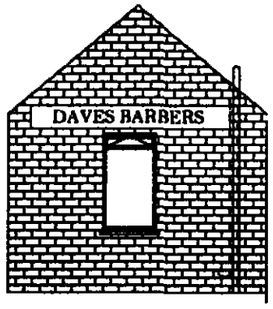
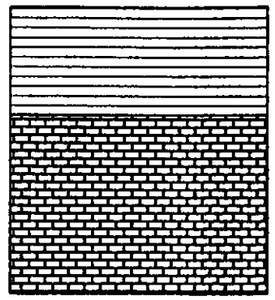


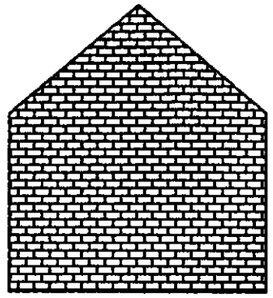
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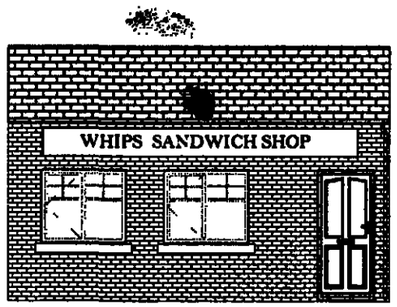
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EXISTING REAR ELEVATION



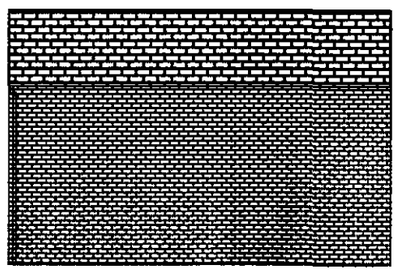
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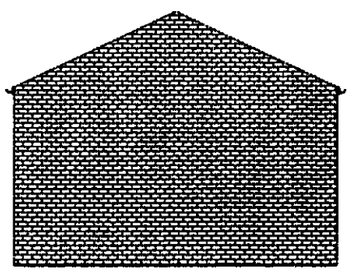
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

