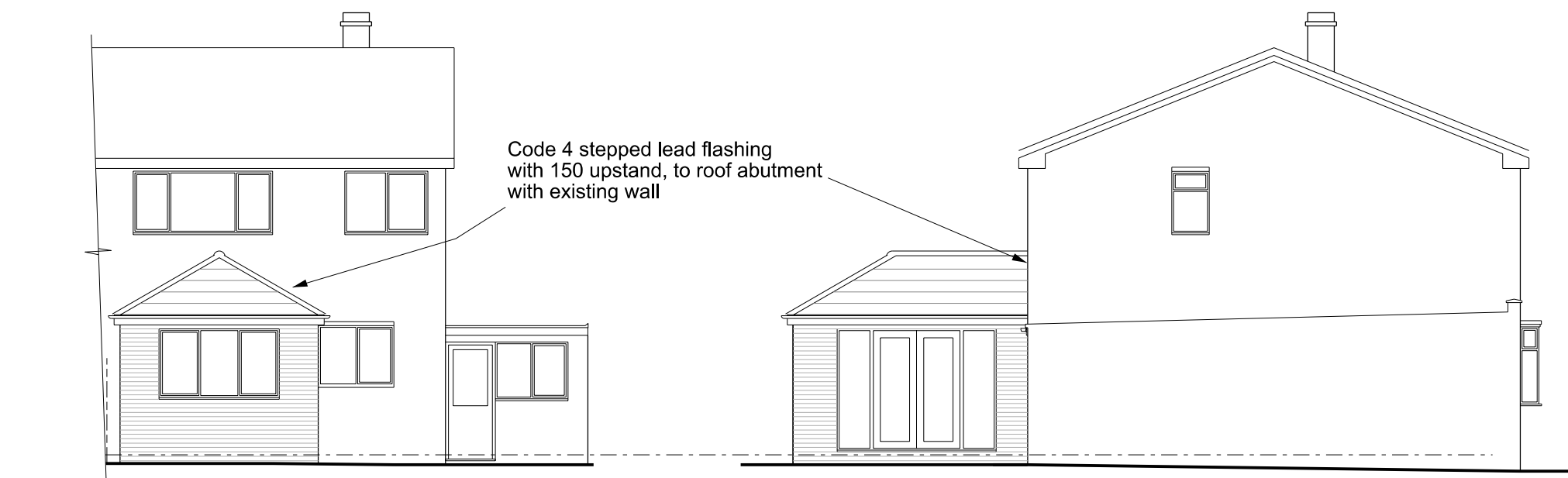
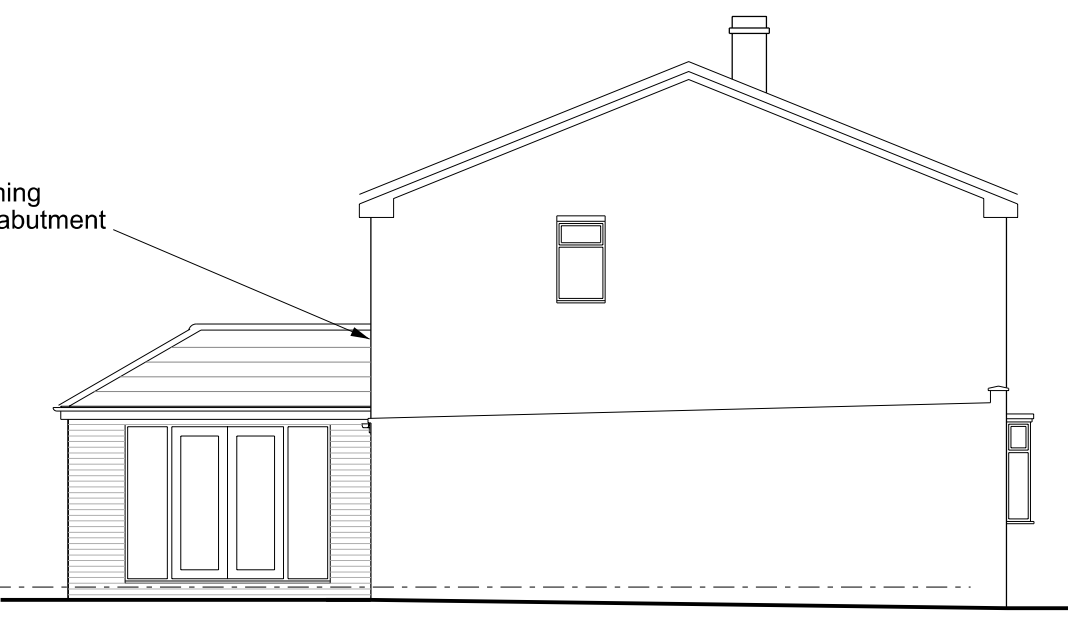




