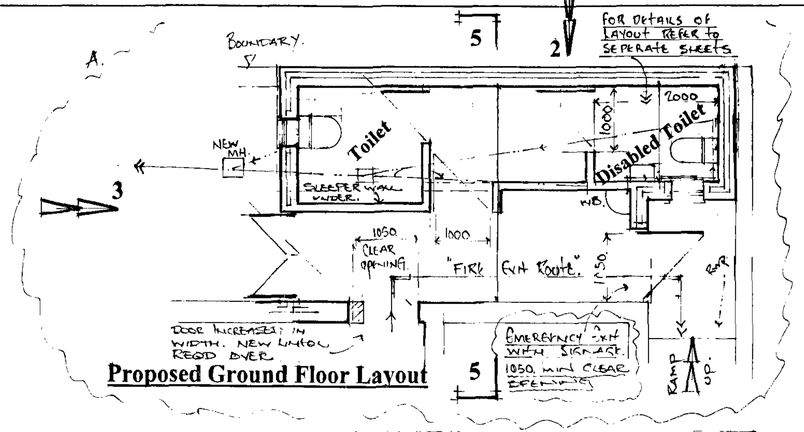
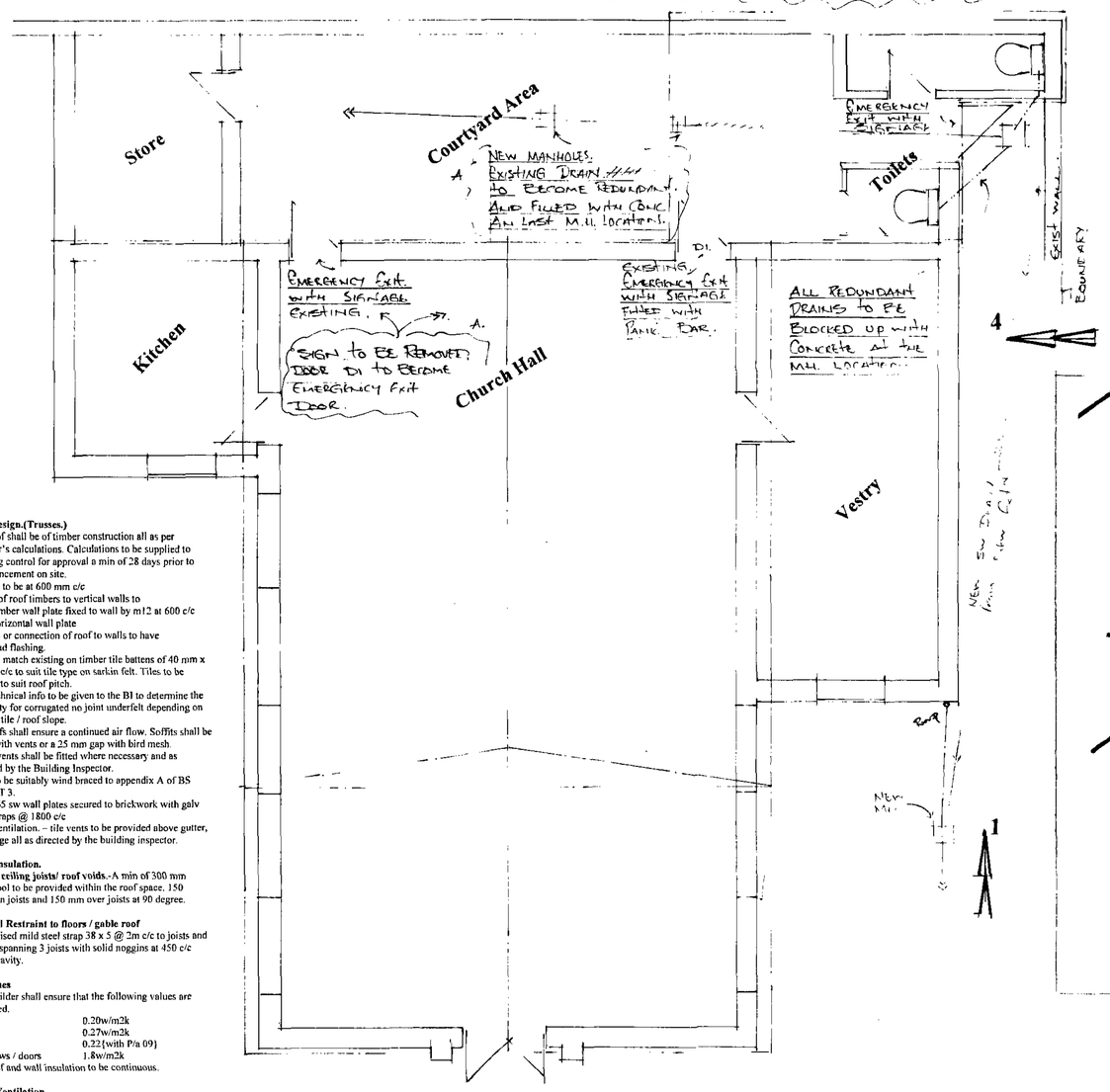
Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to new bathroom window.
Trickle vents to be provided to all new windows 8000 mm2 min.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting – 1 in 4 to be low energy.