General Notes

Rev	Description	By	Init	Date

APPROVAL

Client

MR-P-HEATON

Project/Site Location

DEMOLITION-OF-BARBERS-SHOP
1-WHEATSHAW-CLOSE
SHAFTON
BARNSLEY-S72-8QZ

Drawing Title

PROPOSED-NEW-BUILD
CONFECTIONERS
SANDWICH-SHOP

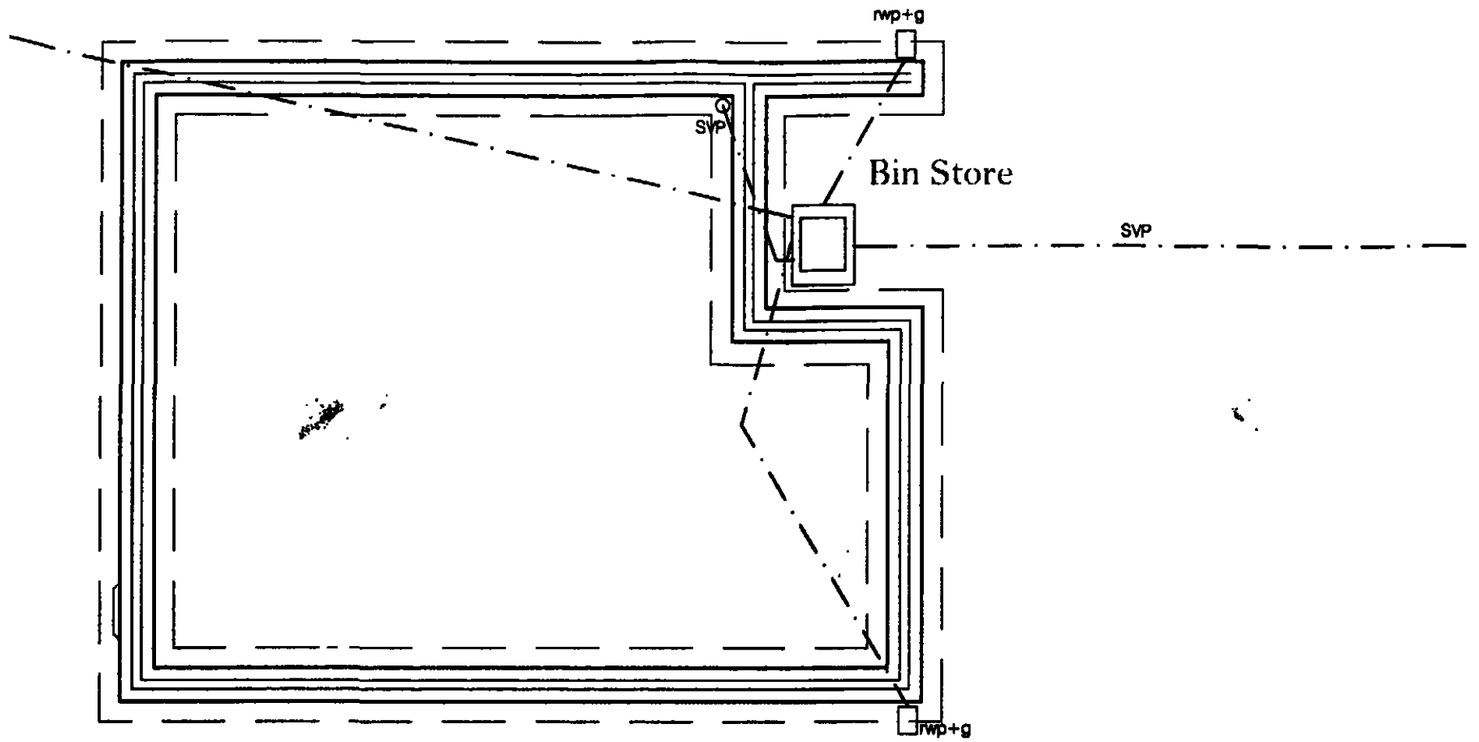
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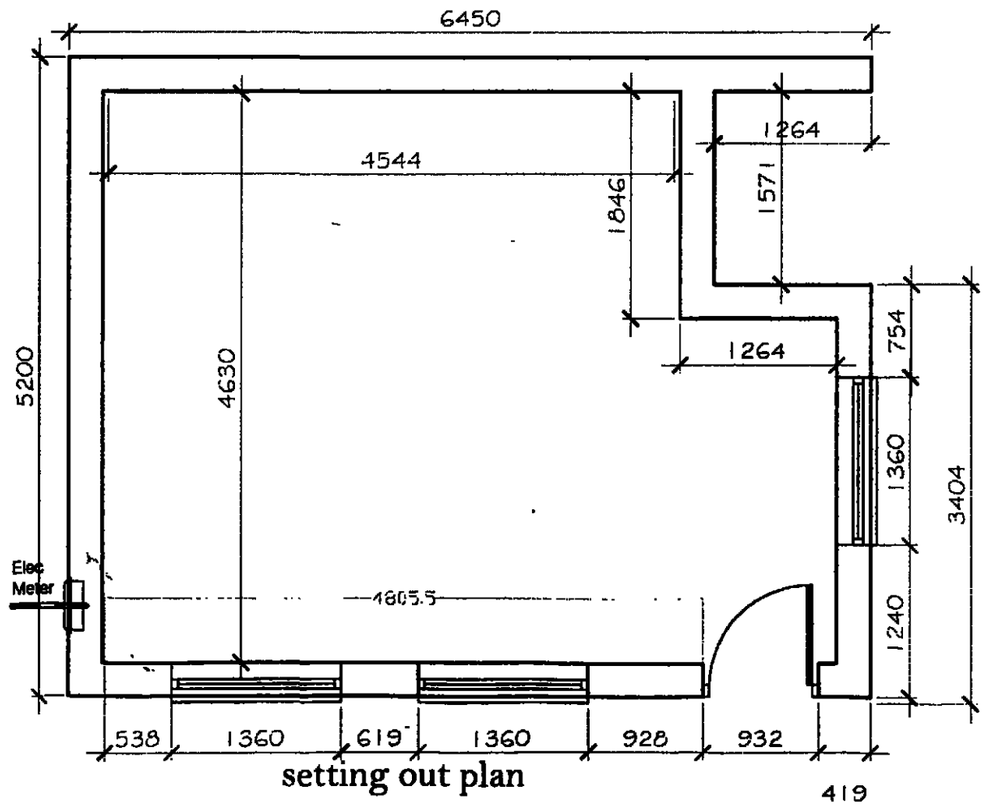
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Project No.	Drawing No.	Revision
PH001	DWG-01	0