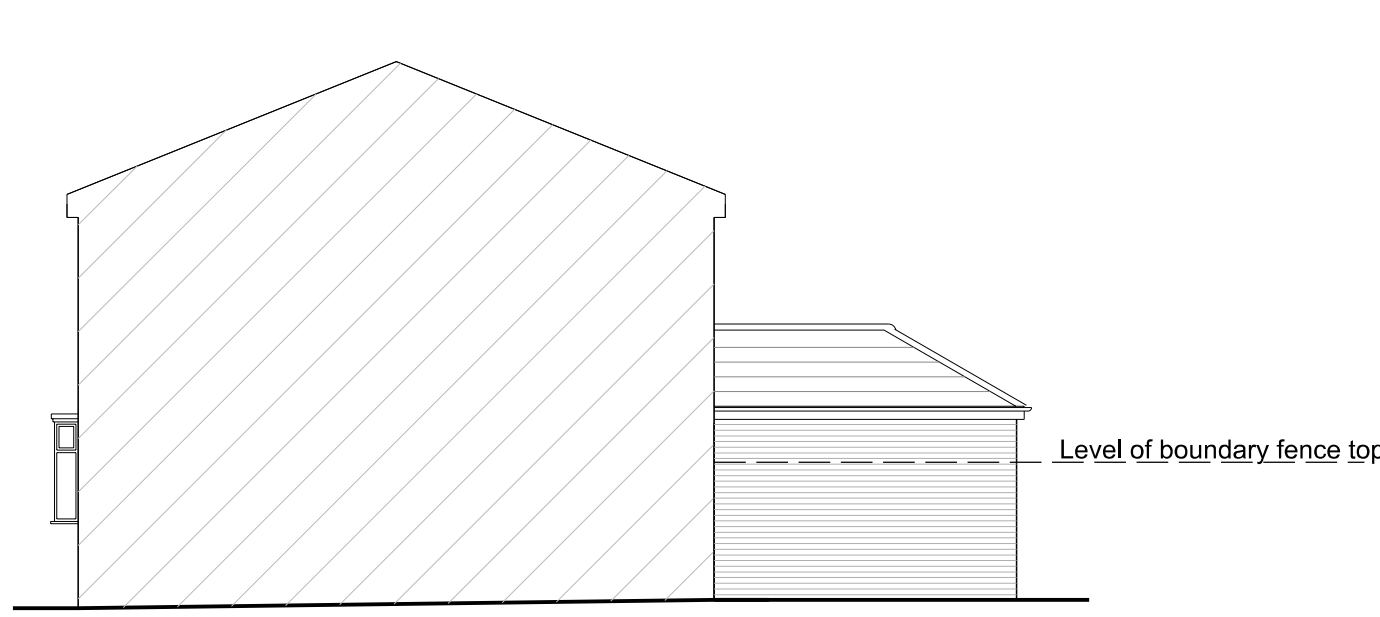
REAR ELEVATION (South) 1:100



SIDE ELEVATION (East) 1:100



FRONT ELEVATION (North) 1:100



SIDE ELEVATION (West) 1:100
(Viewed from No 46)

