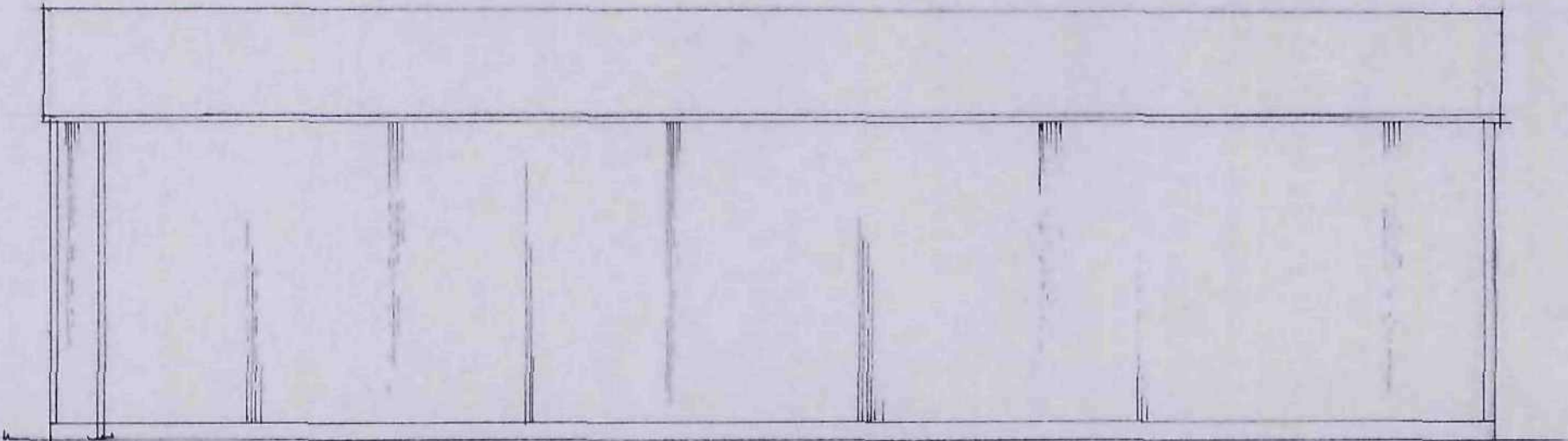
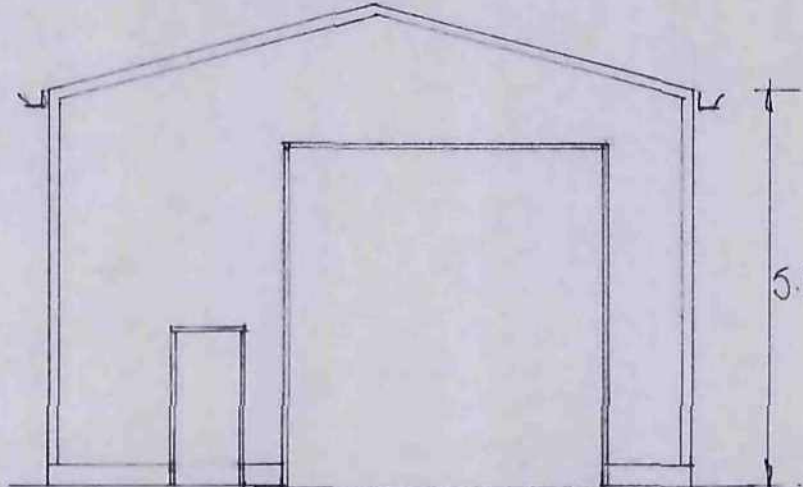


ALL ELECTRICAL WORK TO BE CARRIED OUT BY A FULLY QUALIFIED ELECTRICIAN AND A COMPLETION/TEST CERTIFICATE PROVIDED. LIGHTING TO BE HIGH BAY SODIUM FITTINGS LOW ENERGY TYPE AND POWER POINTS FITTINGS AND SWITCHES ALL TO CLIENTS REQUIREMENTS. ADDITIONALLY A FIRE ALARM SYSTEM TO BE FITTED WITH BREAK GLASS POINTS @ AS SHOWN AND HEAT SENSORS TO APPROVAL OF FIRE OFFICER. ALSO EMERGENCY LIGHTING FITTINGS AND EXIT SIGNS [E].



SIDE ELEVATION.