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setting out plan

General Notes

Rev	Description	By	Init	Date

APPROVAL

Client
MR-P-HEATON

Project/Site Location
1-WHEATSHAW-CLOSE
SHAFTON
BARNSLEY
S72-8QZ

Drawing Title
PROPOSED
CONFECTIONERS
SETTING-OUT-PLAN
FOUNDATION-PLAN

Scale	Date	Drawn By	Checked
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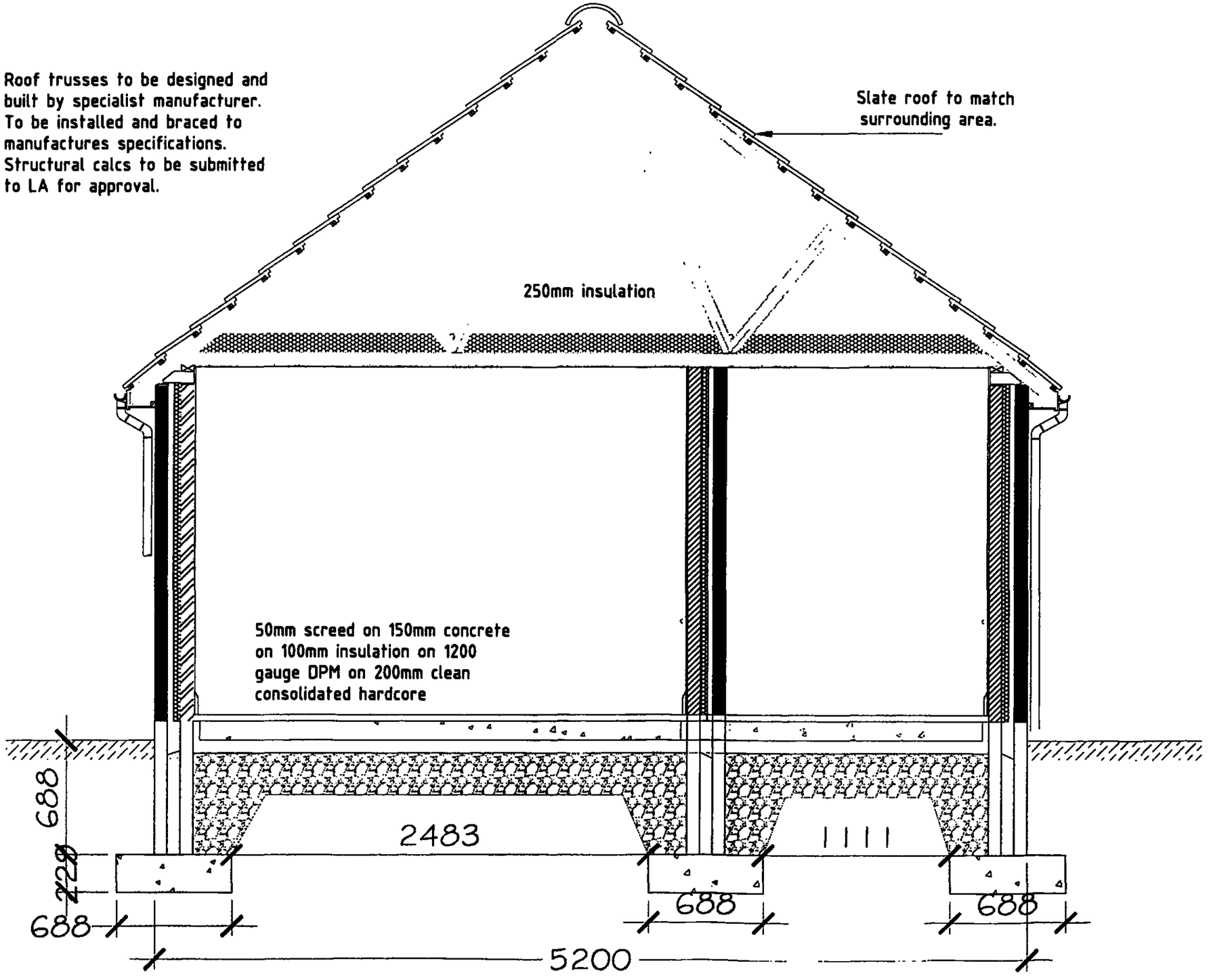
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Project No.	Drawing No.	Revision
PH/001	DWG-02	-

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Roof trusses to be designed and built by specialist manufacturer. To be installed and braced to manufactures specifications. Structural calcs to be submitted to LA for approval.



