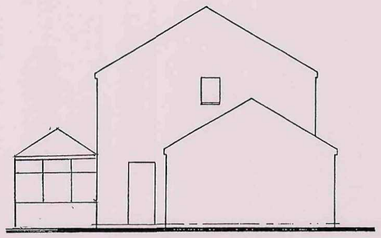
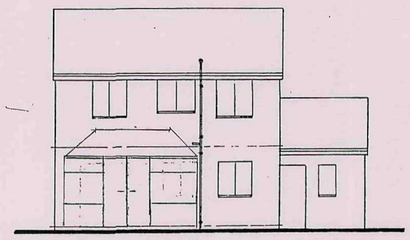
PROPOSED SIDE EXTENSION OVER GARAGE AT, 2 FALCONER CLOSE, DARTON, BARNSLEY, FOR MRS. P. ATKINSON

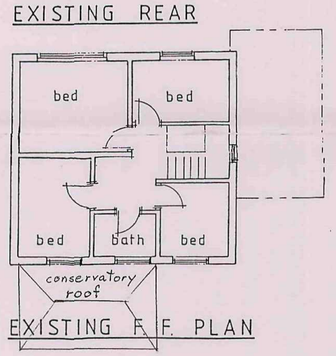
Scale 1-50, 1-100



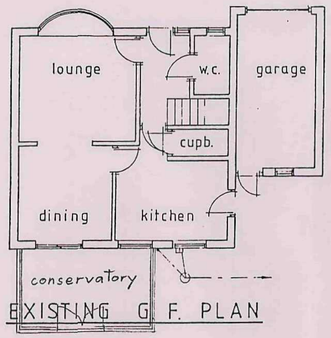
EXISTING SIDE



EXISTING REAR

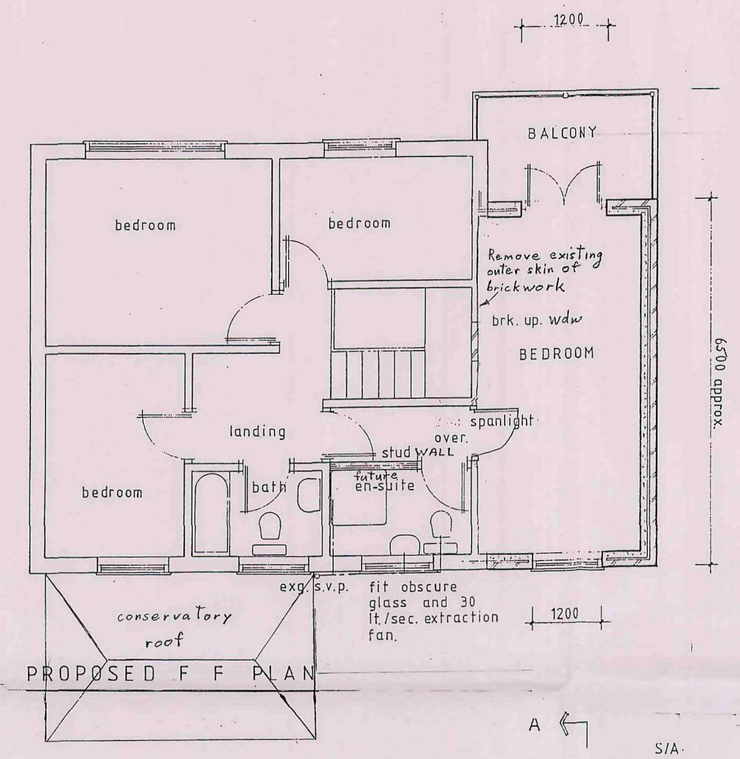


EXISTING F. F. PLAN

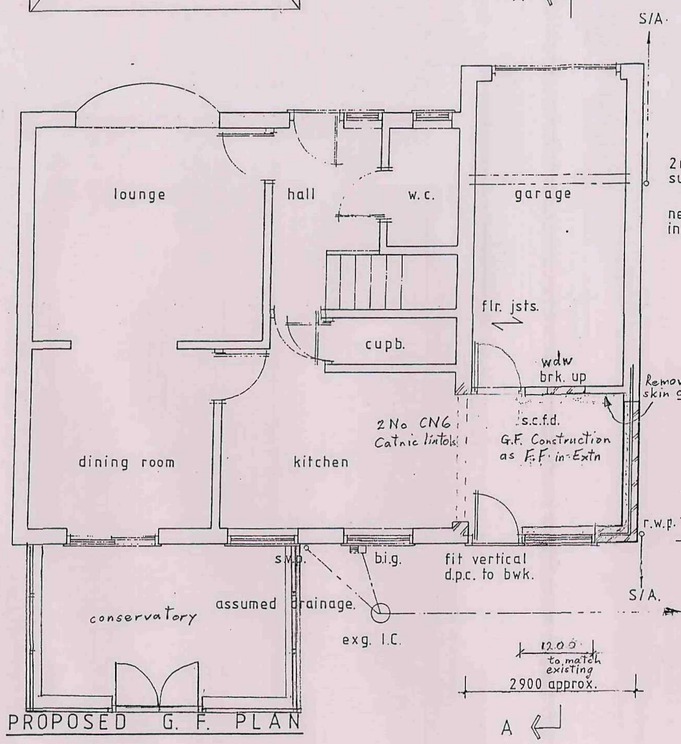


EXISTING G. F. PLAN

CMR
15 MAY 2008



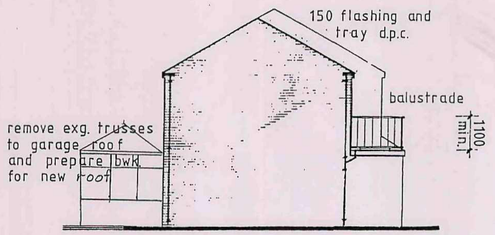
PROPOSED F F PLAN



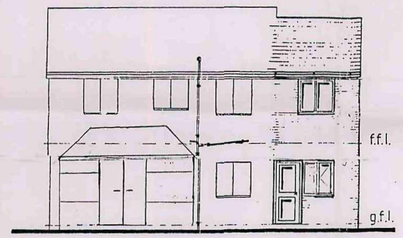
PROPOSED G. F. PLAN



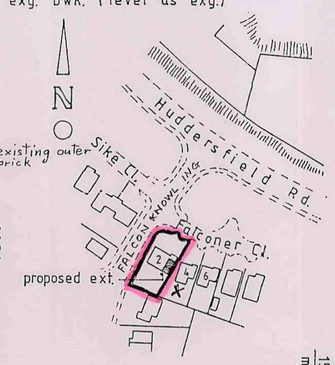
PROPOSED FRONT



PROPOSED SIDE

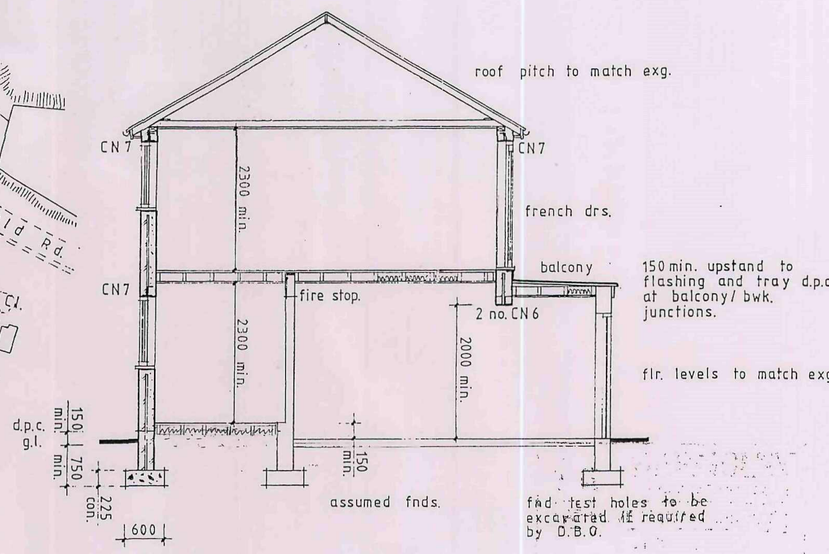


PROPOSED REAR



LOCATION PLAN

1-1250



SECTION A-A

Construction

Roof of Marley Mendip concrete interlocking tiles with 75 headlap and 100% fixings on 38 x 25 tile battens and untearable roofing felt
Roof constructed of: 150x50 rafters at 400 centre's and. 150 x 50 ceiling joists at 400 centres over garage with 90 Rockwool Flexi between joists.
Code 5 lead flashing with 150 upstand and tray DPC at roof junction to bwk.
100 x 75 wall plates and 30 x 5 galv MS holding down straps every 3 No. rafter taken down inside blockwork 900mm
