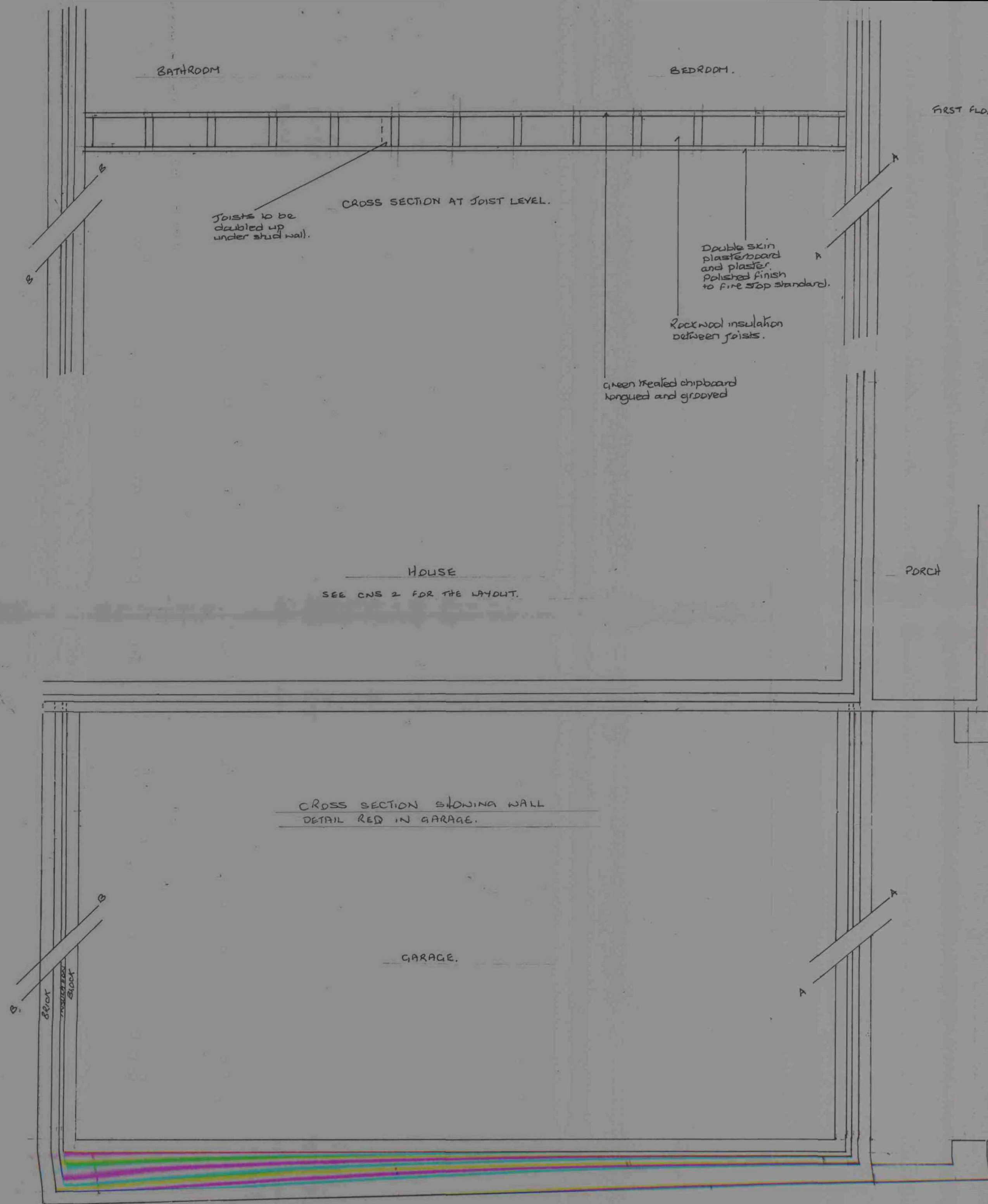
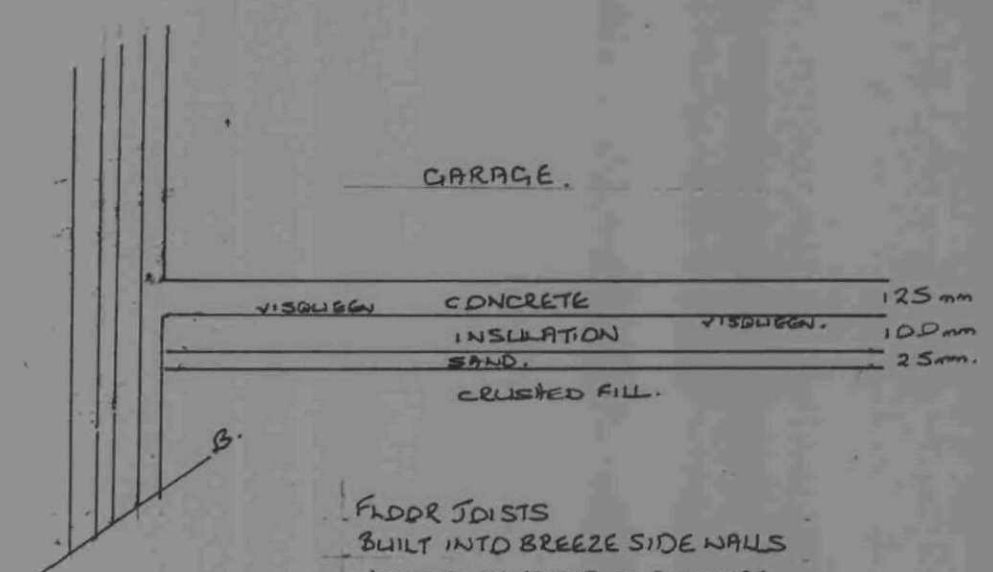