GENERAL NOTES

ROOF:
Concrete interlocking tiles to match existing roof laid in accordance with the manufacturers instructions.
on 50 x 25mm tanalised battens
on Klobier "Permo forte" or similar, breather underlay on treated timber rafters as shown on plans and sections at 400 c/s

Rafters to be fixed to 50 x 100 wall plate & strapped to walls below, with 30 x 5 galvanised mild steel straps, at 1800 c/s
30 x 5 lateral restraint straps are to be fixed at ceiling level on gables, at max 2000 c/s

Straps are to extend over 3 No Rafters, with 50 x 100 noggings between rafters, under straps

Insulation as per section A-A

All structural timber roof members are to be treated against infestation and rot (Tanalised or similar)

WALLS:
EXTERNAL- Facing brickwork to match existing.
100 cavity, fully insulated with DnTherm slabs (100 thick)
inner leaf to be Plasmor Aglite, or similar blockwork, fully pointed with bucket handle joints internally and finished with 12.5mm plasterboard on dabs, with skim finish.
DPC min 150mm above ground level, Rockwool "Rockclose" insulated DPC to all opening reveals, Tray DPC to air grates
Ancon ST1, 225 long, stainless steel wall ties (or similar approved), at 750 c/s horizontal staggered, 450 c/s vertical staggered and 225 c/s vertical, within 225mm of an opening or reveal

GROUND FLOOR:
18mm T & G moisture resistant chipboard, on tanalised floor joists (see ground floor plan for size & direction of span)
38 x 38 herringbone strutting at mid span.
125 thick kingspan Thermalfloor insulation, between joists
DPC under joists, where they bear on supporting walls
Min 150mm air gap between top of oversite slab & underside of joists
Ground floor void to be ventilated by providing 215 x 75 air grates, with cavity liners at approx 1000 c/s and 450 from corners or reveals.

VENTILATION:
All habitable rooms are to have windows with opening lights of min 1 / 20th floor area.
All habitable rooms are to have background ventilation of 8000mm², provided by trickle vents to window heads

LINTELS:
External lintels to be Keystone (ref shown on plans)

