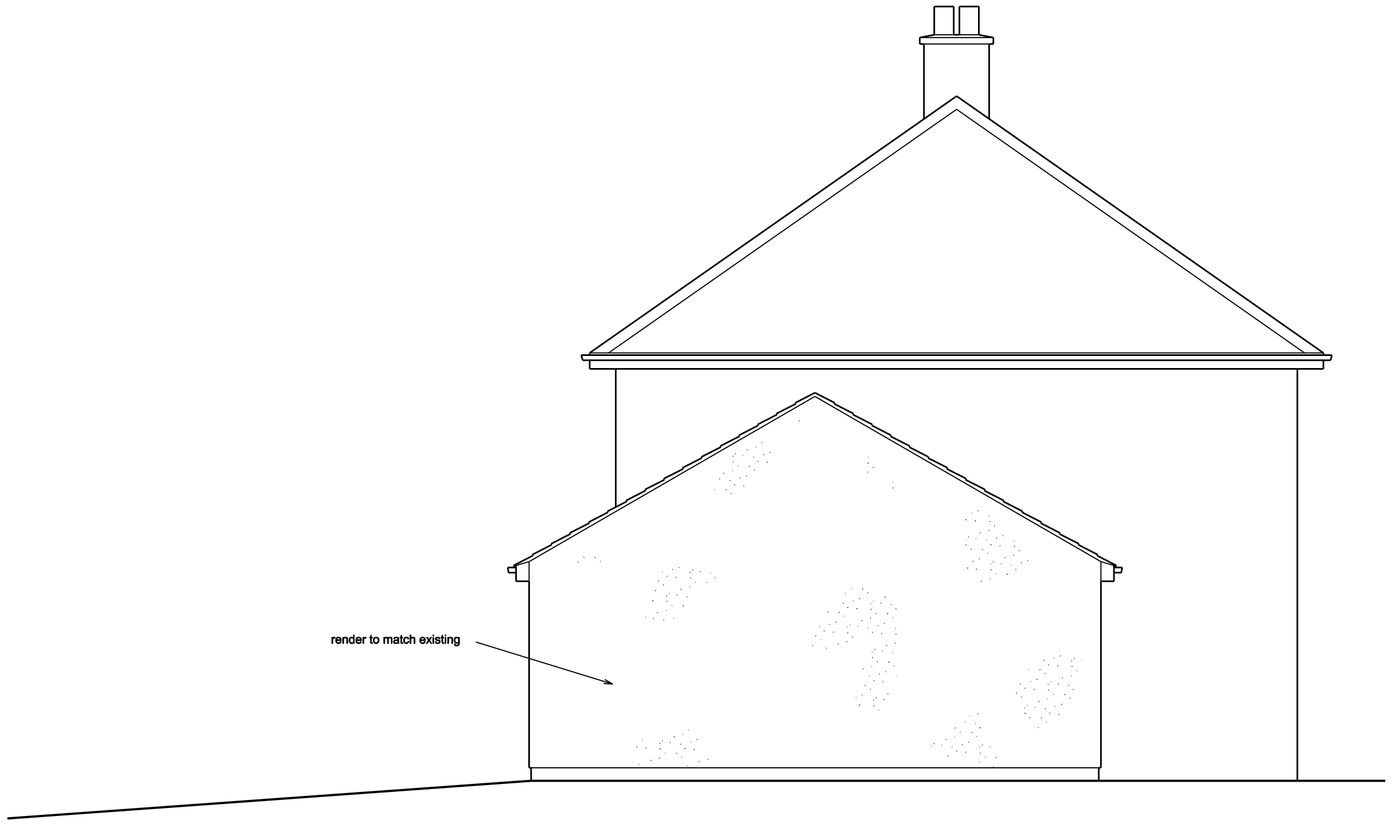
