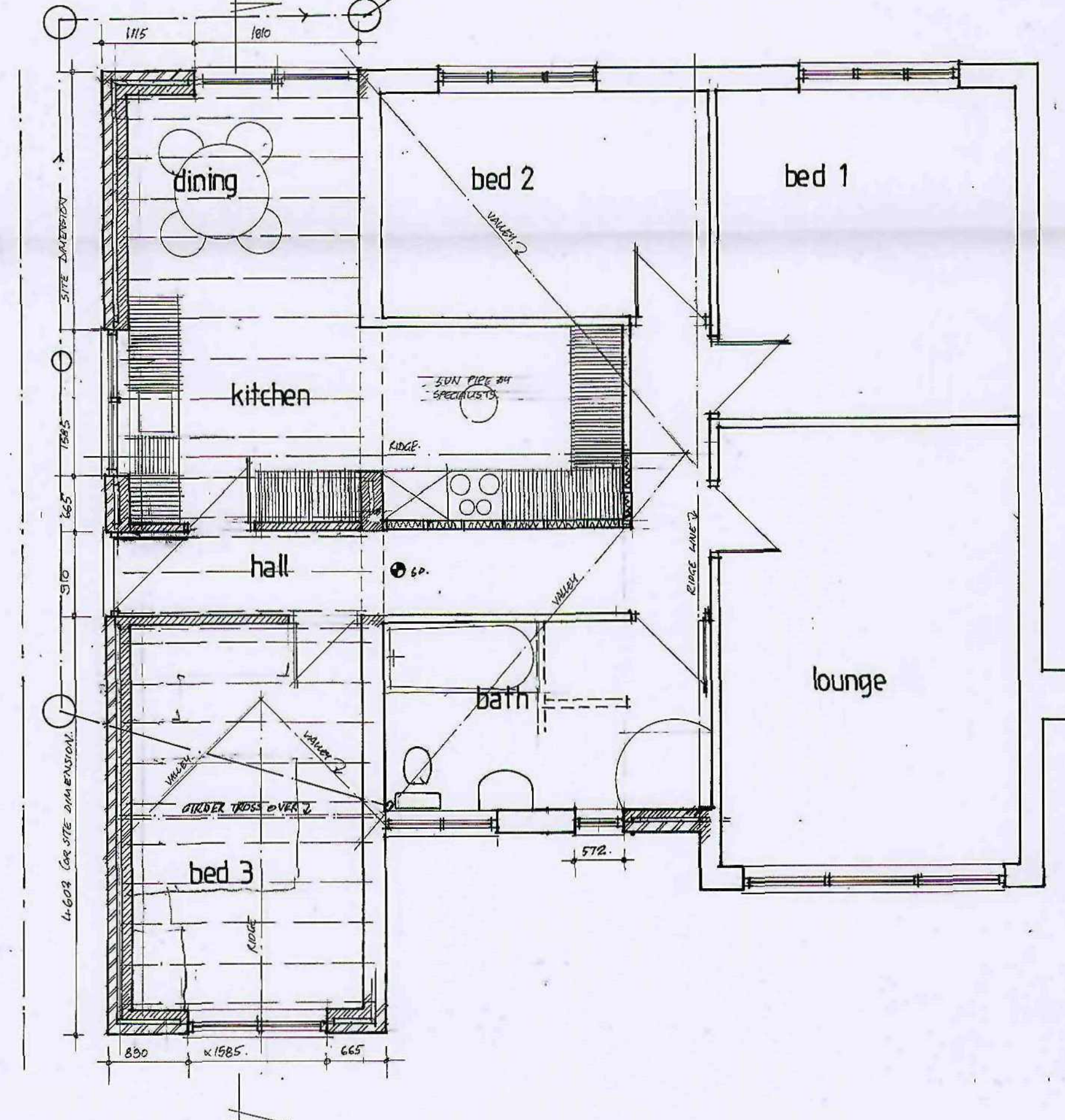
