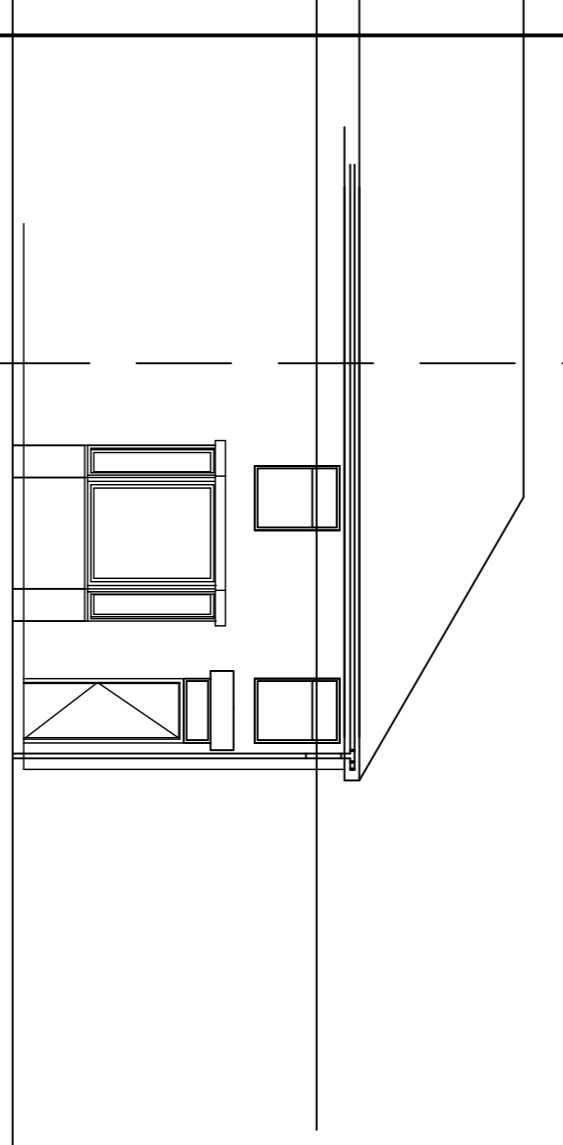
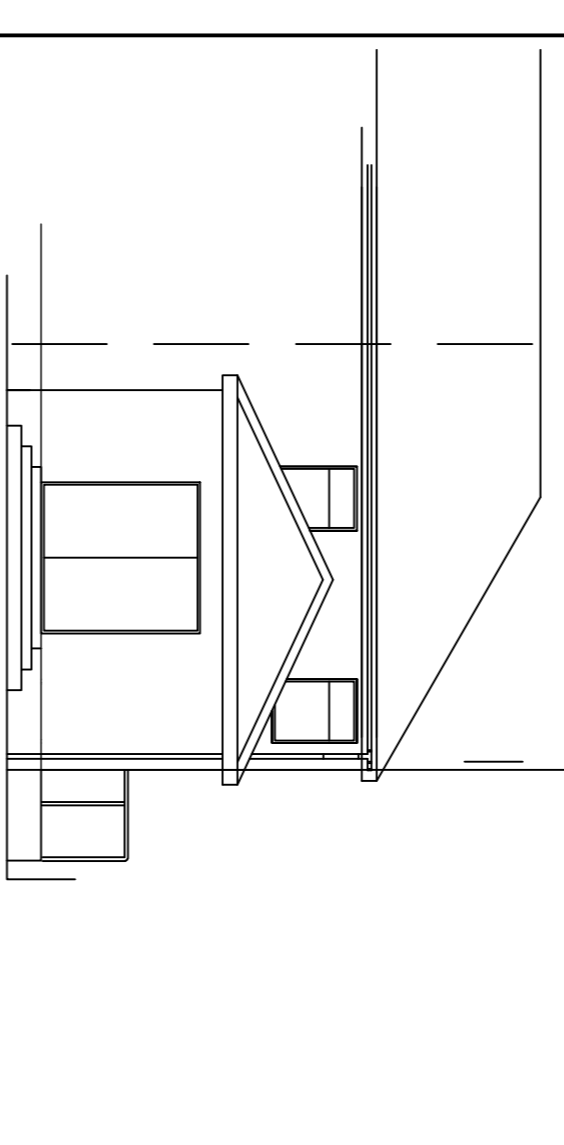


