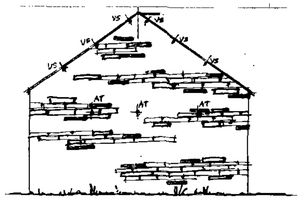
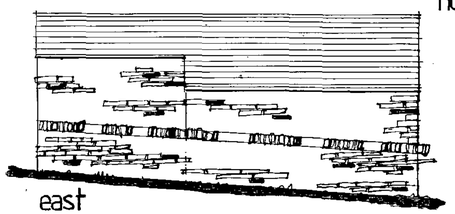


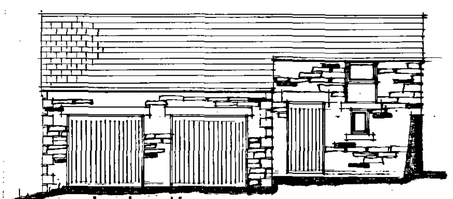
south elevation



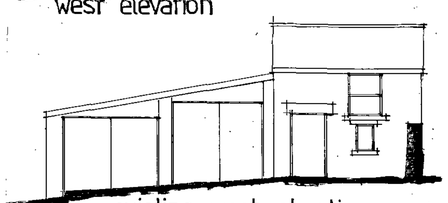
north



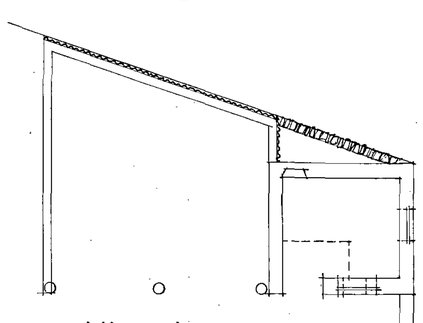
east



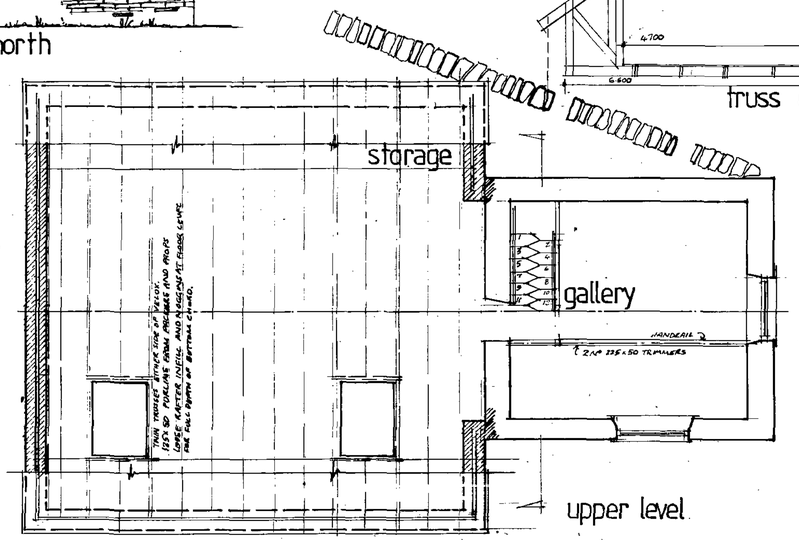
west elevation

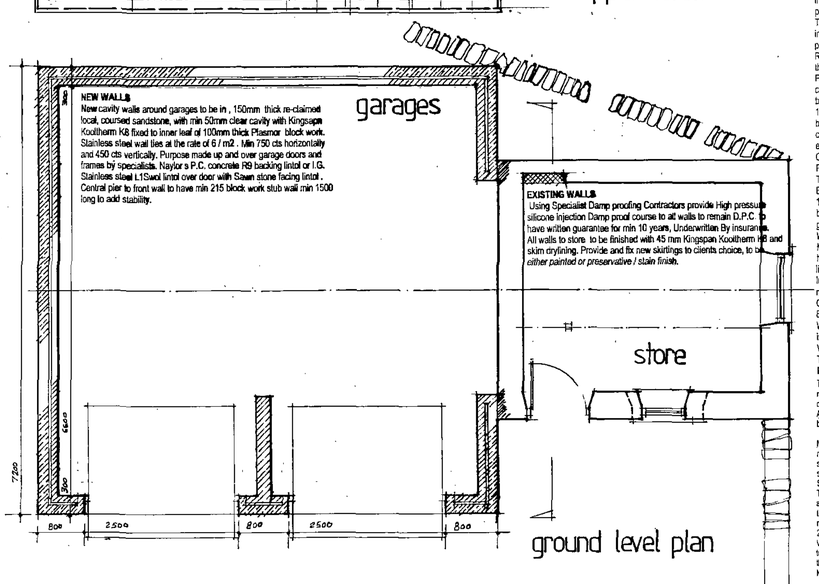


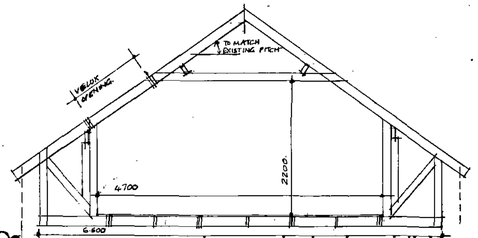
existing west elevation

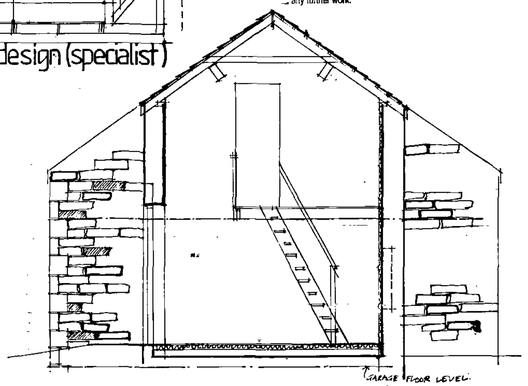


existing plan









NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

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GENERAL.
All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand. Any discrepancies to be cleared with Architect before proceeding with any further work.

ROOF CONSTRUCTION.
Carefully remove all existing slates on main store roof, and cover the whole roof with' Medium Heavies new Welsh Blue slates', on tanalised battens & TYVEK breathable felt fitted in strict accordance with manufacturer's instructions. To sloping part of existing roof, and new sloping part to roof over garages, provide 75mm Kingspan Foil faced insulation insulation between rafters and 32.5mm Styroliner laid perpendicular to rafters to eliminate cold bridge situation.
To rest of roof area in store over garages, provide 250mm of Glasswool insulation, 100mm laid between ceiling joists and 150mm blanket laid perpendicular to first layer,
Ridge tiles to be set on mortar bed with binding wire round ridge and through Mortar .
Provide "stopped ends," trussed timber rafters to B.S. as shown at 450 centres. On Heavy duty M.S. truss hangers built into walls front and back. Concrete block type anchor ties built into gable walls as shown at 1500 centres . Ties to cover first three trusses with noggins directly below straps to prevent deflection. Verge straps at 1200 centres to cover 3 trusses as before. 125 x 25 Diagonal bracing from ridge to eaves to satisfaction of D.B.S.
CALCULATIONS TO BE PROVIDED TO THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT FOR THE OVERALL STABILITY OF THEBUILDING AND THE ROOF TRUSSES AND BRACING.
Bottom chord of trusses to be 200 mm deep and void packed with 100mm Kingspan K3 and 100 mm Glasswool insulation with Fireline board to underside and 19mm T & G chipboard, Type 3 with all joints glued.
WINDOWS.
Make new windows in Cream coloured uPV.C. to match adjacent main house window, c /w Concrete R6 backing lintols, Sawn stone facing lintol , jambs and cill to match feature on existing windows. Incorporate insulated damp course to all surrounds and make splays on reveals to match existing features.