FIRST FLOOR LEVEL.

CROSS SECTION.

(OPTIONAL)

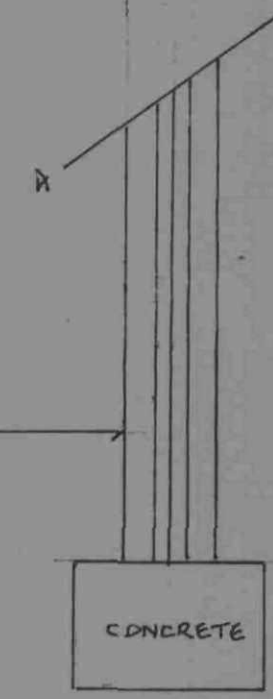


FLOOR JOISTS
BUILT INTO BREEZE SIDE WALLS
NODGED AT EDGES AND CENTRE
FULL DEPTH STRAPS TO SPAN 3
JOISTS AND SCREENED TO JOISTS
AND BREEZE. INSULATION BETWEEN
JOISTS FULL DEPTH 0.16 W/M²K.

ROOF TRUSSES
TO BE NAILED USING GALVANISED
NAILS AT PERIMETERS INTO WALL
PLATE ALL BRACING AS PER
MANUFACTURERS INSTRUCTIONS
BUILDING REGULATIONS AND
GOOD BUILDING PRACTICE. ALL
PERIMETERS TO BE INFILLED WITH
NOGGIN WORKING TO MANF.
INSTRUCTIONS AT ALL TIMES.

CMR
2 JUN 2008

CROSS SECTION SHOWING WALL
DETAIL RED IN GARAGE.



changeover
to facing blocks
dependent on
depth.

FOUNDATIONS
1000mm WIDE TRENCH MIN 1000mm
TO TOP OF CONCRETE FROM GROUND
LEVEL. 300mm CONCRETE 21N.
FOUNDING BLOCKS LAID ON CONCRETE
FOUNDING. ALL TO LAB. CO DN
SITE INSPECTION AND SATISFACTION

36 Roman Road
Kexborough
Barnsley

CROSS SECTION
BRICK BLOCK INSULATION
Cavity CONCRETE.

