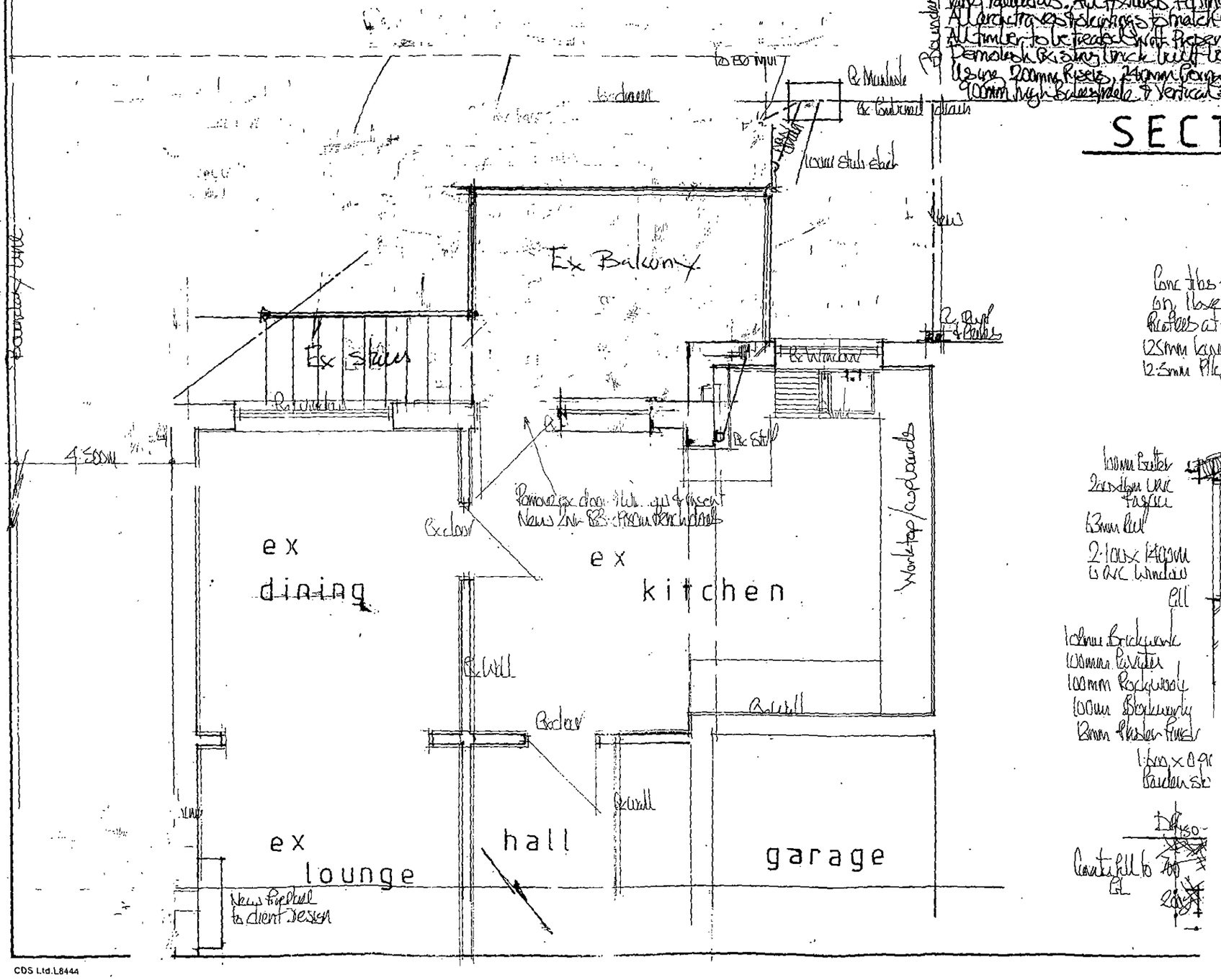
EXISTING

GROUND FLOOR PLAN

165 New Road Rainham

garden



Provide New 50mm stub stack and ... area with 75mm dia PSV trap to 300 ... drawn and use flexible joints, main ... to be Marley. Provide vent to ... Windows and doors to be UPVC D... trickle vents to heads. Safety glass ... 800mm. All electrics to IEE regulations ... on completion by competent electrician ... by Gas Safe registered Plumber. Use ... type radiators. All fixtures, fittings ... All decorating specifications to match ... All timber to be treated with preservative ... Remove ex. skirting, architrave, cill, plaster ... 12mm, 200mm risers, 250mm tread ... 900mm high balustrade & vertical ...

