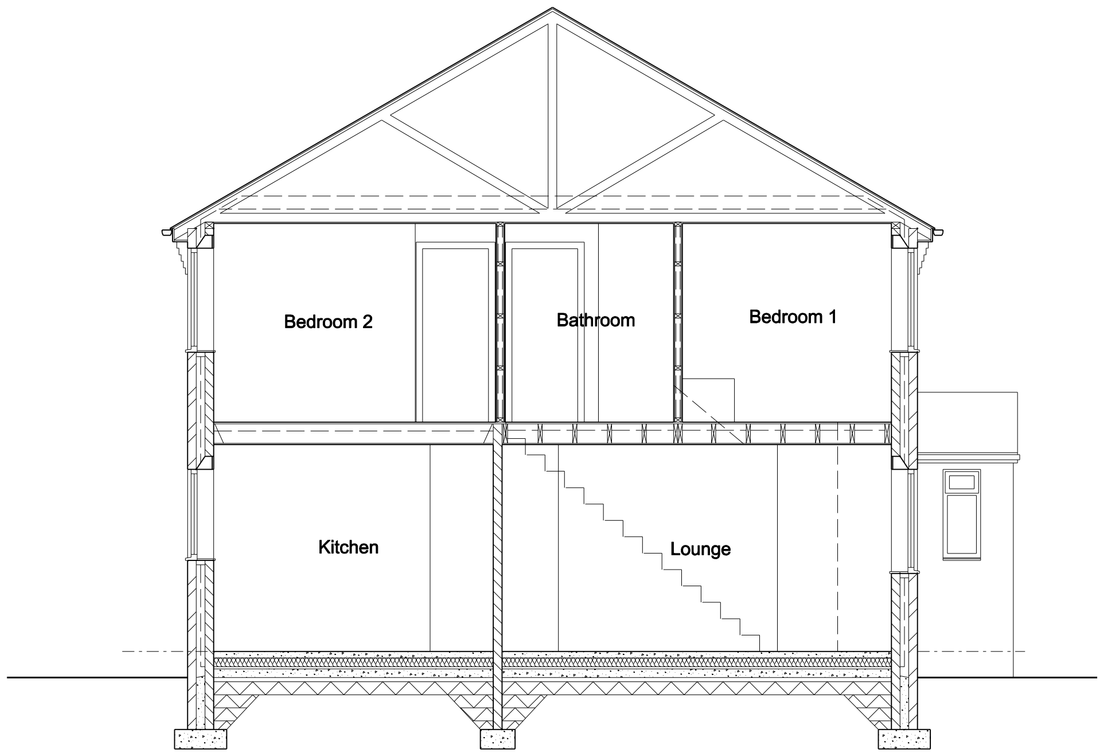
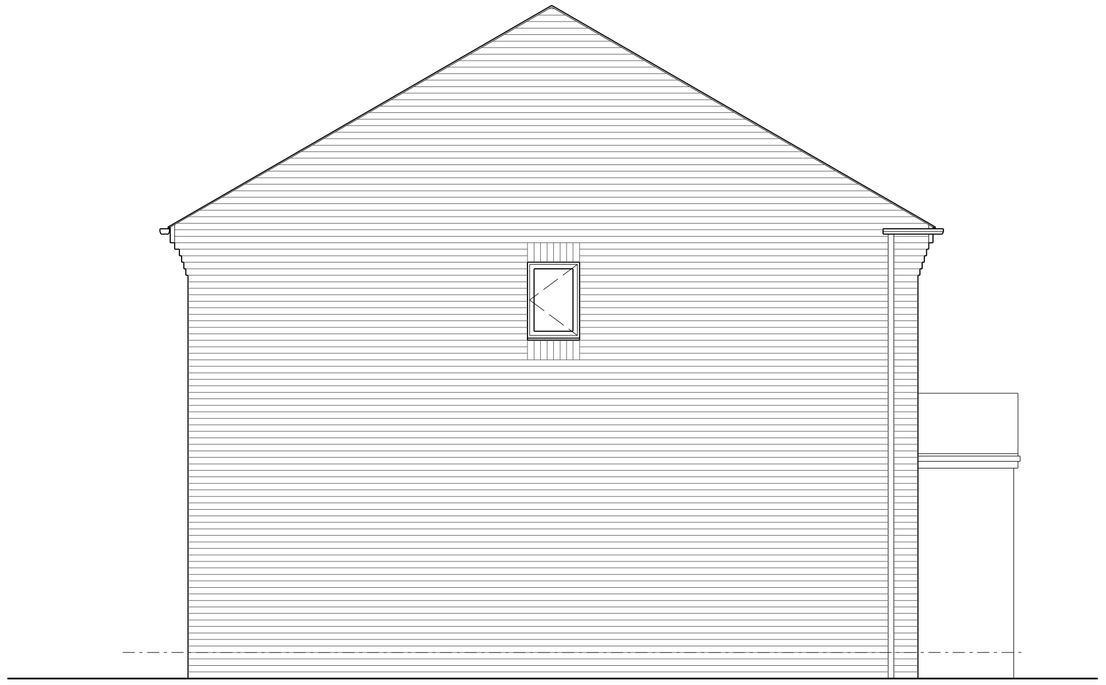


