FOUNDATIONS:
generally foundations are to be 600 x 200mm concrete strip footings, all laid to a minimum cover depth of min 600mm below ground level but taken down to a safe load bearing strata and laid strictly in accordance with local authority approval : note, all foundations are to be taken down to a level below new and existing drainage runs.

DRAINAGE:
all drainage to be in accordance with BS 8301; u.p.v.c house drains to be 100mm unless stated otherwise stated, laid in accordance with manufacturers details and recommendations:- max gradient of 1:50 for surface water, and 1:40 for foul – drainage to have a 150mm pea gravel bed and surround with 150mm concrete surround where the cover is less than 150mm. (include for 150 x 100mm r.p.c.c. lintols over pipes, where pipes pass through walls).

PARTITIONS:
Non-load bearing stud partitions to be 75m x 50mm s.w. studs at 400mm c/c faced both sides with 9.5mm plasterboard and skim: all walls to receive matching architraves and skirtings

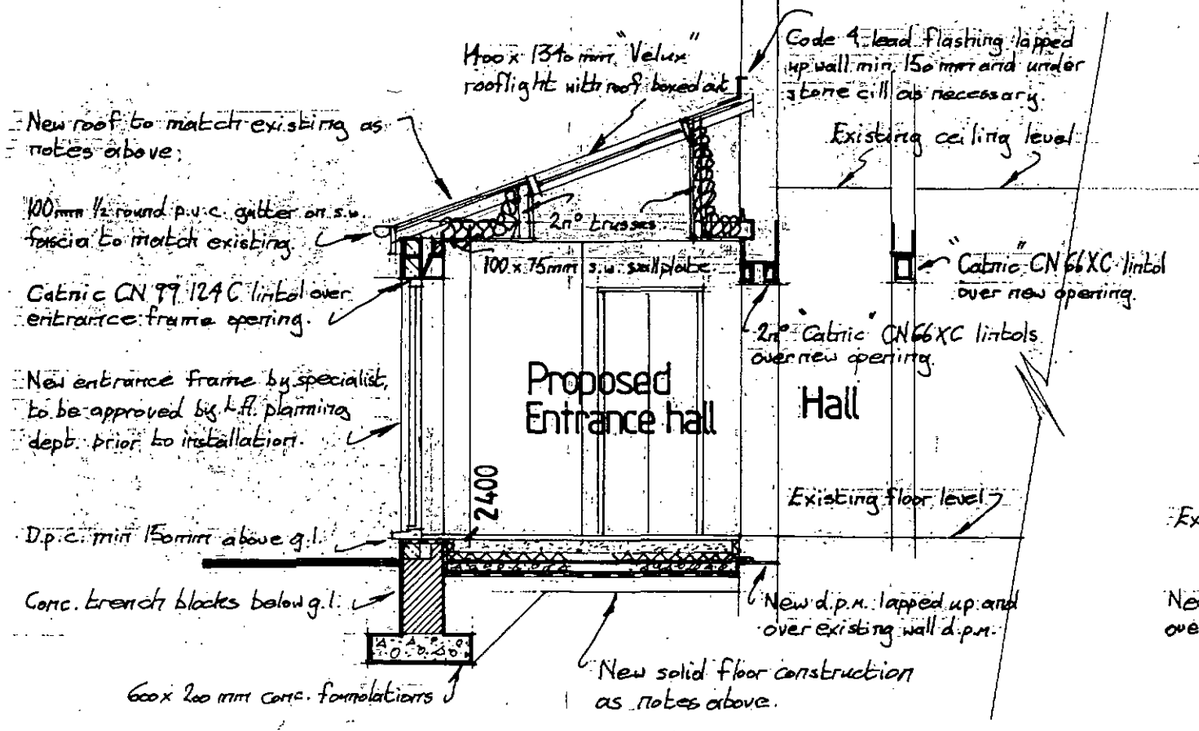
WALLS:
The new extension walls are to comprise 150mm coursed stone to match the existing house – include for sawn stone cill, head and mullions include for a 50mm clear cavity and a further 25mm kingspan thermawall TW 50 zero ODP fixed to inner leaf via stainless steel wall ties double drip type with retaining clips (BBA approved or similar approved), fixed at 750mm c/c vertically to give 5 no/m^2, with wall ties at reveals every 225mm.
100mm blockwork internal skin with a 13 mm plaster finish all to achieve a u-value of 0.30 w/m^2k ; all wall openings are to be closed by a means of block on edge (or thermabate cavity closures or kingspan boarding cut as required: detailing to be agreed on site) .
Provide a d.p.c as required but at a min 150mm above ground level linked to the new and existing d.p.c's and d.p.m's to form a continuous barrier:- include for d.p.c cavity tray's over openings with weep holes generally at 1000mm c/c. to openings use either insulated "Catnic" lintols as shown on drawings, lintols all having a min 150 mm end bearing with stepped cavity trays over.
Below ground level trench blocks to comply with requirements c.p. 121 part 1 1973 (blockwork to be 7 n / mm^2)