General Notes

Rev	Description	By	Init	Date

APPROVAL

Client
MR-P-HEATON

Project/Site Location
1-WHEATSHAW-CLOSE
SHAFTON
BARNSLEY
S72-8QZ

Drawing Title
PROPOSED
CONFECTIONERS
ELEVATION-PLAN
FOUNDATION-PLAN

Scale	Date	Drawn By	Checked
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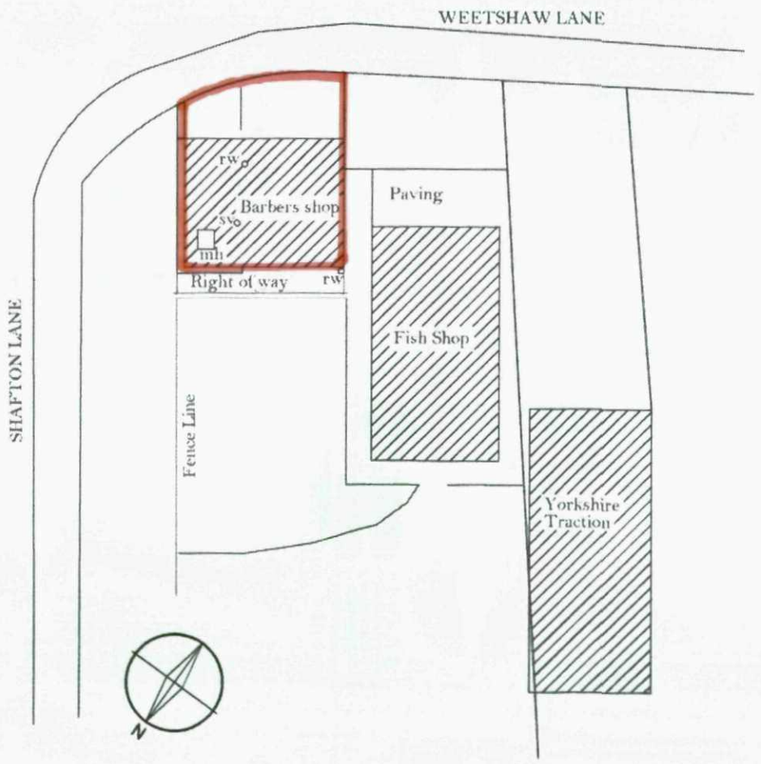
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PH/001	DWG-03	-