SECT

Lone Thos ... on lower ... Rafters at ... 125mm ... 12.5mm ...

100mm Render
20mm thick fascia
63mm cill
2-1200 x 1400mm UPVC window
cill
100mm Brickwork
100mm Cavity
100mm Blockwork
100mm Plasterboard
63mm Plaster finish
1200 x 900 Garden ...

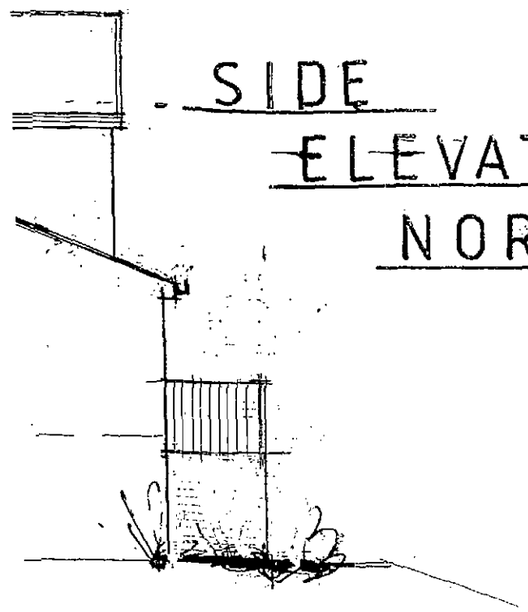
Dpc 150 ...
Cavity fill to ...
cill

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165 NEW ROAD MAPPLEWELL BARNSLEY