FLOORS:
Ground floor to be a new concrete floor slab comprising 100mm thick concrete with a 50mm sand and cement screed finish on a 65mm thick ridgid board insulation by kingspan (with 25mm thick boards to the perimeter) on a 1200 gauge visqueen membrane linked to the new and existing d.p.c's to form a continuous barrier/membrane, laid over a sand blinding and a minimum 150mm thick well consolidated sulphate free hardcore base, all to achieve a u-value 0.22w/m^2k

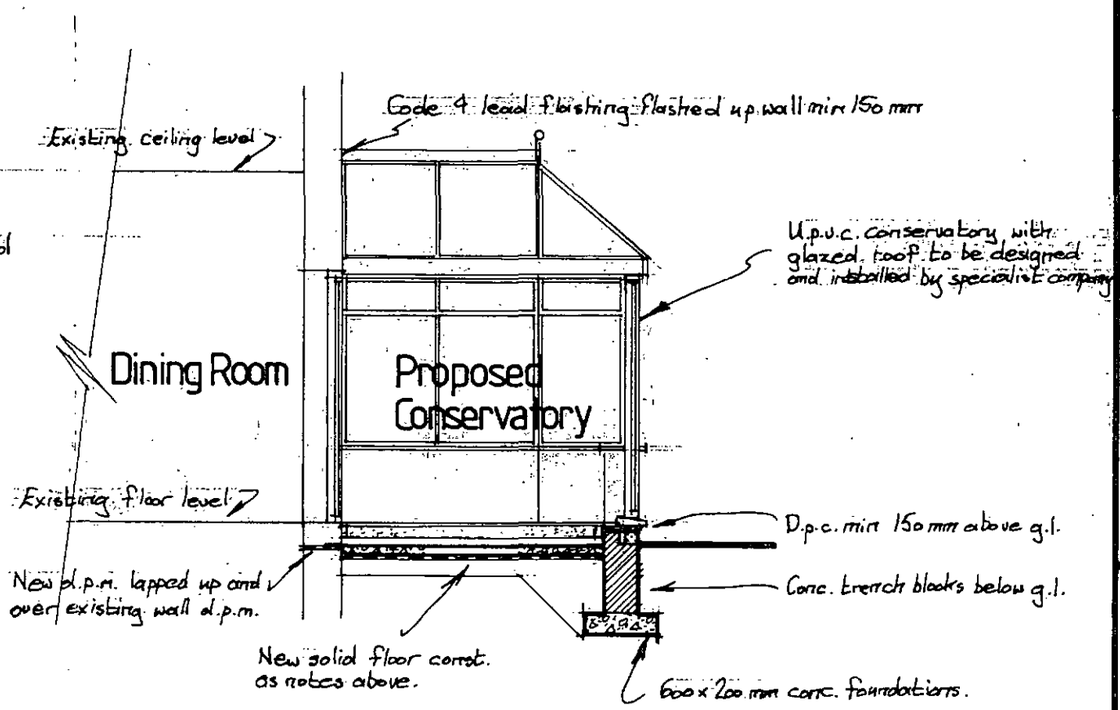
PLUMBING:
All plumbing work to be in accordance with BS 5572 1988: w.h.b. to have 40mm dia waste fitted with deep seal trap anti-vac type w.c to be 100mm dia connected to new "Saniflo" mascerator pump with 25mm pvc pipe connected to existing soil waste pipe at high level serving existing en-suite bathroom.
Code 4 lead flashings to be provided to all wall/roof junctions, with a min 150mm upstand as required.

ENTRANCE HALL ROOF:
New pitched roof to be formed using 50 x 200mm hip rafters, with 38 x 100mm common and jack rafters at 450mm c/c allow for new lay boards to the existing roof (stripped back as required) all supported on 2no new lateral trusses as shown, designed by specialist truss manufacturer and approved by L.A. building control prior to installation : lay and fix new 50 x 25mm tanalised s.w. tiling battens on a layer of reinforced roofing felt laid to allow water to drain in to gutters : fix roof coverings to match existing Porch roof.
To the ceiling supply and fix 50 x 100mm s.w. ceiling joists at 450mm c/c with matching hangers and binders as required, fixed at 1200mm c/c, to the ceiling area lay 2 layers of 150mm fiberglass at 90 degrees to each other and lapped up the rooflight boxing sides as shown. Ceiling to be 13mm foiled back plasterboard all to offer a u value of 0.16 w/m^2k
To the fascia board and soffit allow for fixing 25mm exterior grade ply all the to match the existing profile with the soffit having a 10mm continuous ventilation slot to offer cross ventilation equal to 0.3% of the roof area.

EXISTING ROOF:
Existing porch roof to be extended through to new pitched roof, using matching roof covering on 50 x 25mm s.w. tanalised tiling battens on layer of reinforced roofing felt laid to allow water to drain into gutters on 50 x 100mm s.w rafters at 400 mm c/c all to match existing.



Section A-A



Section B-B

BMDC
CORPORATE MAIL ROOM
19 MAR 2014
Received by: .....
ORIGINAL COPY

Drg.No. 4

Scale 1:50

Date Jan 2014

Drawing: Proposed Sections

Project: Proposed entrance hall, w.c. and conservatory.
At:- Stoneroyd Farm
Stainborough Lane
Stainborough, Barnsley.

Client: Mr. G. Wood