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Location Plan Scale 1:1250



Proposed Block Plan- Scale 1:250



Existing Block Plan- Scale 1:250

General Notes

Rev	Description	By	Init	Date

APPROVAL

Client

MR-P-HEATON

Project/Site Location

1-WHEATSHAW-CLOSE
SHAFTON
BARNSLEY
S72-8QZ

Drawing Title

SITE-LOCATION-PLAN
SITE-BLOCK-PLAN-EXISTING
SITE-BLOCK-PLAN-PROPOSED

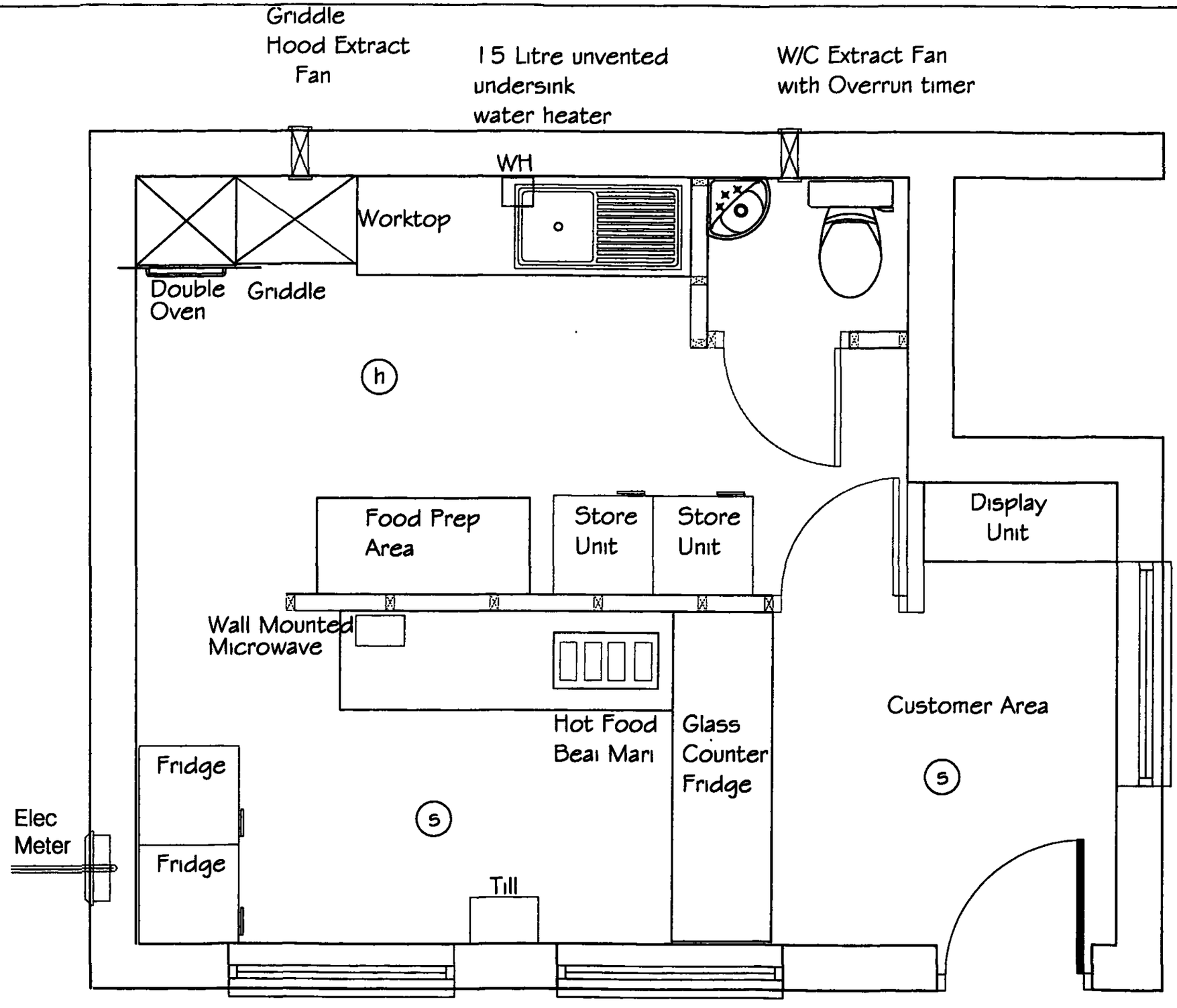
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Project No.	Drawing No.	Revision
PH/001	DWG-04	.

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Layout Plan

General Notes

Rev	Description	By	Init	Date

APPROVAL

Client
MR-P-HEATON

Project/Site Location
1-WEETSHAW-CLOSE
SHAFTON
BARNSLEY
S72-8QZ

Drawing Title
PROPOSED
LAYOUT
PLAN
-

Scale		Drawn By	Checked
1:25	12-04-2012	GS	.

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Project No.	Drawing No.	Revision
PH/001	DWG05	.

