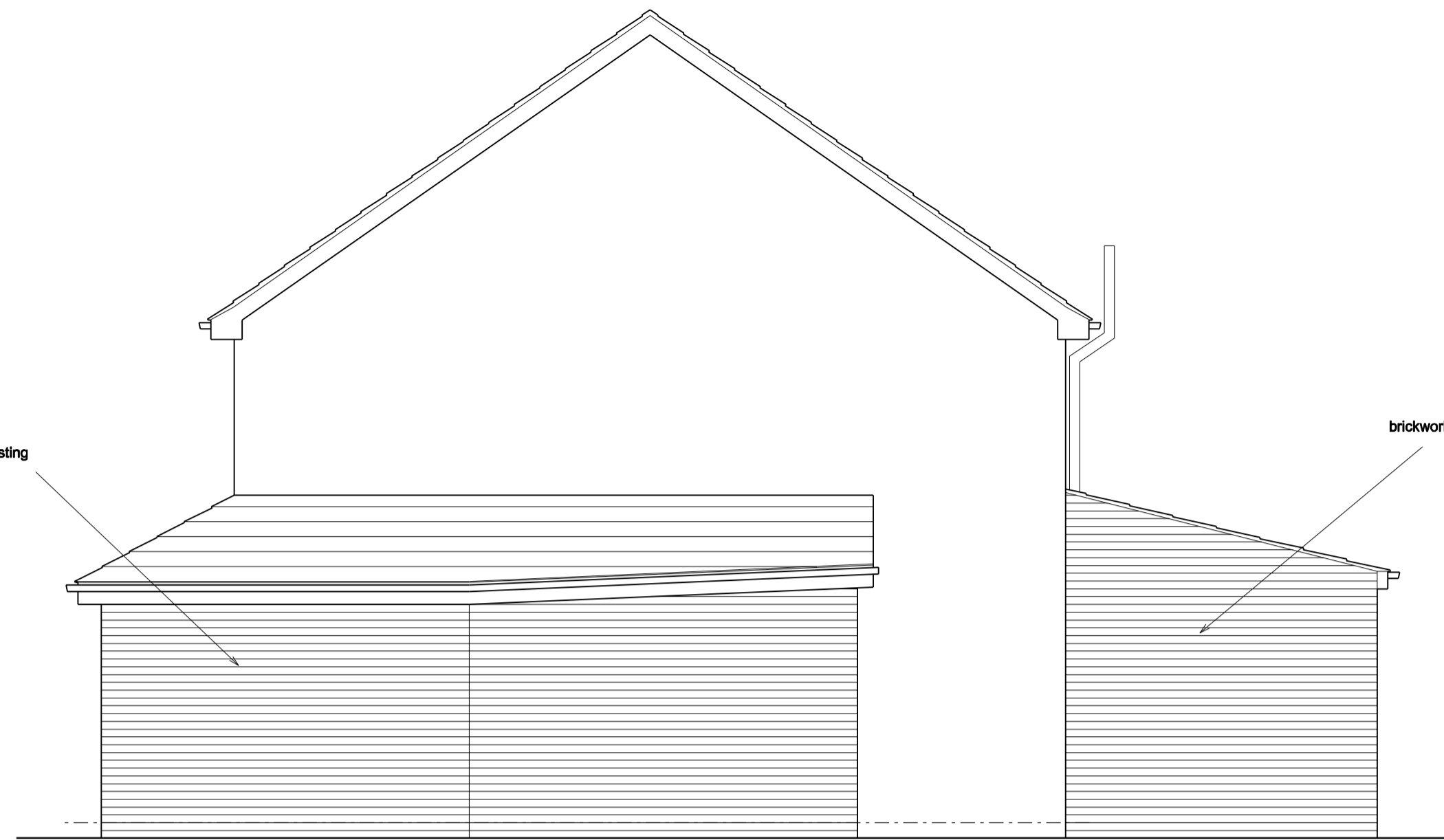




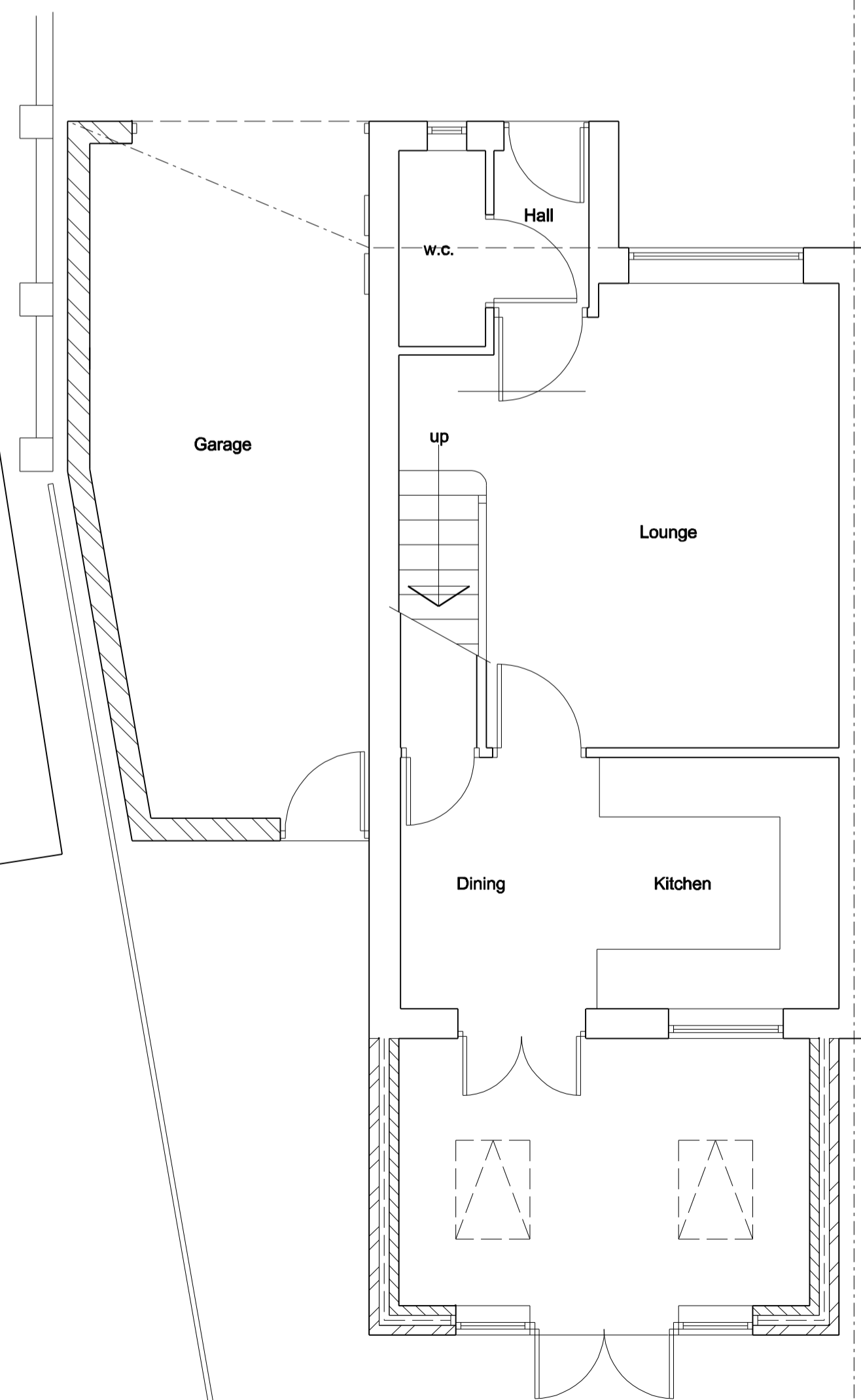
Front Elevation



Side Elevation



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

Garage External Walls:
 225 mm thick brickwork to match existing outer leaf to Local Authority Approval.

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

Garage Roof:
 Forticrete Centurion concrete tiles fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on trussed rafters designed and manufactured by specialist. Details to be submitted to Local Authority for approval before manufacture.
 100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation.

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

Rainwater Goods:
 Rainwater goods to match existing. Gutters to be 110mm and downpipes to be 65mm.

General:
 Lintels/ beams to have min 150mm end bearing. Surface water from new extension to be connected to existing system.
 Wall ties to new external walls to be stainless steel wall positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals
 All electrical work to be carried out by a competent person under Approved Document Part F.

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/m² 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 separating layer membrane (min. 500g) on 100mm thick Kingspan K3 floor insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore. Insulation laid to Manufacturers recommendations.

Roof:
 Forticrete Centurion concrete tiles fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on 200 x 50mm s/w 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 ventilation. 100mm Kingspan K7 insulation fixed between joists, 25mm Kingspan K18 insulated plasterboard fixed under joists with skim finish. All to give 0.18W/m² K.
 Min. 50mm clear air space required above insulation.

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.

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.

A	
Client	
Mr Alan Scargill	
Job Title	
Proposed Alterations 46 Edward Street Wombwell Barnsley S73 0BH	
Drawing Title	
Proposed Plan and Elevations	
Scale	1:50
Date	June 2015
Drawn by	MJH
Drawing No.	984-02
Rev.	