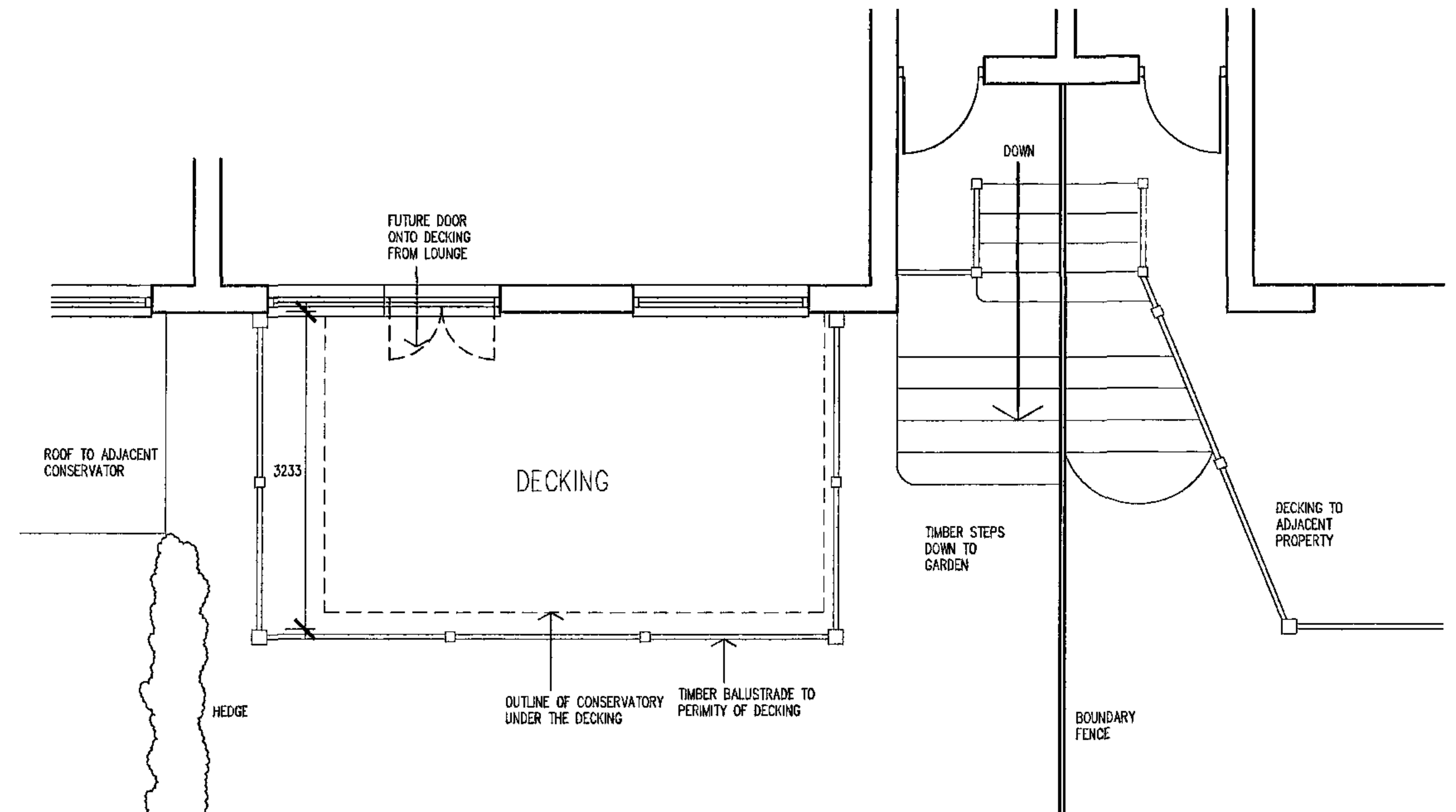
