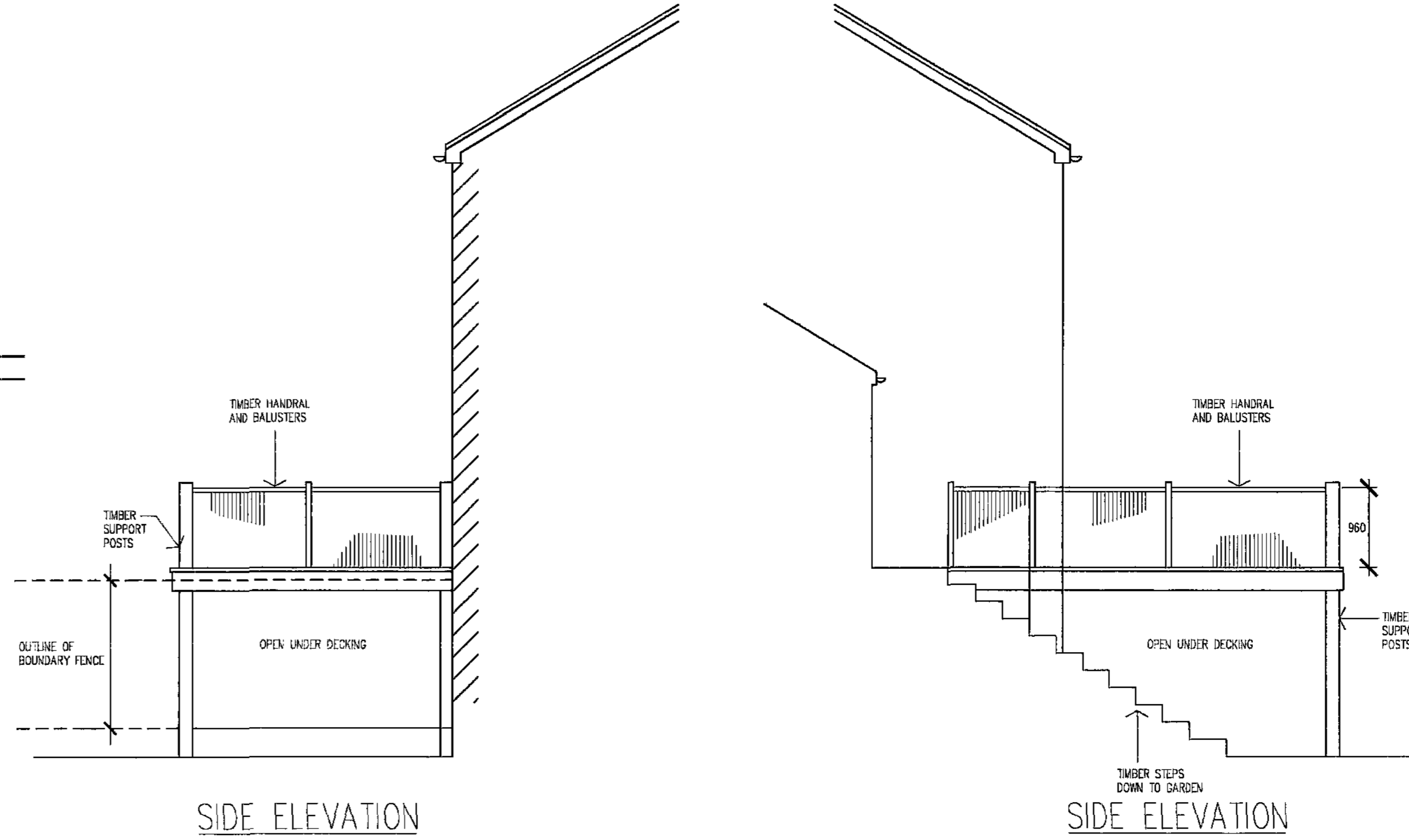
