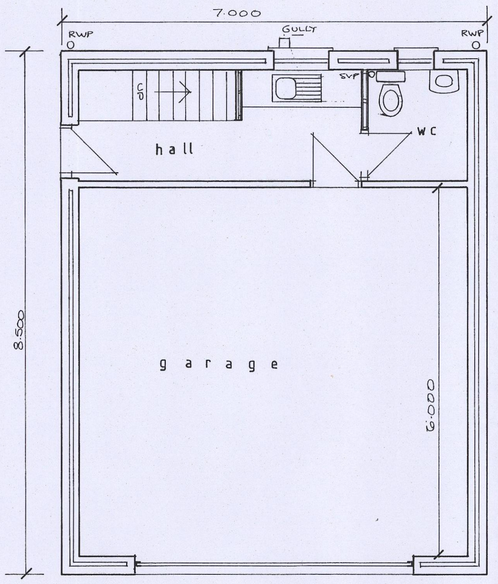
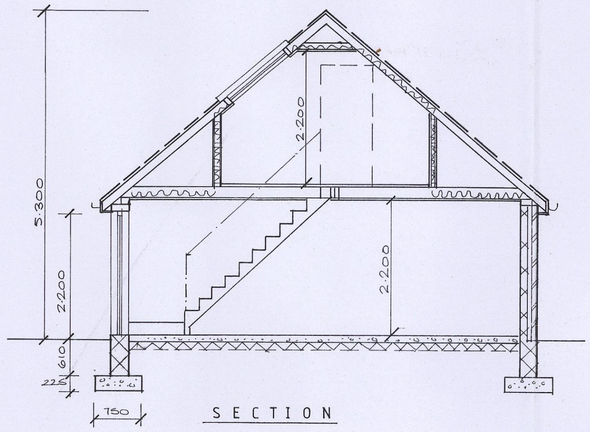
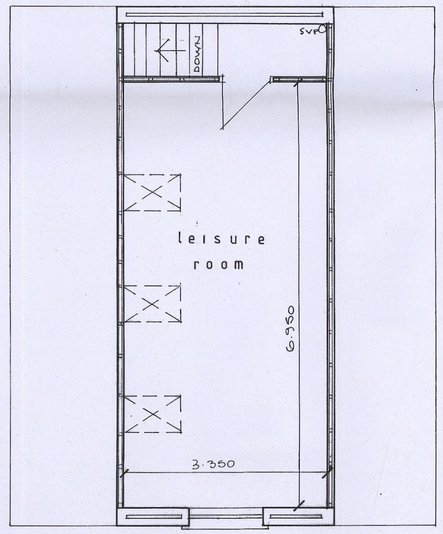


