

FIRE PROTECTION TO STEELWORK
steel beams to be encased in 2 layers of
12.5mm plasterboard & skim with 1.6mm wire binding
at 100mm cts.

All foundations to be taken down below invert of sewer & wall bridged over using precast concrete lintels.

New drains to be Hepworth 'Supersleeve' or other approved generally bedded Class 'N' beneath gardens etc. Where drains pass through walls they are to be lintoled over with PCC lintols. Where drains pass within 1.0m of a foundation and run parallel to it then they are to be a max of 1.0m deep. If drains are deeper than they are to be protected by bedding and surrounding in concrete up to the top of the foundation.

WALLS

Inner leaf of thermally lightweight aggregate blocks or other approved material with outer leaf of 102mm facing bricks. 100mm filled cavity (Rockwool RW6) formed between leaves. Stainless steel wall ties 750 horizontally x 450 vertically and every block at least. DPC's to all heads, sills and jambs and above lintels. DPC min 150 above outside ground level as indicated on the plan. Lintels to have min end bearing of 150 mm. Internal walls to be 100 mm lightweight aggregate concrete blockwork with plastered and tiled finish and built out foundations.

Where appropriate internal walls to be taken to underside of roof covering & fire stopped.

All walls and ceilings within bathrooms and w.c.'s that are plasterboarded are to be boarded with Gyproc Moisture Resistant Board (identified by the green paper outer lining)

New S.& V.P. to be connected to new drains
& taken 900mm above opening window with anti
bird nest cage on top.

No part of foundation or gutter
to overhang boundary line unless written permission
is deposited with building control prior
to work commencing.

A suitable type would be Monarflex RAC. It is to be bonded across cavity to all outside faces of walls and sealed around services and penetrations.

SAFETY GLASS
All door glass below 1500mm and window glass below 800mm from floor level is to be laminated or toughened in accordance with BS 6202:1981

The builder is to ensure that the new construction and/or alteration does not enclose or interfere with an existing gas flue or terminal. A similar check is to be made on the terminals of neighbouring

WINDOWS IN DWELLINGS

All windows are to be glazed with Low Emmissivity glass to achieve a U-value of 1.6W/m²K. An opening min 450mm wide and 750mm min high is to be provided with the bottom of the opening not more than 1100mm above FFL. Any habitable room is to have an opening light min area of 1/20th of the room floor area and have trickle ventilators min 4500mm² for each room, including bedrooms and bathrooms.

note:- all drainage to have a fall of approx 1:40 - cover and invert levels to be checked on site and adjusted to suit site conditions.

Internal studding walls to be of 75X50mm SW studding at 450mm ctrs with head and sole plates and nogginns at min 900 ctrs. Cavity filled with 75mm glassfibre insulation as sound deadening. Walls plastered with 12.5mm plasterboards and skim.

GUARDING TO RAMPS
Handrail height 900 balustrade 1000.
(No gap greater than 100 mm to
baluster or handrail if fall can be more than 600mm).

PROJECT
MANAGEMENT
services



Grosvenor Walk, Dodworth, Barnsley

A – minor amendments to suit client requirements 20/12/12

Strip foundations 750 mm wide 225 deep 21 n/m²
 OPC concrete taken down to firm bearing strata to satisfaction of the BOD. The 800 mm x 800 mm below ground level to be 2 skins of 100 mm 7%/m² with 100 cavity filled with weak mix conc. to L6. Noteworth: above 150mm skin to equal the thickness of the levered propped above. Blw/skin consolidated with hardcore with 20-40mm 1200 g/cm³ polythene damp lapped onto wall dpm min 150 above 100 mm Kingspan TP10/H770 insulation, 125 mm 21%/m² concrete floor with 100 mm Kingspan TP10/H770 insulation. All to be backfilled to inside with clean consolidated hardcore compacted in max.225mm layers.Backfilling to outside to be with selected as-dug material up to 300mm below G.L.I.F in garden areas) hardcore as before(if hardsurfaced areas).

Roof tiles to match existing on 25 x 38 s.w. treated battens on unalterable roofing felt.

New roof of reinforced concrete construction to manufacturers details and design to BS 5268 Pt 3 @ 600mm ctrs.

100mm ctrs truss clips used to support roof trusses two per truss 100 x 25 s.w. bracing diagonally and at each node point horizontally and sloping. 100 x 50 (or to suit int. plate thickness) sw wall plate bedded onto blockwork.

