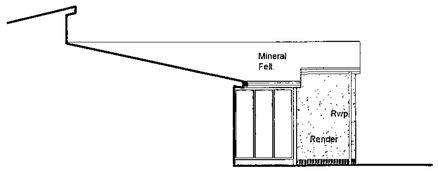
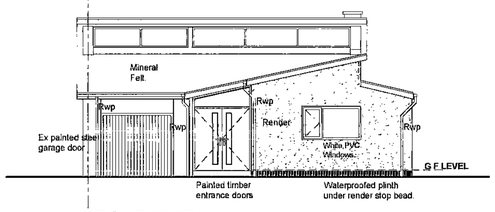


SIDE ELEV'N L



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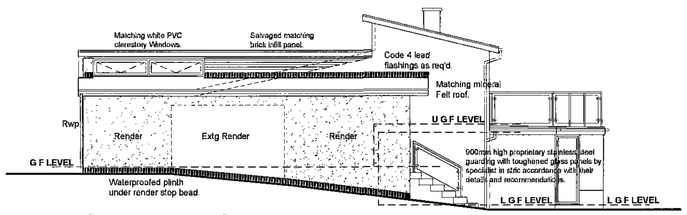
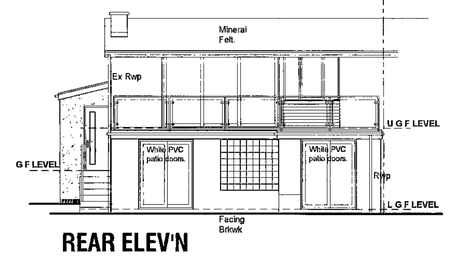


SIDE ELEVATION R



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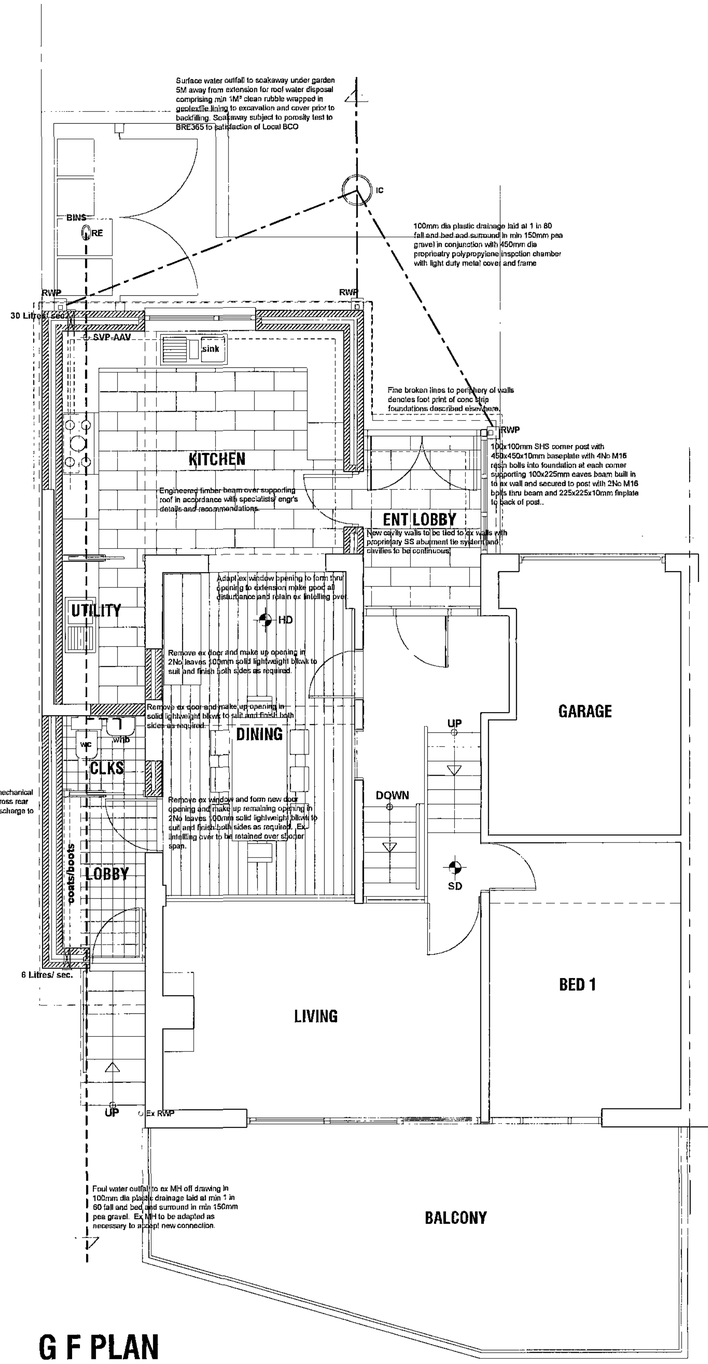
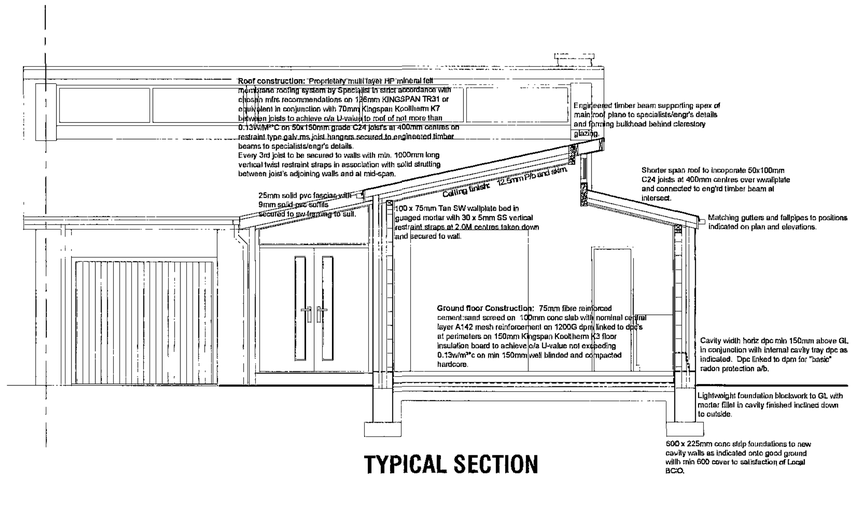
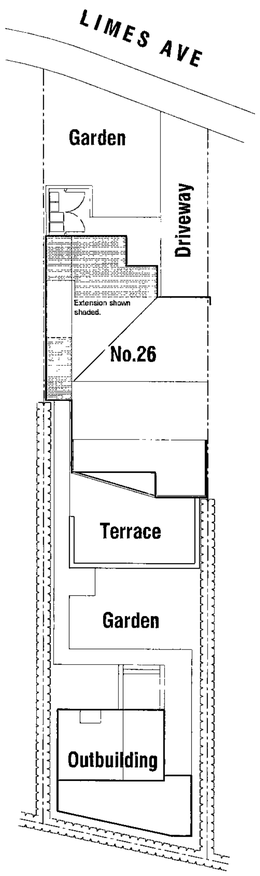