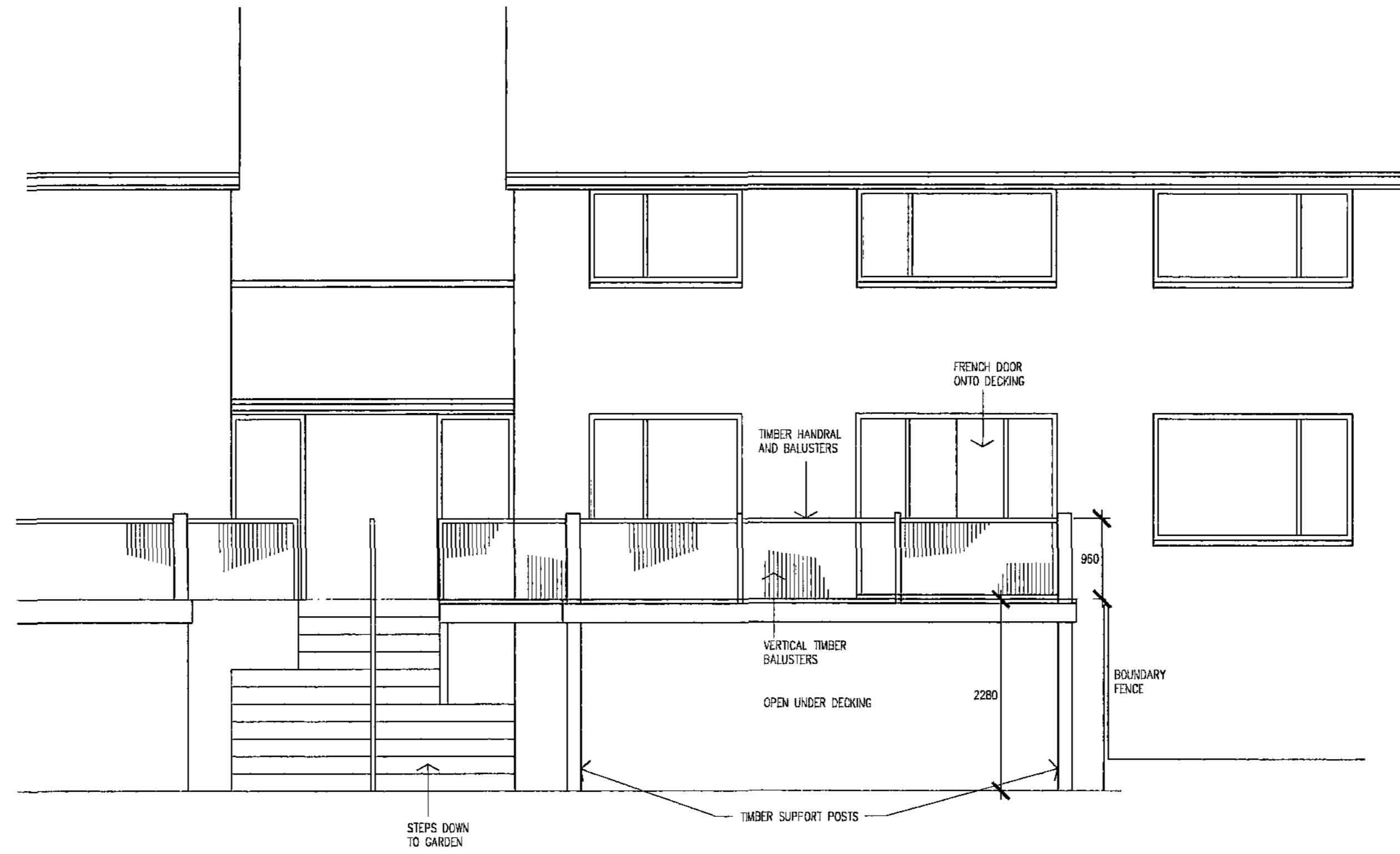