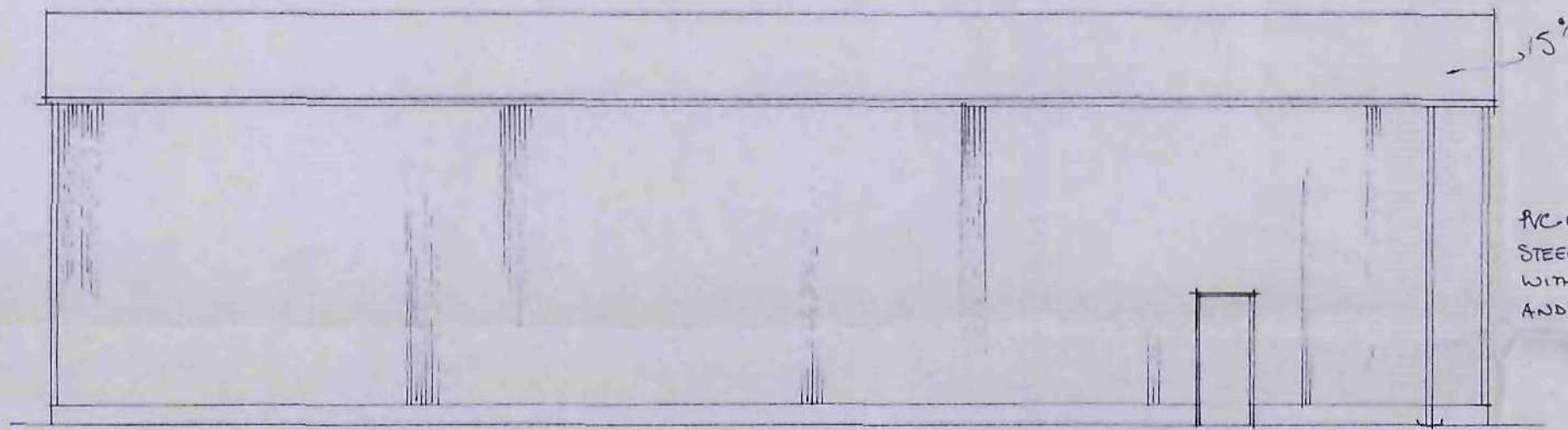
FRONT ELEVATION

WATER HEATING TO STAFF AREA AND WC. TO BE ELECTRIC ELEMENT HEATER TYPE. SPACE HEATING TO BE HOT AIR DUCTED FROM HEAT SOURCE BLOWERS (ELEC). 240 TO WORKSHOP. NOTE THIS BUILDING WILL ONLY BE OCCUPIED ON AN OCCASIONAL BASIS FOR VEHICLE MAINTENANCE.

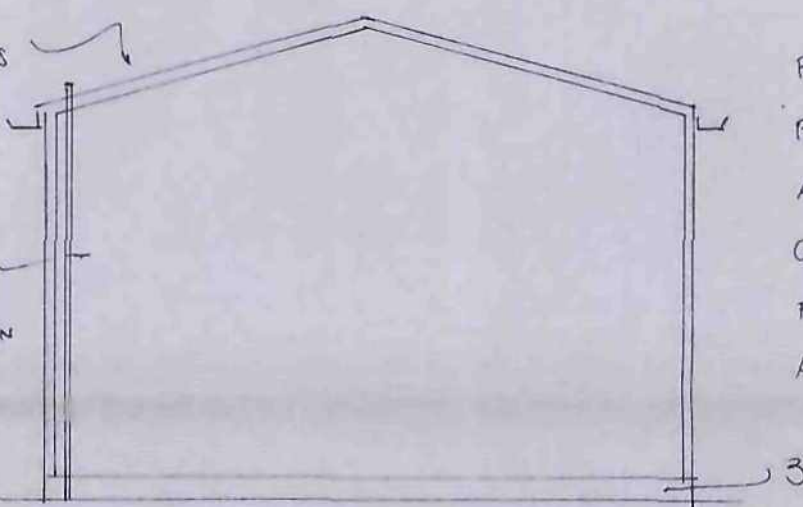
DETAILS OF ALL WATER AND SPACE HEATER UNITS TO BE PROVIDED TO B.I. AND APPROVED. S.B.E.M. ENERGY USE CALCULATIONS TO BE PROVIDED TO B.I. AND APPROVED.

FOLLOWING THE RECOMMENDATIONS OF THE PHASE II GROUND INVESTIGATION (ASHTON BENNET) A METHANE PROTECTIVE AND LOW PERMEABILITY GAS MEMBRANE IS TO BE LAID UNDER THE FLOOR SLAB AND IS TO BE CONTINUOUS AND UNBROKEN BY THE PIT OR BY SERVICES.

