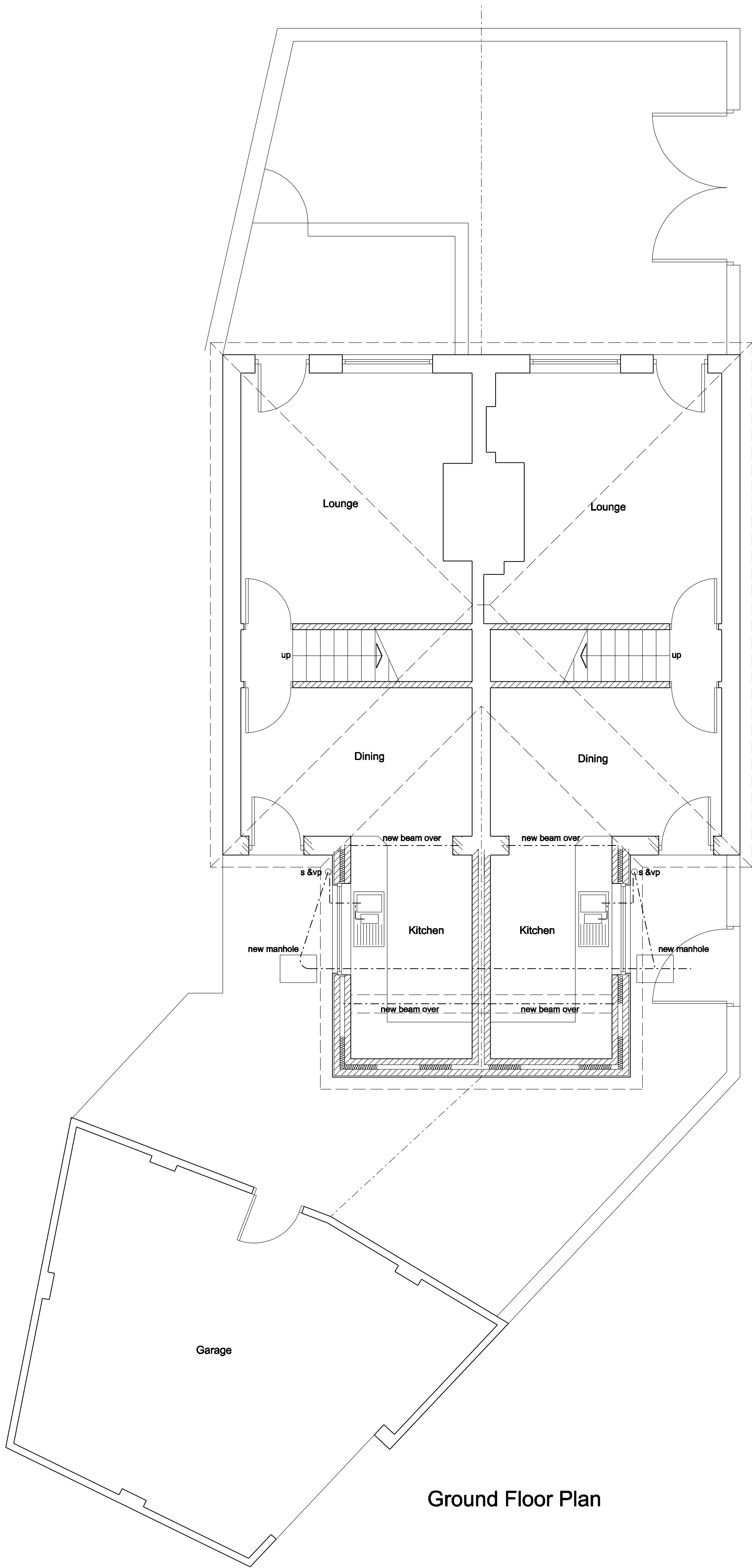
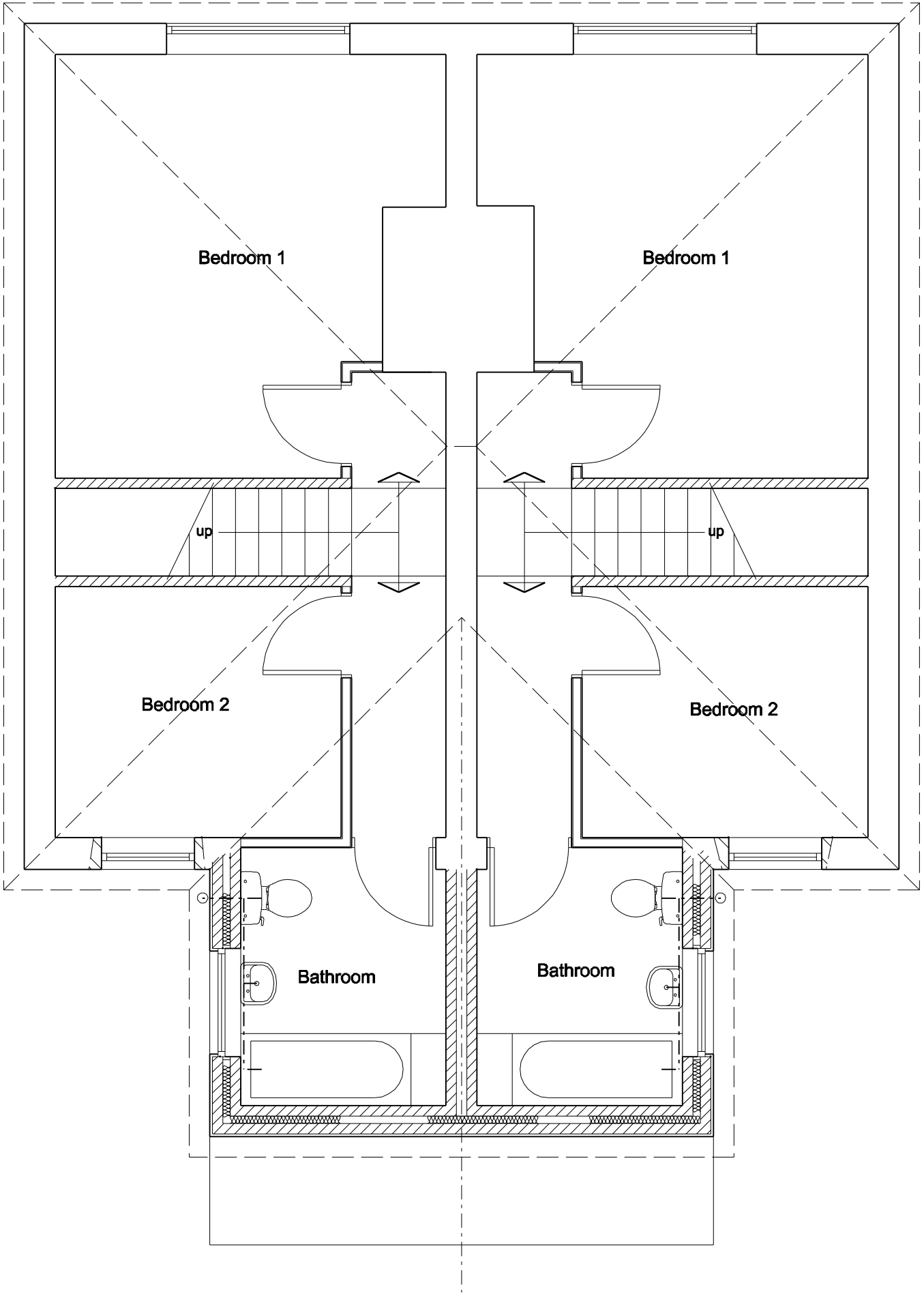




