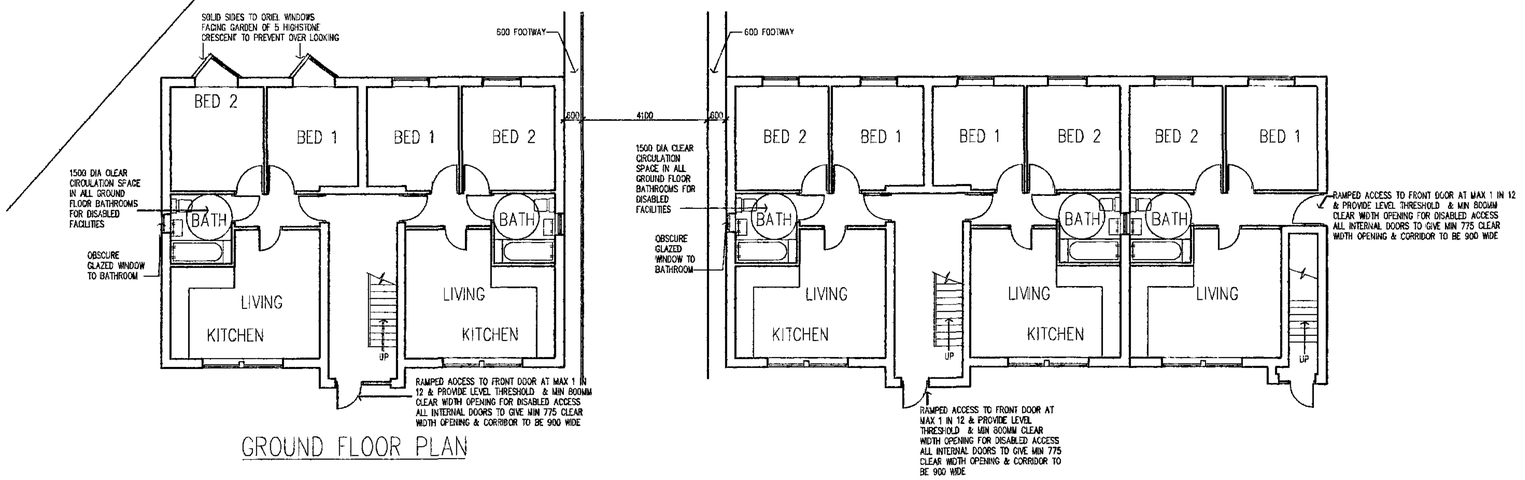
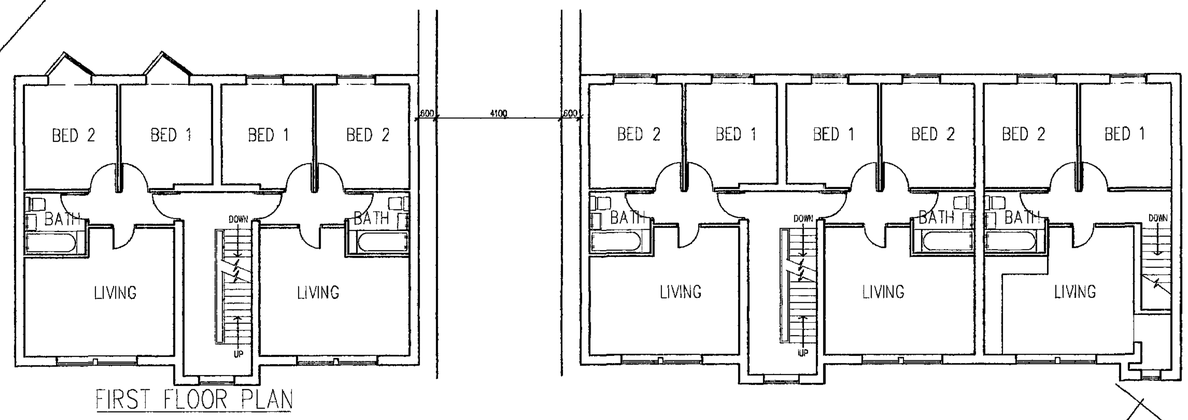
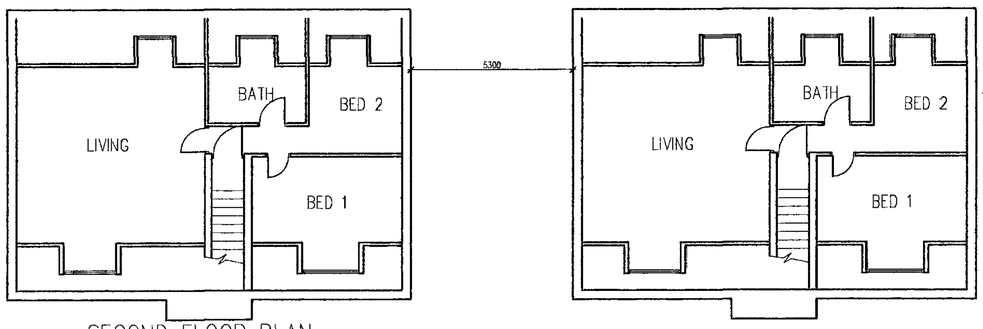