G F PLAN



TYPICAL SECTION



SITE PLAN @ 1:200

GENERAL:-

FOUNDATIONS:-
Foundations to be constructed at 600x225mm to all cavity walls off good ground with at least 600mm cover and below all adjacent drainage. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation blockwork, solid, with strength 7N/mm². Any cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintols, meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
External leaf in 100mm solid lightweight blkwk with proprietary HP through colour render finish. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Provide 125mm structural cavity with 75mm KINGSPAN Kooltherm K8 partial fill cavity insulation, BBA certified, to achieve overall U-Value not exceeding 0.20W/m²c.
Stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal.
Close cavity around all openings using RIGID-CORE cavity closer by TDI (UK) Ltd (Ag cert no 00/3714) or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

INTERNAL WALLS:-
Internal walls generally to be non L/B partitions in 75x50mm SW framing with all necessary head and soleplatesand studs and noggins finished both sides with 12.5mm dense p/b and skim and all voids filled with mineral fibre sound insulation of min 10kg/m³ density.

LINTELS:-
All lintels to be CATNIC Cougar open backed insulated steel lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufrs recommendations. Provide tray DPC over as before.
Openings with particular lintol requirements indicated on the drawings.

MECHANICAL VENTILATION:-
Provide the following extract rates:- **Kitchen** - 30 litres/sec in cooker hood or 80 litres/Sec if independent; **WC** - 6 L/Sec. Mechanical extract to be manually activated generally and, in windowless accomodation, to be wired thru' lighting circuit with min 15 minute overrun.

SD/HD

FIRE SAFETY:-
Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit and provided with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms. Install heat detectors to any kitchens which are open to the hallway/stair enclosure.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sinks - 40mm dia.
All wastes to have 75mm deep reseating traps.
All fittings to connect to SVP's to positions shown above or at least 200mm below any WC entry and SVP's to terminate in BBA certified air admittance valves internally to chosen mfr's instructions.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
A branch pipe discharging to a gulley to terminate below grate level but above water level.