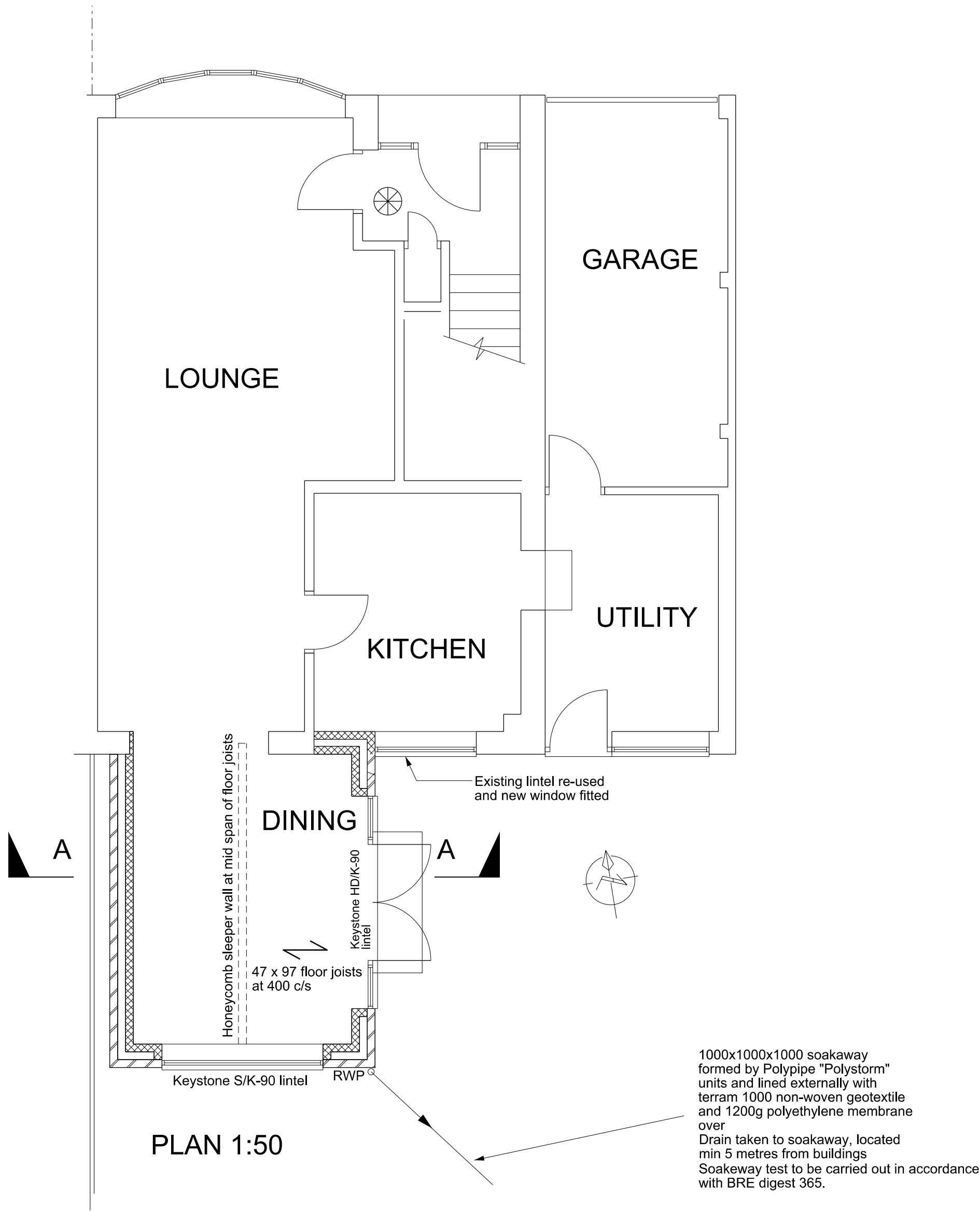
SMOKE ALARMS:
Provide mains operated self contained smoke alarms, clean wired to separate mains fuse or MCB
All alarms to be interconnected to operate simultaneously and are to have battery backup