Glazing to glazed doors and any window where the glass is less than 800mm above floor level, to be in toughened glass
Windows to be in purpose made P.V.C.u to match the existing, to incorporate Pilkingtons 'K' glass with minimum 16mm air gap.
VENTILATION
To new windows, provide night vents with lockable latches.
ELECTRICAL
To extend existing system and to comply to current edition of latest I.E.E. regulations. To be carried out by a qualified and competent person, ie one capable of designing, installing testing and certifying the whole installation. All circuits to be supplied by new sub main with E.C.B. protection at new fuse board in garage

Make opening through existing wall, fit new concrete lintol over. Include for any needles props and shores to support wall above during this operation, and allow sufficient time to elapse for mortar to achieve sufficient strength before removing such support.
STAIRCASE
To be " alternate tread type stair" , Sometimes known as SAMBA stair to gain access to first floor area.. Floor in 175 x 50 joists built off S.S. hangers from trimmer across width of room as existing. 75 x75 newel posts to staircase to offer mid span support to trimmers . Handrail to both sides of staircase minimum 2000mm headroom over stairs,
VELUX windows to be fitted in accordances with manufacturer's instructions and to have the appropriate flashings kit fitted, for the roof covering and the slope of the roof. Fitted I openings, double trimmed to head and cill of roof windows.
NO HEATING TO BE PROVIDED TO THE NON GARAGE AREA.

GROUND FLOOR
Hack up existing floor slabs or flags and reduce level to bring back to formation level with clean stone hardcore, blinded with sand to receive 1200 gauge Visqueen turned up face of walls to D.P.C. level. Cast new 100mm thick concrete floor to store and 125m thick to garage, concrete to have steel float finish. To receive 50mm KINGSPAN thermaloor TP1 insulation and 19mm T&G type 3 chipboard finish with glued joints in store area.

REV.	DATE	AMENDMENT.

CLIENT
MR + MRS I. HAGUE.

TITLE
RENOVATION OF EXISTING STORE AND REPLACEMENT OF BLOCK WORK GARAGES WITH A STONE BUILT GARAGE + STORE
BERRY FOLD FARM
BERRY LANE
HONBROOK
SHEFFIELD. S35 7EJ.

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SCALE	DATE	DRAWN
1:50 / 1:100	AUGUST 2011	P.D.

DRAWING No.	REV.
THH - 811 - 1.	

HEATHERBANK D062 0800 0132514