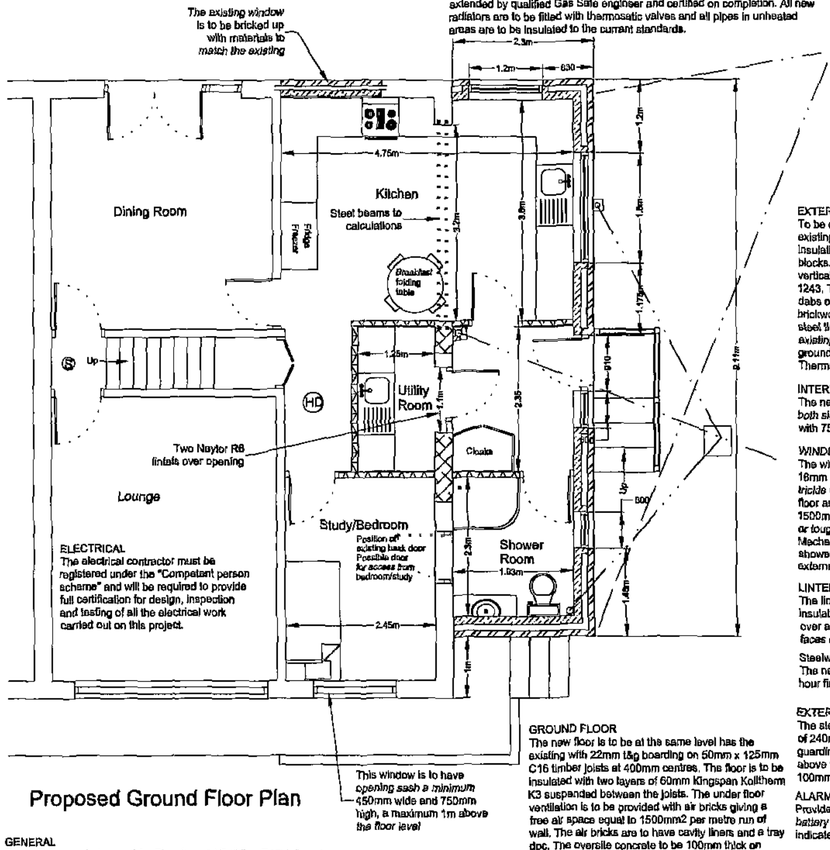


Proposed Ground Floor Plan

Heating & Hot Water
The existing heating and hot water system are to be checked, serviced and extended by qualified Gas Safe engineer and certified on completion. All new radiators are to be fitted with thermostatic valves and all pipes in unheated areas are to be insulated to the current standards.

DRAINAGE
The new drains to be 100mm flexible jointed pipes *(Hepsleve or similar) laid to minimum fall of 1 : 40 with* 150mm pea gravel surround in accordance with BS 8301. gullies to be back inlet and fitted with an internal rodding access. *Inspection chambers to be either* proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The 100mm soil vent pipe is to extend a minimum 900mm above any opening window, the stub stack in the shower room is to be fitted with an air admittance valve 300mm above the highest fitting. The waste pipes are to be 40mm to bath & sink and 35mm to wash basin, all to be fitted with deep seal anti-vac traps. The surface water is to be taken to a soakaway if the ground conditions are suitable and the foul taken to the existing system.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing, 100mm cavity with 50mm Kingspan kooltherm K8 insulation wall batts and internal leaf of 100mm Thermalite shield blocks. Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with 12.5mm plasterboard on dabs or 15mm two coat gypsum plaster. The blockwork and brickwork to be either block bonded or tied using Furfix stainless steel ties to the existing, with the cavities made continuous with existing. *The dpc is to be 150mm above the adjacent finished* ground level and tinked with the existing, cavities closed with Thermabate or similar approved cavity closer.

INTERNAL WALLS
The new internal walls are to be 75mm stud partitions finished *both sides with 12.5mm plasterboard and 5mm skim and infilled* with 75mm mineral fibre quilt a minimum density of 10kg/m2.

WINDOWS & VENTILATION
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with *trickle ventilation of 8000mm2 and opening lights minimum 5%* floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated *or toughened safety glass and marked according to BS 6206.* Mechanical ventilation provided to kitchen, utility room and shower room of 60L/sec & 30L/sec respectively and ducted to the external air.

LINTELS
The lintels to be Catnic CG90/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres and with exposed internal faces covered with 12.5mm plasterboard and 5mm skim.

Steelwork
The new steelwork to structural calculations *with minimum half* hour fire resistance, 12.5mm fireline plasterboard and 5mm skim.

EXTERNAL STEPS
The steps to have maximum risers of 210mm and minimum goings of 240mm and a maximum pitch of 42 degrees. The handrail and guarding to be at 900mm high from the line of the nosing and 1.1m above the landing area. The guarding to have vertical balustrades at 100mm centres.