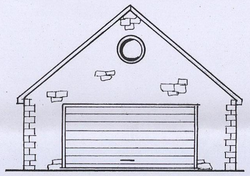
GROUND FLOOR



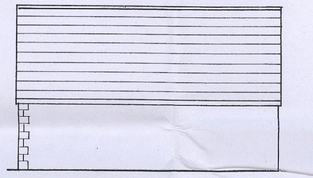
SECTION



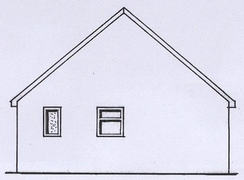
FIRST FLOOR



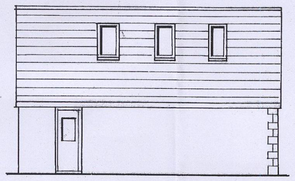
FRONT



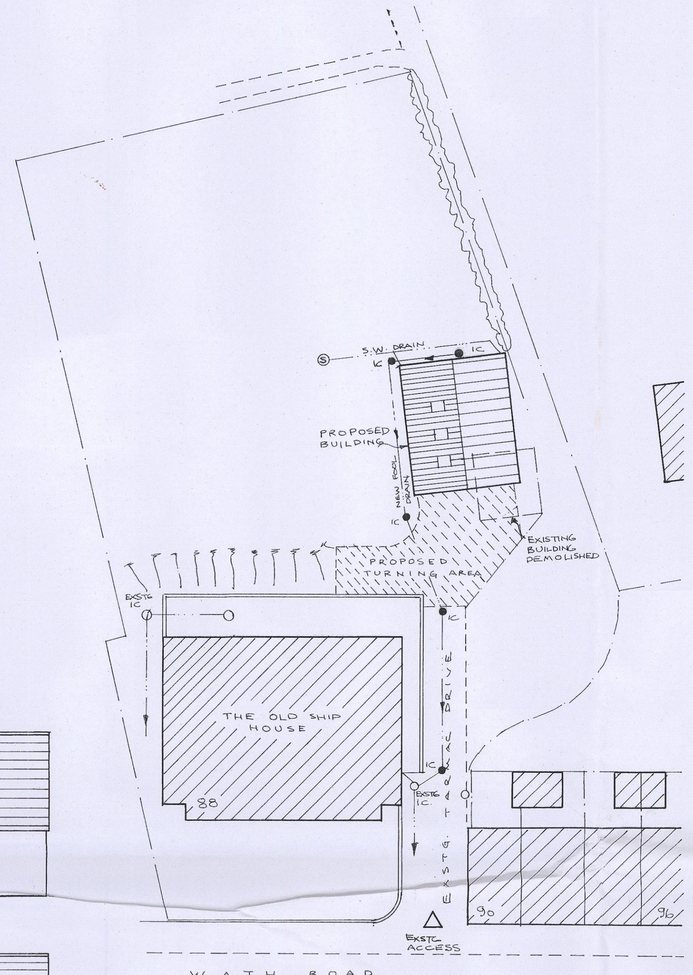
SIDE



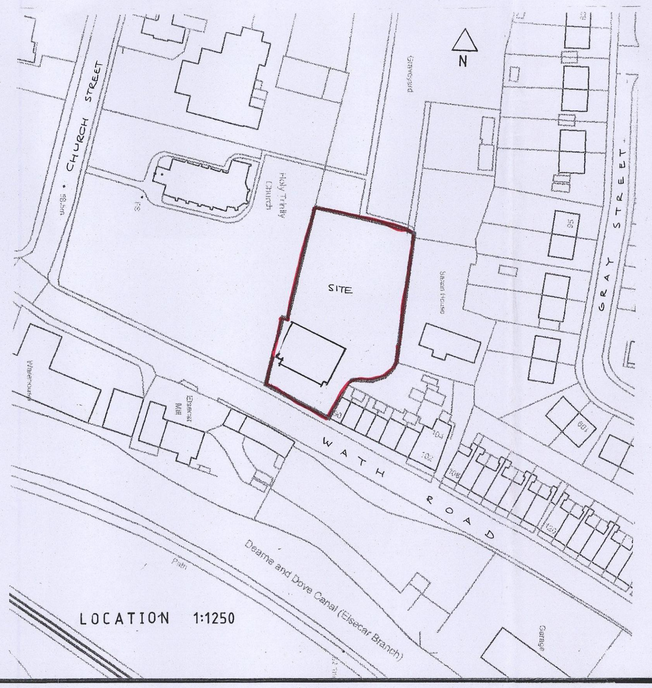
REAR



SIDE



SITE PLAN 1/200



LOCATION 1:1250

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on underlay felt to BS EN 13707; verge and eaves tiles twice clipped; proprietary manufacture Room in Roof (Attic) trusses at 600 centres at 40 degree pitch; compound truss to trim roof to stairwell where truss at 900 centre; trusses designed, manufactured and installed in accordance with BS 5268 Part 3:1985; trusses to have min 147 x 46 top and internal chords and min 197 x 46 ceiling chords; all timber in trusses to be Grade TR26 to BS EN 519:1995; trusses nailed both ends to 100 x 75 treated wallplates fixed to blockwork at 1800 centres with 30 x 5 x 1000 once bent galvanised m.s.straps; 100 x 25 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1800 centres built into wall and nailed across first 3 trusses on each top and bottom chord member; 100 x 50 ceiling binders at 1800 centres; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; insulation to roof space to be 300 Rockwool mineral fibre; insulation in two layers with first 150 thick layer laid between ceiling ties and second layer laid at 90 degrees; sloping part of roof to be 12.5mm foil backed plasterboard with insulation of 60 Kooltherm K7 pitched roof board between rafters and 70 Kooltherm K18 insulated dry lining board to underside of rafters (U value of 0.18 W/m^{2}K); ventilators at soffit to give an equivalent area as 12mm continuous air gap; **Calculations to be prepared by truss manufacturer and submitted to Local Building Inspector for approval 28 days prior to installation on site**

CAVITY WALLS: External leaf to be 120 bed of natural coursed sandstone to front elevation and 112.5 thick brickwork to side and rear elevations; facing brick in colour to match existing house and sample provided for approval by Planning Officer; 100 cavity and 100 Celcon 3.6 N/mm^2 standard grade insulation block inner leaf with 5mm plaster finish; wall below ground level to be in 3.6 N/mm^2 trench blocks; full cavity fill of Rockwool mineral fibre insulation (U value 0.27 W/m^{2}K); wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Kingspan Kooltherm insulated cavity closers at openings fixed in accordance with manufacturer's instructions; Catnic Cougar CG90/100 open back lintels to personal door and rear elevation windows, Catnic Cougar CU90/125 lintel over double garage door and Catnic CCA915 semi-circular arch lintel to 915 diameter round window in gable; min 150 end bearing to all lintels with tray dpc over top and weep holes in stonework/brickwork; dpc to be min 150 above adjacent ground level tied into dpm

Cavity walls built off concrete strip foundation to be minimum depth and size shown on section but will be taken down to depth and suitable strata as required by Part A of Approved Documents and Local Building Inspector