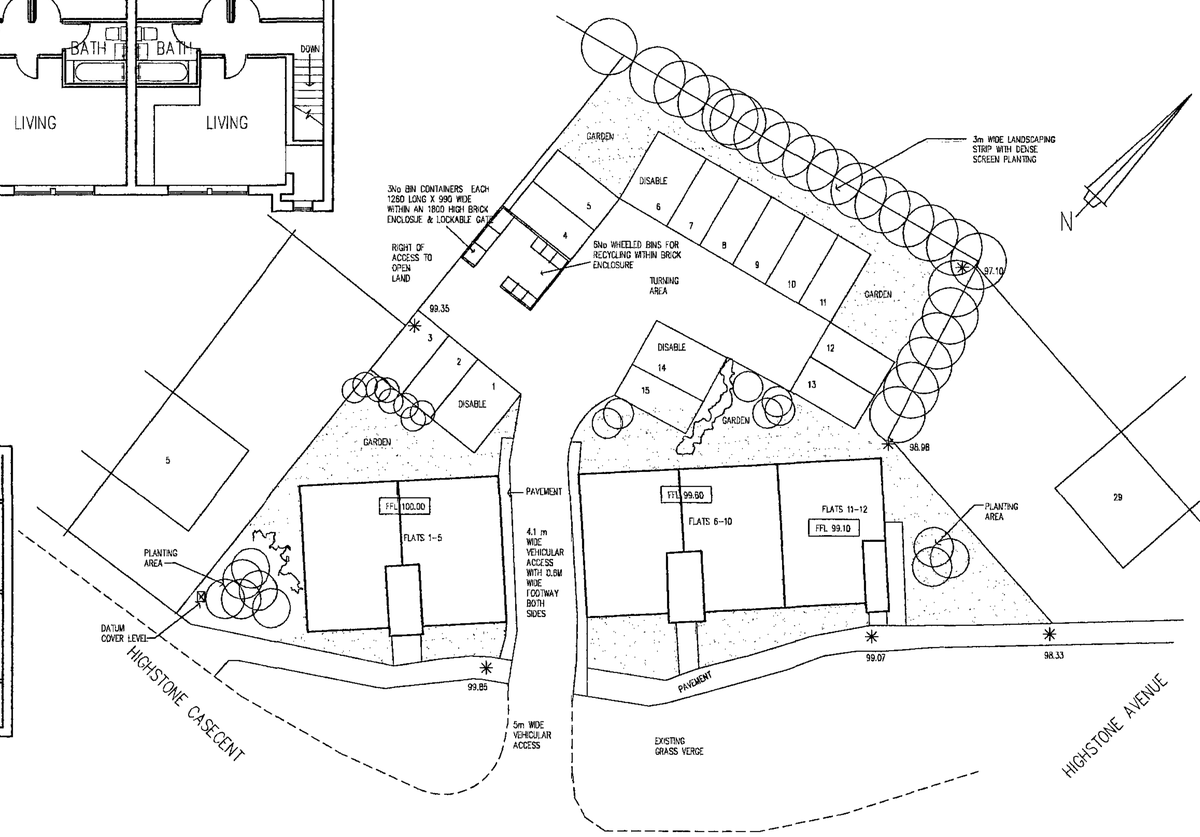
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN
SCALE 1:200