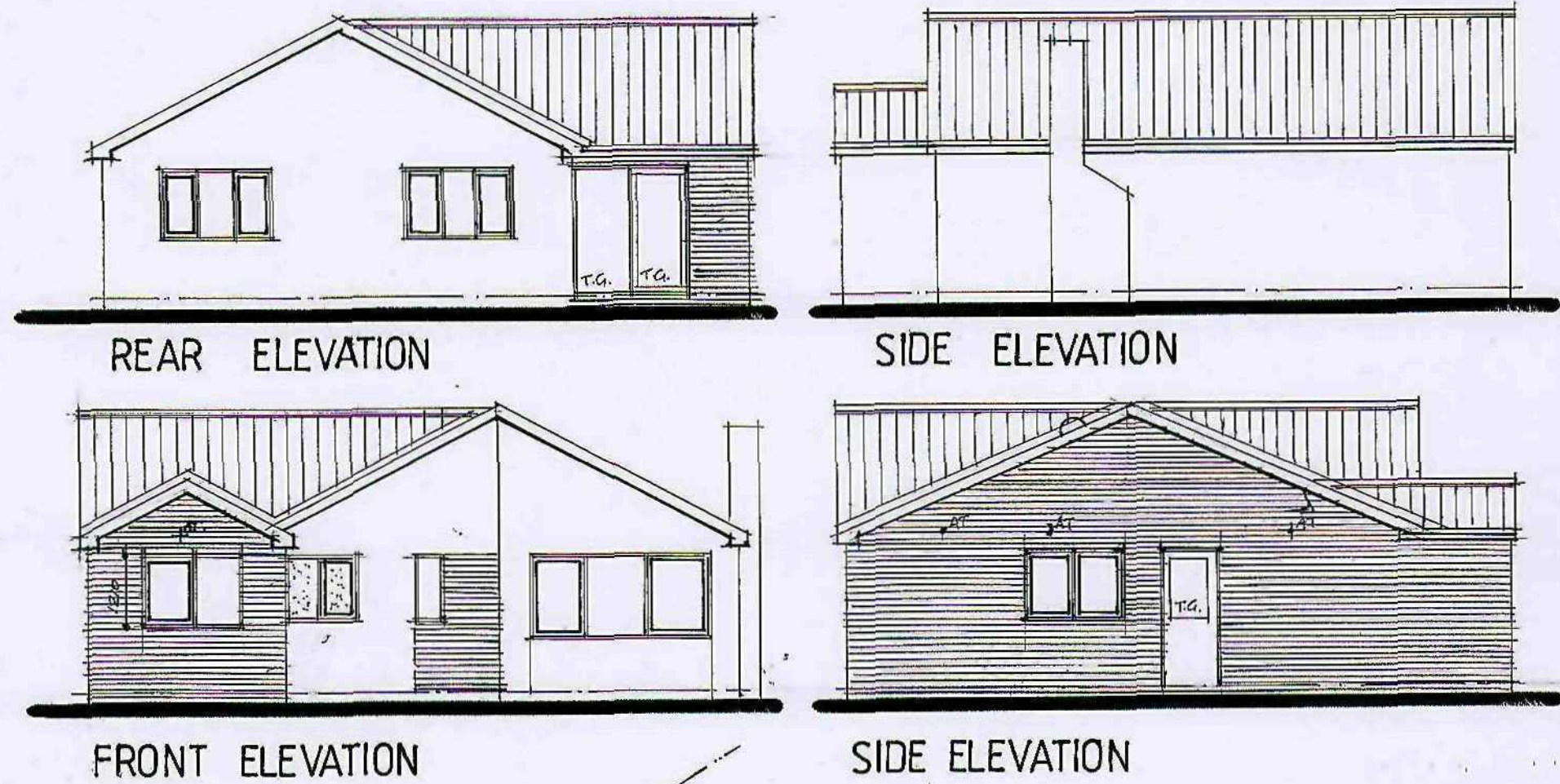




