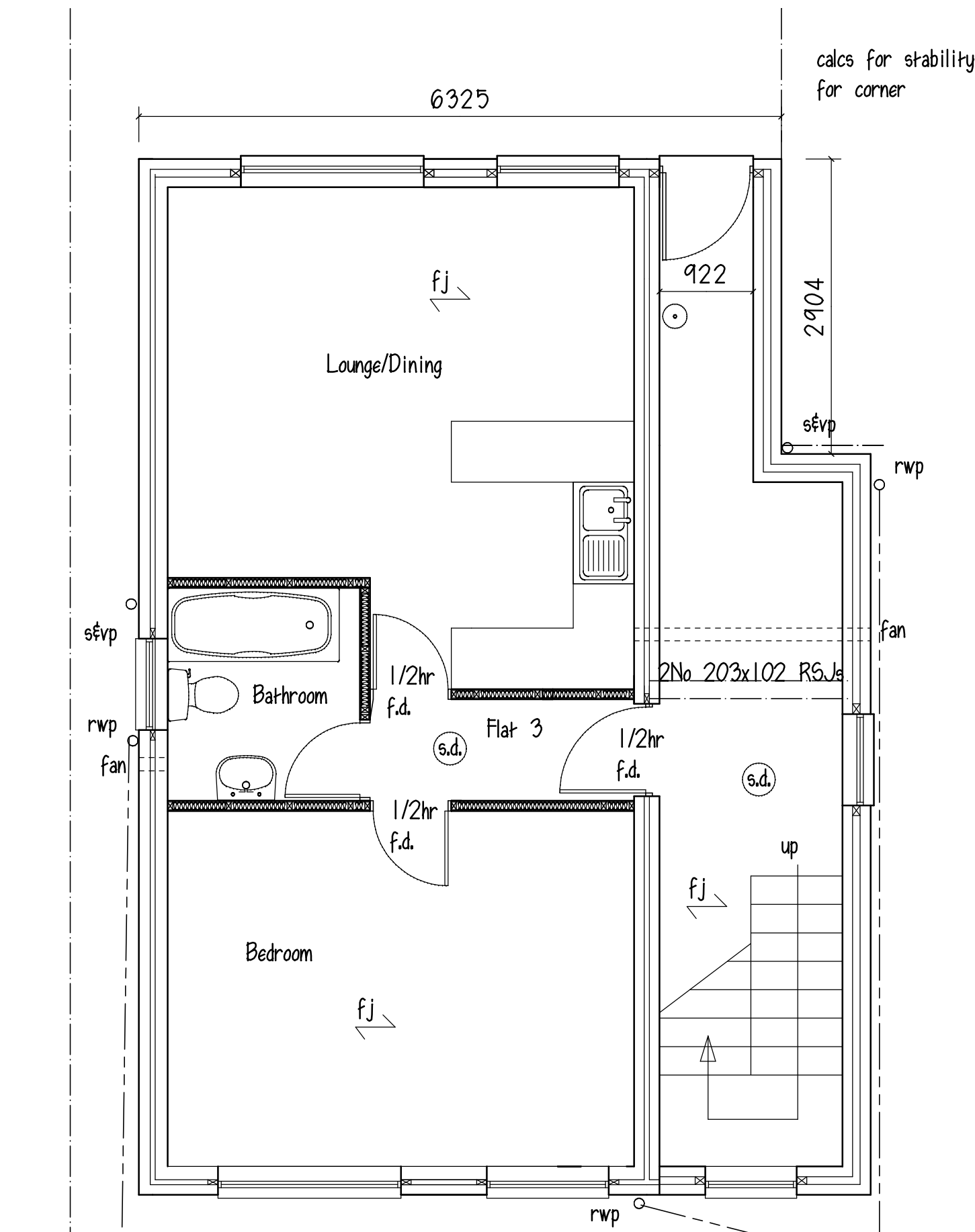




GROUND FLOOR

WALL CONSTRUCTION

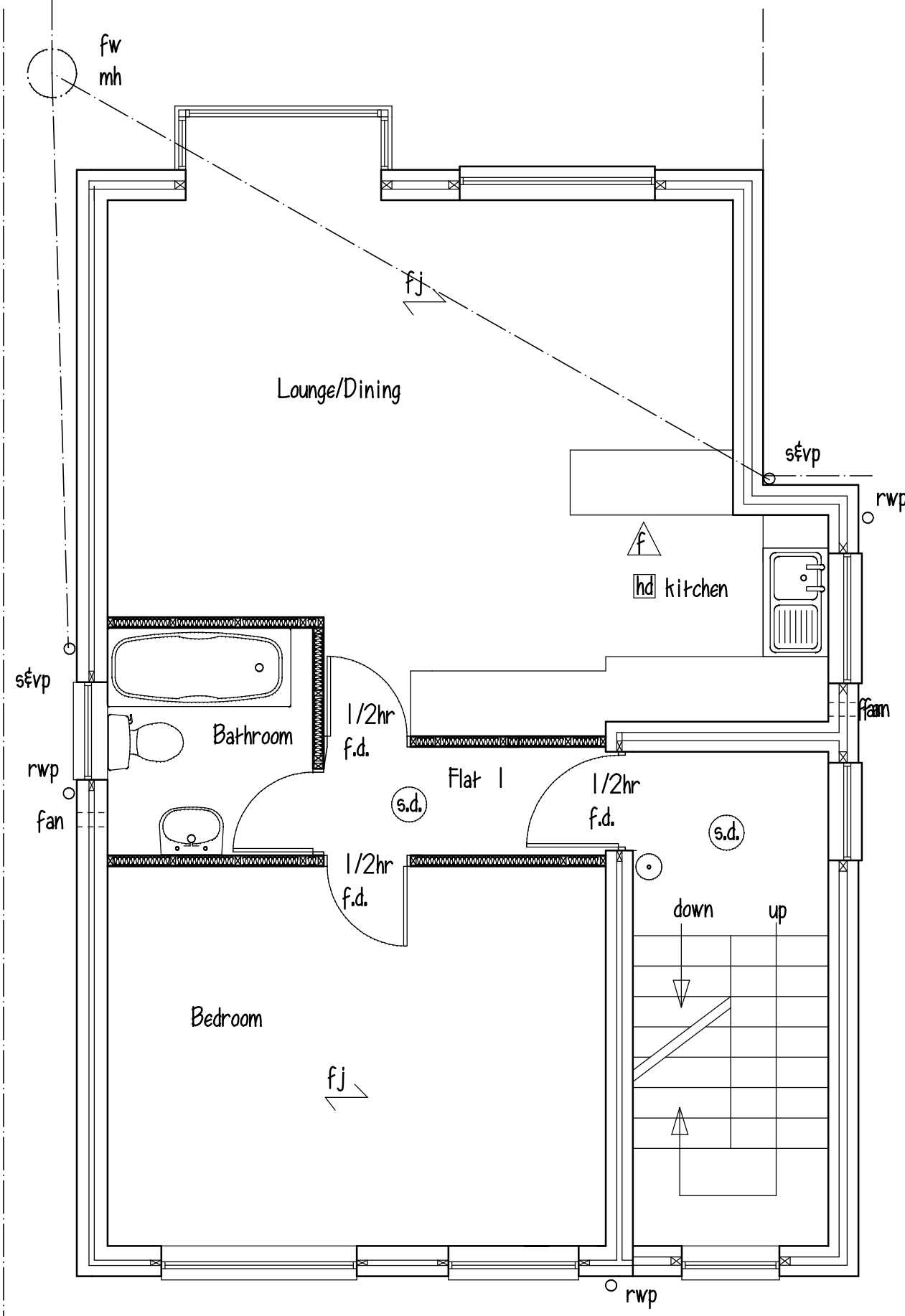
walls to be 103mm brickwork with 100mm cavity, filled with 100mm cavity dri-therm 32 wall batts, with 100mm Thermalite block o.e.a. with 13mm p/b dabs & skim finish, to give 0.23 U value 250mm s.s. vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation. Carnic CGH90/100 type lintels to be used over door & window openings with tray dpc over. Internal walls to be 100mm blockwork, lintels to be 150x100 p.c.c. All internal walls to be stud walls 100x50 sw shudding with 100x50swuprights @ 450mm c/cs with 100x50sw sde & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides. dpc to wall to be min. 150mm above g.l. tray d.p.c. to be installed at ground level where landing & ramp will occur. party wall to be 2 skins 100mm lightweight blocks, min. 1375 kg/m³ with 75mm cavity, 13mm lightweight plaster finish, min. 10kg/m² party walls to be taken up to underside of roof & fire stopped. air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate) cavity wall insulation must be carried up the full extent of gable walls. 25mm upstand of insulation must be provided around the perimeter of floors, incl. where the floor slab touches outside wall. all cavity closures must be insulated.