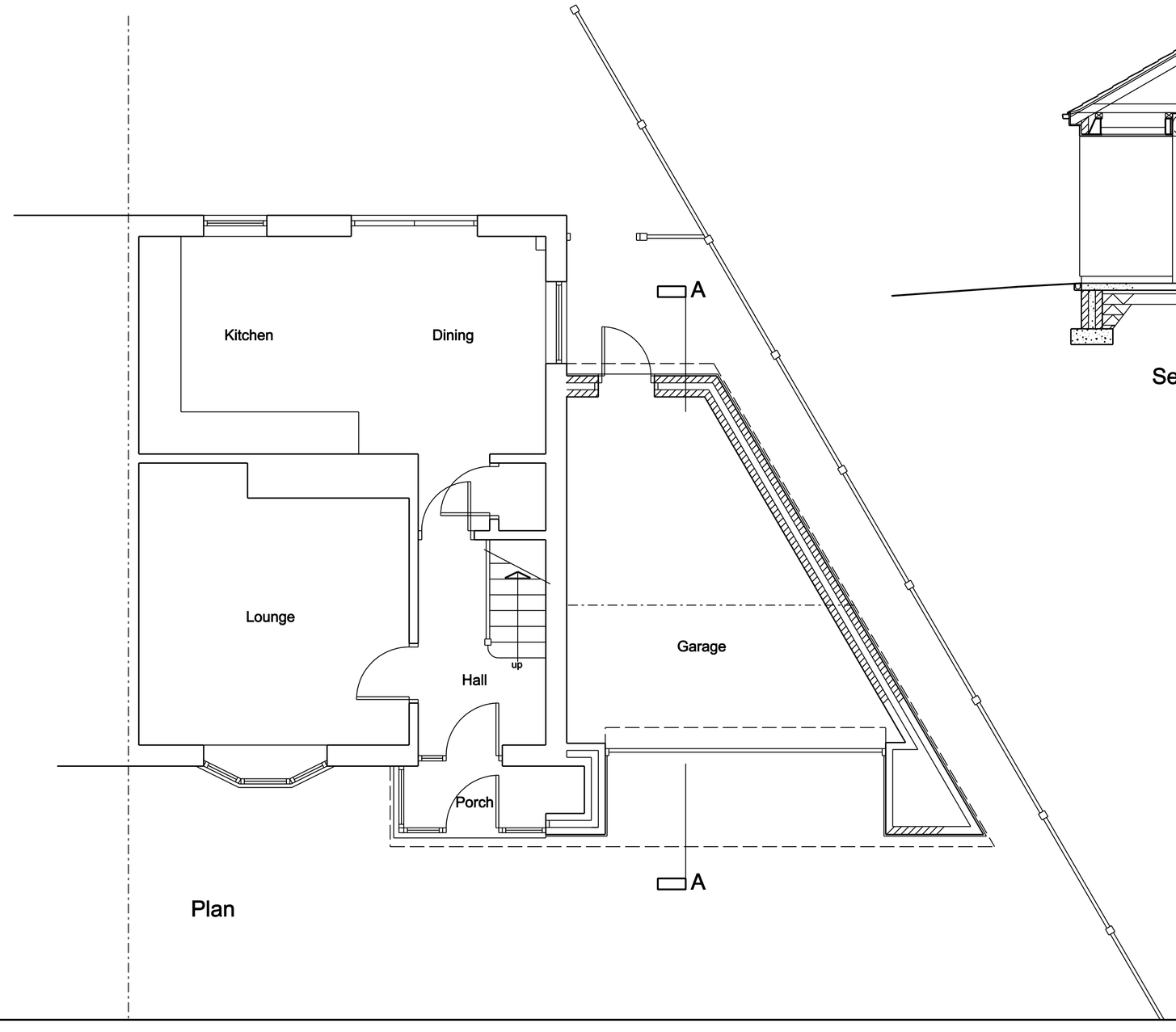