Lateral restraint straps as above to verge and clg. joists on noggins spanning 3Nr rafters.
100 fibre glass to roof void between trusses and 200 fibre glass on top at right angles.
12mm plaster brd and skim to clg.
Balcony roof of 3 No. layers built up roofing felt bedded in bitumen with promenade tile finish on Puridek extra and 150 x 50 roof joists at 400 crs with 1 in 40 firrings 2 Nr plasterboard sheets finish to Garage area.
Herringbone strutting mid-span.
Wrought iron balustrade 1100 high and to withstand a horizontal force of 0.74kN/m and having vertical rails not greater than 100mm apart.
Pvc facia boards and external soffit with 12mm continuous air gap covered with vermin mesh.
100 gutter of PVC and 75 RWP discharging into 1 mt³ hollow S/A 5 mts min from any building
105 matching facing bricks. 90mm cavity with 90mm Rockwool cavity batts and 100 Thermalite blocks to inner leaf with 2 No. coat plaster finish.
5 No. galv butterfly ties per sq. mt and every 225mm at reveals.
Reveals 385 min and closed with 12mm Thermabate and skim.
Cavity to be continuous with exg. and closed at cill and roof levels as above.
All new bwk bonded to exg. 1 in 2 courses.
Stud partition of 75 x 50 SW framework with plasterbrd and skim both sides.