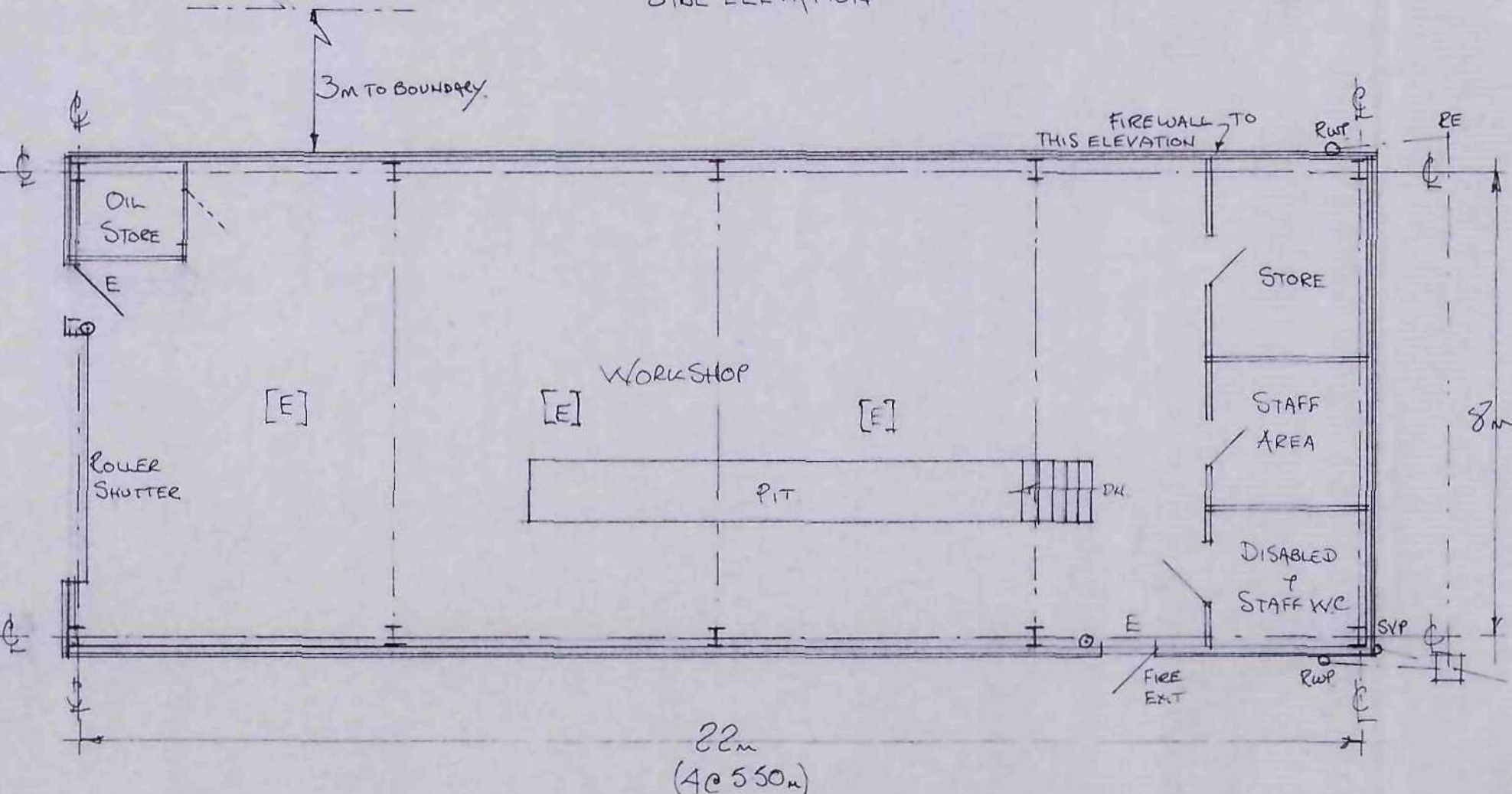
380mm BRICK PLINTH



SIDE ELEVATION



REAR ELEVATION



PLAN

NOTES: ALL WORK TO BE TO BUILDING INSPECTORS APPROVAL AND TO CURRENT BUILDING REGULATIONS WHERE APPLICABLE.

FOUNDATIONS: FLOOR SLAB AND EDGE BEAM ALL AS STRUCTURAL ENGINEERS DETAILS C806/2 WITH ADDITION OF KINGSPAN THERMAFLOOR TF70 @ 50mm THICK TO GIVE A U VALUE OF 0.20 W/m²/K (P/A = 0.3). PIT CONSTRUCTED TO ENGINEERS DETAILS AND DPM AND INSULATION TO BE CONTINUED AROUND AND UNDER PIT.

PLINTH WALL TO 375mm ABOVE FL TO BE OUTER LEAF OF FAIR FACED INSULATION BLOCK AND 50mm CLEAR CAVITY AND 50mm KINGSPAN TW AND INNER LEAF OF 100mm THERMALITE OR EQUAL INSULATION BLOCK ALL TO GIVE U VALUE OF 0.30 W/m²/K.

EXTERNAL SHEETING TO BE PVC COATED STEEL IN COMPOSITE PANELS INSULATION AND UNDER TO GIVE U VALUE OF 0.30 W/m²/K. ROOF AS ABOVE BUT 0.7mm COATING THICKNESS AND INSULATION TO GIVE U VALUE OF 0.20 W/m²/K. TRIMLINE GUTTER SYSTEM WITH RWP TO BACKWLET GULLIES TO 100mm Ø S/W DRAIN TO ON SITE MANHOLE (COMBINED SYSTEM).

INTERNAL STORE/STAFF AREA AND WC FORMED WITH 100mm BLOCK POINTED BUILT FROM FLOOR SLAB AND WITH 50mm x 150mm S/W JOISTS @ 400mm CENTRES OVER 12.5mm PB AND SKIM. CEILING AND 10mm T&G CHIPBOARD TOP.

ROLLER SHUTTER TO BE FAST ACTION INSULATED ELECTRIC DOOR. STEEL COLUMNS PROTECTED TO 1HR WITH TWO LAYERS OF 15mm FIRELINE BOARD SKINNED AND WITH STAGGERED JOINTS. WC TO BE STAFF AND DISABLED UNIT WITH ALL SANITARY FITTINGS GRAB RAILS AND FITTINGS AS DISABLED UNIT REQUIREMENTS.

NOTES:

REVISIONS:

DATE	SUBJECT
	A. B/RECS NOTES ADDED.

CLIENT:

A.P. HOWLINGWORTH

PROJECT:

