

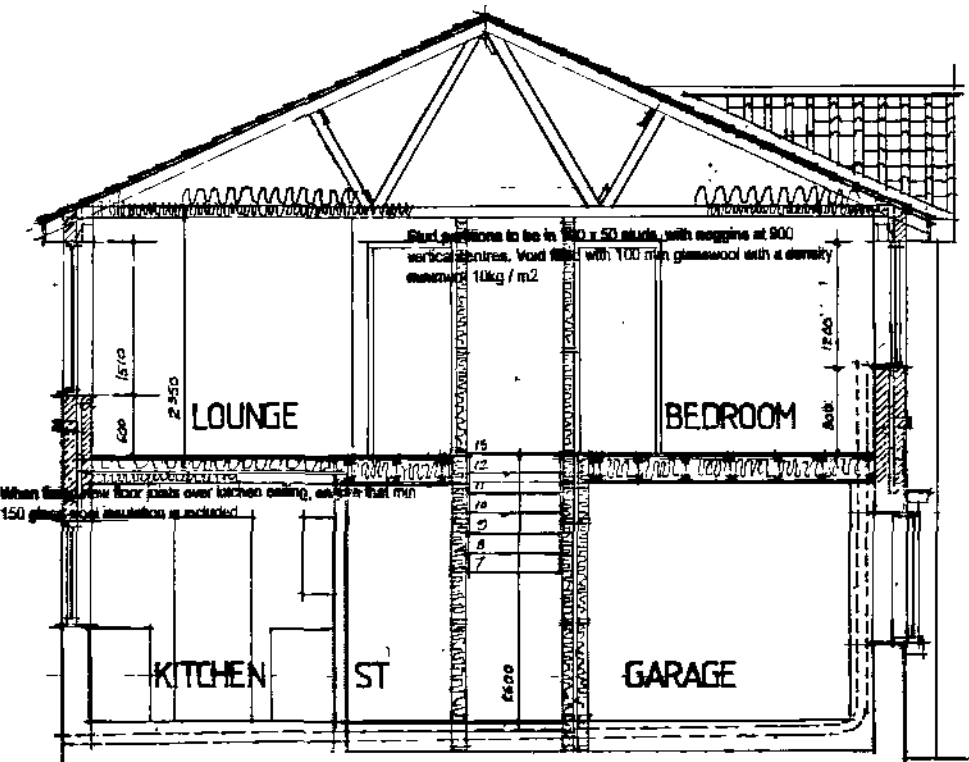


REAR ELEVATION

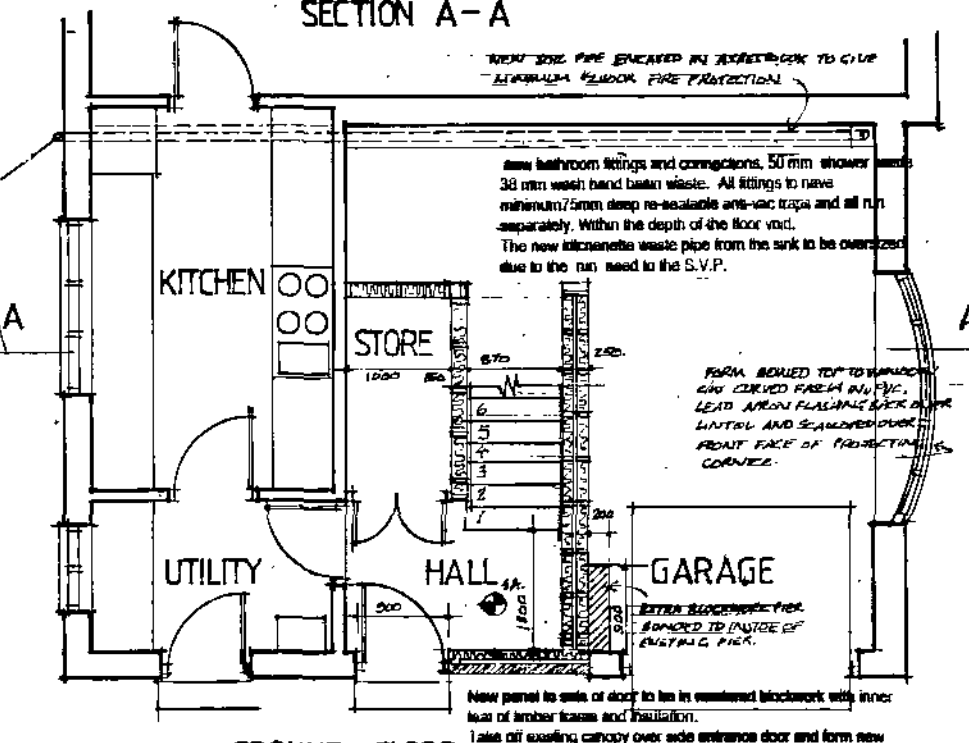
SIDE ELEVATION



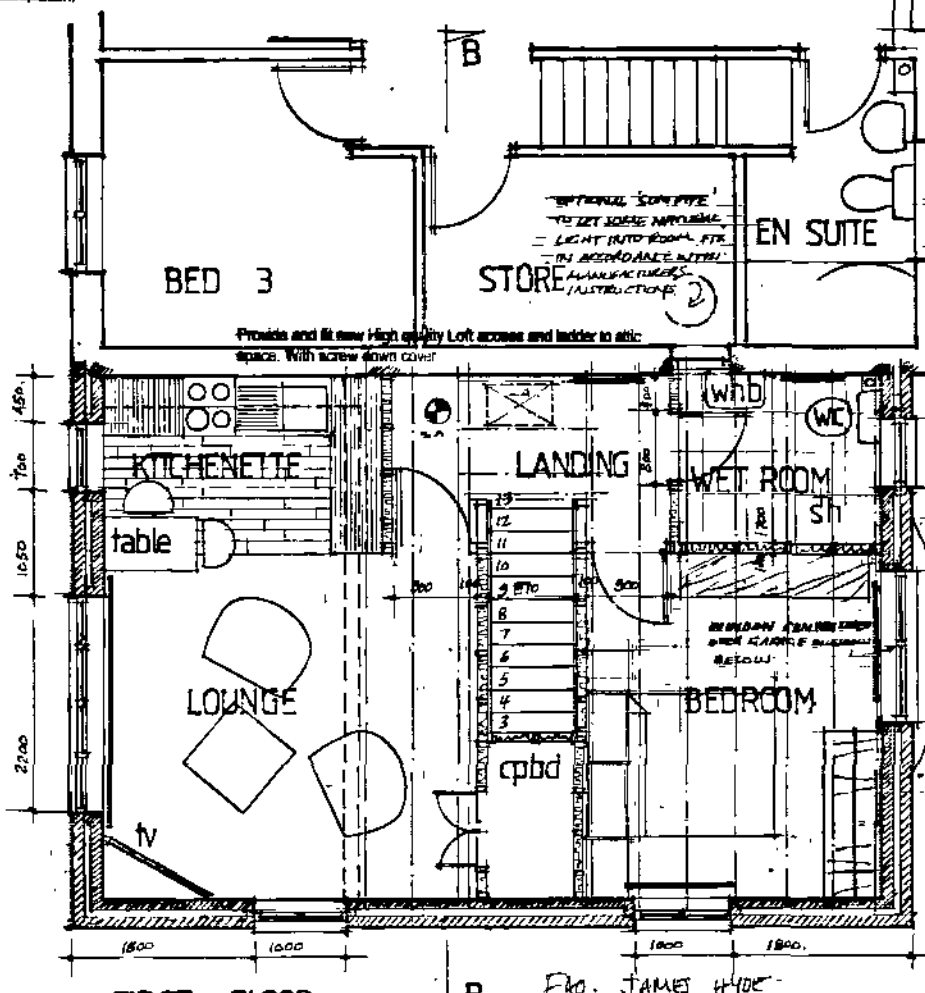
FRONT ELEVATION



SECTION A-A



ROOF CONSTRUCTION.
 Roof tiles to be re-used, any shortfall due to damage during removal to be supplemented to match existing, on untreated battens on battens "TYVEK" felt. Trussed timber rafters by specialists to B.S. 5268 Part 3 for use in dwellings, to comply with all relevant building regulations and codes of practice. Roof rafters to be supplied with calculations for all necessary stresses and strains for building inspector's approval, whole ceiling under drawn with 12mm plasterboard and steel batten. Ridge line set on mortar bed.
 Fascias, Gutter supports and soffits to match existing.
 125 x 25 Brackets at all node points of trusses.
 Minimum 350mm glass wool insulation to new roof area.
 100 thickness between joists and 250 thick layer at right angles to first layer.
 125 x 25 diagonal bracing to satisfaction D.B.S.
 Veneer strips and concrete block type anchor ties as shown on elevations, to cover first three joists with saggas directly below saggas to prevent deflection, cavities to run continuous.
 When making opening through existing gable wall with aggregate lintel over to suit width of wall, include for closing cavities and making good with Plasterboard and skim on completion. Allow for weather props and abutting to facilitate fixing the lintel and allow sufficient time for any mortar used to achieve adequate strength before removing supports. Provide and fit new 1/2 hour F.R. door, and frame in excellent opening, make good all walls on completion.