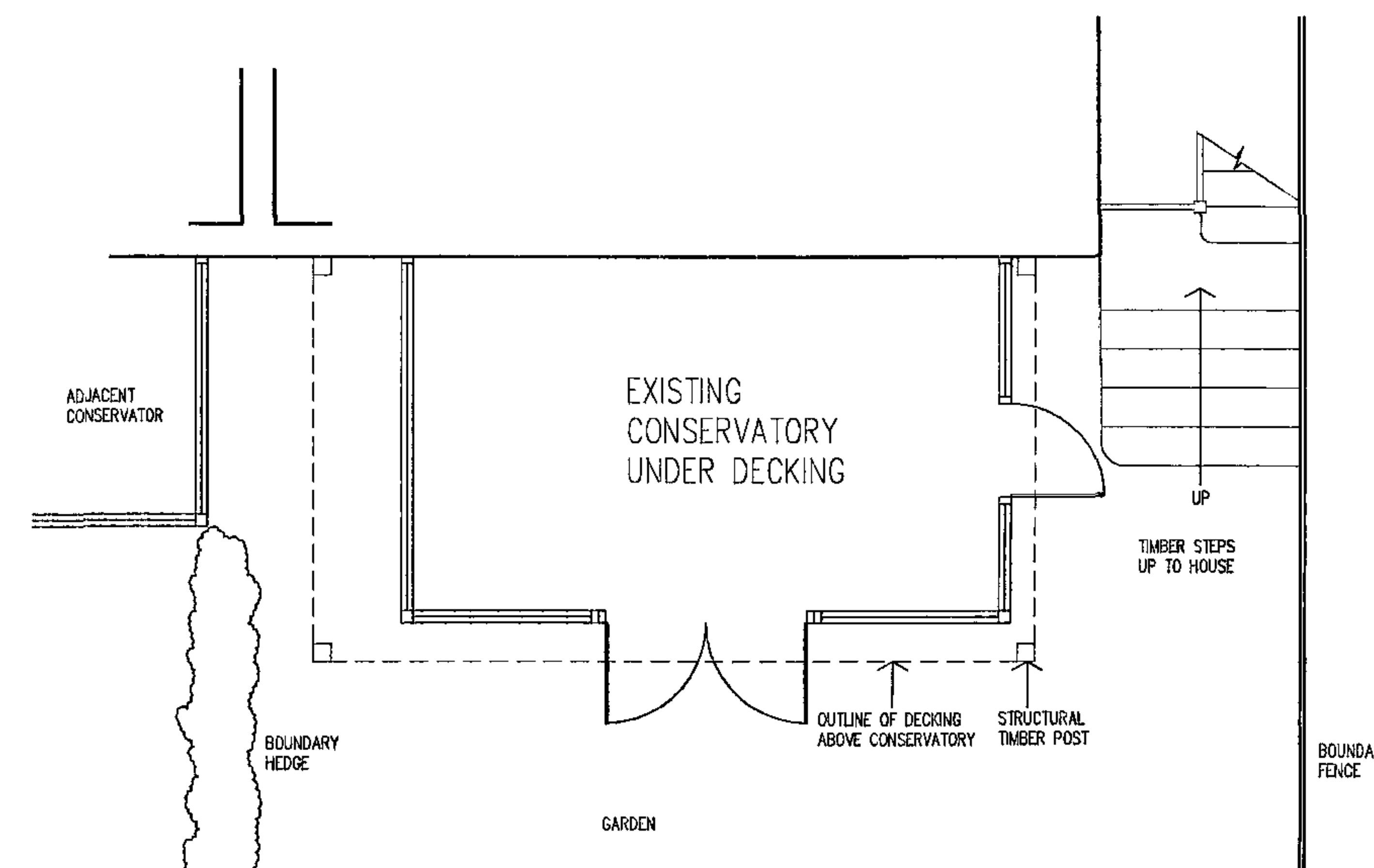