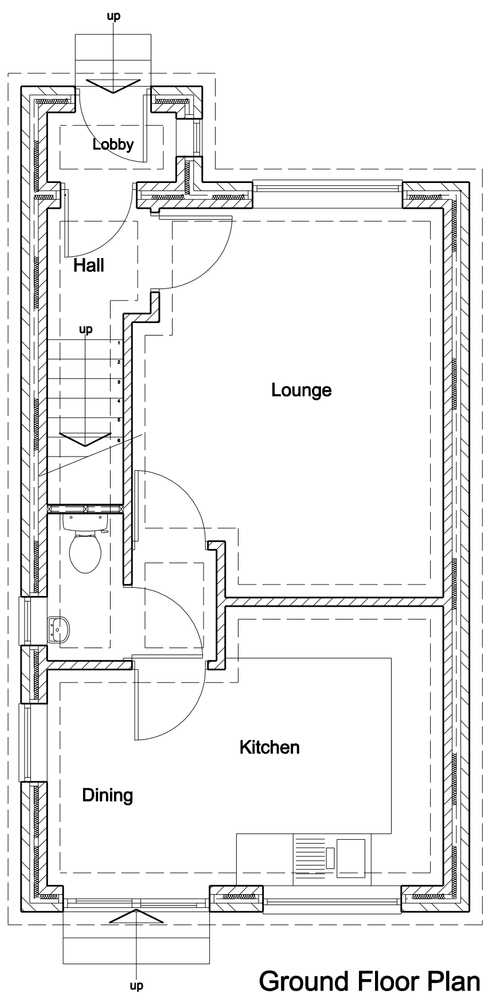
Typical Section



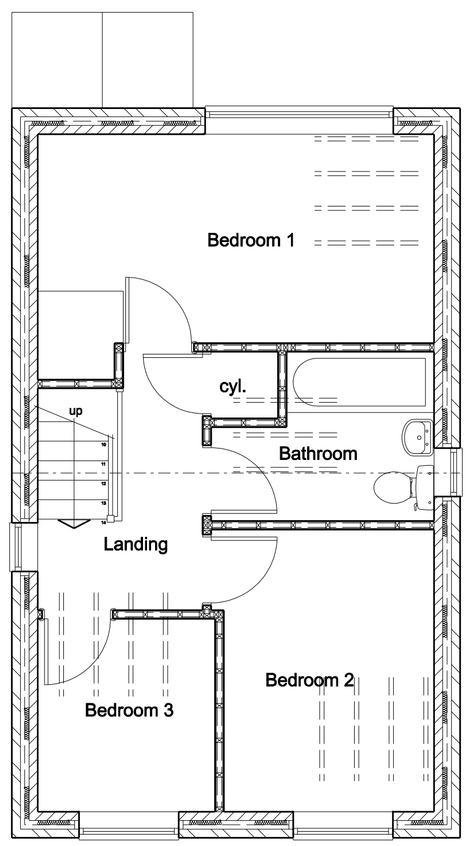
Side Elevation



Front Elevation



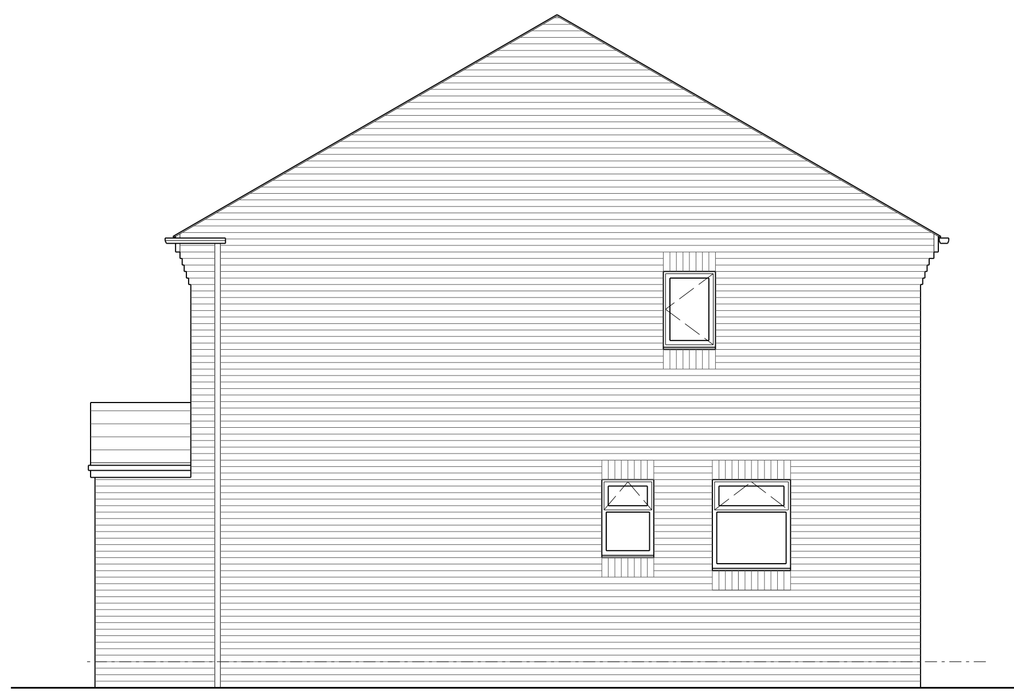
Ground Floor Plan



First Floor Plan



Rear Elevation



Side Elevation

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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.

External Walls:
100mm thick brickwork 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/m 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 Visqueen 1200g Membrane on 100mm thick Kingspan K7 floor insulation on 50mm thick sand blinding on 150mm thick well consolidated hardcore.

Lintels:
'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

First Floor:
20mm thick flooring grade chipboard on 225 x50mm C24 s/w timber joists at 400mm centres.9.5mm thick plasterboard to underside, skim finish. 150mm thick insulation between joists. Solid timber noggins at max. 1800mm cts.

Roof:
Concrete roof tiles to Local Authority approval fixed to 38 x 25mm s/w batterns to Manufacturers recommendations on reinforced breathable 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 ventiation.
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.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

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.

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.

General:
Lintels/ beams to have min 150mm end bearing.
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.
New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m2K.

A		
	Date	Revisions

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MJH Design
Architectural Services

53 Bartholomew Street
Wombwell
Barnsley
S73 8LB

Tel: 07887548711
e-mail: concorde.mjharper@virgin.net

Client
Mr B. Link

Project
Proposed New Dwelling
adjacent 17 Pickhills Avenue
Goldthorpe
Rotherham

Title
Proposed Plans and Elevations

Scale	1:50		
Drawn by	MJH	Date	Nov 2018
Drawing No.	1155-01	Revision	