MAINTENANCE BUILDING
WHALEY ROAD BARNLEY

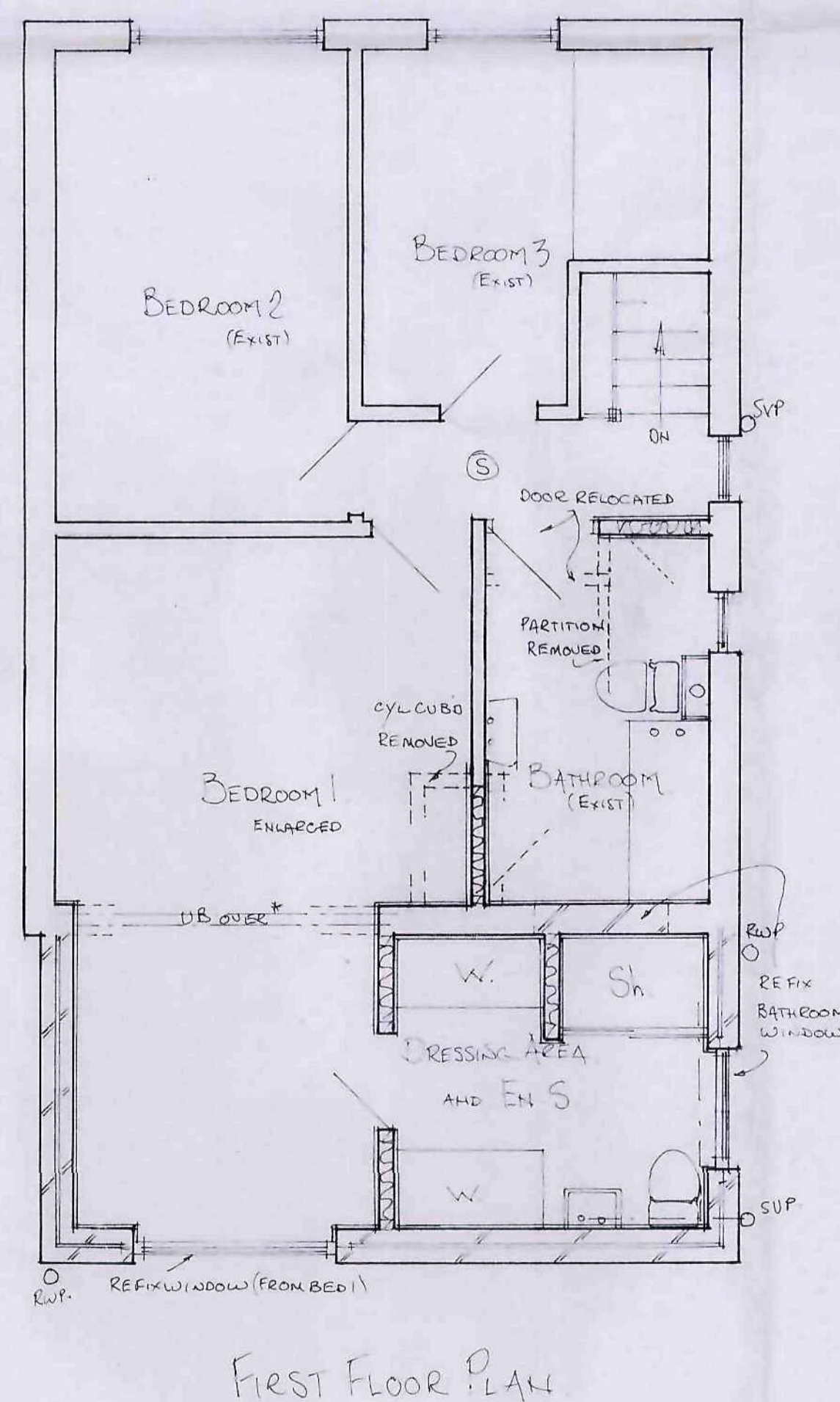
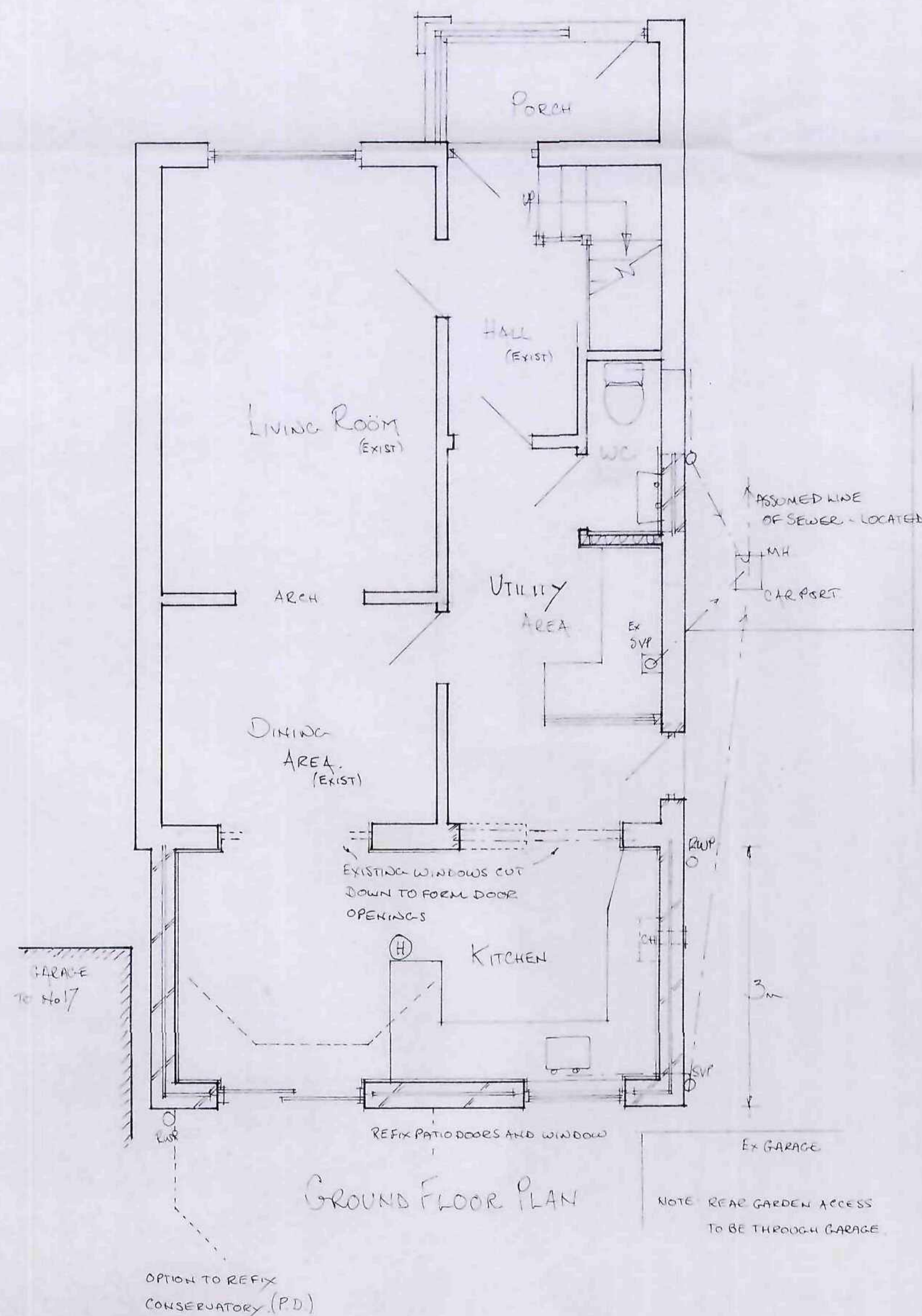