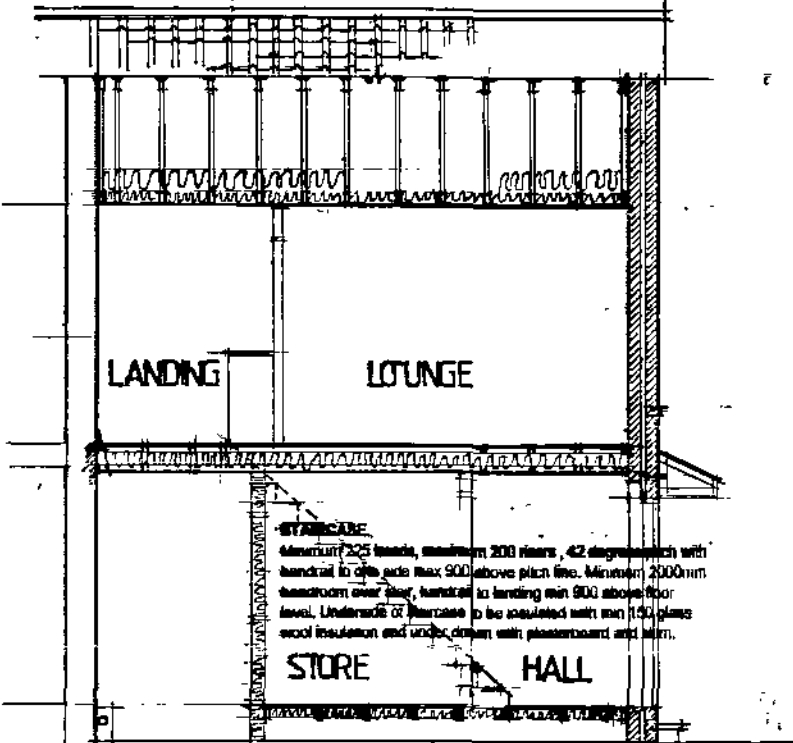


SECTION B-B

FOUNDATIONS.
 Excavate adjacent to existing wall if required by D.B.S. to ascertain suitability of foundations for extra height of walls.
 Existing side elevation from top of garage doors to be taken down due to excessive cracking caused by inadequate lintel over door opening. Include for inserting new Castor or I.G. stainless steel lintel to suit thickness of wall and span. Allow for new seven stone lintel over each door opening. New walls in garage area to be formed using laminated timber, 100 x 50 and 150 x 50 as shown on plans. Wall around new staircase to be in two thicknesses of stud walls with 50 mm cavity, both leaves to be filled with 100mm glasswool insulation with Vapour barrier, clad in 12.5mm plasterboard and skim finish. Wall between stair and store to be in 150 x 50 studs, void filled with glasswool insulation. Sole plate fixed to existing garage floor and packing as required to level of 100 level floor joists, at 450 c/c. Nailon mesh laid between joists to support 100 longspan insulation.
 To receive 19mm T & G Type 3 chipboard with all joints glued with P.V.A. adhesive.
 Carefully remove roof tiles off garage roof and store for re-use, cut off existing roof trusses and cart away, leaving existing kitchen ceiling intact. Shorten sawn timbers to front and rear to enable walls to be built up.
EXTERNAL WALLS.
 Walls to be faced with reclaimed coursed local stone, laid to match existing 100 thick on bed. Up to 75mm deep sawn stone string course to receive THERMALITE blockwork cavity wall over. With two coat render to outer leaf to be painted with white external paint, and plasterboard with skim finish to the inside.
 High standard of pointing to be provided, 80mm clear cavity with blown fibreglass insulation by specialists, with S / S wall ties at the rate of 6 / M2 maximum horizontal c/c 750mm max vertical c/c 450, and every block course to reveal, to give a composite value of 0.27 or better, total wall width of 275mm. Cavities closed around openings and at eaves level, with Thermabead or similar approved closer / D.P.C. / thermal break. Lintels over windows and doors to be I.G. welf L100/Saw. All lintels to have tray D.P.C. ORIGINALLY intended to be I.G. welf L100/Saw. All lintels to have tray D.P.C. ORIGINALLY intended to be I.G. welf L100/Saw. All lintels to have tray D.P.C. ORIGINALLY intended to be I.G. welf L100/Saw.
 Where sawn stone facing exists, to have FIRFIX profiles, fixed to the existing walls using proprietary plugs and screws as recommended by manufacturer. Existing exposed gable wall to be treated with Uni-Bond ready for preloading mechanical key for

SMOKE ALARMS TO B.S. FITTED AS SHOWN.
 ON SEPARATE CIRCUIT WITH BATTERY
 BACK UP NOT INTERFERED BY BELL
 LIGHT OR BELLWIND. INTERLINKED SO WHEN
 ONE IS ACTIVATED, BOTH WILL SOUND.
 CALLS FOR ROOF RECESSES AND SMOKE FANS
 MUST BE SUBMITTED PRIOR TO INSTALLATION

NOTE:
 ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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GENERAL:
 All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand.
 Any discrepancies to be cleared with Architect before proceeding with any further work.



REVISIONS		
REV.	DATE	AMENDMENT
1	12/12/12	NEW WINDOWS ADDED TO FRONT OF BEDROOM, LAYOUT AMENDED.
CLIENT: MR & MRS R. PENDER		
TITLE: TO BUILD ABOVE EXISTING KITCHEN AND DOUBLE GARAGE, TO FORM SELF CONTAINED "GRANNY FLAT" B MEADOW FIELDS DRIVE HOYLAND BARNESLEY		
P. Dimalow B.A. Hons Dip Arch. M.A. Architectural Design and Planning Consultant		
10 DEC 2012		
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SCALE: 1/50	DATE: AUGUST 2012	DRAWN: P.D.
DRAWING No: RPH-B12-2		REV: A