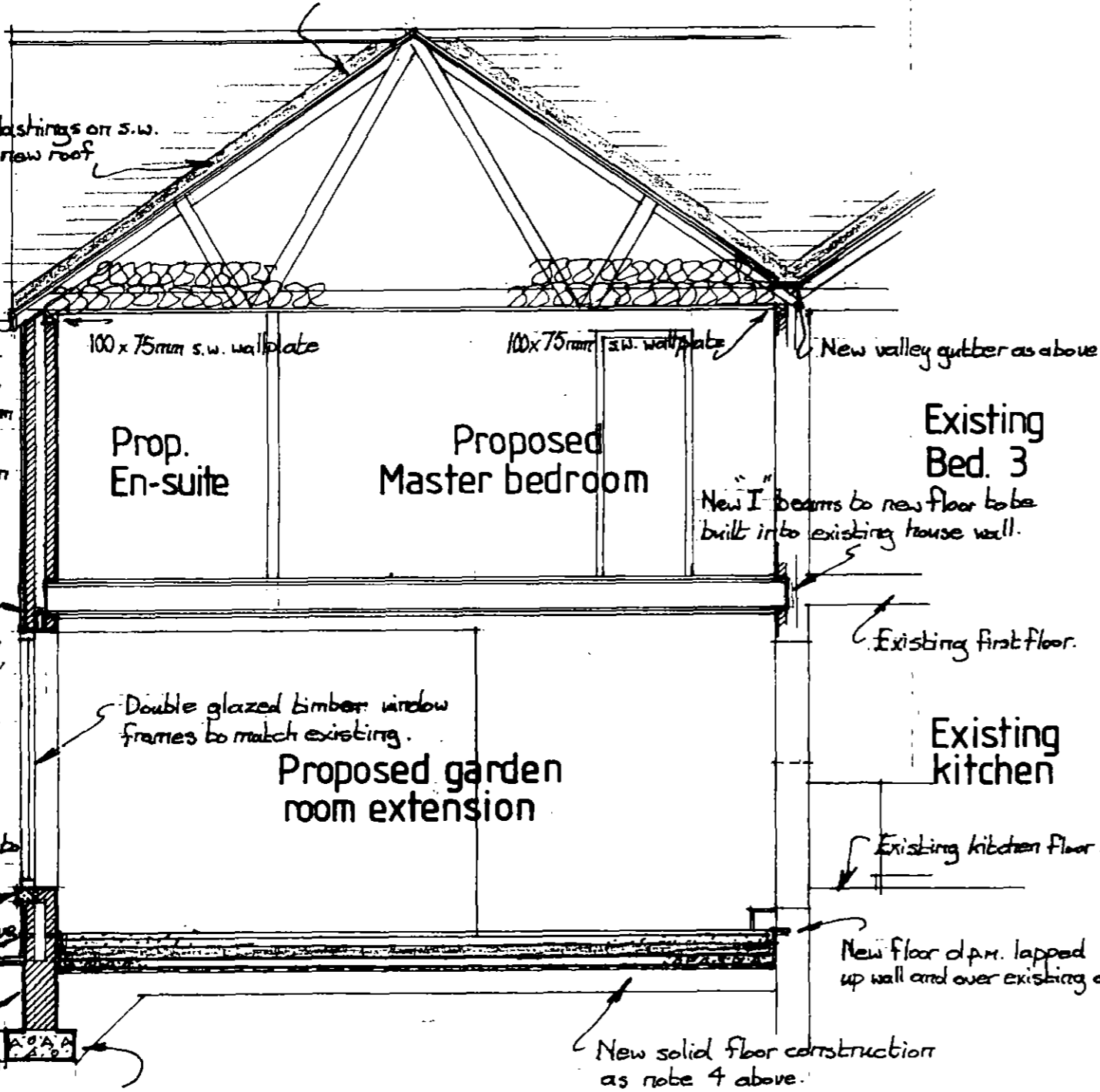
"Catnic" special lintel, CG 110/100 over new window openings.

New stone window cills to match existing.

D.p.c. min. 150mm above g.l.

300mm wide conc. trench blocks below g.l.

Foundations as note 1 above.



1) FOUNDATIONS

Foundations are to be 600 x 225mm concrete strip footings, all laid to a min depth of 600mm below ground level but taken down to a safe load bearing strata and laid strictly in accordance with local authority approval- all foundations are to be taken down to a level below new and existing drainage runs.