internal stud walls to be 50x100sw shudding on acoustic isolating strips, with p/b & skim both sides. flanking walls to be butted against separating walls & tied @ 300mm c/cs, external cavity to be stopped with Rockwool party wall dpc. General movement joints to be @ 6m c/cs in blockwork, 12m in art. stone, joints must not occur at lintel bearing positions, cavity ties to be within 300mm of joint at every block course, joints to have flat ties, de-bonded on one side, with Aerofil joint filler & 25mm deep polysulphate sealer. generally, movement joints in art. stone to be in corners or concealed behind RWP's & S&VP's blockwork joints to be generally at junction of dividing walls & cavity walls, dry jointed.

Wholesome water supply to be provided by Yorkshire water, water efficiency calcs to be submitted for approval prior to completion. Bath to be fitted with device to limit hot water temp. to max. 48°C all hot taps to be installed to left hand side of sanitary appliances

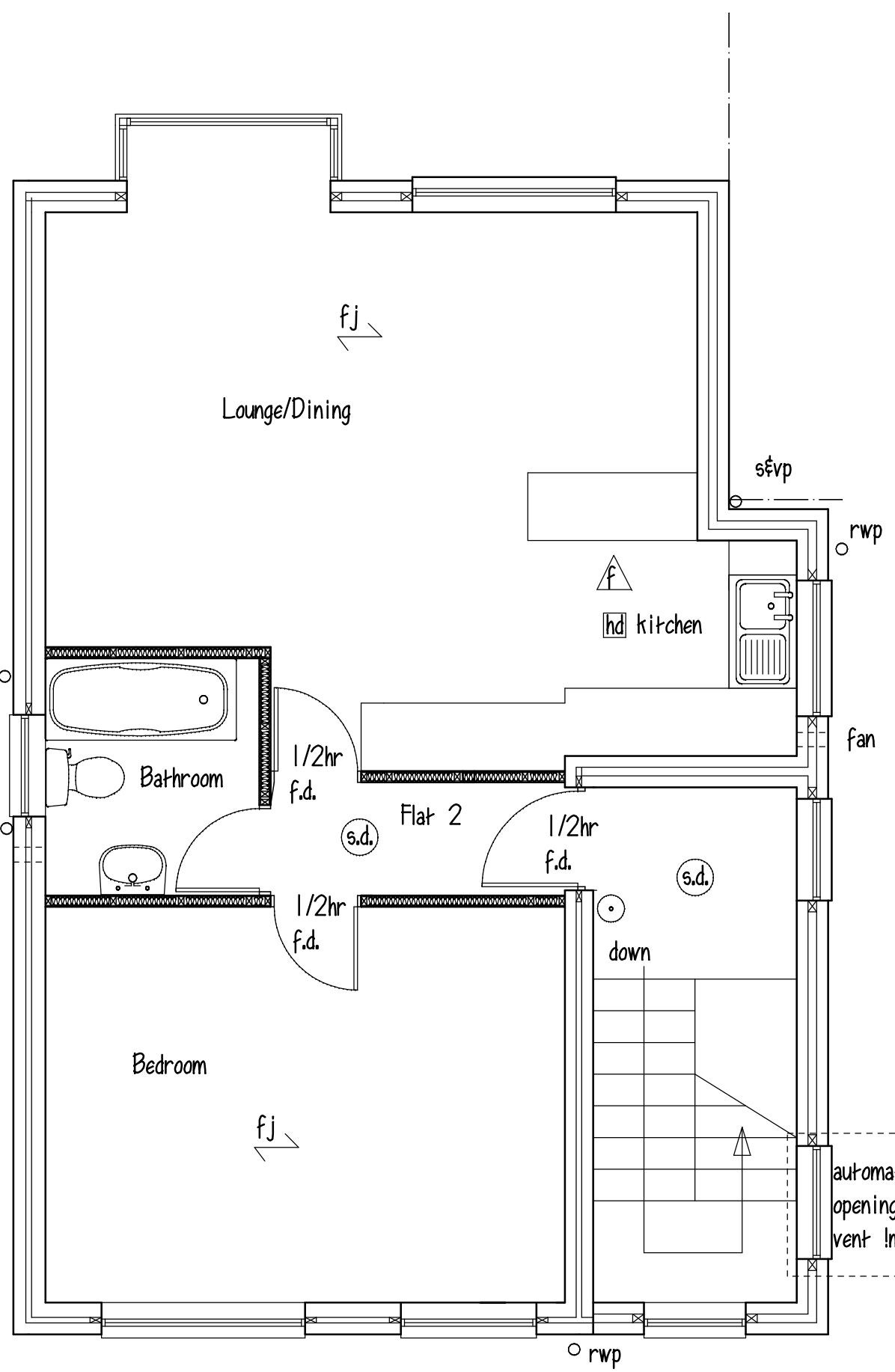
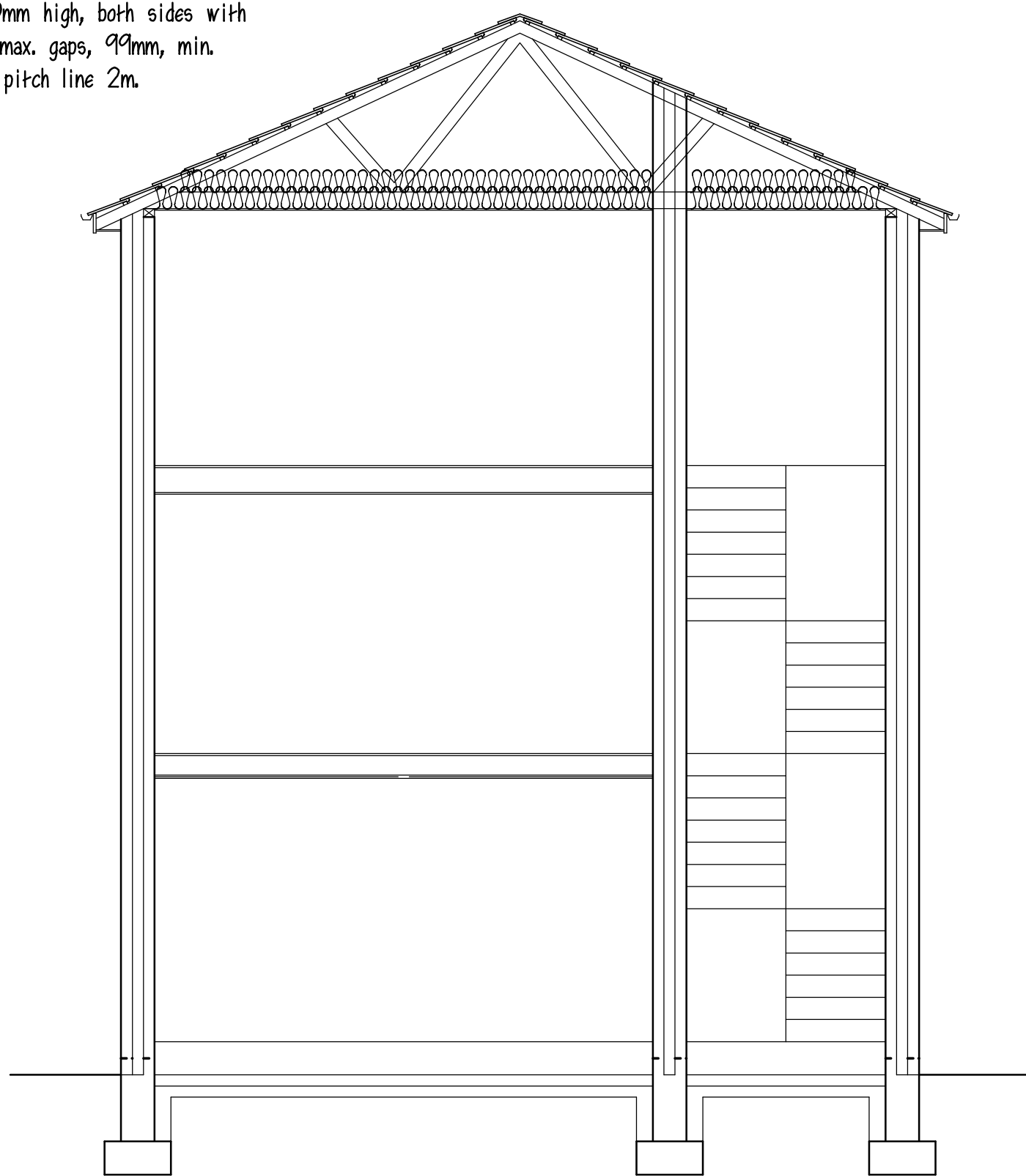
GARAGE FLOOR CONSTRUCTION