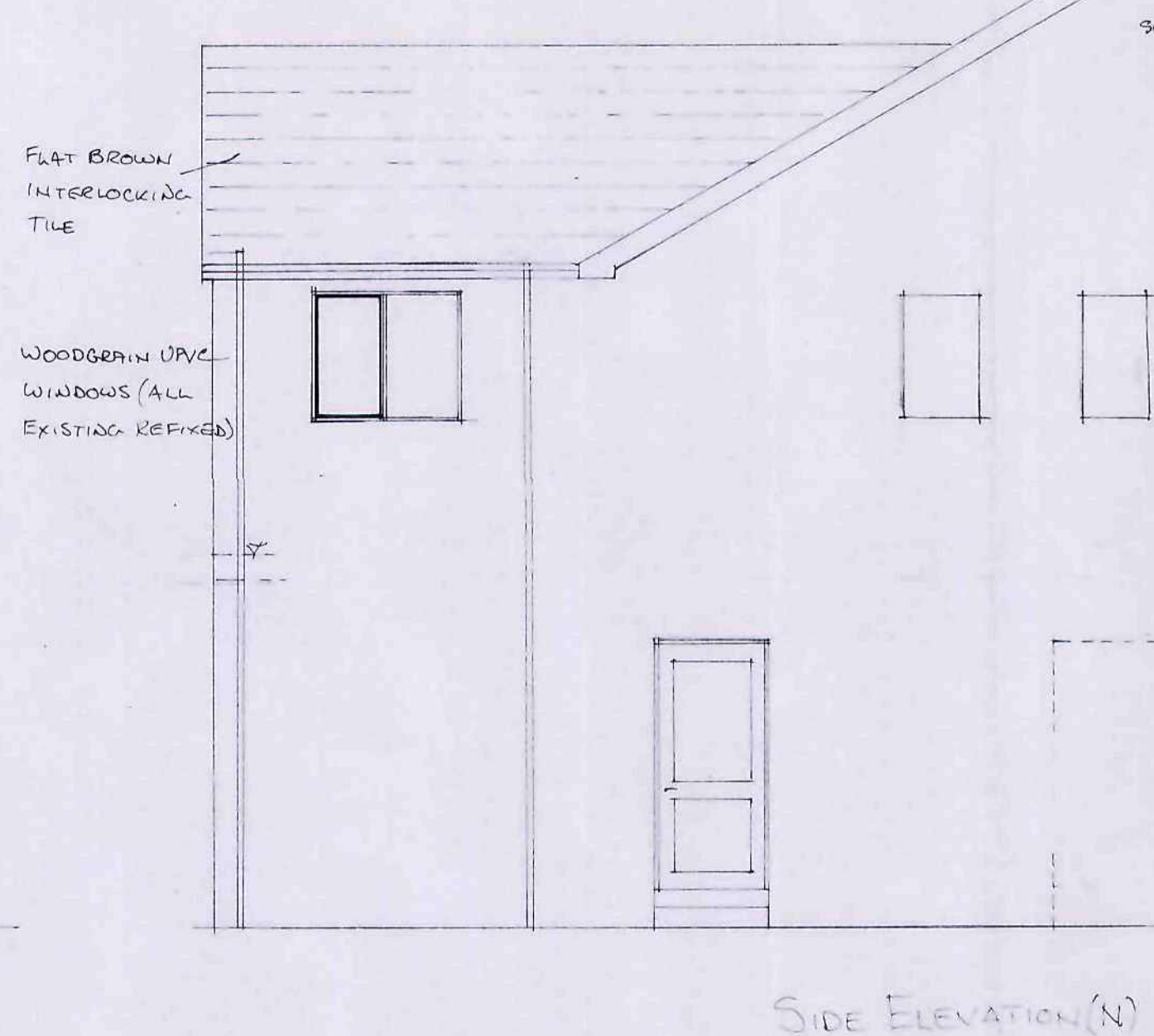
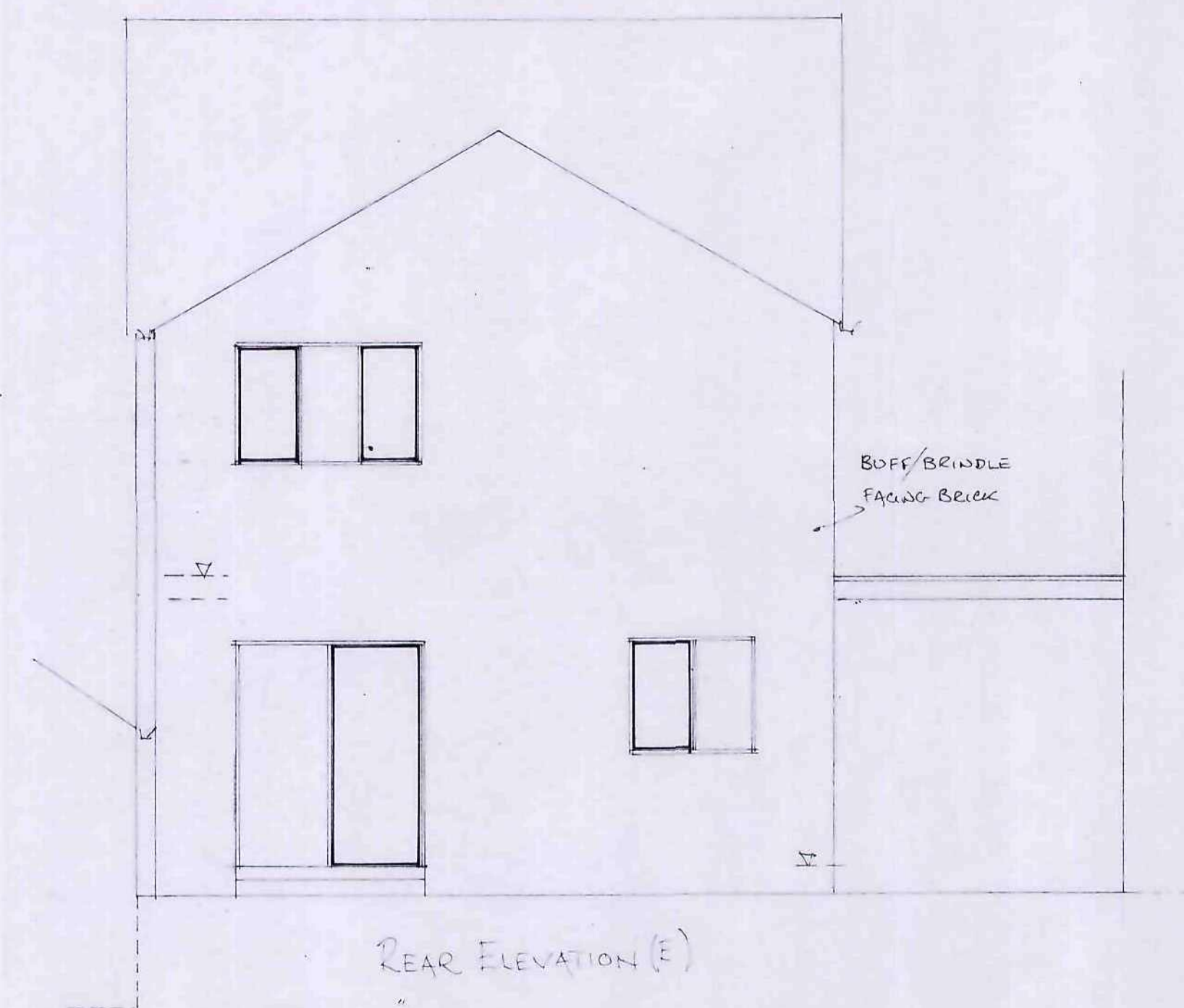
IAN C. STEVENSON