BELOW GROUND DRAINAGE:-
Generally as described elsewhere to satisfaction of local BCO. Concrete lintols to be provided over drains where passing through walls, min 75mm above. Opening to be sealed to prevent the ingress of fill or vermin. Drains passing under building to be encased in concrete but maintain flexibility with compressible board at each pipe joint.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a CORGI registered plumbing contractor.
All primary pipework to be insulated in accordance with current regulations.
Heating system to be controlled by thermostatic rad valves.
All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.
Balanced flue boiler to be wall mounted in accordance with gas appliance regulations.
Space heating control system to comply with regulation G3, British Standards and Codes of Practice.
No combustable material to be installed within 40mm of any flue.

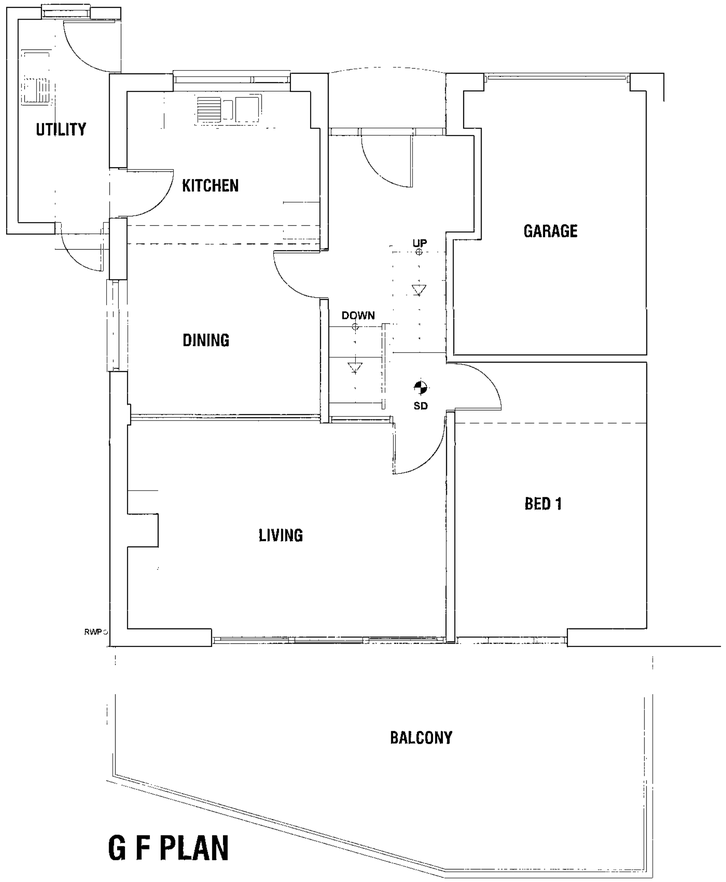
INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and to incorporate in at least 1 in 4 positions or 1 per 25m² whichever the greater high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit watt.
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671) by qualified/ certified electrician operating under an approved "competent persons" scheme.

26 LIMES AVENUE, STAINCROSS,
BARNSLEY,
S75 6JP.

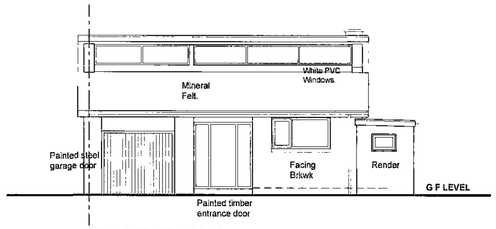
DETAILED PROPOSALS

PLANS, SECTION AND ELEVATIONS

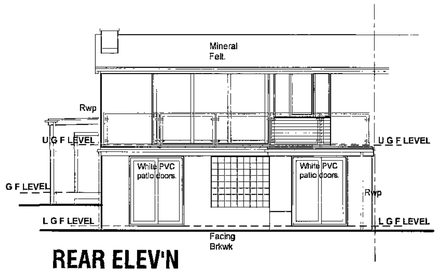
Scales.	**1:50 & 1:100**
Date.	**OCT 2010.**
Dwg No.	**26.LA.DP1.**



G F PLAN



FRONT ELEV'N



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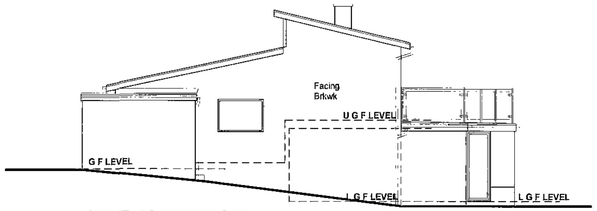

SIDE ELEVATION

26 LIMES AVENUE, STAINCROSS,
BARNSLEY,
S75 6JP.

AS EXISTING

PLANS AND ELEVATIONS

Scales.	**1:50 & 1:100**
Date.	**OCT 2010.**
Dwg No.	**26.LA.E1.**