

Note:
water sizes at follows
both to summer stream &
sinks / whb - stream &
w/c. 100mm &.



127 SYCAMORE HOUSE ROAD - SHEFFIELD - S5 0UD
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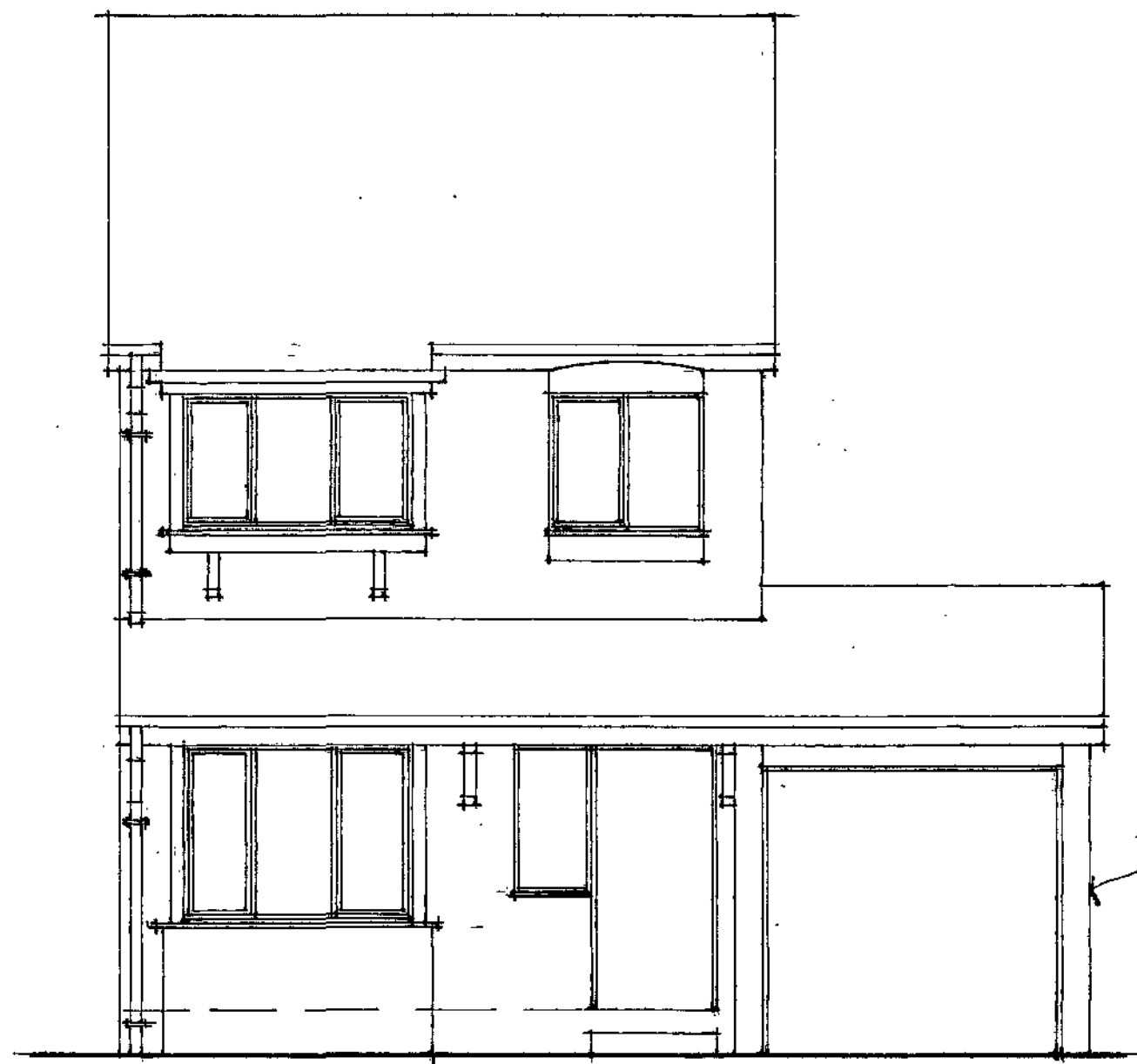
Client
MRS. J. MITCHELL - NINNIS