DRAWING
CNS S d
MAY 2008
SCALE
1 : 50
ALL DIMENSIONS
ARE AS PER SITE
IN THE FIRST
INSTANCE.

FOUNDATIONS

600mm wide trench min 1000mm to the top of the concrete. 300mm concrete @ 210mm footing blocks laid on concrete footing. It is presumed that all internal breeze walls will be new unless site investigations with LABC building Inspector present allow alternative arrangements of the same quality and standard. The same will apply to any foundation works.

CMR

16 JUN 2008

36 Roman Road

Kexborough

Barnsley

DRAWING

SCALE

CNS/S/4 C

1:50

MAY 2008

ALL DIMENSIONS ARE AS PER SITE IN THE FIRST INSTANCE

PROPOSED

90mm Kingspan to new walls or Rockwool full fill insulation U value 2.5 W/m²
New joists at 400 ctrs 200x65 straps to joists spanning 2 number x 1200 long min.
Straps to the roof fixed vertically to the wall
Stainless steel wall ties 750mm horizontally, 450mm vertically.
Tongued and grooved treated chipboard 'green' 600x2400x18
Windows in white UPVC with trickle vents with double glazed units to match the existing.
Roof bracing 125x25 untearable sarking felt to roof using 38x25 treated battens. Roof tiles to match the existing nailed at every course. Proprietary roof trusses on 100x50 pan bedded on mortar on internal breeze walls to side elevations.
Ventilation to roof "25mm or equiv" eaves ventilation and/or equiv ridge ventilation as required.
Porch roof spars min 150x50 treated roof bracing 125x25 rest as above. Lead flashing in code 4. fascia board 25mm vent at eaves 350mm Rockwool insulation 12.5mm Plasterboards.

PROPOSED

ALL BRICKWORK FASCIAS GUTTERS
FALL PIPES AND ROOF TILES TO
MATCH THE EXISTING HOUSE AS CLOSE
AS IS POSSIBLE IN THE INTEREST OF
VISUAL AMENITY

Traditional concrete tiles

TRADITIONAL QUALITY BUILT FAMILY HOME
(DETACHED) WITH SOME DECORATIVE FEATURES
BUILT IN BRICK BLOCK AND CONCRETE TILE.

Brick

PROPOSED BEDROOM AND
EN SUITE OVER GARAGE.

7830

900

Garage

Internal new walls in solid breezeblock, full fill insulation, in cavity, catnic box or equivalent on 3SD and 4SD pillars as required on entrance heads. All foundation work to be footing blocks laid on a concrete footing 21mm 600mm wide trench minimum, 1000mm to the top of the concrete. All subject to LABC Building Inspector approval. All superstructure brickwork and blockwork to be tied into the existing building with proprietary screw ties or footings in as appropriate.