BUILDING CONSULTANT,
THE MISTAL
HILLTOP FARM
PENISTONE ROAD
SHELLEY
HUDDERSFIELD
TEL : 01484 608900

SCALE : 1/8100

DATE : JUNE 2008

DRAWING NO : 08/334



NOTES: ALL WORK TO BE TO SATISFACTION OF THE BUILDING INSPECTOR (BI) AND TO CURRENT BUILDING REGULATIONS WHERE APPLICABLE. EXISTING CONSERVATORY REMOVED AND SET ASIDE FOR POSSIBLE REFIXING. FOUNDATIONS EXCAVATED TO MIN 700mm BELOW GL. NOTE ADJACENT PROPERTY/GARDEN AT LOWER LEVEL. 500mm x 200mm CONCRETE STRIP FOOTINGS. SUBJECT TO GROUND CONDITIONS LOCATED AND AT A DEPTH AS APPROVED ON SITE BY BI. TRENCH BLOCK OR EQUAL EXTERNAL WALL BELOW GL. EXTERNAL WALL TO BE OUTER LEAF BUFF/BRINDLE FACING BRICK TO MATCH WITH 50mm CLEAR CAVITY AND KINGSPAN TWO 50 (50mm) AND INNER LEAF OF THERMAITE OR EQUAL INSULATION BLOCK WITH 12.5mm PLASTERBOARD AND SKIM DPT BEDDED ALL TO GIVE A 'U' VALUE OF 0.30 W/M²K. CAVITY CLOSED AT TOP WITH 100mm BLOCK AND AT HEADS CILLS AND REVEALS WITH BLOCK DPC AND COLD BRIDGE CAVITY FILL. NEW CAVITY WALLS TO BE FULLY TOOTHED AND BONDED TO EXISTING COURSE FOR COURSE AND CAVITIES TO BE CLEAR AND CONTINUOUS - SUBJECT TO INVESTIGATION OF THE EXISTING EXTERNAL WALL CONSTRUCTION. CATHIC INTERNAL LINTOLS WITH SUPPORT TOE TO OUTER LEAF. ALL WINDOWS ARE WOODGRAIN UPVC DOUBLE GLAZED AND ARE TO BE REFIXED FROM EXISTING LOCATIONS.