Project	
5 CARBIS CLOSE MONK BRETTON BARNESLEY S71 2QM	

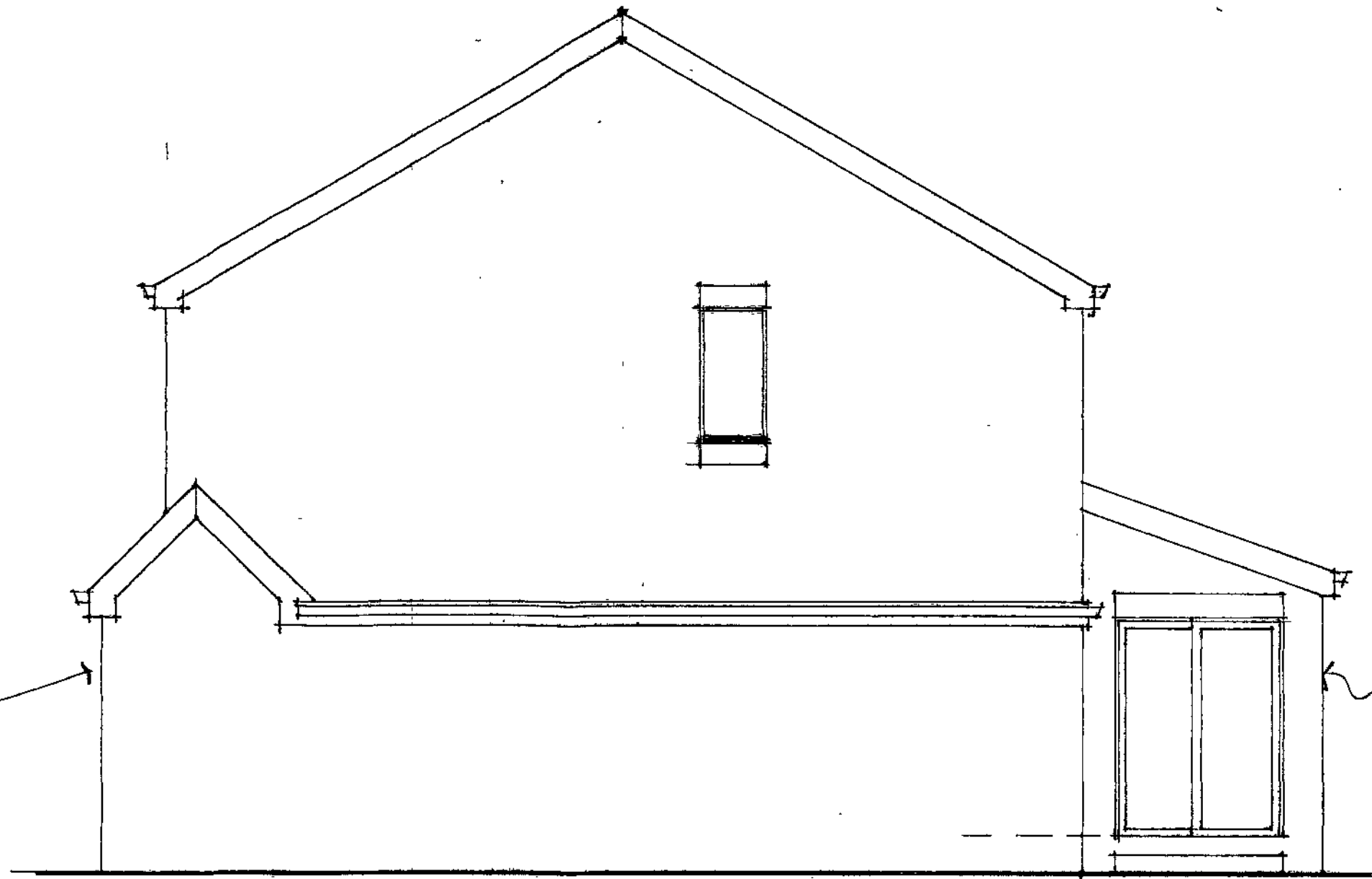
EXISTING & PROPOSED
GROUND & FIRST FLOOR
LAYOUTS

Scale	1-50		
Drawn by	APD	Date	MAY 2011
Drawing No.	CC/01	Revision	