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Specification

Depth of external foundation excavation to be decided on site to the complete satisfaction of the Building Control Officer, to a minimum depth of 1000mm below the exist. ground level, or other depth as agreed, min. concrete foundation depth to be 150mm, width to be determined on site once ground conditions are known. All vegetable strip to be completely removed in area of strip / slab. All excavations to be thoroughly trimmed and bottomed before pouring of min. C20P concrete.
Obtain concrete from one depot which holds a current certificate under the Quality Scheme for Ready-Mixed Concrete. The delivered concrete shall be not less than 7'C in cold weather and not more than 30'C in hot weather Do not place any concrete if the workability is unsuitable. Do not add more water. Place concrete as follows :
[a] Continuously between construction joints and pre-determined abutments.
[b] Without disturbance to forms or reinforcement.
[c] Without disturbance to pipes, ducts, fixings and the like to be cast in; ensure that all such items are securely fixed and that concrete cannot enter open ends of pipes and conduits etc.
[d] Do not place if workability is such that full compaction cannot be achieved.
Finish to top surface of slab to be by wood grained float or similar, free from ridges and depressions, over layer 1200g DPM, 'Visqueen' or similar approved, with taped and lapped, min 150mm joints, DPM lapped onto horiz ontal DPC, min 100mm. DPM to be laid over 'Jablite' EPS insulation, to be friction fitted to all ground floor surfaces ensuring the integrity of the insulating layer.
Constructional screed to be min 065mm constant depth incorporating a layer of 25g chicken wire reinforcement with min. cover of 050mm screed, wire to be lapped 100 mm along parallel joints and lapped 300mm otherwise. Constructional screed to be of cement : sharp sand [1:3] carefully mixed to a semi-dry mass and thoroughly compacted on placement by heavy tamping or by mech-anical means, screed to be laid true, flat level surface and to have a steel trowel final finish. Screeds to be maintained in damp conditions for at least seven days by means of waterproof sheeting, well lapped and kept in close contact. Ensure that screed dries out slowly [about one month per 025mm] to reduce the risk of shrinkage cracks.
DRAINAGE GENERALLY
All works to comply with BS 8301, approved Document H of the Building Regulations and to be to the complete satisfaction of the Building Control Officer.
DRAINAGE SYSTEM
The entire drainage system to be in PVC-U plastic by Hepworth Building Products Ltd. Obtain all materials within the scope of this system, from this manufacturer and undertake the work in accordance with BS 8301 (1985) and the manufacturers printed instructions.
Before starting work, check invert levels and positions of existing drains, sewers, inspection chambers and manholes against information shown on drawings, any discrepancies should be reported. Adequately protect existing live drains and maintain normal flows during construction.
All plans to be read in conjunction with calculation sheets, contractor must ensure that all structural members are as specified, and have full min. 100mm bearing onto suppoting walls, no variation allowed from approved plans, unless agreed beforehand with

NOTE: All Electrical Work to be designed,installed, inspected & tested by a competent person who is registered with part P Self Certification/Competent Persons scheme & certificate of approval to be submitted to the local authority on complition.

Smoke & Heat alarms to BS 5446 part 1 are to be mains operated and interlinked.

Contractor to thoroughly read plans & calculations before commencement, to ensure thorough understanding of all aspects of proposals
Set out building in accordance with plan no.02 checking for squareness at all times using diagonal measurements. Provide clearly marked storey or gauge rods, with gauge marked to 4 courses per 300mm for brickwork, 4 courses per 900mm for blockwork, provide templates to ensure the accuracy of the walls and the openings in them. Set out the starting course [dry bond] to allow for the positioning of openings, doorways etc, to ensure that irregular bond and cutting is to a minimum, building based on brick dimensions to enable cutting to be kept to a minimum. Mortar to be of a 1:1:6, cement : lime : sand mix for brickwork externally, this to be *modified to coloured LSM mix from an approved source* if requested by client [approved supplier to BS 4721 to supply specific site instructions] sample panels may be required to assess colour matching. Generally all facing brickwork is to recieve a tooled jointed finish, on no account is recessed pointing to be used unless specified. Mortar for blockwork to be of a 1:6, masonry cement : sand mix, all mix proportions are given in volume, crude gauging by shovel is strictly forbidden.
All walls to be raised off 'Hyload' DPC's with careful attention paid to lapping and junctions, laps to be 11/2 times the thickness of the DPC, IE 150mm lap for 100mm DPC, all DPC's to be on a full bed of mortar. Set bricks / blocks in true & regular courses on a full bed of mortar and fill all joints & cross joints, press joints back with trowel and cut off flush. Keep mortar from the face of the brickwork. In very dry conditions lay the mortar beds in short lengths to limit the amount of water loss before the bricks are set. Keep joints to an average thickness of 010 mm, check overall panel sizes in order to establish the correct joint thickness before commencing the work. Keep perpends and quoins plumb, all perpends to be vertical and in line. Carry up work evenly, no part of the work to rise more than 1500mm above any other part and all variations in level to be evenly stepped. Do not set bricks / blocks at such a pace that lower courses are disturbed. Temporarily brace large un-supported areas [gables, piers etc.] if disturbance by winds or other influences could occur.