2) WALLS

Walls are to be 20mm sand and cement render finish externally on 2no. leaves of thermalite shield 45 blockwork (being 100mm thick) with a 50mm clear cavity with a further 50mm thick kingspan therma-wall TW50 zero ODP insulation fixed to the inner leaf of blockwork via stainless steel wall ties. Wall ties (BBA approved or similar approved), fixed at 750mm c/c horizontally and 450mm c/c vertically to give 5 no/m² with wall ties at reveals every 225mm. Note - the blockwork internally is to receive 12.5mm plasterboard and skim finish, all to achieve a u-value of a 0.161 w/m² k: all wall openings are to be closed by a means of block on edge. thermabate cavity closures or kingspan boarding cut as required: detailing to be agreed on site. Provide a d.p.c as required but at a min 150mm above ground level linked to the new and existing d.p.c's and d.p.m's to form a continuous barrier: - include for d.p.c cavity trays over openings with weep holes generally at 1000mm c/c: to openings use "Catnic" insulated lintels having a min 150mm end bearing. Below ground level allow for using trench blocks to comply with requirements c.p.121 part 1 1973 with weak mix cavity fill to ground level. Include for weep holes above weak mix cavity fill. (Blockwork 7n/m²).

3) PARTITIONS

Non-load bearing stud partitions to be 75mm x 50mm s.w. studs at 400mm c/c faced both sides with 9.5mm plasterboard and skim. 100mm quilt sound insulation between studs where shown (Where walls face into bathrooms/kitchen fix 10mm ply for additional fixing)

4) GROUND FLOOR

Ground floor, to be a new concrete floor slab finished to match existing garden room floor on 100mm thick concrete with a 50mm sand and cement screed on a 65mm thick rigid board insulation by kingspan (with 25mm thick boards to the perimeter) on a 1200 gauge visqueen membrane linked to the new and existing d.p.c's to form a continuous barrier/membrane. laid over a sand blinding and a minimum 150mm thick well consolidated sulphate free hardcore base, all to achieve a u-value 0.22w/m² k

5) SUSPENDED FIRST FLOORS:

22mm flooring grade ply or chipboard on "I" beam floor joists sized and fixed in accordance with manufacturers design and details at 450mm c/c. First 3 joists with m/s lateral restraint straps at 2000mm c/c: provide one row of solid strutting to joists where spans exceed 2500mm with struts being a min 38mm thick and 0.75 times depth of joists. To ceiling below fix 13mm plasterboard and skim

6) PLUMBING

Plumbing work to be in accordance with BS5572 1988: baths, showers and w.h.b's to have 40mm dia waste all fitted with deep seal traps anti-vac type w.c's to be 100mm dia with s.v.p's terminating min 900mm above nearest window with birdproof cowls. Code 4 lead flashings to be provided to wall/roof junction, with upstand as required min 150mm.

7) ROOFS

Allow for providing and fixing new fabricated roof trusses, all fixed in accordance with manufacturers details and recommendations and at 450mm c/c structural calculations and trimming details to be provided to building control prior to installation. Concrete interlocking roof tiles over 50 x 25mm treated/tantalized s.w. tiling battens on layer of reinforced roofing felt laid to allow rainwater to drain into gutters - face trusses with 13mm foiled backed plasterboard with 2 layers of 150mm quilt insulation laid between trusses and at 90 degrees to each other to offer u-value 0.16 w/m² k provide 25mm s.w. fascia board with a 10mm gap to offer cross ventilation equal to 0.3% of roof area (provide 50 x 100mm tantalized wall plate and m/s galvanized holding down straps fixed at 2000mm c/c): provide a new 25mm s.w. fascia board and 100mm half round gutters to all elevations.

8) DRAINAGE

All drainage to be in accordance with BS 8301; u.p.v.c house drains to be 100mm unless stated otherwise, max gradient of 1:40. New and existing drains to have a 150mm pea gravel bed and with 150mm concrete surround where the cover is less than 150mm and where passing below new extension (include for 150 x 100mm r.p.c.c. lintels over pipes, where pipes pass through walls). Install new pvc inspection chamber onto line of existing combined drain with new connections, install medium duty cover and frame.

Drg.No.