INDICATES POSITION OF ADDITIONAL ALARM UNIT ON PLAN, IF NO UNIT CURRENTLY PROVIDED

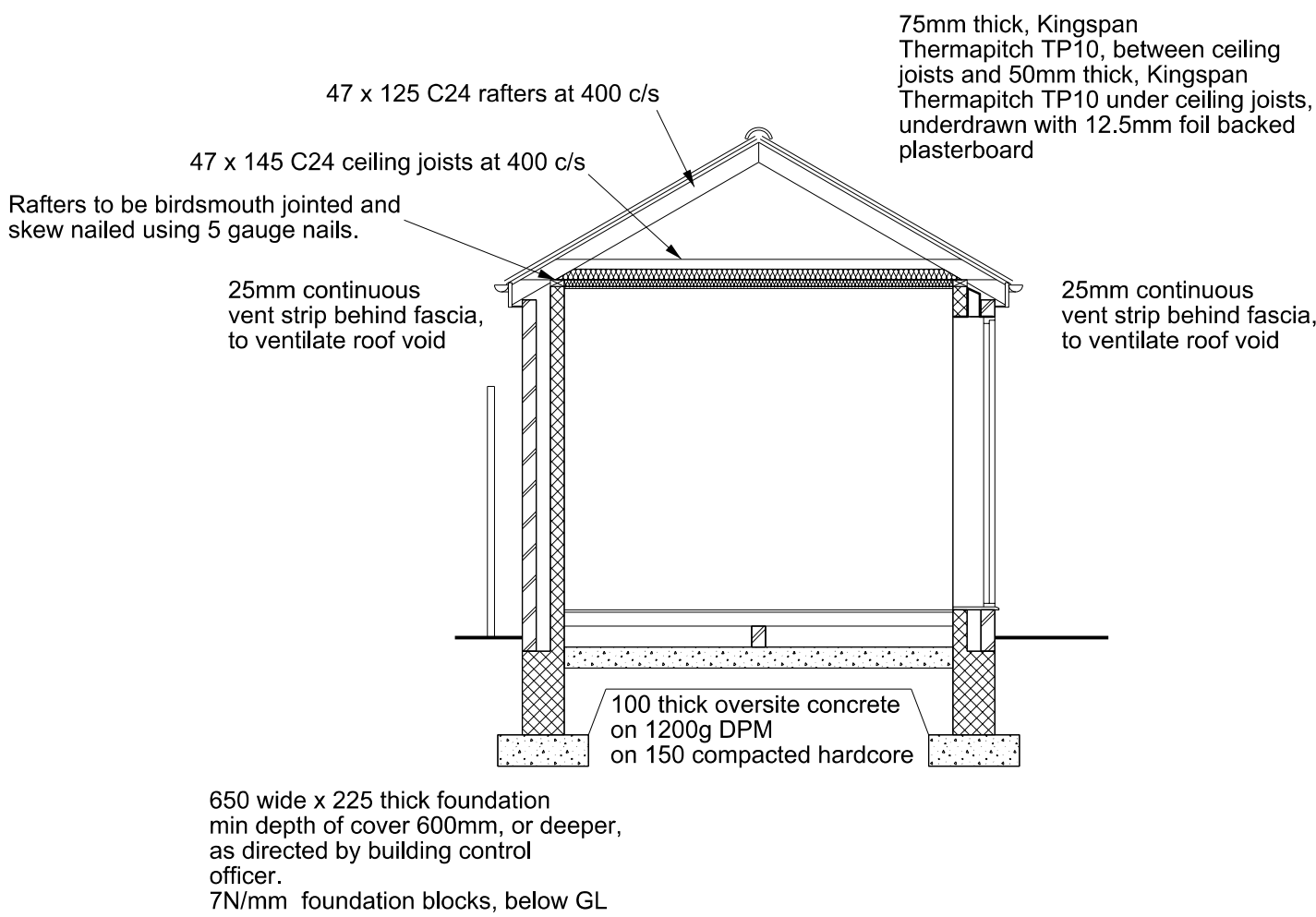
WIRING:
All wiring and electrical installations are to be carried out by an approved contractor, who is a member of a competent persons scheme, all as per part P of the building regulations

GAS APPLIANCES
All work to gas appliances (new and existing), will be carried out by a GAS SAFE registered engineer.

GLAZING:
All windows are to be PVCu, with double glazed units (4mm glass / 20mm cavity / 4mm glass = 28mm overall)
incorporating Pilkington "Kglass", low emissivity coatings.
Windows to be designed to achieve 1.6W/m² K
Doors, windows within 800mm of floors & 300mm of door openings are to have safety glass to BS6206 - note that all units are to be clearly etched with the BS kitemark for checking by building control



PLAN 1:50



SECTION A-A 1:50

48 Coniston Drive
Bolton upon Dearne
Rotherham
S63 8NE

Client:

Project : Single storey extension to rear

Title : Building regulations drawing

S63 8NE - 3

Rev.

A

A	Projection of extension to rear, reduced to 4.0m	date: March 2021	drawn : B	date:	drawn :	C	date:	drawn :	D	date:	drawn :	E	date:	drawn :	Scale : 1:50 1:100 1:200	Date :	Drawn :	Checked :	Approved :
		checked :	approved :	checked :	approved :		checked :	approved :		checked :	approved :		checked :	approved :					