All dimensions must be checked on site and not scaled from this drawing



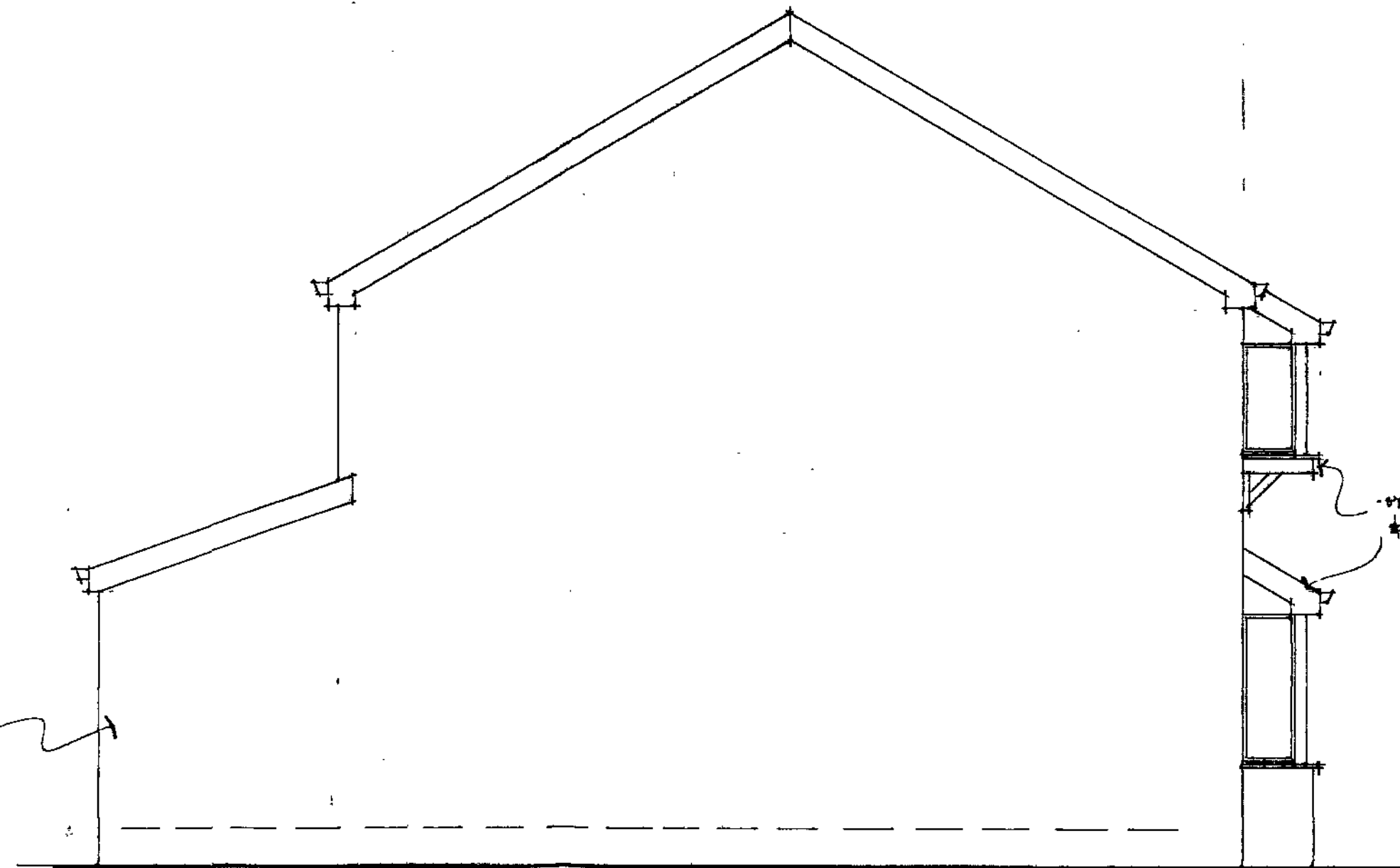
front elevation



side elevation



rear elevation



side elevation

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MONK BRETTON
BARNLEY
S71 2QM