ALARM DETECTION SYSTEM
Provide interconnecting smoke and heat detector alarms with *battery backup to comply with BS 5446:Part 1 in the positions* indicated. Alarms to be permanently wired into a fused circuit.

ELECTRICAL
The electrical contractor must be registered under the "Competant person scheme" and will be required to provide full certification for design, inspection and testing of all the electrical work carried out on this project.

GROUND FLOOR
The new floor is to be at the same level has the existing with 22mm t&g boarding on 50mm x 125mm C16 timber joists at 400mm centres. The floor is to be insulated with two layers of 60mm Kingspan Kolltherm K3 suspended between the joists. The under floor ventilation is to be provided with air bricks giving a free air space equal to 1500mm2 per metre run of wall. The air bricks are to have cavity liners and a tray dpc. The oversite concrete to be 100mm thick on 150mm layers of well consolidated hardcore.

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points, radiators and similar fitting before commencement of work on site.

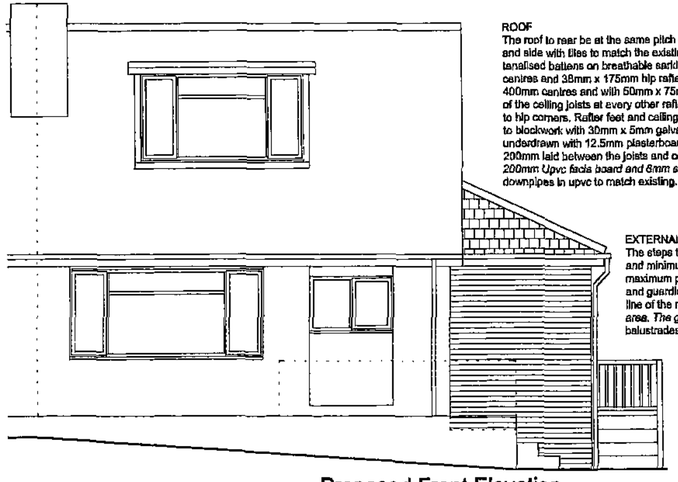
Drawing No. 4FL/10/02

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Address	4 Flax Lea Worsbrough Barnsley
Project	Proposed Ground Floor Plan
Scale	1 : 50 Date January 2011

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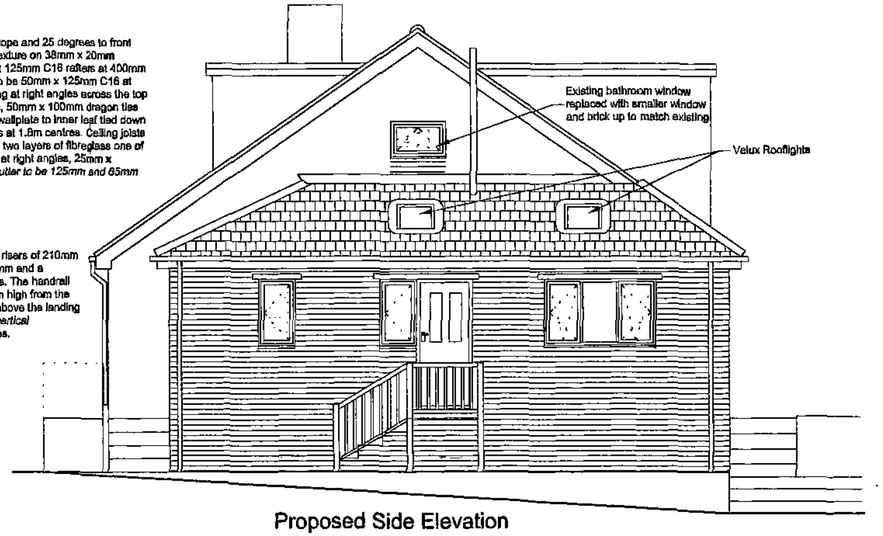
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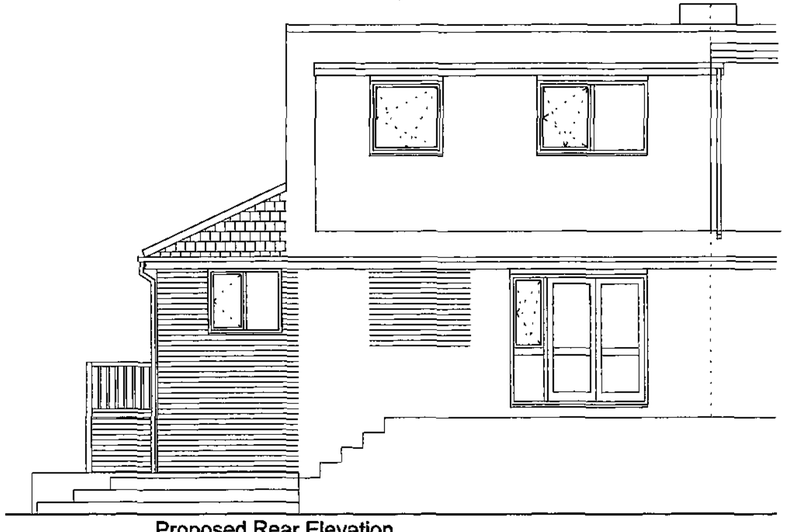
Proposed Front Elevation