NOTES:

All dimensions must be checked on site and not scaled from this drawing

1. Any new glass to doors within 1.50m of floor level to be minimum class '1B' 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 honeycombed sleeper walls all to satisfaction of BBS

   Bottom of trench to be min 750 below external ground level. Concrete strip foundations to be provided in accordance with B. Regs App. Doc. A1/2 Part. C using min Grade 15 concrete to BS8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of BBS or NHBC Inspector. Sleeper walls to be taken to independent strip footing unless ground bearing conditions allow for over site concrete to be thickened out as agreed with BBS. Minimum overlap on step foundations to be twice the height of the strip or the thickness of the foundation or 300mm whichever is the greater. Step to be not greater than thickness of foundation block to BS 5328 or concrete concrete to be used up to 150mm below finished ground level. Class F. facing brickwork to be used between courses below finished ground level and dpc. laid in 1:3 mortar. Suspended timber floors to be SC3 grade joists as indicated (double where running under non-load bearing partitions) with nom. 25mm p.t.&g. boarding or flooring grade 18d chipboard to BS 5669 or 50mm cement/sand screed (1:4) on 100mm oversite concrete slab (CP110 mix) on 50mm flooring grade insulation on 2300 gauge polythene dpm lapped with dpc and laid on 25mm sand blinding on 150mm min. – 500mm max clean consolidated hardcore.

4. All damp proof courses to be dbiqueen 2000T (to BS 743) or similar manufacturer and to be provided to all window, heads, jambs & sills.
   Maintain max 'U' value of 0.35w/m2 dC to all closures by extending cavity insulation up to reveal & using insulstec cavity closer.

5. External walls constructed of 103mm art stone & inner leaf of lightweight thermal plank blockwalls or celcon. 100 cavity filled with Crown Dritherm cavity slab 34 insulation batts to give U value of 0.30W/m sq d.

6. Leaves of cavity walls to be tied together with twisted stainless steel tie (to BS 1243,May 1981 Regs.) at 450mm cts vertically and 750mm horizontally.

7. Anchor straps to be provided to all external walls at first floor level 1200mm long at 2000mm cts.

8. Anchor ties to be provided to gable walls at ceiling joists level 1200mm long at 2000mm cts. Anchor ties to be provided at verge levels 1200mm long at 2000mm 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 (1500mm2 to habitable rooms and 4000mm2 to other rooms. Glazing in timber or plastic frames to be double glazed with 16mm air gap and a "soft" low E coating.

10. Stud partition walls constructed at 75x50mm s.w. faced each side with 9.5mm plasterboard and 3mm skim. Joists double up to underside where running parallel.

11. All structural timbers to be SC3 grade and comply with BJRegs.

12. Any drains passing under building to be encased in pea gravel and bridged over where passing through external walls on concrete lintels. Drains flexible jointed. All new drainage connections to be made to the satisfaction of BBS.

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 LA min 28 days prior to commencement.

15. Any new floor joists longer than 2.50m span to receive strutts mid-span.

16. New or replacement boilers to have a minimum SEDBUK value of 78 % 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	2 11 09	revised bin enclosure
	Date	Revisions

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Client
BALDWIN BUILDING SERVICES

Drawing Title
SCHEME

Job Title
RESIDENTIAL DEVELOPMENT ON SITE OF WORSBROUGH COMMON DEPOT
HIGHSTONE AVENUE
BARNSLEY S70 4LG

Scale 1:100, 1:200

Date JAN 09 | Drawn by T.B/ AB

Drawing No. 917/2/07 | A