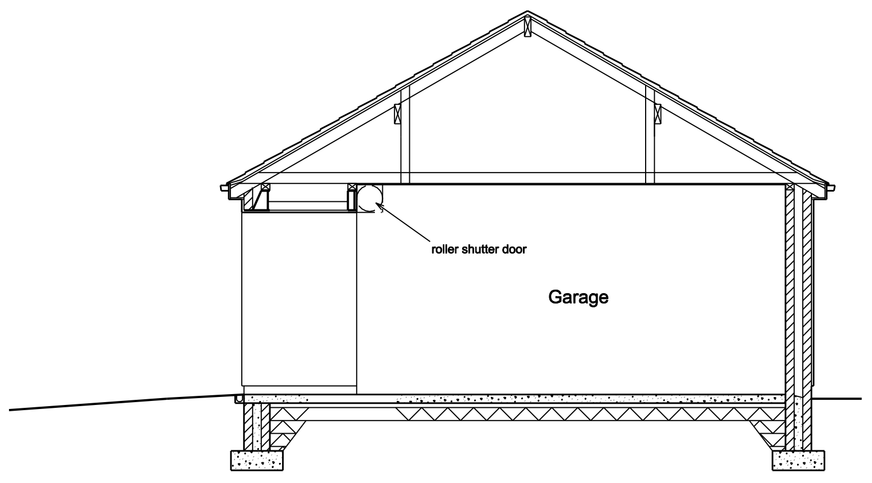
Front Elevation



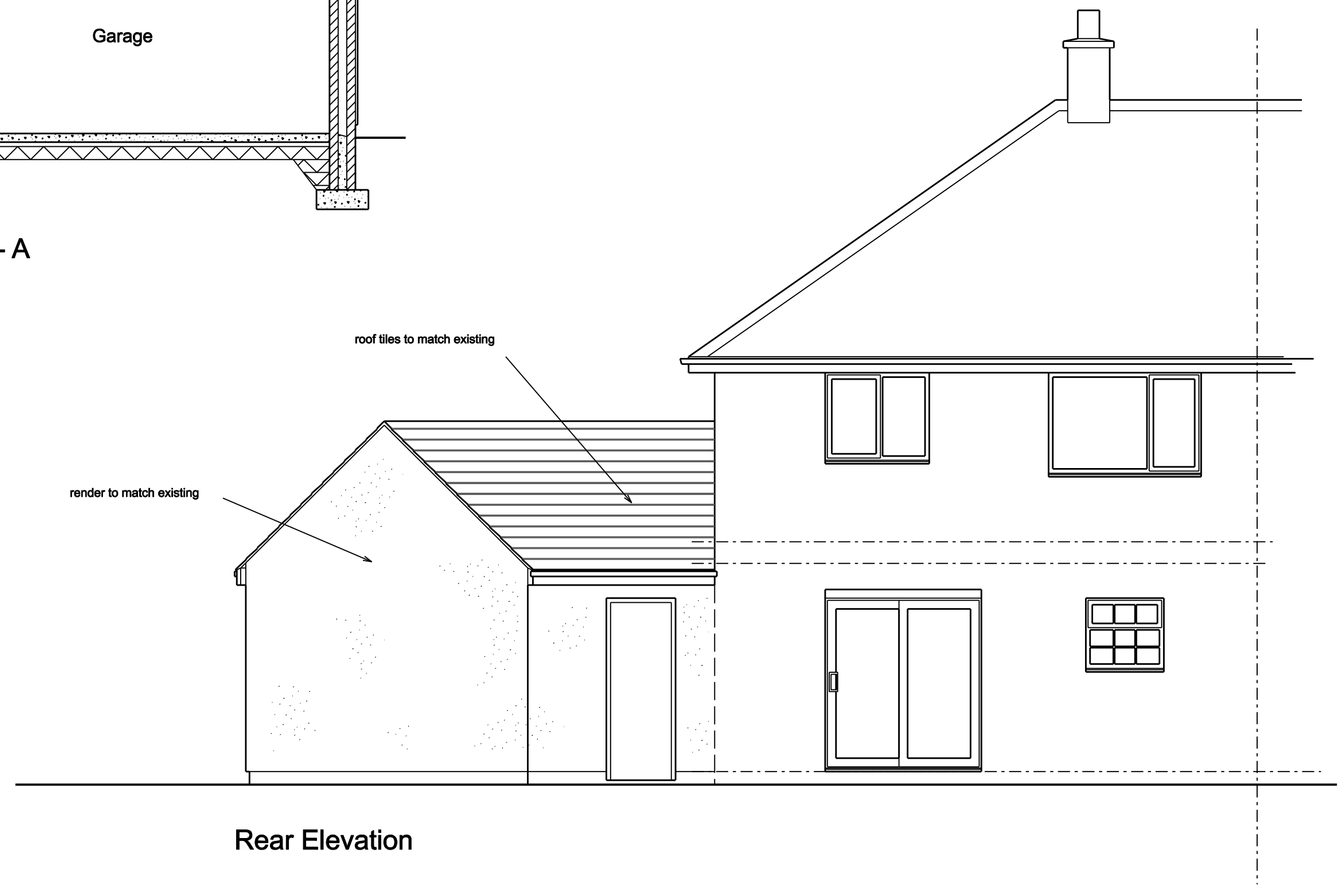
Side Elevation



Plan



Section A - A



Rear Elevation

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.

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, 50mm clear cavity, 50mm thick Celotex double-GA2000 wall insulation, 100mm thick blockwork inner leaf.
Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground floor:
100mm thick reinforced concrete slab with A142 fabric mesh, C30 concrete on dpm on 50mm sand blinding on 150mm thick well consolidated hardcore.

Roof:
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. 225 x 75mm purlins. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventiation. 150mm x 50mm s/w ceiling joists at 450mm centres.
12.5mm plasterboard to underside and skim finish.
All joints to have scrim tape.

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.

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.

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.

General:
Lintels/ beams to have min 150mm end bearing.
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
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catnic or equal approved.
New wall ties to be vertical twist type.
Gutters to be 110mm and downpipes to be 65mm.
Soakaway to be min. 5 metres from any building or highway.
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.

A		

Client
Mr K. Williams

Job Title
Proposed Alterations
2 Maori Avenue
Bolton upon Dearne
Rotherham
S63 8DX

Drawing Title
Proposed Plan, Elevations and Section A - A

Scale 1:50

Date Mar 2014 | Drawn by MJH

Drawing No. 932-01 | Rev.