36 Roman Road

Kexborough

Barnsley

DRAWING

CNS/S/4b

MAY 2008

SCALE

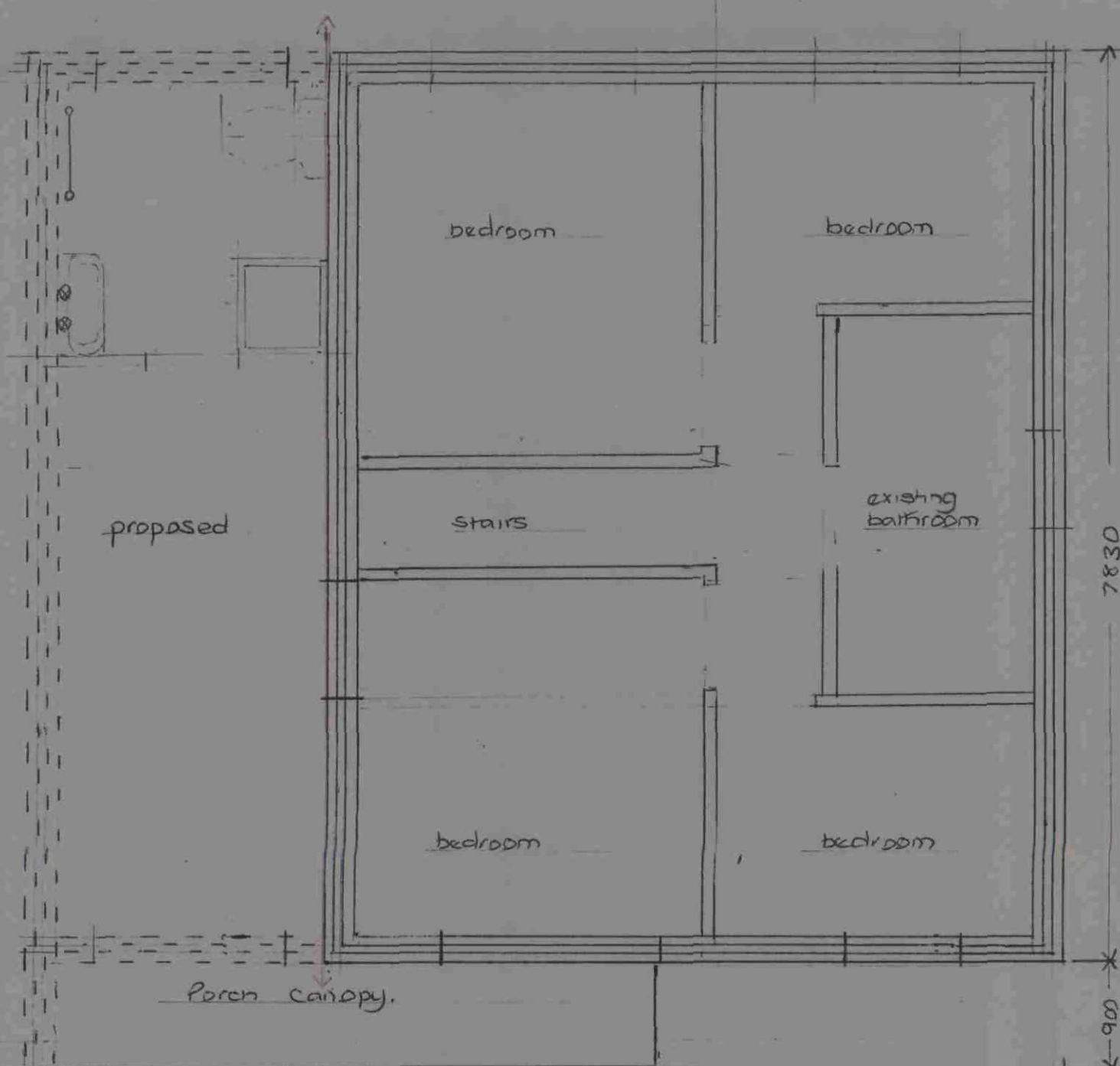
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ALL DIMENSIONS ARE AS PER SITE IN THE FIRST INSTANCE.