All new sanitary fittings to be connected into new 100mm UPVC drain system, new system to be vented by UPVC 100 mm dia. S&VP terminating a minimum of 900mm above the nearest openable window, within 3000mm S&VP to be capped with a terminal cage

WASTE & TRAP SPECIFICATIONS

WC	100mm pipe with 050mm deep seal trap
Washbasin	032mm pipe with 075mm deep seal trap

All above ground drainage to be connected into under-ground system through roddable gullies, WC connected directly

VENTILATION :
Kitcen to have at least 60liters per & ductected to external air.
Fan to be provide to toilet (having liters per second and 15 minute overrun) & ducted to external air.

INSULATION TO LOFT AREA, to be installed in two layers first layer to be laid between bottom truss chord [to a minimum depth of 100mm or depth of bottom truss chord, whichever is the greater] with the second layer laid as a 'Blanket layer' to completely cover the first layer and bottom chord, minimum depth of second layer to be 100mm, to ensure against possible 'cold-bridging' of ceiling. Aggregate depth of both layers to be no less than 250mm. Ensure that a minimum 050mm gap is maintained at eaves, to ensure the integrity of the cross flow ventilation over the top of the insulation layer.
NOTE. contractor to carefully check, after installation of all services is complete, that any insulation that has been disturbed is re-laid in accordance with the above specification

All rainwater goods to be by 'Bartol Ltd' and fixed in strict accordance with manufacturers written instructions, all guttering to be of a minimum of 100mm, all downspouts to be a minimum of 065 mm in diameter, all downspouts are to discharge into roddable gullies

DRAINAGE [generally]
invert level & final position to be confirmed on site, to the satisfaction of the BCO, any drainage passing under building to be encased in min. 150mm C20P concrete and walls running over drainage to have PCC lintels over [min. 050mm over pipes] and pipes to be mineral fibre wrapped, and openings covered with rigid sheeting masking plates, to inhibit the ingress of vermin, were pipes run thro' walls, a length of pipe to be built into wall with joints no more than 150mm from face of walls & 600mm rocker pipes to be connected to both ends.

Any lightweight partitions to be of 050x075mm C16 studding with standards at maximum 600mm centres & noggins at 1200mm centres, with 100mm 'Rockwool Rollbatt' [24kgm3] infill, [or other similar approved to BS476 : pt.4 : 1970 (1984)], batts to be closely fitted into framework by friction fitting, and all joints to be close butted. Partition to be cladded with 009mm plasterboard to BS476 : pt.s 4, 6 & 7 : 1970 [1984] by British Gypsum or similar, fixed to framing with minimum 040mm large head galvanised 'Clout' nails at maximum 200mm centres, heads of nails NOT to *puncture surface paper of board.* All *plasterboard* joints to be a maximum of 003mm. All joints covered with 'Fibatape' self-adhesive, fibreglass scrim tape. All plasterboard surfaces to be covered in min. 003mm [or as directed by manufaturer] skim of 'Thistle Board' finish plaster, trowelled to a smooth flat surface.

WINDOWS
New windows to be UPVC & to have a opening area equal to at least 1/20th of the rooms floor area & have# a 800mm trickel vent.
windows to be glazed with pilkingtons K soft coated Low e glass and have 20mm spacing between glazing.
SAFTY GLASS to be provided to all doors and any windows within 800mm of floor level.

General Notes

Rev	Description	By	Init	Date

APPROVAL

Client
MR-P-HEATON

Project/Site Location
1-WEETSHAW-CLOSE
SHAFTON
BARNSLEY
S72-8QZ

Drawing Title
SPECIFICATION SHEET
-
-

Scale	Date	Drawn By	Checked
NTS	12-04-2012	GS	.

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Project No.	Drawing No.	Revision
PH/001	DWG06	.

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