EXTERNAL WALL CONSTRUCTION.
 Wall constructed in external leaf of 102mm facing bricks with 50mm clear cavity, with foil faced Kingspan Kooltherm K8 batts, 45mm thick, inner leaf in 100mm Plasmor blockwork giving total wall thickness of 297mm.
 External leaf of cavity wall to be in Facing bricks to below ground level where visible. Internally lined with Plasterboard on dabs and a 3mm skim finish, giving a composite U value of better than 0.27
 Proprietary D.P.C. to all new walls min 150mm above ground level.
 Stainless steel wall ties at the rate of 4/m² with ties every block course 750 horiz. 450 vert centres, every block course to reveals and where new wall meets existing.
 Cavities closed at eaves and around all new openings. Supalux to top of cavities and Thermabate insulated closers around openings.
 FRFIX profiles fixed to existing walls in strict accordance with manufactures instructions using plugs and screws, alternatively brickwork to be block bonded, where new walls meet existing, cavities and D.P.C.s to run continuous.

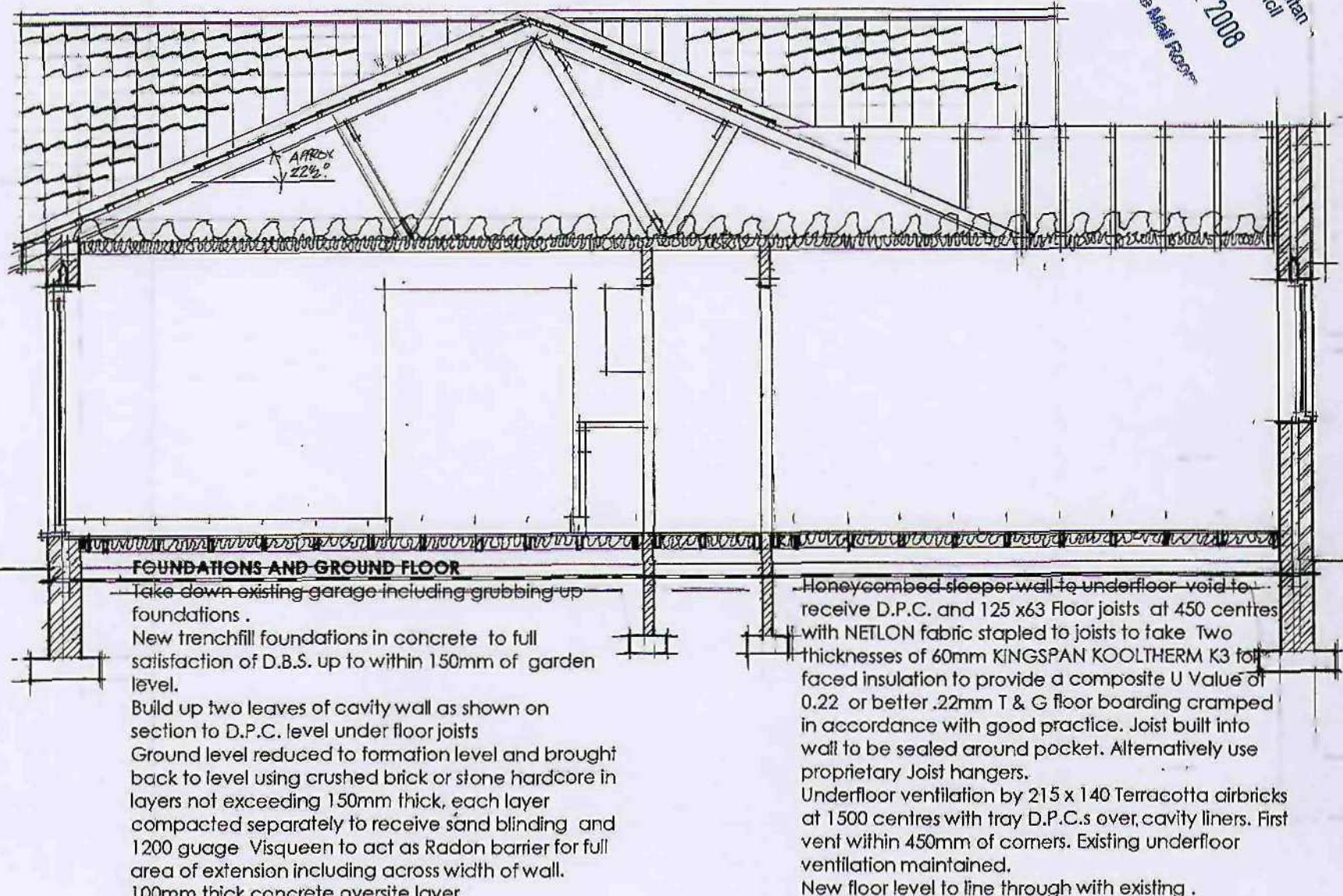
ROOF CONSTRUCTION.
 Roof construction: Prefabricated trussed timber rafters at 450 centres By Specialists TO BS 5265 part 3 Cals for trusses, Girder truss and bracing to be provided by manufacturer before work commences 100 x 50 walplate held down to wall with M.S. straps min 1000 long at 900 cfs. TYVEK underlaid membrane (With B.B.A. Agreement certificate) 38 x25 tanalised battens and. Profiled concrete Roof tiles, pattern and colour to match existing.
 Minimum 270mm glasswool insulation, consisting of 100mm layer between bottom chord of truss with perpendicular layer of 170mm thick laid over first layer to give a U value of 0.16 or better
 Diminishing trusses as layover construction as new roof over existing.
 External quality Ply valley boards with code 5 lead valley turned up over raking battens down either side of valley. Cut files to be pointed in along length of valley
 New fallpipe and gutter to match existing.
 Existing drain to be exposed and lintolled over where passing through wall. New drainage to be in 100mm dia Superselee with 150 pea gravel bed and surround.
 Fascia in softwood to suit depth from eaves to door head.
 Electrical work to comply to latest edition I.E.E. regs. To be carried out by qualified electrician, belonging to a suitable "competent person" scheme. ie one capable of designing, installing, testing and providing certificate of compliance on completion.
 All sockets and switches to be in access zone, above 450mm and below 1200mm from floor level.
 New facing bricks to match existing.