125mm concrete slab on 100mm kingspan insulation board o.e.a. on 2000g visqueen dpm radon/methane barrier turned up edge of slab, on 100mm min. sulphate free, well consolidated hardcore.



FIRST FLOOR

○ denotes smoke detectors wired directly to mains sd & interlinked to BS 5446 part 1 All sockets & switches to be between 450mm & 1200mm high level landing to entrance door with 15mm threshold ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp. min.25% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb. all electrical work to be carried out under "Competent Person" scheme for design, installation, testing & certification, to comply with Part P of Building Regs. Sound Test to be carried out on completion.



SECOND FLOOR

HEATING

Wall mounted gas fire Condensing boiler (with interlock fitted) with balanced flue in kitchen, radiators to have t.r.v., wall mounted gas fire with balanced flue in loungeall balanced flues to have protective wire cages, boiler to achieve a SEDBUK rating of min. 90% hot water pipes in unheated spaces to have 25mm insulation. commissioning certificate required on completion, by qualified person installing system. SAP calcs to be provided prior to commencement on site, Conditional Approval required. air permeability pressure test to be provided on completion

WINDOWS

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.40W/m²K U value. & 8000mm sq background ventilation opening lights to equal 1/20th floor area min. safety glazing to doors, side panels & glazing below 800mm from f.l.all windows to have escape windows 750x450 clear opening thro 90° floor to opening part of window to be between 800mm & 1100mm 65000mm² trickle vents to be provided

FIRST FLOOR

18mm t&g flooring grade chipboard on gypsum based board on InstaAcoustic cradle & batten flooring system with 25mm mineral fibre insulation 36kg/m³ on 15mm sub-deck board, on TJI joists @ 450mm c/cs min. 300kg/m² with resilient ceiling bar mounted perpendicular to planks @ 400mm c/cs with 2 layers 15mm fireline board & skim ceiling 5mm polythene foam flanking strip to perimeter of rooms Conditional Approval required for TJI joists, manufacturer to provide Calcs & details prior to erection on site.

GROUND FLOOR

18mm t&g flooring grade 2/3 chipboard on 50X125sw floor joists @ 400mm c/cs with 125mm Celotex insulation laid in between to give 0.14U value min.150mm air gap to 100mm oversite concrete, above adj. ground level, on radon/methane barrier, continuous thro cavity. on 100mm min. well consolidated, sulphate free, hardcore. strutting to be fixed mid-span of joists, & supported on honeycomb sleeper wall, built off strip footings

FOUNDATIONS

600x300 conc. strip footings min. 900mm deep or below drain invert 7KN fnd blocks up to g.l. with layers A252 mesh in footings