Attic Studs: 100 x 50 timber with 12.5mm foil backed plasterboard to room side one side with 5mm plaster skim finish and 18mm thickness of external grade plywood to roof space side; walls insulated with 80 Kingspan Thermawall TW56 insulation board fixed between studs

Stud partition wall: 75 x 50 timber with 12.5mm plasterboard and 5mm plaster skim finish both sides; 25 thickness of 10kg/m^3 mineral fibre bats secured to stud work

GROUND FLOOR: 150 compacted thickness of selected hardcore, 25 sand blinding, 1200 gauge dpm, 85 thick Kingspan Thermafloor TF70 urethane insulation board and 100 structural concrete (U value 0.22 W/m^{2}K); dpm tied into dpc

FIRST FLOOR: 25 ptg boarding on trussed rafter bottom chord; 9mm thick Promat Supalux fire resistant boarding fixed with M4 x 63 woodscrews at 300 centres to garage ceiling; 80 thick Kingspan Kooltherm K3 urethane insulation board fixed between joists on 25 x 25 timber battens screwed to joists (U value of 0.22 W/m^{2}K); sound insulation consisting of 10 thickness of 45kg/m^3 quilt laid between joists

STAIRCASE: 850 wide, 41 degree pitch timber staircase with 200 risers and 230 treads; headroom minimum 2000 measured vertically above pitch line and 1500 measured at right angles to pitch line; handrail to be fixed to one side of stair 900 above pitch line; risers ex 25 timber, treads ex 38 timber and strings ex 250 x 38 timber

VENTILATION: New windows to be 16mm double glazed PVCu units fitted with low E coating glass; opening area minimum 1/20th floor area of room served with trickle ventilation 5,000mm^2 in area; windows minimum U value to be 1.6W/m^{2}K

WC: vented with window having obscure glazing and some part of opening light 1750 above floor level together with intermittently operated mechanical extractor fan of 6 litres/sec

"Velux" 550 x 1100 Type GGU roof windows fixed between trussed rafters in accordance with manufacturer's instructions; roof windows to be double glazed units U value of 1.4 W/m^{2}K fitted using proprietary fixing kits and flashings;

PVCu doors to be fitted with min U value of 1.8 W/m^{2}K

Toughened or safety glazing complying with BS6206:1981 to all glazing between finished floor level and 800mm in windows and between finished floor level and 1500 in doors

Electrically operated roller shutter garage door to front with manual opening system to allow operation in event of motor failure

Half hour fire resistant door between garage hallway/utility with self-closing hinges closing onto 25 rebates; half hour intumescent floor seal

DRAINAGE: WC to discharge to new 100 dia SVP with slow radius rest bend to new drain connection; 75 deep seal trap to all appliances with 32 waste to hand basin and 100 waste to WC; no waste connected to SVP within 200 of WC; 38 waste to sink to new back inlet gully; foul drain connected to existing IC on private combined drain; 110 x 63 gutters to discharge to 63 downpipes to surface water gullys; all new drain connections made using 110 diameter plastic pipes with patent push fit flexible joints laid to a minimum gradient of 1 in 40; new 450 dia polypropylene ICs on 150 concrete base with cast iron cover and frame; new rainwater gullys connect to 2 m^3 soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; **percolation test carried out to required by Approved Documents and Local Building Inspector to prove suitability of ground**

Hot and cold water to sink and wash hand basin with hot tap located on left hand side of basin; heating and plumbing insulated in accordance with requirements of Building Regulations

HEATING: Dimplex Q Rad 200 electric panel heater to first floor room with a total power output of 2.0 kW; heater controlled with Simplex electronic controller/thermostat with room temperature setting and one and seven-day programmer and installer settings; Dimplex Q Rad 100 to ground floor located in hallway

ELECTRICS: All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed and tested by a person competent to do so or an installer not registered with a Pad P Competent Person self-certification scheme but qualified to complete a BS 7671 Installation Certificate

TURNING AREA: Existing tarmac driveway to be repaired; New paved areas to be permeable block paving in 60mm "Aquaselt" permeable blocks or equivalent, sample and colour to be submitted to Planning authority for approval before construction starts; blocks restrained at edges with 150 x 50 precast concrete edging stones to BS EN 1340 on concrete bed and back haunch; double stretcher course of blocks used around the periphery of the paved areas; sub base of 250 bed of 5 to 20mm crushed limestone to BS EN 13242: 2002 on geotextile membrane, overlapping joints by 300mm; 50mm base layer of 2-6mm single sized crushed stone to BS EN 13242:2002 on second layer of geotextile membrane; membrane brought up to the haunched edging and cut-off flush with the surface of the paving; blocks vibrated with a vibrating plate and 2-4mm clean quartzite or gritstone applied to the surface and brushed in

PROPOSED DETACHED GARAGE with ROOM OVER at No. 88 WATH ROAD, ELSECAR, BARNSLEY

SCALES 1/50th and 1/100th

BMBC
CORPORATE MAIL ROOM
27 AUG 2015
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