New windows to match existing dwelling, with Pilkingtons K glass to inner leaf with 16mm Air gap to provide a 'U' value of 1.8 or better
 New French doors or Patio Doors, wing lights and fanlights to be in toughened Glass and double glazed as before.

STUD PARTITIONS.
 To be in 75 x 50 timber studs at 450 horiz centres and noggins at 900 centres. Void to be filled with rockwool sound insulating quilt with a minimum density of 10 kg / M3
 Sun pipe to be by specialists including flashing kit provided.
 Take out existing front door and vestibule frame and build up part of resultant opening with cavity wall as before described, leaving space for fitting smaller window as shown on elevation.
 Take out existing door/ frame, pillar and window down to floor level and build up part of opening as shown c/w new L15, L.G lintol over to take rafter feet
 New opening through wall with lintol over, include for making good.
 Include for plasterboard on dabs to inside of existing garage wall with skim finish.
 Take out existing cupboard and bathroom wall and make good., fix new door and frame across existing corridor to form larger bathroom.

PLUMBING.
 All waste fittings to have min 75mm deep bottle traps with anti-syphonage.
 WC to be 100mm dia
 Sinks, bath and shower wastes to be 50mm dia
 Wash hand basin to be 38mm dia. Kitchen and bathroom to have mechanical ventilation. 60L / Min to kitchen, and 30 L/Min to bathroom
 Replace bathroom window to match style of other windows and make good disturbed finishes.
 Concrete block type anchor ties at 1.8m centres to have straps covering first 3 trusses with noggins directly below straps to prevent deflection.
 Verge straps at 1200 cfs to all verges.