L1 automatic fire alarm detection & alarm system to cover circulation areas and high risk areas, all floors to be interlinked with battery backup
①sd denotes smoke detectors wired directly to mains & self contained to BS 5446 part 1

hd denotes heat detector

△ denotes fire blanket

⊙ denotes fire alarm call point

All sockets & switches to be between 450mm

& 1200mm high

all FD30 fire doors fitted with intumescent/smoke seals

1m² automatic opening vent at top of stairs linked to sd system

all communal external doors to be replaced with doors having

U value of 1.8W/m²K and fitted with panic pads

FIRE PRECAUTIONS

All areas, except bathrooms & wc s, to be covered by smoke

detectors to BS5839 part1, type L1

All circulation areas to be covered non-maintained

emergency lighting system to BS5266 certified on completion with a

3 hr duration.

kitchen & lounge to be covered by heat detectors, to BS5839 part 1, type L1.

○ Break glass call points to comply with F5926

1.4 kg CO2 extinguisher, Fire Blanket Dry powder extinguisher

All walls have min. 30 min fire resistance with fire

stopping to u/s of floor at g.l.

Fire alarm to be connected to approved collection station via direct line (optional).

All signs to be to BS1635 1990. All alarms to be audible and visual.

All communal corridors, walls & ceilings to have class 0 surface spread of flame

All penetrations through compartment/separating walls to have intumescent

collars with min. 60min. fr.

design, installation and commissioning certificates required for fire alarm, smoke detection

& emergency lighting system upon completion

Landlord to be responsible for maintenance of fire alarm & emergency lighting

COMMON AREAS

all common areas to have carpet floor finish, with Terraco

Ambient Acoustic plaster finish to walls & ceilings to reduce reverberation

DOORS

main entrance door, lounge & g.f. w.c. to have clear opening of 800mm,

all other doors to have clear opening of 750mm.

internal doors to have 10mm gap between floor & door

all doors with entry/exit onto common areas to have internal thumb turn locks

external doors to have 1.4 U value

All flats require GAP & EPC,s upon completion

design, installation & commissioning certificate required for heating

& hot water system upon completion

SOUND TEST

sound testing is required on completion to demonstrate the walls

have achieved the following values :- walls,43 airborne,

ROOF CONSTRUCTION

Main Roof to be concrete interlocking tiles, every tile nailed on 50x25 sw battens on untearable sarking felt to BS 747 on proprietary roof trusses @ 25° pitch & @ 600mm c/cs with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides. Trusses fixed to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall. All bracing to BS 5268, 200mm insulation quilt laid over @ 90° & 200mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into ex. rwp or 65mm dia. pvc RWP. Conditional Approval required, details & calcs to be approved prior to installation on site.

DRAINAGE

All w.c.s to have 100mm dia. pvc S&VP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into S&VP or b.i.g.traps greater than 3m from s&vp to branch ventilating pipe connecting into s&vp within 750mm of trap. internal s&vp,s to have non-return valves Below ground drainage to be 100mm dia. flexible jointed pipes, max. 1:40 grad. bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing mh. new mh. to be GRP. pre-formed on concrete base. S&VPs to be wrapped in 25mm mineral wool & boxed in with 10mm Superlux, pipes to be fire stopped where they pass thro first floor.