PLAN



SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

- NOTES:
All dimensions must be checked on site and not scaled from this drawing.
1. Any new glass to doors with a 1.5m of floor level to be minimum class 'C' safety glass to BS 6206 and marked accordingly.
 2. Any glass to windows with a sill lower than 800mm of floor to be class 'C' safety glass to BS 6206.
 3. Foundations dependent on site conditions generally 600x225 concrete strip to external cavity walls 450x150 concrete strip to internal load bearing and non-load bearing walls all to satisfaction of DBS.
Bottom of trench to be 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs App. Spec. A1/2 Part 1, using min. Dredge 15 concrete to BS 8110 subject to prevailing ground conditions and engineers report.
Final depths and site to satisfaction of DBS or NREC Inspector. Cavity walls to be taken to independent strip footing unless ground bearing conditions allow for cast site concrete to be placed out or agreed with DBS. Minimum covering on any foundations to be twice the height of the strip or the thickness of the foundation or 200mm whichever is the greater. Strip to be not greater than thickness 7% foundation load to BS 2028 or concrete columns to be used to 150mm below finished ground level.
Class F, facing brickwork to be used below courses below finished ground level and 200, and a 1.5 meter. Superior timber frame to be S23 grade joists as indicated (Check where marking under specified bearing positions) with max. 25mm g.i. lag boarding or flooring grade T&P chipboard to BS 5669 or 50mm cement/floor screed (1:3) on 100mm aggregate concrete slab (100mm min) on 50mm flexible grade insulation on 200 gauge Vapour spec topped with 50mm and laid on 25mm sand bedding on 150mm min. - 500mm max over consolidated hardcore.
 4. All damp proof courses to be vapour 2000* (to BS 743) or similar manufacturer and to be provided to all windows, levels, joints & etc.
Minimum max 1/2 value of 0.35w/m² to all closures by extending cavity insulation up to reveal & using insulated cavity closer.
 5. External walls constructed of 103mm brickwork new leaf to be 100mm thermally or cavity block 100mm cavity filled with rockwool insulation bats. 1/2 value to be 0.35w/m² or.
 6. Layers of cavity walls to be tied together with Stainless steel ties (to BS 1245, May 1981 Regs) of 450mm cts vertically and 750mm horizontally.
 7. Anchor straps to be provided to all external walls of first floor level 1200mm long at 200mm cts.
 8. Anchor ties to be provided to gable walls of ceiling joists level 1200mm long at 200mm cts. Anchor ties to be provided at verge levels 1200mm long at 250mm cts across verge length.
 9. All opening lights to equal a minimum of one twentieth of floor area to all habitable rooms. All new windows to be fitted with trickle ventilators 800mm² to habitable rooms and 400mm² to other rooms. Using in-line or parallel frames to be double glazed with 16mm air gap and a 'soft' low E coating.
 10. Stud partition walls constructed of 75x100mm s.w. framed span side with 8.5mm plasterboard and 3mm skim. Joints double up to underside where running parallel.
 11. All structural timbers to be S23 grade and comply with B.S.903.
 12. Any double glazing other than to be executed in pan ground and bridged over where passing through external walls or concrete joints. Double glazing joints. All new drainage connections to be made to the satisfaction of DBS.
 13. All electrical installation to conform to the Institute of Electrical Engineers Regs and client's requirements.
 14. Calculations for new steelwork etc. to be submitted to IA min 28 days prior to commencement.
 15. Any new floor joists longer than 2.50m span to receive steel mid-span.
 16. New or replacement boilers to have a minimum SEDRUK value of 70 % if natural gas, 80 % if LPG & 85% if oil.
 17. The maximum area of windows/doors and roof lights taken together should not exceed 25% of the total floor area.

A	
Date	Revisions

**Trevor Birchall Design
Limited**

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Client	MR G CONNELLY
Drawing Title	AS BUILT DETAILS
Job Title	DECKING PATIO AT 6 BLOOMFIELD ROAD DARTON BARNSELY S75 5AP

Scale	1:50
Date	NOV 08
Drawn by	T.B. / HNS

Drawing No.	1029/1/08
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Barnsley Metropolitan
Borough Council
U Z DEC 2008
Corporate Mail Room