6

Scale

1:50

Date

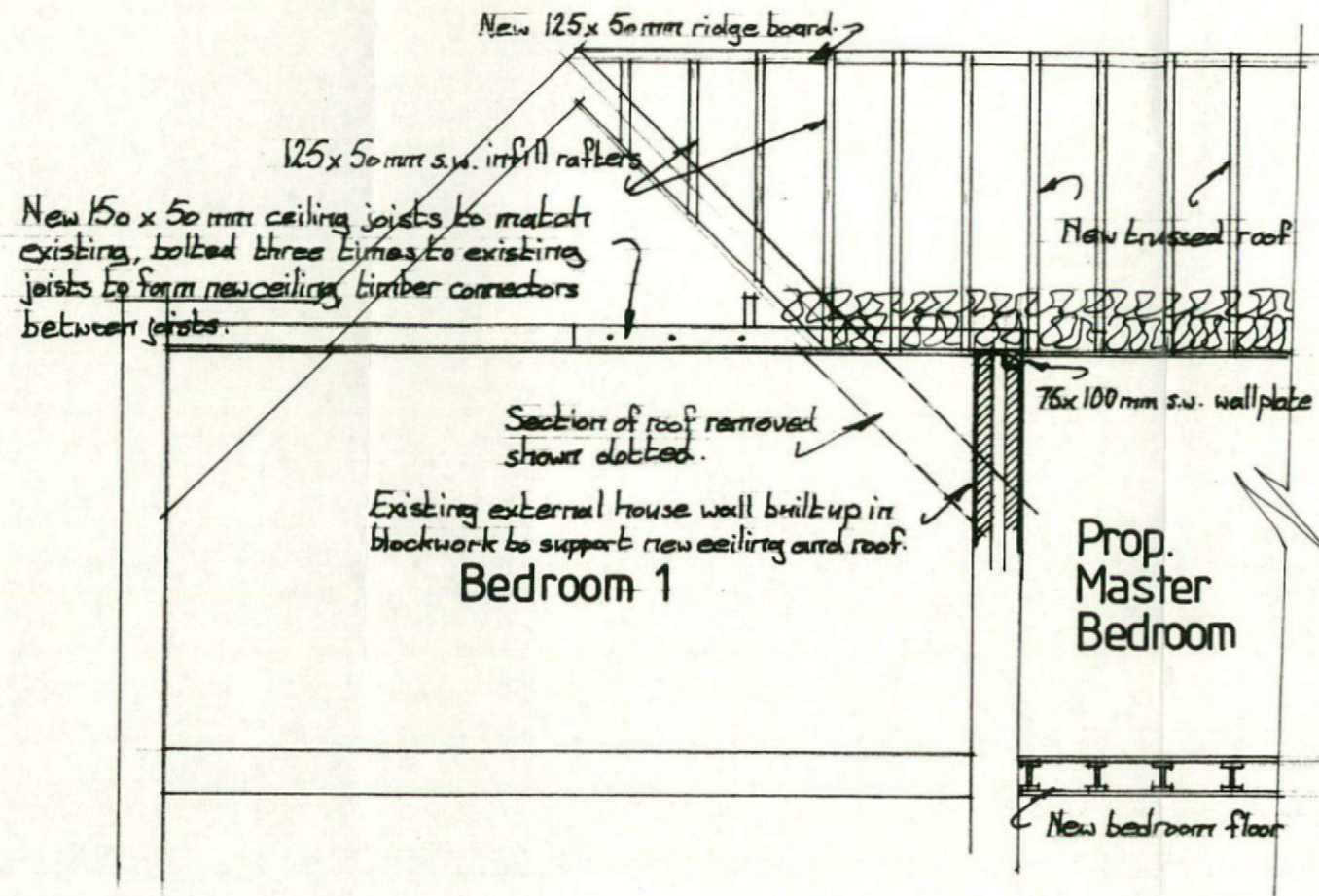
Dec. 18

Drawing

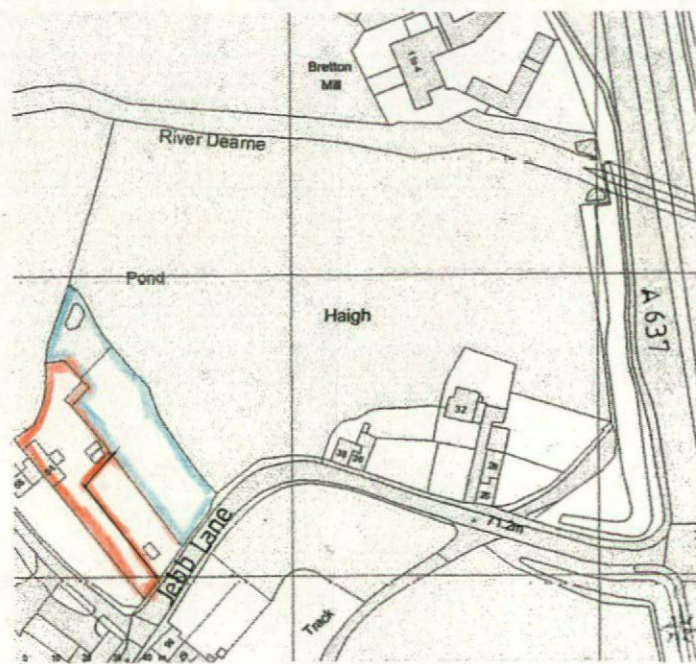
Section A-A

Project
Proposed two storey
near extension
At:- 54 Jebb Lane
Haig
Barnsley

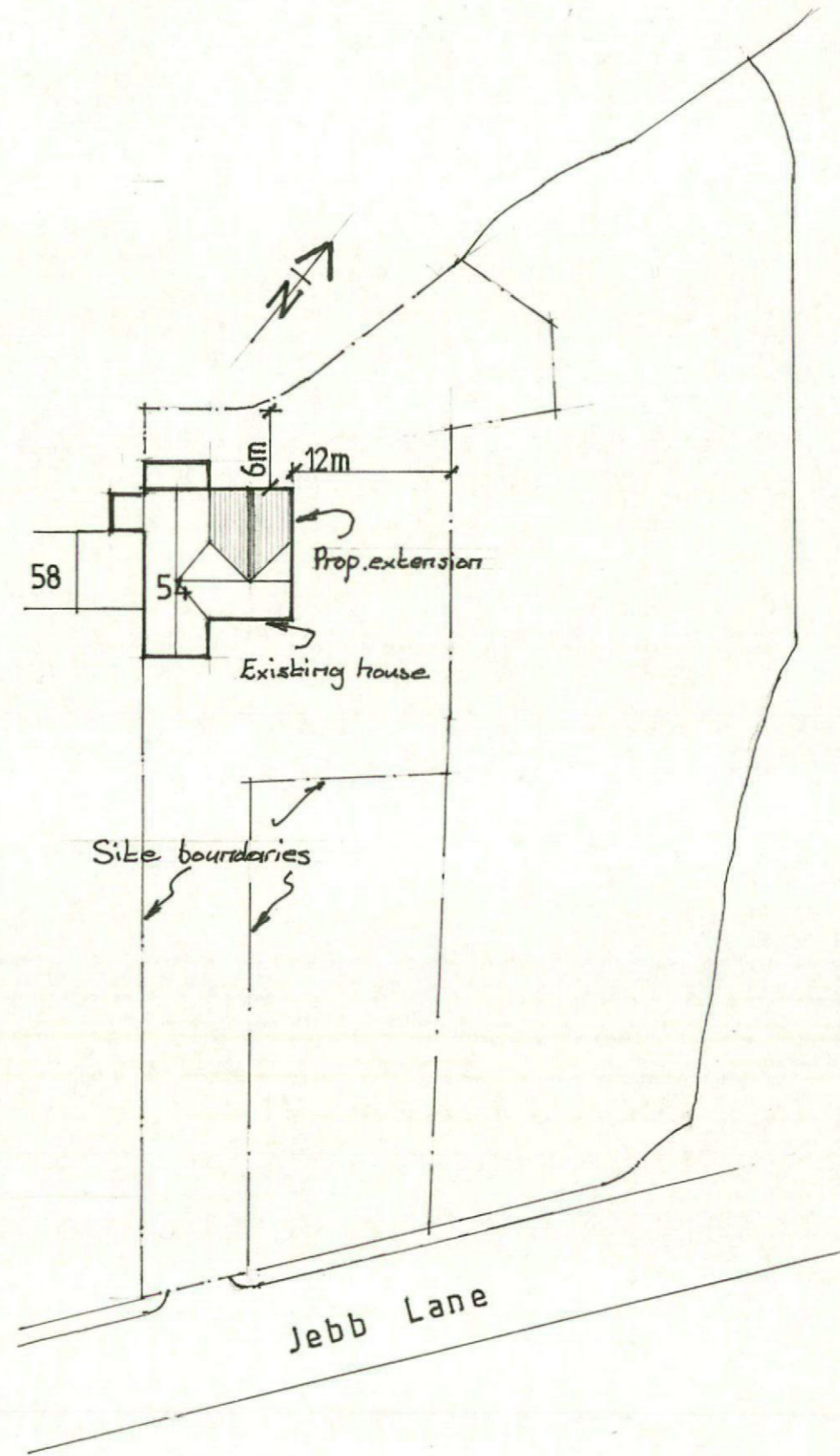
Client
Mr & Mrs S. Brown



Section B-B (1:50)



Location plan (1:2500)



Site plan (1:500)

Client	Mr & Mrs S. Brown	
	Proposed two storey near extension at:- 54 Jebb Lane Haigh Barnsley	
Project	Section B-B, Site & Location plans	
	Drawing	
Scale	As Shown	7
	Date	Dec. 18
Drg.No.	7	