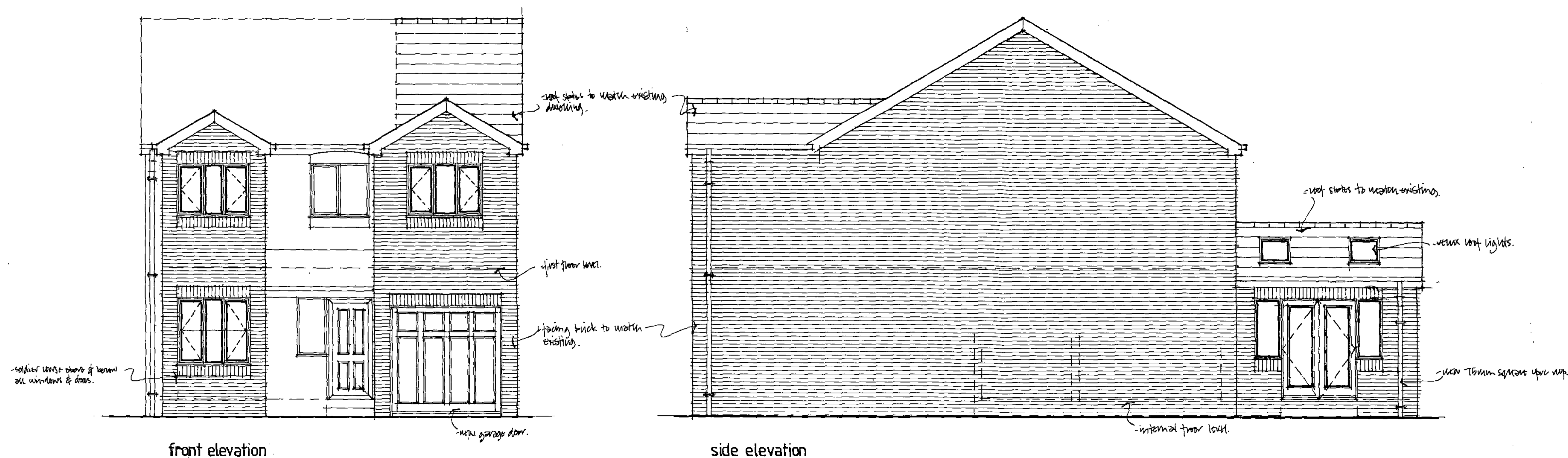
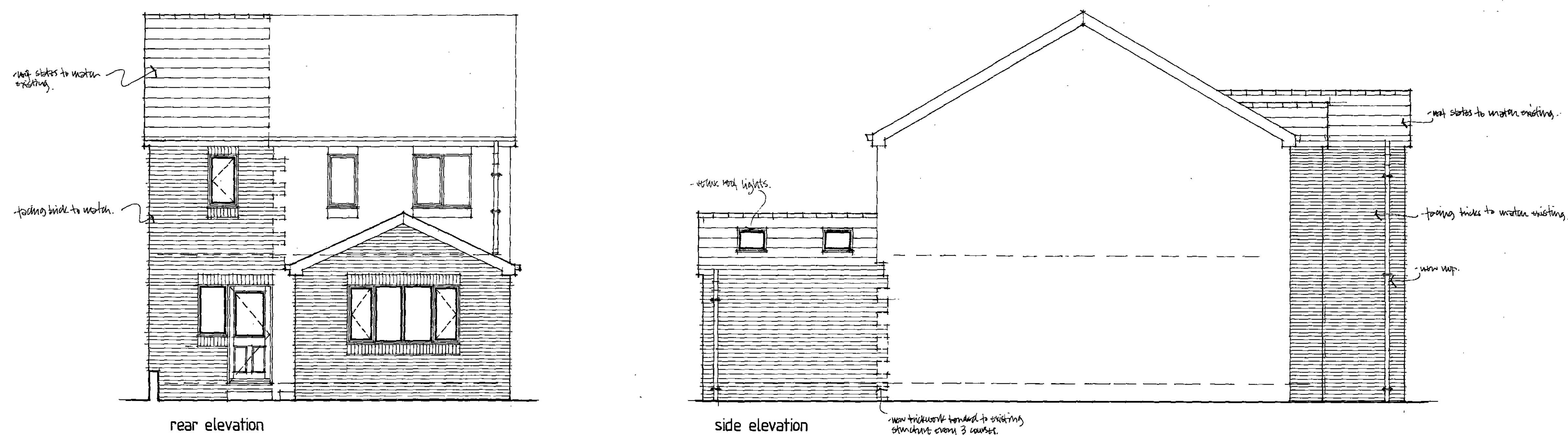
Title
EXISTING EXTERNAL
ELEVATIONS

Scale 1:50

Drawn by APD Date MAY 2011

Drawing No. CC/02 Revision

All dimensions must be checked on site and not scaled from this drawing



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Client
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Project
5 CARBIS CLOSE
MONK BRETTON
BARNSELY
S71 2QM