UPVC window frame double glazed to achieve 1/20th floor area opening vents.
Safety glass in window if cill height is less than 800mm AFL to BS 6206 and less than 1500 AFL in doors.
8,000mm² trickle vents to head of frame.
Catnic CN7 type lintels over all openings, unless stated otherwise and having 150 min end bearing.
First floor of 18mm chipboard type V313 on 150 x 50 floor joists at 400 crs with 90 Rockwool Flexi between joists. G.F. construction as F.F.
Herringbone strutting mid-span of floor joists
All bwk. below DPC of foundation bwk and concrete cavity fill up to 150mm of DPC levels.
Foundations taken down to 1 mt. min in clay strata but final depth to suit DBO.
Utility room floor of 75 screed on 50 Polystyrene insulation on 100mm concrete on 100mm compacted hardcore sand blinded and Visqueen 1,200 G DPC leaf bonded to horizontal DPC.
Mains operated smoke alarms wired to own fuse at base and head of stairs to suit DBO.
Shower and WHB wastes of 40mm PVC with 75mm deep seal anti-vac traps discharging into exg. 100 dia SVP of PVC.
WC outlet as above and all outlets 200 min crs.
Half hour fire door into garage in 25mm rebated frame and self closing device.
Exg. central heating to be extended.

N.B. bldg. contractor to check all dimensions and details prior to start. DO NOT SCALE