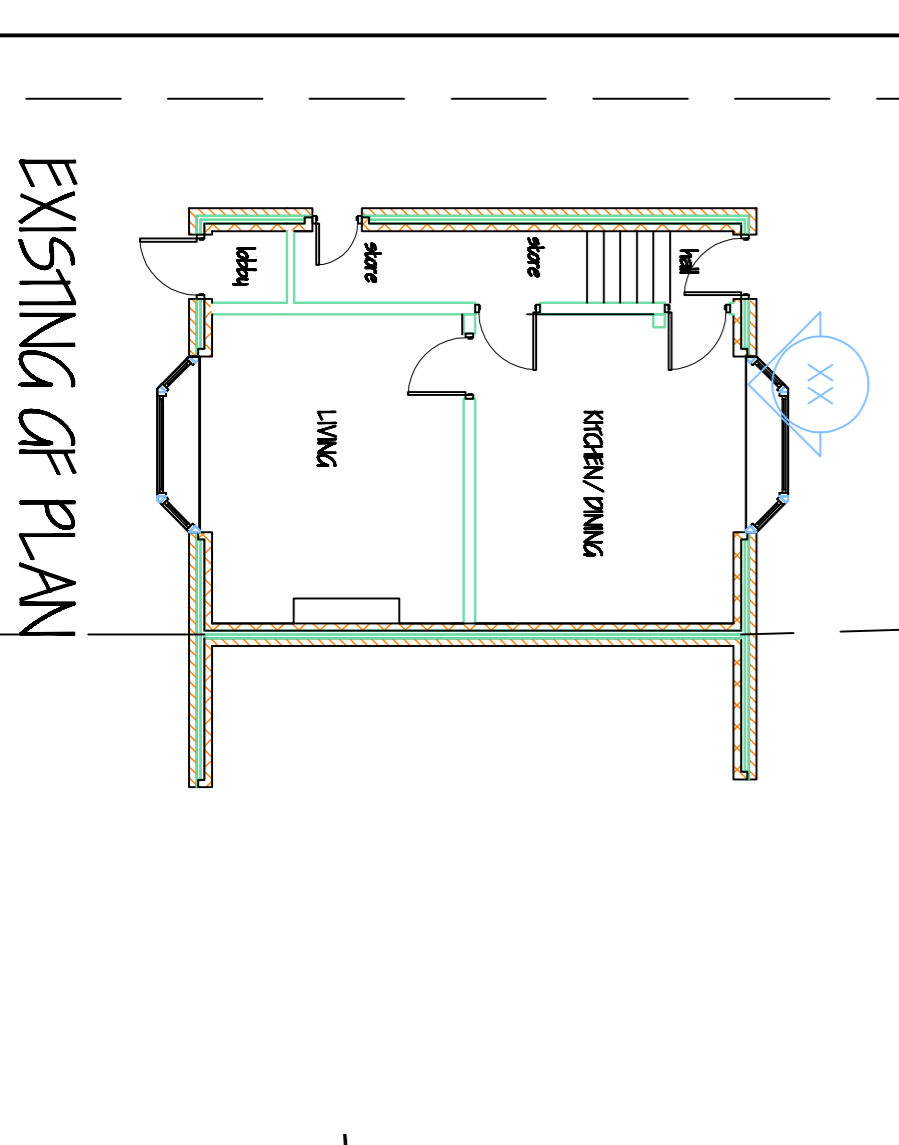
EXISTING SIDE ELEVATION



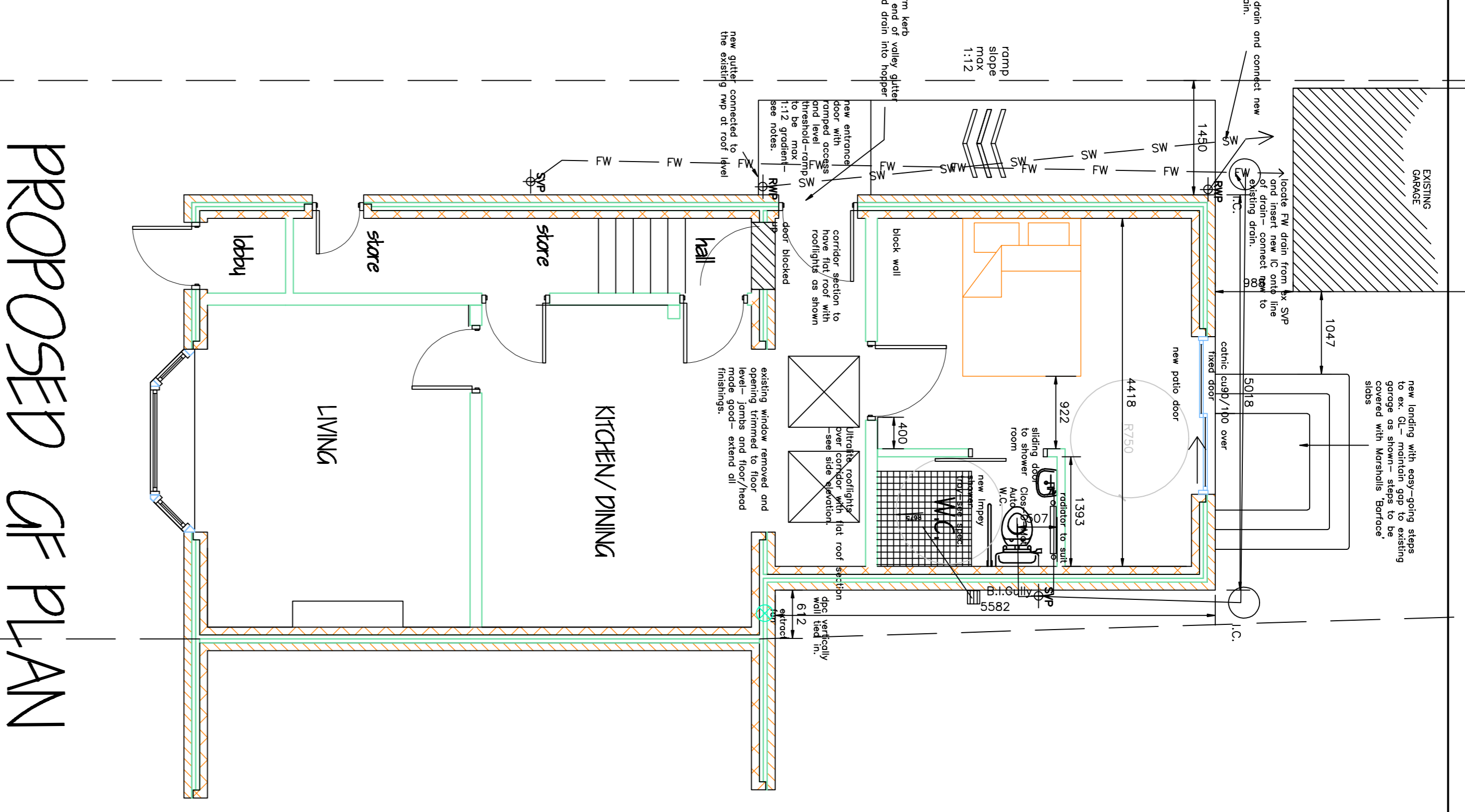
EXISTING REAR ELEVATION



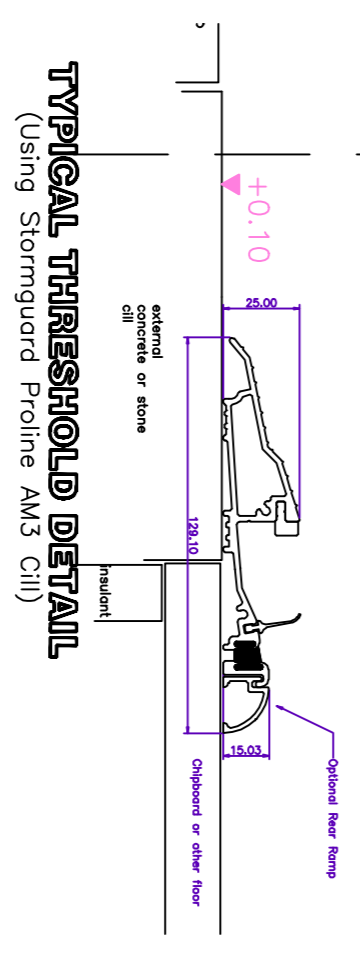
PROPOSED REAR ELEVATION



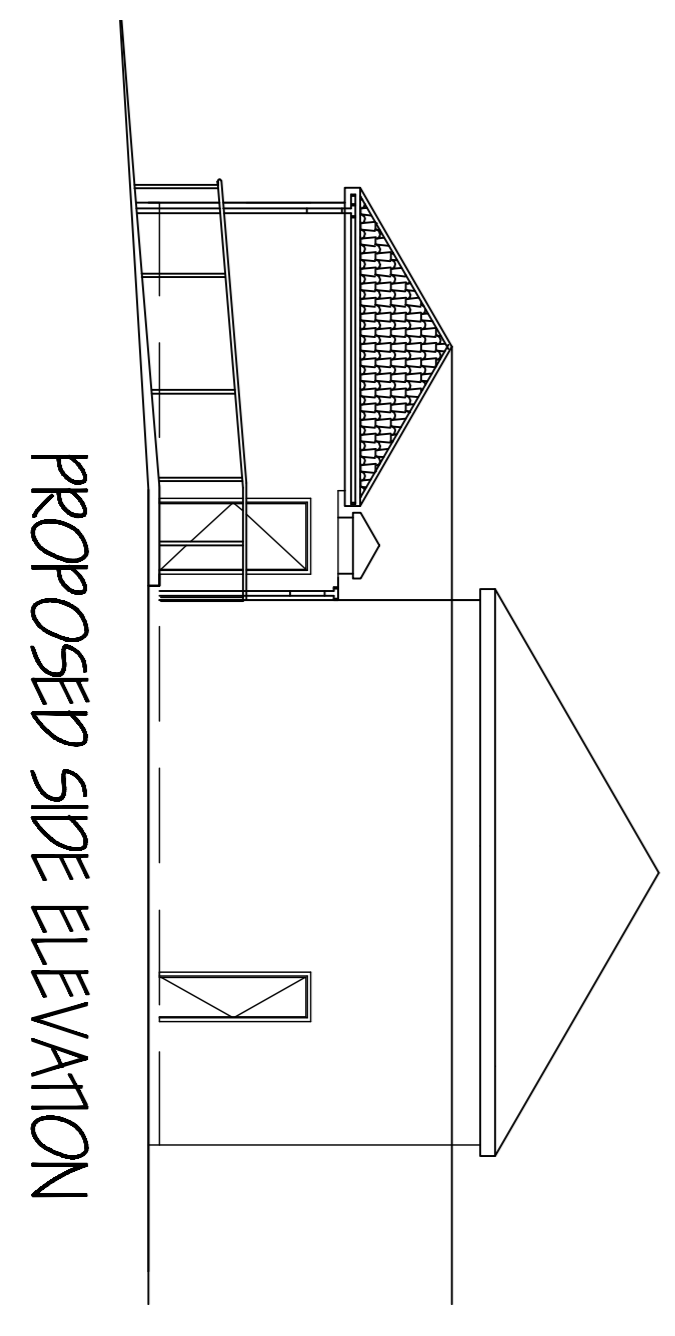
EXISTING GF PLAN



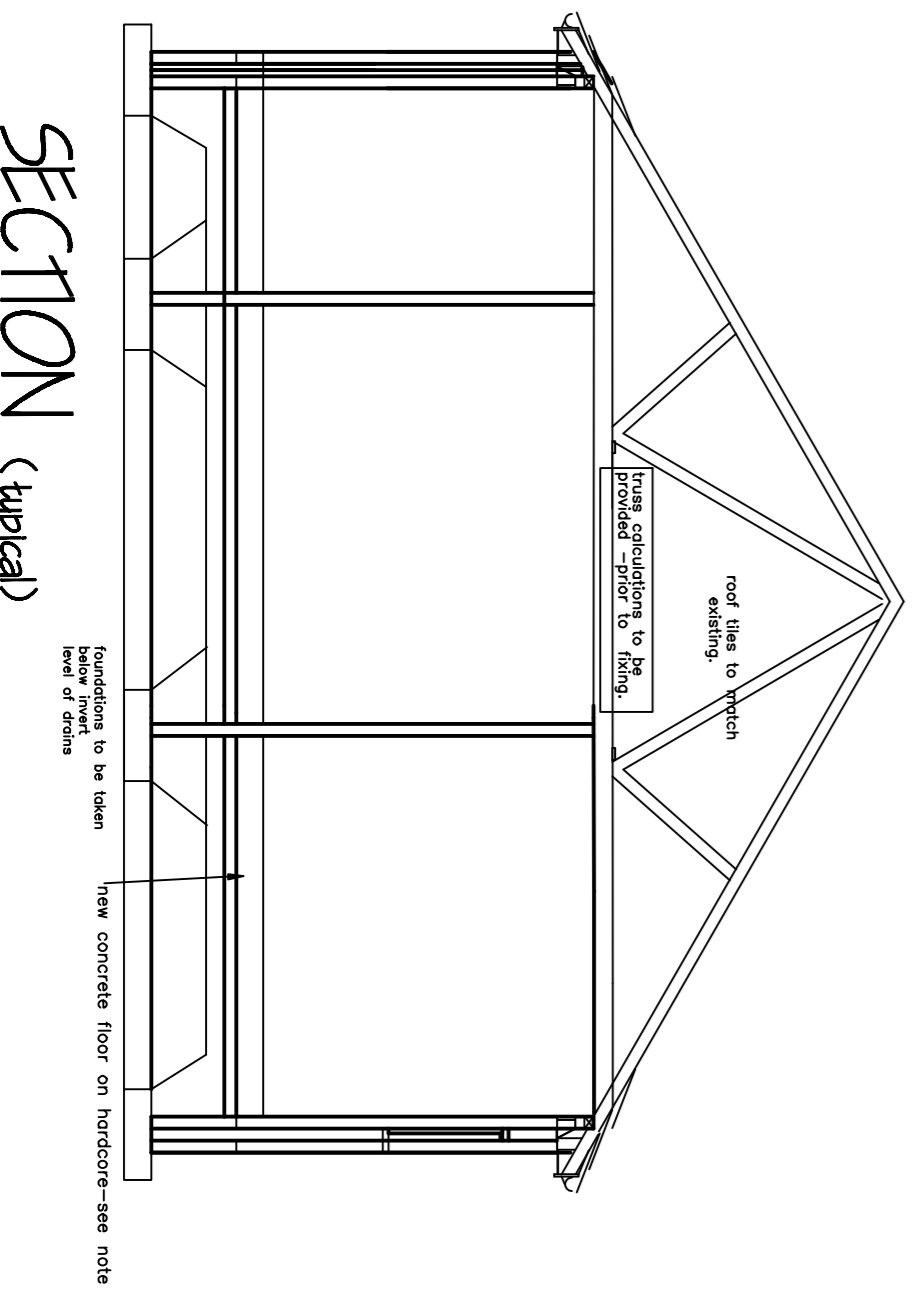
PROPOSED GF PLAN



TYPICAL THRESHOLD DETAIL
(Using Stormguard Profile AMS C11)



PROPOSED SIDE ELEVATION



SECTION (typical)

SUB-STRUCTURE & GROUND FLOOR

Slab foundations 750 mm wide 225 deep 21 x/m² OPC concrete taken down to firm bearing strata to satisfaction of the BCS min 600 deep. Blockwork below ground level to be 2.25 bricks @ 100 mm 21/m² with 100 mm insulation. External walls to be 2.25 bricks @ 100 mm 21/m² with 100 mm insulation. To equal the thickness of the leaves proposed above. 150mm consolidated hardcore with 25 sandblasting 1200 gauge 100 mm Kingspan TP/O/TF70 insulation, 125 mm 21/m² concrete floor with smooth trowelled finish. Excavation to be backfilled to make 20mm clean consolidated hardcore. Hardcore to be compacted to 95% MDD. All hardcore to be with selected or-slag material (up to 300mm below G.L. in garden areas) hardcore as before (if hard surfaced).

PROPOSED ROOF

Roof to be made existing on 25 x 38 s.w. treated New roof of trussed construction to manufacturers details and design to BS 5268 Pt 3 @ 600mm c/c's. 9400mm c/c's, truss clips used to fix trusses—two per truss 100 x 50 (or to suit. Min. leaf thickness) saw will plate bedded onto blockwork. 225x25 Cellulose Specifier range PFC-ultrafibre board with 10mm PFC-u soffit. Rigid with soffit vent/vent to allow a continuous ventilated strip of 25mm width protected with a 1000x40x60mm galvanneal resistant strips to gables at 1500mm c/c's measured along the roof slope with ties at 1500mm c/c's of ceiling level. 1500mm hollow extruded polystyrene quilt laid between trusses (2 layers 150mm opposing) 1000mm hollow extruded PFC gable to 650mm PFC downpipes. 1500mm hollow extruded PFC gable to 650mm PFC downpipes. All lateral restraint strips are to be provided with noggins between members to which they are fixed @ 1500mm c/c's. 12.5mm plasterboard and skim to ceiling—see note re bathroom plasterwork.

WASTES AND DRAINS

32 mm dia waste with deep seal trap to all wash hand basins 38 mm dia waste with deep seal trap to all sinks, baths and showers, 100 mm dia waste to WC. No 100 mm dia superdrain drains laid at min. 1 in 40 to layout on skins of site layout drawing. All manholes to be made in situ to the 225 engineering blockwork on 150 mm concrete bed with heavy duty cover and frame. Manholes to drain diversion to be brick to LA requirements.

MECHANICAL VENTILATION

Mechanical vent fans to be provided to all bathrooms and to extract at rate of 14.7/sec. 5 no. extract fans (3 in kitchen, 2 in bathroom) to be provided by mechanical fan with 15min overrun. Kitchen ventilation to have min. 4000mm² trickle vents AND mechanical extract fan 60L/sector incorporated in a ceiling (head) space of being operated intermittently. **LANES** Lines to lateral walls to be GANIX/External stone walls to have 40mm thick 225 engineering blockwork on 150 mm concrete bed with heavy duty cover and frame.