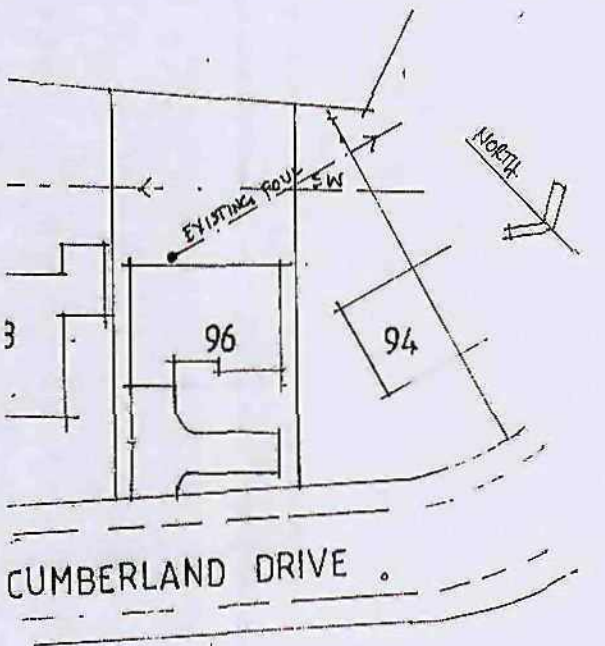
GENERAL
 Contractor to check and verify all dimensions before placing any work in hand, any discrepancies between drawing or specification to be cleared with Architect before proceeding with any further work.
 SMOKE DETECTOR IN HALL TO BE MATCHES POWERED WITH BATTERY BACK UP M.L.T. 300 FROM ANY LIGHT FITTING. RADIATOR OR WALL FACE.



FOUNDATIONS AND GROUND FLOOR
 Take down existing garage including grubbing up foundations.
 New trenchfill foundations in concrete to full satisfaction of D.B.S. up to within 150mm of garden level.
 Build up two leaves of cavity wall as shown on section to D.P.C. level under floor joists
 Ground level reduced to formation level and brought back to level using crushed brick or stone hardcore in layers not exceeding 150mm thick, each layer compacted separately to receive sand blinding and 1200 gauge Visqueen to act as Radon barrier for full area of extension including across width of wall.
 100mm thick concrete oversite layer.

Honeycombed sleeper wall to underfloor void to receive D.P.C. and 125 x63 floor joists at 450 centres
 with NETLON fabric stapled to joists to take Two thicknesses of 60mm KINGSPAN KOOLTHERM K3 foil faced insulation to provide a composite U Value of 0.22 or better .22mm T & G floor boarding cramped in accordance with good practice. Joist built into wall to be sealed around pocket. Alternatively use proprietary Joist hangers.
 Underfloor ventilation by 215 x 140 Terracotta airbricks at 1500 centres with tray D.P.C.s over cavity liners. First vent within 450mm of corners. Existing underfloor ventilation maintained.
 New floor level to line through with existing.

NOTE:
 ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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SITE PLAN 1:500



LOCATION PLAN 1:1250

REV.	DATE	AMENDMENT
CLIENT MR & MRS C. BARTON		
TITLE PLAN AND ELEVATIONS, SECTION + NOTES TO REBUILD EXISTING GARAGE AS BEDROOM WITH KITCHEN EXTENSION TO REAR, 36 CUMBERLAND DRIVE BARNLEY BARNLEY S71 5DF		
P. Dimelow B.A. Hons Dip Arch. M.A. Architectural Design and Planning Consultant Providence Villa, 42 Backville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:100 / 1:50	DATE JULY 2005	DRAWN P.D.
DRAWING No. CBA - 707-3.	REV.	