225x25 Cellulose Specificier range PVC-u-ufascio board with 10mm PVC-u soffit

100mm ctrs ventilated strip of 25mm width protected with a glypox mesh.

1000x40x6mm galvanised restraint straps to gables at 1500mm ctrs measured along the roof slope with ties at 1500mm ctrs at ceiling level.

300mm glassfibre insulating quilt laid between trusses (2 layers 150mm opposing).

100mm half round PVC gutter to 65mm PVC downpipe.

1500mm long lateral restraint straps to be fixed as above at ceiling level.

All lateral restraint straps are to be provided with nogging between members to which they are fixed and fixed @ 1500mm ctrs.

12.5mm plasterboard and skim to ceiling-see note re bathroom plasterwork.

32 mm dia pipe waste with deep seal trap to all wash hand basins 38 mm dia waste with deep seal trap to all sinks baths and showers. 100 mm dia waste to wc. No connection of SVP to be within 200 mm of wc connection 100 mm dia superheated steam drains all min 1 in 40 to layout as shown on site layout drawing. All manholes to be to be Hephworth Polypropylene with light duty covers. Manholes in drives to be 225 engineering brickwork on 150 mm concrete bed with heavy duty cover and frame. Manholes to drain diversion to be brick to LA requirements.

Mechanical vent fans to be provided to all bathrooms and to extract at rate of 15L/sec.

Lintels to internal walls to be CATNIC.External stone walls to have NAYLOR pcc with ZED strip front lintol.Brick walls to have Catnic or IG lintels fixed in accordance with manufacturers instructions.All lintels to have min 150 end bearing.

All switches and socket outlets to be sited above 450mm from floor level and below 1200mm from floor level. Smoke detectors, where shown, are to be generally mounted at ceiling level and linked so as to be audible throughout the building and linked to fire alarm system. Detectors are to be sited min 300mm from luminaires or radiators. Extract fans are to be wall mounted unless otherwise impractical and have an extract rate of 15 litres per second and have a 15minute overrun.All linked to lighting controls to conserve energy.

A television outlet socket is to be provided to one position only and linked to the existing television aerial. The exact position is to be discussed with and approved by the Client.