ELECTRICAL INSTALLATION

All switches and socket outlets to be sited above 450mm from floor level. Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible in every hallway or lobby or connecting corridor that is formed by the works. Detectors are to be provided to every kitchen that is either altered or formed by the works. **TELEVISION AERIAL** A television aerial socket is to be provided to one position only and linked to the existing television control. The exact position is to be agreed with and approved by the Client.

SMOKE DETECTORS

Smoke Detectors are to be provided to the following:— in every bedroom that is either formed or altered by the works in every hallway or lobby or connecting corridor that is formed by the works. Detectors are to be provided to every kitchen that is either altered or formed by the works. **NOTE** In the case of smoke and heat detectors, these are to be installed in the ceiling space of the room in which they are to be installed. The electrical contractor must be provided a full certification for design inspection. Scheme and will be required to provide a full certification for design inspection and testing of all electrical works carried out.

FIRE PROTECTION TO STEELWORK

Steelwork to be protected with 12.5mm plasterboard & skim with 1.6mm wire bedding at 100mm c/c's.

DRAINS BENEATH FOUNDATIONS

Draains Beneath Foundations are to be taken down below invert of sewer & wall bridged over using precast concrete inverts.

DRAINS

Draains to be Hargreth 'Superseal' or other approved generally bedded Class 'N' beneath gardens etc. Where drains pass through walls they are to be included in the foundation and run parallel to it, then they are to be a max of 1.0m depth drains are deeper than they are to be of the foundation. Drains generally are to be laid at a fall of 1:40 or strictly in accordance with the manufacturers instructions—depending on size pipe.

MALS

Inner leaf of thermolite lightweight aggregate blocks or other approved with outer leaf of 102mm facing bricks. 100mm filled cavity. (Rockwool RW6) formed between faces. Stainless steel wall rebar 50 PFC to all horizontally and every block above rebar. DPC min 150 above outside ground level as indicated on the plan. Lintels to have mm end bearing on aggregate concrete blockwork with plastered and tiled man and built on foundations. W/ roof covering & fire stopped.

WALL PLASTER TO BATHROOMS

All walls and ceilings within bathrooms and w.c.'s that are plasterboarded are to be boarded with Gypoc Moisture Resistant Board (identified by the green paper outer lining).

New walls bonded into existing—min 3 courses in every 6 courses to be maintained where applicable.

New S&K PFC to be connected to new drains bird rest cope on top. No part of foundation or gutter overhanging boundary line unless written permission is deposited with building control prior to work commencing.

SAFETY GLASS

SAFETY GLASS below 1800mm and within 400mm above 800mm from floor level is to be laminated or toughened in accordance with BS 6202:1981. **GAS APPLIANCES – PRECAUTIONS** The builder is to ensure that the new construction and/or alteration does not constitute a gas terminal. A similar check is to be made on the terminals of neighbouring buildings. Appliances to be located or removed which may affect the operation or safety of any gas appliances. If in doubt, a CORGI registered installer is to be employed. Failure to comply with these recommendations could result in death.

WINDOWS IN DWELLINGS

All windows are to be glazed with Low Emissivity glass to achieve a U-value of 1.8W/m²K. An opening from 100mm to 150mm high is to be provided in the wall above the window. Any habitable room is to have an opening light min area of 1/20th of the 8000mm² (kitchens, utility and bathrooms 4000mm²). Do not scale this drawing.

PROJECT MANAGEMENT SERVICES

CHARTERED BUILDING CONSULTANTS

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 E-mail: info@pmsdesign.co.uk

Mrs Nixon
 151 Sheffield Road, Barnsley,
 New Bedroom & Accessible Bathroom

Actual depth of foundations to be determined on site. All work to be to the satisfaction of the local authority. All dimensions to be checked on site and any discrepancies must be notified immediately. All dimensions are in millimetres unless otherwise stated. Authority approval on this drawing is subject to local authority approval.

DATE	22/19/01	SCALE	1:100	DATE	02/2009	DRAWN	JIS	REV.	
REVISION	nixon_01.dwg								
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