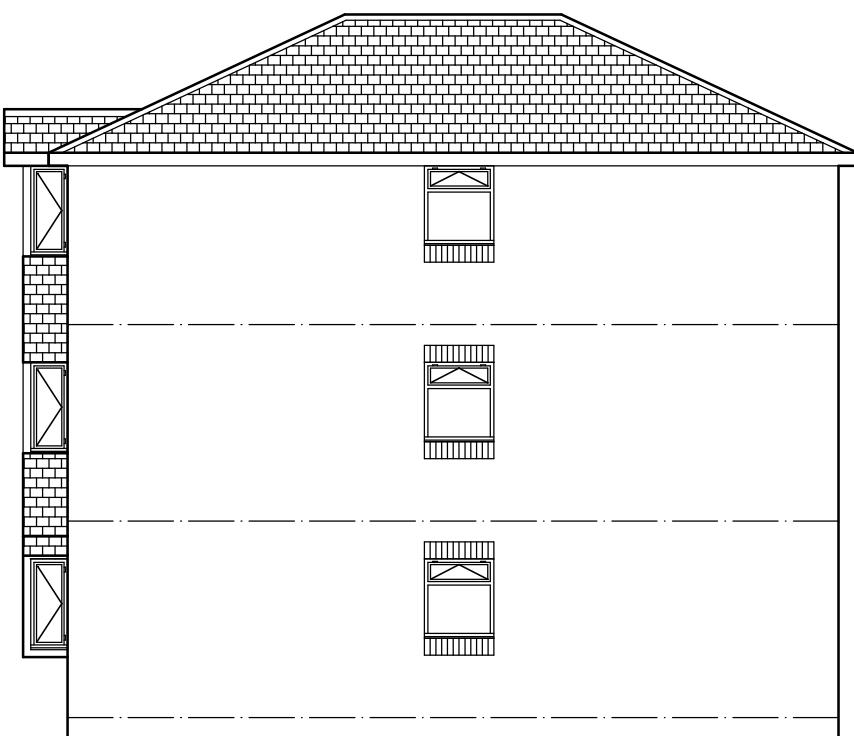
MECHANICAL VENTILATION

All bathrooms & w.c.s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to lightswitch with 15min. overrun. kitchen to have 60 l/sec.

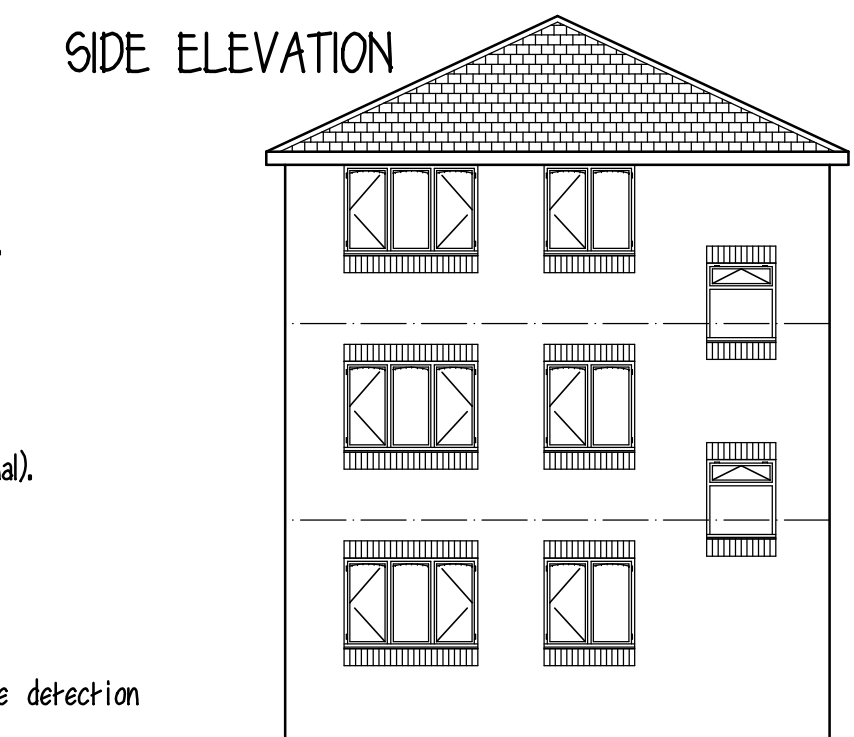
air flow pressure rate testing required on all fans and a certificate issued on completion