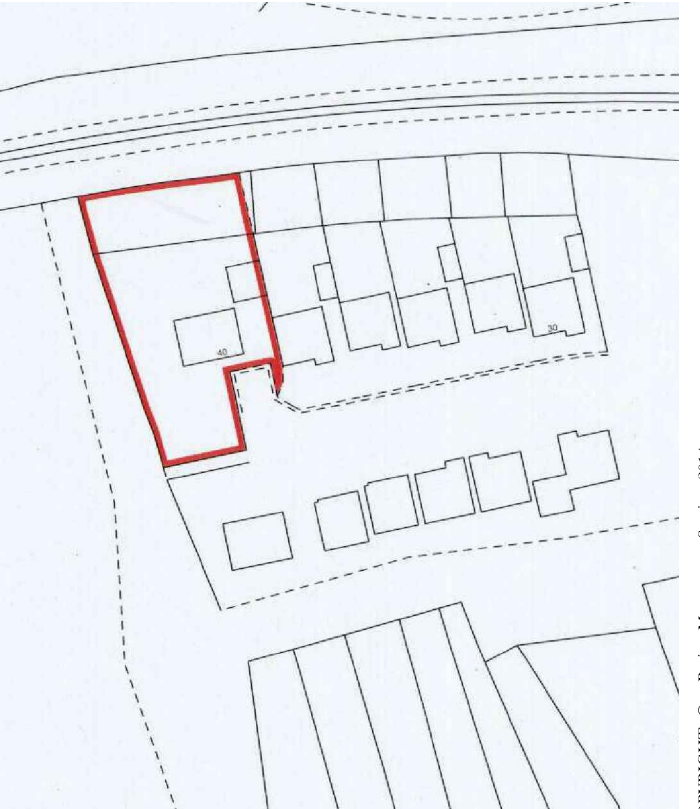
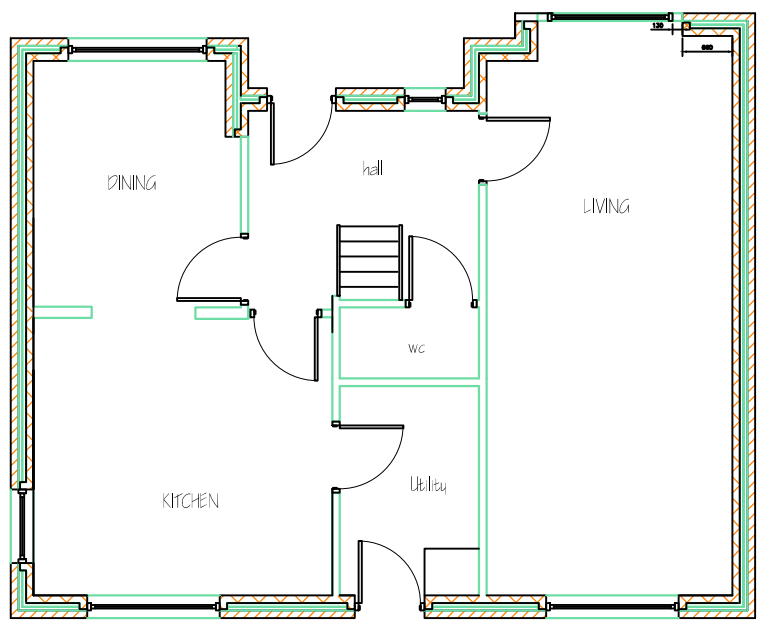
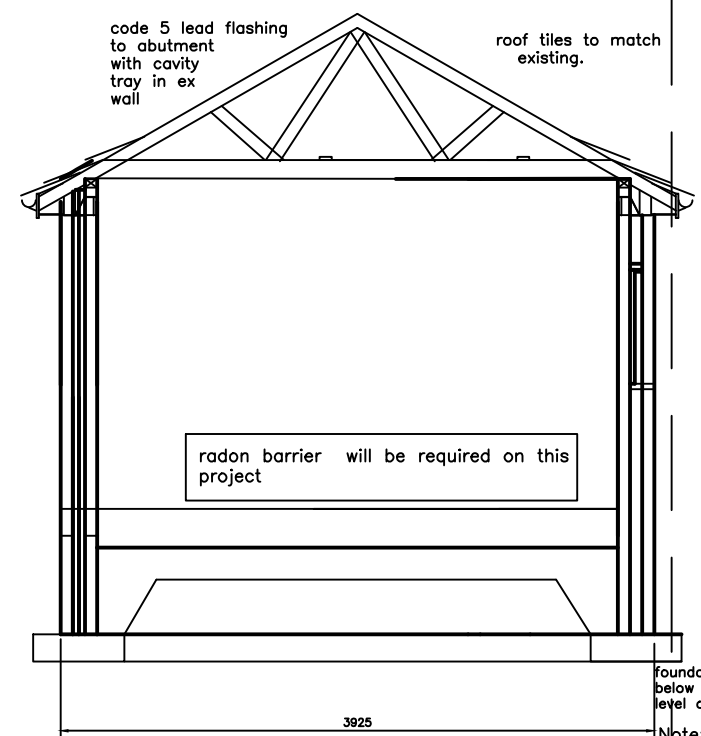
Smoke Detectors are to be provided to the following:-

- In every bedroom that is either formed or altered by the works
- In every hallway or lobby or connecting corridor that is formed by the works.

The electrical contractor must be registered under the 'Competent Person Scheme' and will be required to provide a full certification for design inspection and testing of all electrical works carried out.

THIS DRAWING, TOGETHER WITH THE SPECIFICATION REFERENCED, SEEKS TO ILLUSTRATE AND DESCRIBE THE PROJECT WITH SUFFICIENT INFORMATION TO ALLOW THE PRODUCTION OF A COMPREHENSIVE TENDER QUOTATION. CONTRACTORS SHOULD CAREFULLY EXAMINE THE WORKS AND SATISFY THEMSELVES THAT ALL WORKS REQUIRED TO BE CARRIED OUT IS ALLOWED FOR AS NO OMISSIONS OF MONIES OR AMOUNTS SO OMITTED WILL BE CLAIMABLE AT A LATER DATE. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION REFERRED TO AND EACH ARE COMPLEMENTARY TO ONE ANOTHER. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK THAT HE HAS ALLOWED IN HIS TENDER FOR ALL ITEMS INCLUDED ON THIS DRAWING AND IN THE TEXT SECTION OF THE DOCUMENT WHETHER OR NOT SUCH ITEMS APPEAR INDIVIDUALLY IN THE SCOPE OF THE WORKS SECTION. THE TENDERER IS DEEMED TO HAVE ALLOWED FOR SUCH ITEMS IN THE TENDERED QUOTATION.

EXISTING FLOOR PLAN



TYPICAL THRESHOLD DETAIL
(Using Stormquard Proline AM3 Cill)