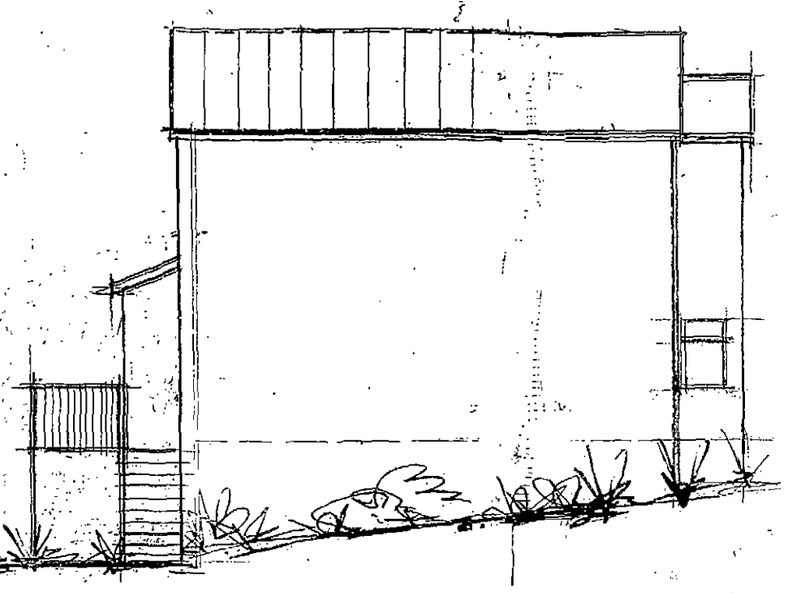
EXISTING

SIDE ELEVATION NORTH





REAR ELEVATION



SIDE ELEVATION SOUTH

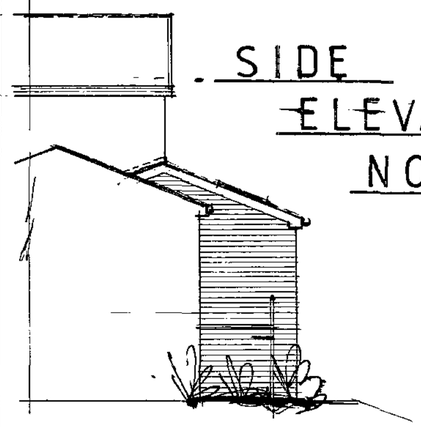
GROUND FLOOR PLAN

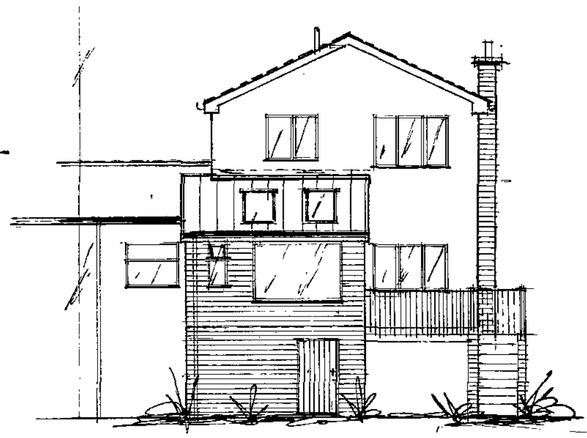
NOTES

Provide New 100mm style stack and 43mm waste to new specialist floor gully to shower area with 22mm diameter trap to 32mm [illegible]