GROUND FLOOR TO BE 15mm SEALED QUALITY CHIPBOARD T&G FLOORING ONTO 50mm x 150mm S/W FLOOR JOISTS @ 400mm CTRS WITH KINGSPAN THERMAFLOOR TF70 110mm THICK BETWEEN JOISTS ALL TO GIVE A 'U' VALUE OF 0.22 W/M²K (P/A = 0.7) UNDER FLOOR VENTILATION VIA 225mm x 150mm AIR GRATES CAVITY DUCTS AND DPC OVER @ 15mm CTRS TO PERIMETER. SITE CONCRETE 100mm THICK AT OR ABOVE ADJACENT GL.

FIRST FLOOR TO BE 15mm SEALED QUALITY CHIPBOARD T&G FLOORING ONTO 50mm x 150mm FLOOR JOISTS @ 400mm CTRS (10kg/m²) WITH 100mm MINERAL FIBRE INFILL BETWEEN JOISTS (10kg/m²) AND CEILING OF 12.5mm PLASTERBOARD AND SKIM. INTERNAL S/W STOOTING TO BE 50mm x 100mm S/W WITH SOUND DEADENING (SD) QUILT CORE AND DOUBLE PLASTERBOARD AND SKIM. EACH SIDE.

ROOF TO BE FLAT BROWN INTERLOCKING TILE ONTO S/W BATTENS AND BREATHER FELT ONTO HOWARTH TIMBER TRUSSED RAFTER SYSTEM OR EQUAL DESIGNED BY MANUFACTURER AND FIXED TO THEIR INSTRUCTIONS WITH ALL TIES STRAPS AND DIAGONAL BOARDS. CODE 5 LEAD VALLEYS FORMED ON WBP PLY AND S/W FRAME. CUTTERS AND RUP'S EXTENDED TO MATCH EXISTING. ALTERATIONS: WINDOWS FILLED, SIDE DOOR FILLED, WINDOWS TO REAR CUT DOWN TO FORM DOOR OPENING TO EXTENSION WITH LINTOLS REMAINING. FIRST FLOOR OPENING CUT TO ENLARGE BEDROOM SUBJECT TO STRUCTURAL REQUIREMENTS SEE NOTE * WC PARTITION AND CYLINDER CUBO REMOVED AND BATHROOM DOOR RE LOCATED AS SHOWN. STRUCTURAL SUPPORTS AND REPAIRS TO CEILINGS TO STRUCTURAL ENGINEERS DETAILS IF REQUIRED AND TO APPROVAL OF BI. SIDE DOOR RE LOCATED.

ALL STRUCTURE WALLS FLOORS CEILINGS AND SURFACES AND SERVICES DISTURBED BY ALTERATIONS AND DEMOLITION TO BE MADE GOOD. RADIATORS AND SOCKETS AND SWITCHES RE LOCATED AS MAY BE NECESSARY.

INSULATION TO ROOF VOID TO BE 100mm QUILT Laid BETWEEN BOTTOM MEMBERS OF TRUSSED RAFTERS WITH A FURTHER 200mm Laid OVER AND ACROSS ALL TO GIVE A 'U' VALUE OF 0.16 W/M²K.

KITCHEN UNITS: LAYOUT TO CLIENTS CHOICE.

* MEANS OF ESCAPE WINDOW MIN 330mm CLEAR WITH 450mm MIN DIMENSION EITHER WAY AND CILL MAX 110mm.

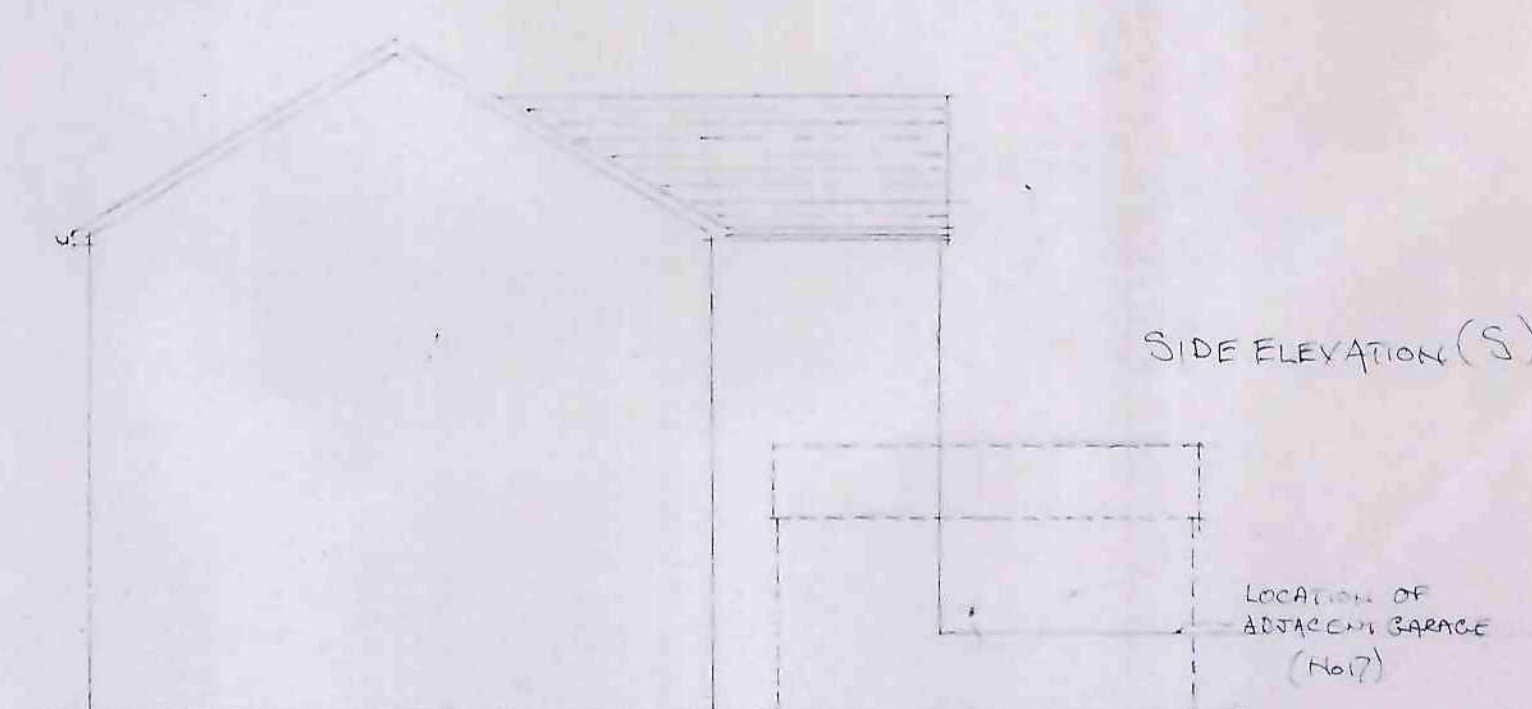
NEW STEELWORK UBS TO BE FIRE PROTECTED TO 2HR WITH 15mm FIRE RUG BOARD WIRED AND SKINNED.