ROOF
The roof to rear be at the same pitch as the rear roof slope and 25 degrees to front and side with tiles to match the existing in colour and texture on 38mm x 20mm tanalised battens on breathable sarking felt on 50mm x 125mm C16 rafters at 400mm centres and 38mm x 175mm hip rafters, ceiling joists to be 50mm x 125mm C16 at 400mm centres and with 50mm x 75mm hip ties running at right angles across the top of the ceiling joists at every other rafter to the hip sides, 50mm x 100mm dragon ties to hip corners. Rafter feet and ceiling joists seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm galvanized steel straps at 1.8m centres. Ceiling joists underdrawn with 12.5mm plasterboard and 5mm skim, two layers of fibreglass one of 200mm laid between the joists and one of 200mm laid at right angles, 25mm x 200mm Upvc facia board and 6mm soffit. The eaves gutter to be 125mm and 65mm downpipes in upvc to match existing.

EXTERNAL STEPS
The steps to have maximum risers of 210mm and minimum goings of 240mm and a maximum pitch of 42 degrees. The handrail and guarding to be at 900mm high from the line of the nosing and 1.1m above the landing area. The guarding to have vertical balustrades at 100mm centres.



Proposed Side Elevation



Proposed Rear Elevation

EXTERNAL WALLS
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WINDOWS & VENTILATION
The windows and doors are to be UPVC double glazed with 16mm air gap and a "soft" low-E coating and draught stripped with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. Glazing to doors and side panels within 1500mm and windows within 800mm of the floor must laminated or toughened safely glass and marked according to BS 6206. Mechanical ventilation provided to kitchen, utility room and shower room of 60L/sec & 30L/sec respectively and ducted to the external air.

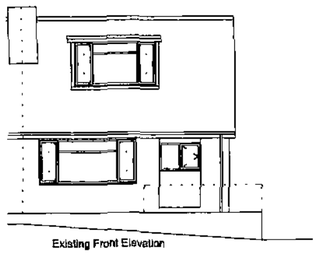
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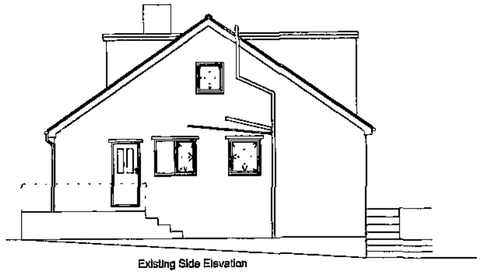
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Address	4 Flax Lea Worsbrough Barnsley
Project	Proposed Elevations
Scale	1 : 50 Date January 2011

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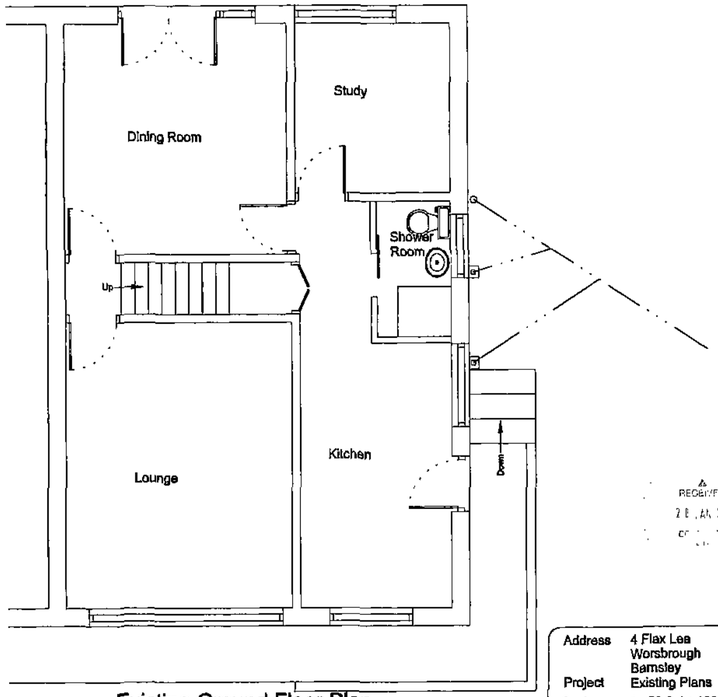
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Ground Floor Plan

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Drawing No. 4FL/10/01

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Address	4 Flax Lea Worsbrough Barnsley
Project	Existing Plans
Scale	1 : 50 & 1 : 100 Date May 2010

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