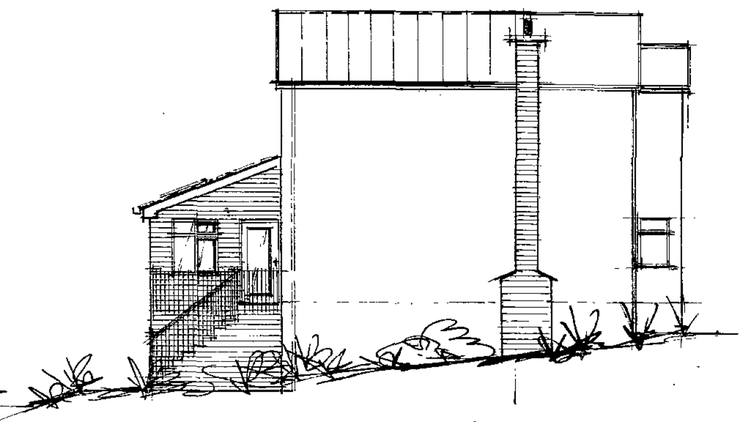
Proposed

SIDE ELEVATION NORTH



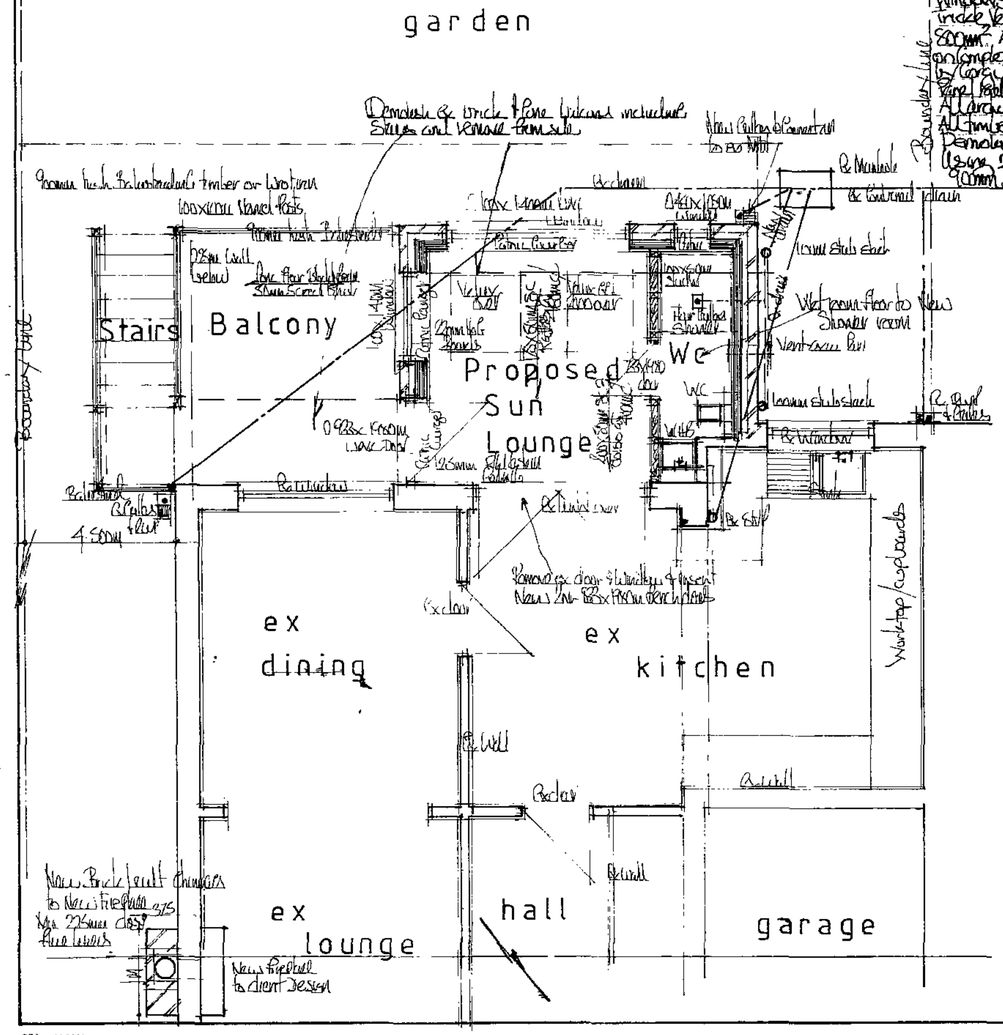


REAR ELEVATION



SIDE ELEVATION SOUTH

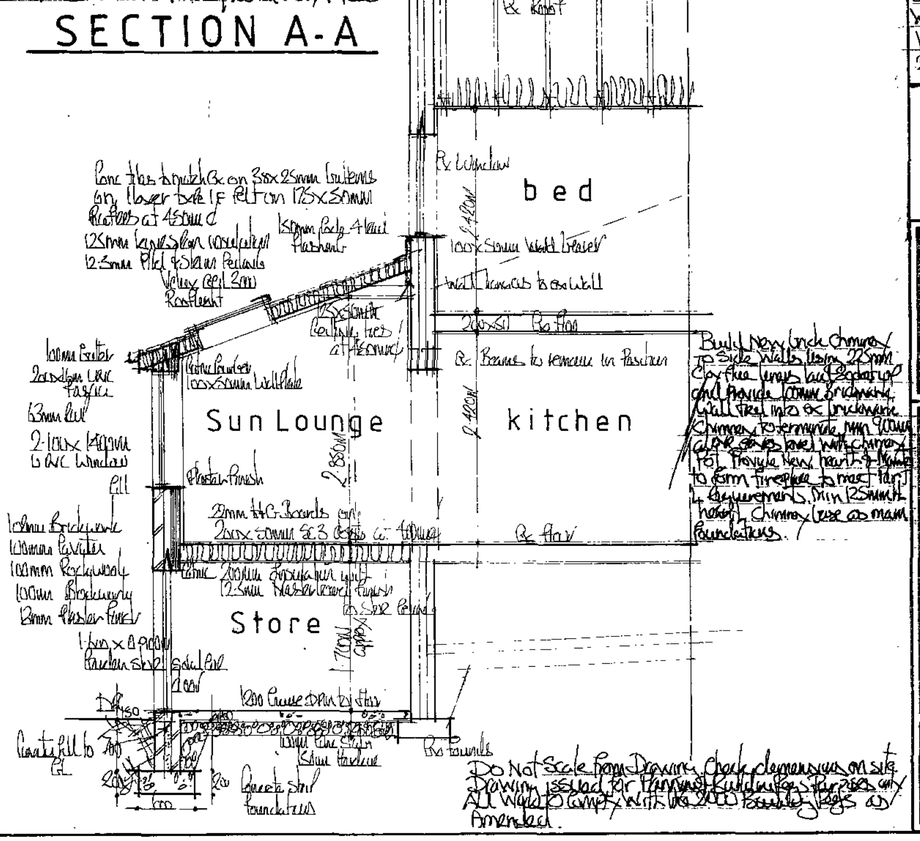
GROUND FLOOR PLAN



NOTES

Provide New 100mm stub stack and 40mm waste to new shower/toilet/sink/gully to shower area with 75mm deep seal traps to 50mm basin waste, down to WC connect to 100mm uPVC drain and lay to falls, using 45 bend, vertical invert in 150mm P trap and connect to 6x Manhole. Provide vent stack pipe to WC min 600 above eaves.
Windows and doors to be uPVC D.G Units 25mm air gap with K glass outer pane & trickle vents to heads. Safety glass to all windows & doors. Ventilation to be equal to 8000mm². All electrics to IEE Regulations and to clients specification with test certificate on completion by Competent electrician. All plumbing & heating to be designed & installed by Corgi Registered Plumber. Use insulated pipework & RSJs to new bay & gables. All fixtures fittings & finishes to clients specification.
All carcass work & skirtings to match existing. Existing All timber to be treated & wax polished. Remove waste from site.
Demolish & stack brick built balcony. New stairs formed using 200mm risers, 240mm tread. Max 42° Pitch. Provide 900mm high balustrade & Vertical spindles, 100mm Newel Posts

SECTION A-A



NOTES

Foundations

600x200mm Concrete Strip Foundations taken down min 700mm below ground level with the Walling tanked over any drains and foundation taken down below the Excavation of the DEC.

WALL CONSTRUCTION

100mm brickwork to match existing with 100mm Cavity filled with 100mm Rockwool Cavity batts and 100mm Fibredate thermal blocks with 13mm Plaster finish to 300mm brick below DPC level. DPC min 150mm above GL. Vertical DPCs to jambs with 300mm Cavity closers to lintels, course level to existing. Cavities to be continuous with existing. Close Cavity at eaves level. Wall ties at 450mm c/c Vertical & 750mm c/c horizontally. 3no keys. Walls 100x50mm studs at 400mm c/c with 100mm Insulation between & 12.5mm Plasterboard finish both sides. Build 225mm solid brick walls to two storey walls to support balcony over above and stairs.