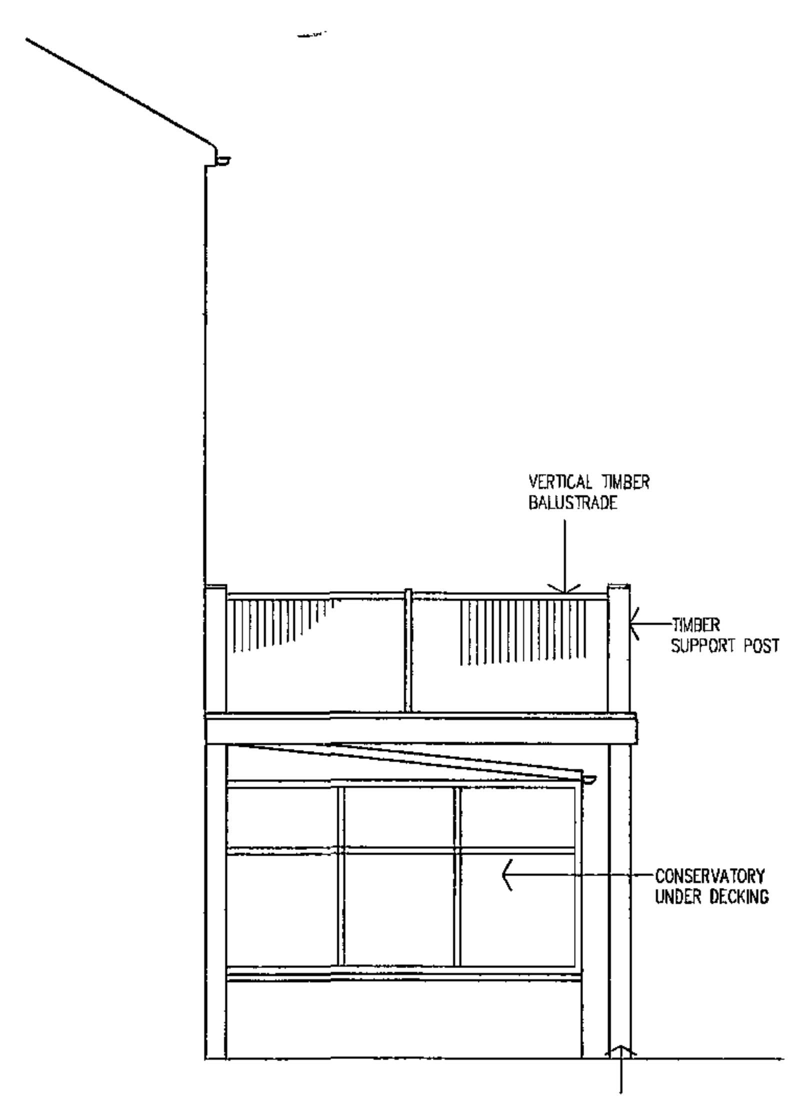