Title
PROPOSED EXTERNAL
ELEVATIONS

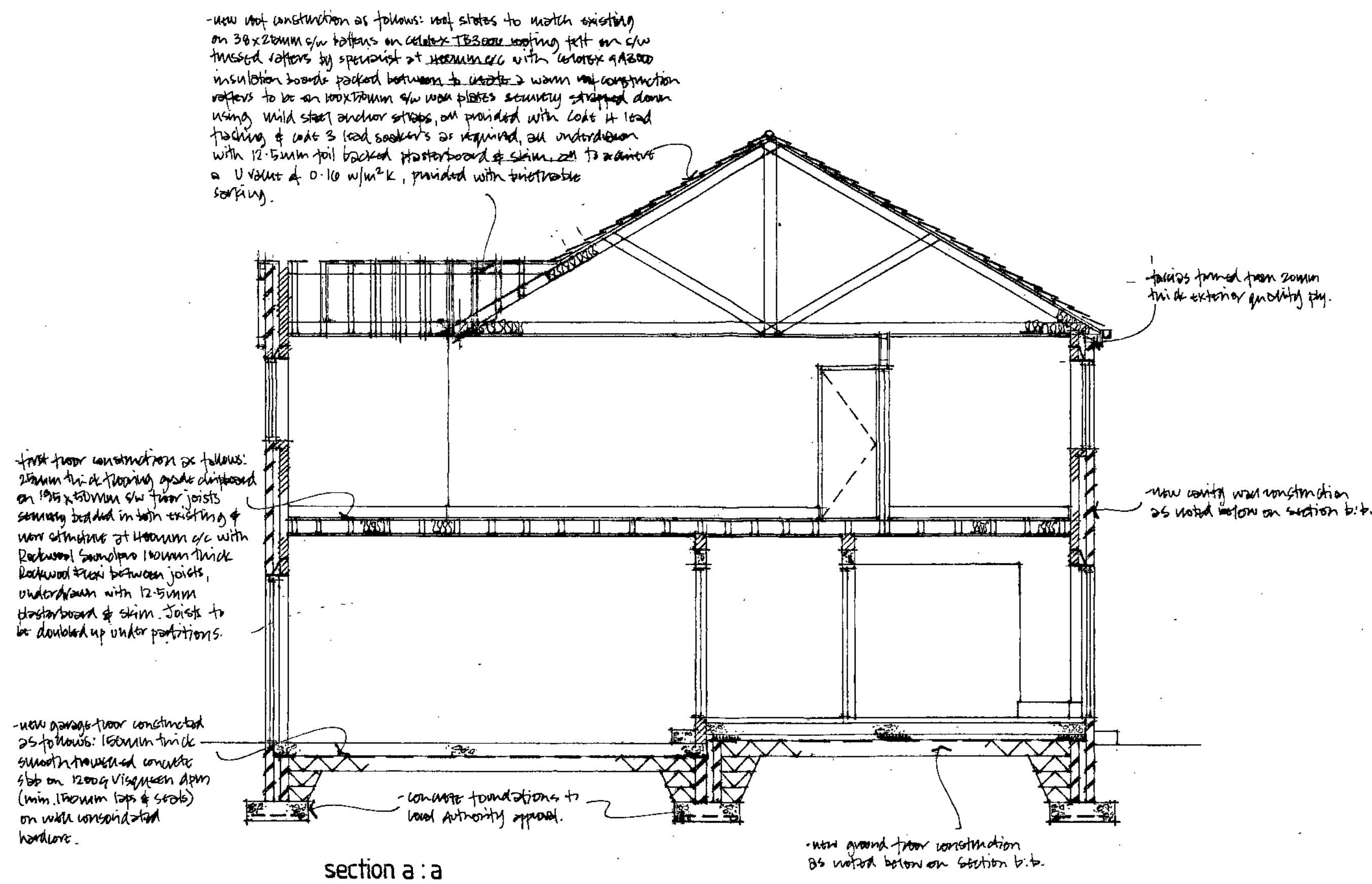
Seals 1.50

Drawn by **APD**

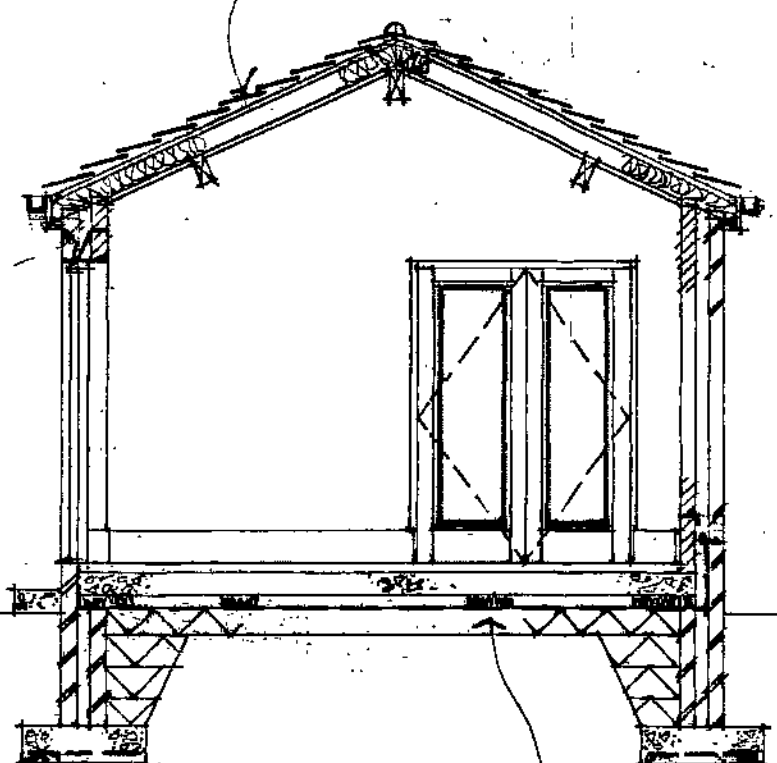
Date MAY 2011

Drawing No.
CC/03

Revision



new roof construction as follows: rafters to match existing on 30x200mm g/w battens on 100mm thick boarding, rafters spaced at 1000mm c/c with 100mm thick insulation boards packed between & cavity a warm roof construction rafters to be on maximum 600mm g/w span plates securely strapped down using mild steel anchor straps on provided with 100mm c/c lead boarding & raft 3 lead straps on provided with 100mm c/c lead boarding with 12.5mm foil backed plasterboard & skim to achieve a U value of 0.10 w/m²K.



section b : b

new ground floor construction as follows: 100mm thick concrete slab on 100mm thick insulation boards (min. 100mm top & sides) on well consolidated hardcore, all to achieve a U value of 0.10 w/m²K.

- Notes:
- The surface spread of floors to walls & ceilings should achieve the following:
 - Class 0 - circulation space & exit routes.
 - Class 1 - all other areas.
 - Where drains pass through structure they are to be sealed & sealed to prevent surface entrance.
 - All electrical installations must conform to the current standards & electrical engineers regulations (BS 7671) & all works to be carried out by a competent electrician.
 - All walls to have a minimum end boarding of 100mm.
 - All roofs to be fully up to and above to local authority approval and details to have a U value of 0.12 w/m²K.
 - All new below ground drainage to be thermoplastic drainage system using 100mm of 100mm dia pipe, bands & fittings, all laid to a minimum 1:100 fall, all to manufacturers recommendations & instructions.