GROUND FLOOR CONSTRUCTION

22mm t&G Boards on 200x50mm SE3 joists at 400mm c/c with 200mm insulation laid in wire trays between joists and 12.5mm Master board or similar Ceiling Finish to store room below. Floors to be level with existing. Balcony floor Pre-cast Blocks by Bison or similar with 50mm sand screed finish on DPM over DPM.

ROOF CONSTRUCTION

Concrete tiles to match existing on 38x25mm battens on 1layer type 1F felt on 175x50mm joists/rafters at 450mm c/c with 125x50mm ceiling ties at 450mm c/c. Provide 125mm kingspan insulation to roof area with min 50mm air gap and 12.5mm Plasterboard ceiling. Provide 100x50mm Wall Plate bolted to ex brickwork. Provide M.S Anchors at 2m c/c to the Walls and 100x50mm wall plate. Provide 150mm upstand Code 4 lead flashings to ex Wall with Cavity tray DPC to the Wall. Provide 2no Velux GGL3000 Rooflights to clients size specification and install to manufacturers instruction. Provide Code 4 lead flashings & Soakers Build up new roof above existing sloping roof and form upstand using 100x50mm timbers and form valley gutter using wide 5 lead on 22mm thick boards. Code 4 lead upstand to side with 200x6mm uPVC Tongue board fascia to apex. Provide 200x6mm uPVC fascia with 100mm Gutter & 63mm Pipe to new gullies. Provide 9mm uPVC Ventilated Soffit board with 25mm aircraft ply Roof Roll for Permanent Cross Ventilation. 3 Air Tile Vents to head of roof.

Mrs C. TAYLOR.

165 NEW ROAD
STAINCROSS
BARNSLEY

RECEIVED 24 MAY 2012

Drawing Title
Proposed Sun Lounge Extension

Scale	1/50 1/100	Drawn	S R W
Date	MAY 2012	Checked	

Drawing Number
016/05/2012

Do Not Scale from Drawing. Check dimensions on site. Drawing issued for Planning & Building Purposes only. All Work to comply with the 2000 Building Regs as Amended.

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