Ground Floor Plan



First Floor Plan

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 repellent 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:
25mm thick two coat render to match existing on 100mm thick blockwork outer leaf, 75mm cavity filled with mineral wool 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

Ground Floor:
75mm thick sand/cement screed on 100mm thick concrete slab on 100mm thick Celotex GA3000 insulation on Visqueen High Performance Membrane on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

First Floor:
19mm thick flooring grade chipboard on 150 x50mm C16 s/w timber joists (size to be confirmed by Structural Engineer).
12.5mm thick Gyproc plasterboard to underside with skim finish.
150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts.

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.

Roof:
Plain Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on reinforced bitumen felt underlay on 150 x 50mm timber rafters at 450mm centres.100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan insulation laid between joists.
150mm thick Kingspan insulation laid over joists.
Min. 50mm clear air space required above insulation.
100x50mm s/w ceiling joists at 450mm centres.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

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 F.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
'u' value for new wall construction to be 0.3W
D.P.M. to be 1200 gauge Visqueen,to run continuously to outer leaf, lapped and lapped 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.
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 across 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.

A		
Client		
Mr K. Davis		
Job Title		
Proposed Alterations 15-17 Orchard Street Goldthorpe Rotherham S63 9ES		
Drawing Title		
Proposed Plans Section A - A and Elevations		
Scale	1:50	
Date	June 2013	Drawn by MJH
Drawing No.		Rev.
897-03		