 - All new windows & doors to be double glazed & provided with double vents to provide good ventilation & background ventilation.
 - Mild steel anchor fix to be provided at under points, 2 nos. at barge board level & 2 nos. at ceiling level.
 - Roof construction provided with roof boarding to local authority approval then horizontal runners to 1/2 of rafters & each main point, min. to BS 5268.
 - New 100mm square gap up & gutters to be connected into backwater gullies & in turn into existing drainage system, all to local authority approval.
 - Wall plates to be fixed down at 1200mm c/c with mild steel anchor straps & 100mm length.
 - Utility & air-vents provided with mechanical extraction to outside to prevent condensation per external air-vents to have a minimum 15 minutes over run capacity.
 - All new glazing to achieve a U value of 1.0 w/m²K.
 - All new openings provided with 100mm thick steel plates up to 200mm.
 - All new ties provided at first floor level where joists run parallel to external walls.
 - All bricks provided at 100mm c/c to facilitate first floor construction.
 - All new steel work to be clad in 2 layers of 12.5mm thick copper flashing board, plaster & skim to achieve 1 hour fire resistance.
 - Cladding with critical locations to achieve a rating of 30 or 60 or to be either fireproofed or laminated.

All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

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Client
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Project
**5 CARBIS CLOSE
MONK BRETTON
BARNESLEY
S71 2QM**

Title
PROPOSED SECTIONS

Scale	1:50
Drawn by	APD
Check No.	CC/04
Date	MAY 2011
Revision	