ELECTRICAL

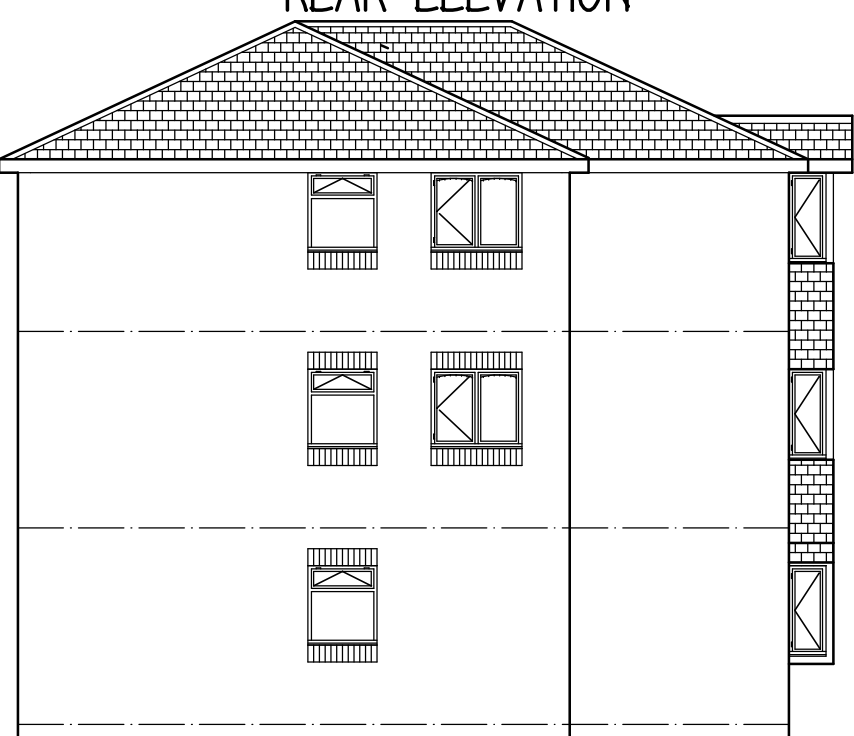
all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person "self certification" scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.



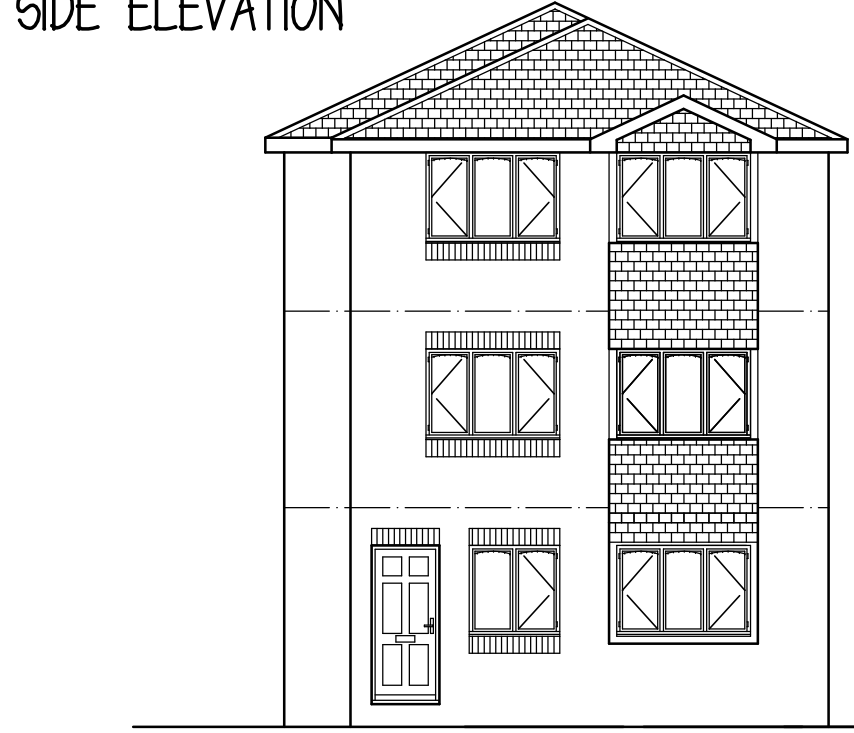
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

GENERAL NOTES

All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

Mr. A. KERSHAW

CONVERSION OF GARAGES

TO 1 BED FLAT

ADJ, HOSPICE SHOP

SCHOOL STREET, STAIRFOOT

PLANS & ELEVATIONS

1:100@A2 MAR. 12 Rev G

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Dadworth

Barnsley S75 3JR

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M.C.I.A.T.

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