PLAN

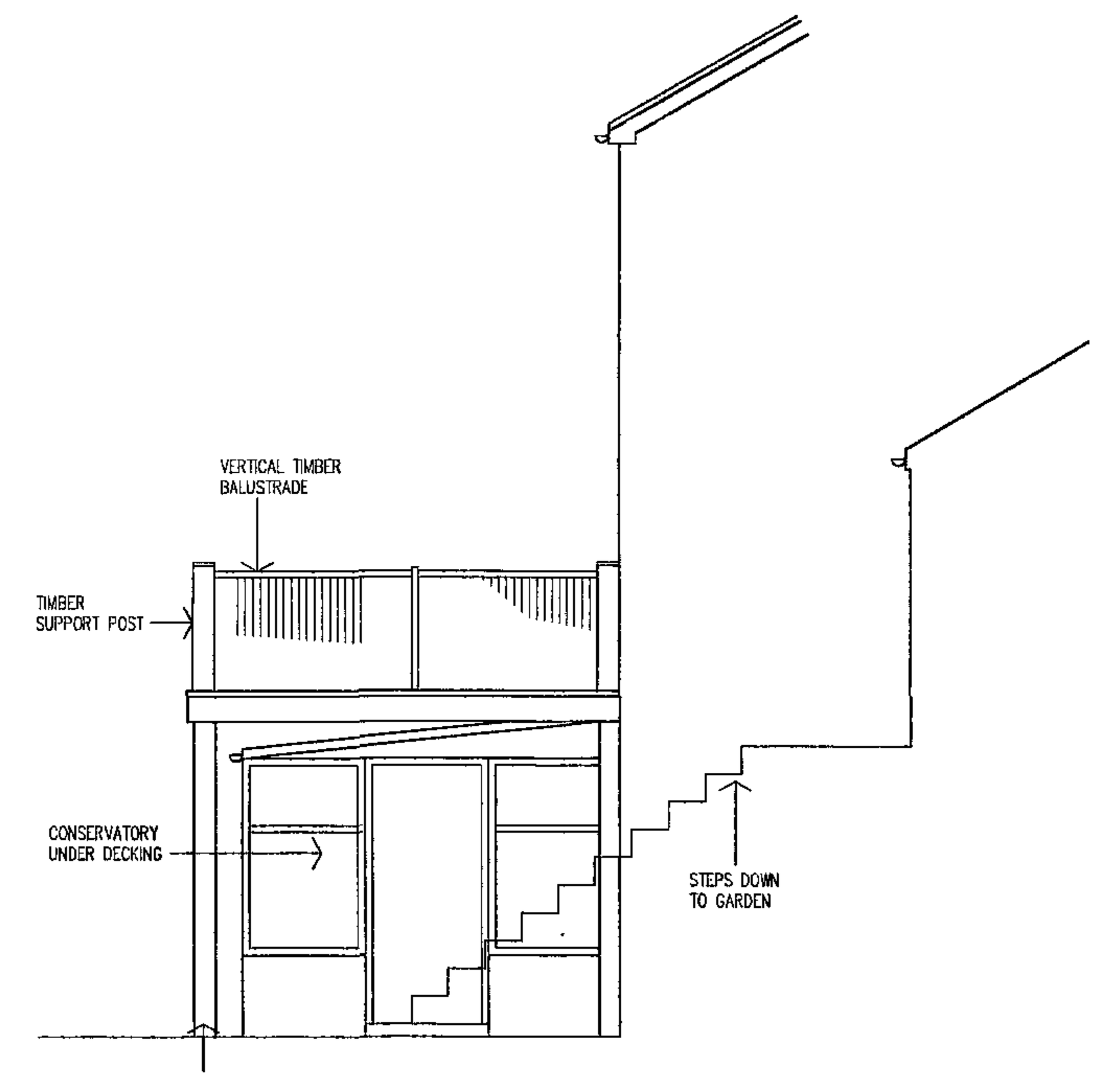



PLAN BELOW DECKING

REAR ELEVATION




SIDE ELEVATION




SIDE ELEVATION

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 'B' 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 DBS.

   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. E. using min. Grade 15 concrete to BS.8110 subject to prevailing ground conditions and engineers report.

   Final depths and size to satisfaction of DBS 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 DBS. 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. 7N foundation block to BS 2028 or concrete commons 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 T&G chipboard to BS 5699 or 50mm cement/sand screed (1:3) on 100mm oversite concrete slab (CP10? mix) on 50mm flooring grade insulation on 2000 gauge visqueen dpm lapped with dpc and laid on 25mm sand blinding or 150mm min. – 550mm max clean consolidated hardcore.
4. All damp proof coursed to be visqueen 2000T (to BS 743) or similar manufacturer and to be provided to all windows, heads, jambs & sills.
   Maintain max 'U' value of 0.35w/m2 oC to all closures by extending cavity insulation up to reveal & using insulated cavity closer.
5. External walls constructed of 103mm brick and inner leaf of lightweight thermal block thermalite or celcon. 100 cavity filled with Crown Dritherm cavity slab 34 insulation bats to give U value of 0.30W/m sq K
6. Leaves of cavity walls to be tied together with twisted galvanised mild steel butterfly ties (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 8000mm2 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 B.Regs.
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 DBS.
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 struts 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.

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| A | | |
| | Date | Revisions |

Trevor Birchall Design Limited

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Client
MRS E DYSON

Drawing Title
AS BUILT DETAILS

Barnsley Metro
Borough Coun
15 JAN
Corporate Mail Room

Job Title
DECKING PATIO AT
4 BLOOMFIELD ROAD
DARTON BARNSLEY
S75 5AP

Scale 1:50

Date JAN 09 | Drawn by T.B. / HNS

Drawing No. 1036/1/09