SERVICES: ALL ELECTRICAL WORK TO BE CARRIED OUT BY A FULLY QUALIFIED ELECTRICIAN TO CURRENT IEE STANDARDS AND TO BUILDING REGULATION PART P. A COMPLETION/TEST CERTIFICATE TO BE PROVIDED ON COMPLETION. A NEW GAS FIRED BALANCED FLUE CONDENSING BOILER FIXED AS SHOWN TO NEW KITCHEN WALL. EXISTING HOT AND COLD WATER SYSTEMS ALTERED AND ADAPTED TO NEW AND EXISTING SANITARY FITTINGS AND FROM NEW CH AND HOT WATER BOILER. EXISTING RADIATORS ALTERED AND ADAPTED TO NEW SYSTEM. RADIATORS TO NEW AREAS TO BE SIZED BY HEATING ENGINEER AND LOCATED TO CLIENTS REQUIREMENTS AND TO HAVE THERMOSTATIC VALVES.

ALL SOCKETS LIGHT POINTS AND SWITCHES TO BE TO CLIENTS REQUIREMENTS. ADDITIONALLY IT IS RECOMMENDED THAT A HARD WIRED HEAT DETECTOR (H) AND SMOKE DETECTOR (S) IS FIXED AS SHOWN AND MECHANICAL VENTILATION BY EXTRACT FAN DUCTED TO OUTSIDE AIR IS PROVIDED TO KITCHEN (VOLUME SEC OR HOOD 30LIT/SEC) AND TO GF WC AND BATHROOM AND EN SUITE @ 15LIT/SEC.

EXISTING SEWER ON SITE (COMBINED) TO BE LOCATED WITHIN DRIVE AND NEW MANHOLE FORCED 100mm Ø FOUL DRAIN CONNECTION TO NEW AND EXISTING SOIL AND VENT STACK DRAINS LOCATED UNDER PROPOSED EXTENSION INCLUDING AN EXISTING MANHOLE TO BE DIVERTED RELOCATED AND/OR ENCASED IN CONCRETE OR GRADUEL TO BI APPROVAL.

SANITARY FITTINGS TO CLIENTS CHOICE. WASTES AND TRAPS TO BUILDING REGS REQUIREMENTS.



NOTES:

* IT HAS NOT BEEN POSSIBLE TO DETERMINE THE CONSTRUCTION OF THE EXISTING BUILDING WITHOUT INVASIVE INVESTIGATION. SINCE IT IS POSSIBLE (FROM L.A. INFORMATION) THAT THE STRUCTURE IS EITHER TIMBER OR CONCRETE FRAME THE REMOVAL OF THE EXTERNAL WALLS AT GF AND FF AS SHOWN SHOULD BE CARRIED OUT TO THE SPECIFICATION DETAILS OF A STRUCTURAL ENGINEER. STRUCTURAL CALCULATIONS WILL BE REQUIRED FOR ANY SUPPORT BEAMS OR PILLARS AND FOR THE NEW AND EXISTING ROOF STRUCTURE IN ANY EVENT.

THE PARTY WALL ACT 1939 IS RELEVANT TO THIS SCHEME AND THE APPLICANT/OWNER SHOULD ENSURE COMPLIANCE WITH ALL THE REQUIREMENTS OF THE ACT.

REVISIONS:	
DATE	SUBJECT
23.8.08	A KITCHEN/UTILITY OPENING WIDENED
29.08	B SIDE ELEVATION ADDED.

CLIENT:
MR AND MRS T SANDERSON
15 WINDERMERE ROAD
PENISTONE

PROJECT:
TWO STOREY REAR EXTENSION
TO FORM KITCHEN AND LIVING ROOM
AND BEDROOM EXTENSIONS

IAN C. STEVENSON
BUILDING CONSULTANT
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TEL : 01484 608900

SCALE: 1:850
DATE: July 2008
15 SEP 2008
DRAWING NO: 08/41/8