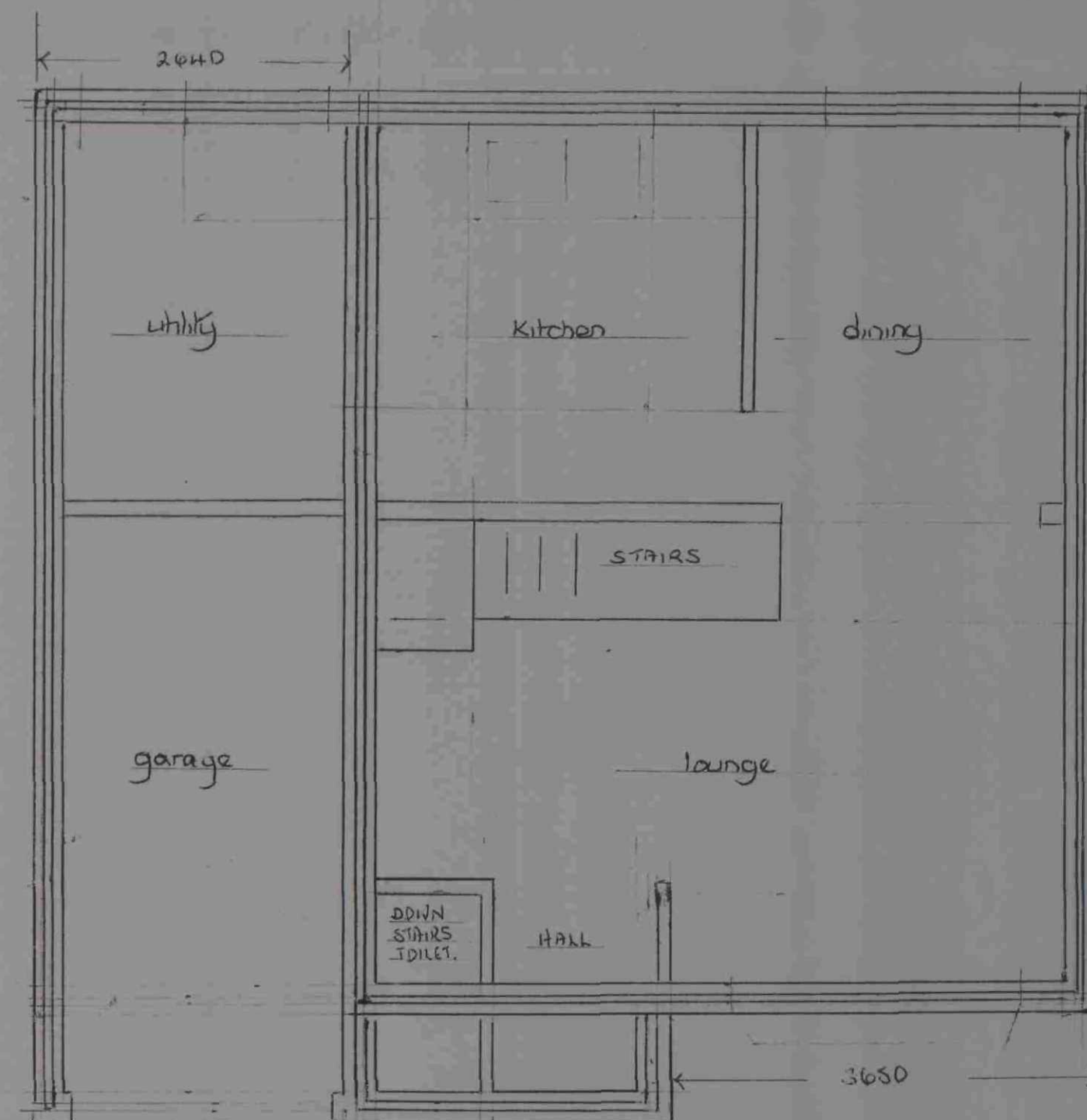
Construction

Catnic or equivalent imposts 150mm each side of each opening with cavity tray above to openings. Proprietary wall ties in stainless steel at 450 vertical and 750 horizontal with extra ties at returns and door and window openings. When connecting to the house cavity to be opened up at the intersection with the house to form continuous cavities. All cavity closures to have vertical DPC. U value of floor and walls to achieve 0.16 W/M²K overall with increase in thickness to offset glass area. Wall ties increased at door and window openings. Ground floor ceiling insulation to be Rockwool full fill. Existing drainage for surface water and foul water to be used.

UPSTAIRS



DOWNSTAIRS



CMR

8 JUN 2008