Proposed Ground Floor Layout



Existing Ground Floor Layout

Roof design.(Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
6 x 2 timber wall plate fixed to wall by m12 at 600 c/c or to horizontal wall plate
Valleys or connection of roof to walls to have
5 lb lead flashing.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. – tile vents to be provided above gutter, and ridge all as directed by the building inspector.

Roof Insulation.
Above ceiling joists/ roof voids.-A min of 300 mm rockwool to be provided within the roof space. 150 between joists and 150 mm over joists at 90 degree.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

U Values
The builder shall ensure that the following values are achieved.

Roof	0.20w/m2k
Walls	0.27w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.8w/m2k

All roof and wall insulation to be continuous.

Roof Ventilation.
Total ventilation to be equivalent to ridge ventilation of a continuous gap strip of 5 mm.
and eaves of a gap strip of 25mm.

Means of escape.
New emergency door to have fire exit signage incl all electrics / back up facilities extended from the existing system.
Door to have panic bar.
Provide a self contained operated smoke alarm to BS 5446 Part 1 linked to the existing system
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit.
Battery back up required.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
Depending on space available builder to adopt -
For 50 mm cavities – full fill with dry therm insulation and use 38 mm kingspan insulated plasterboard to internal leaf incl plaster.

For 100 mm air gap filled with 50 gap + 50 kingspan k8. Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
Brickwork 100 mm to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.
Internal walls
100 mm blockwork

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing , timber or pvc to match existing. provide air vents as described.

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

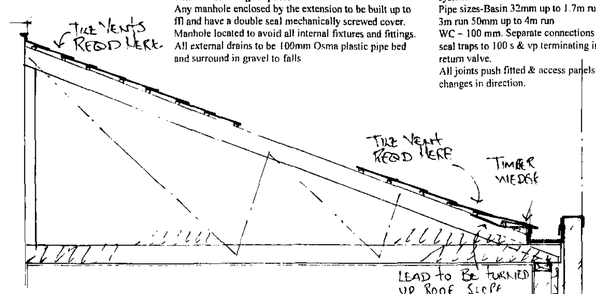
For category 1 land fill sites use gas membrane such as Monarflex or similar

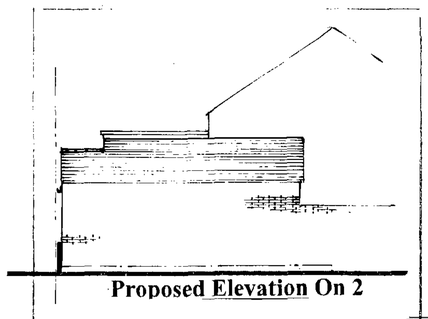
Timber Ground Floor
195 x 44 {sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span. 19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 200 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers.
Ends of joists where built in to be treated.
Joists to be doubled up under bath and stud wall locations.
Provide oversite concrete on 1200 g visqueen. Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension at 900 c/c
Any sleeper walls to be honeycombed to allow ventilation

Mechanical air extraction.
Toilets to be 15 l/sec min.wired to light pull cord with min 15 minute over run.
All mechanical ventilators to be ducted to outside air.

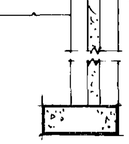
Heating.
All habitable rooms to have a suitably sizes radiator extended from the existing system. Existing boiler capacity to be checked for adequacy.
All installed by a gas safe installer.
All hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe. Radiators to have thermostatic valves.

Plumbing and Drainage.
Valley gutter – 200 x 100 galvanised gutter on marine ply lined with 5lb lead gutter to be bedded in mastic. Lead flashed up and over external skin.
Other gutters - Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
The existing drain locations are assumed. The builder to expose on site and agree any necessary amendments with the building Inspector.
Any manhole enclosed by the extension to be built up to ffl and have a double seal mechanically screwed cover.
Manhole located to avoid all internal fixtures and fittings.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.
All new drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to connect into new
s & v pipe. In turn which is connected to the existing foul system.
Pipe sizes-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run
WC – 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.
All joints push fitted & access panels provided at all changes in direction.

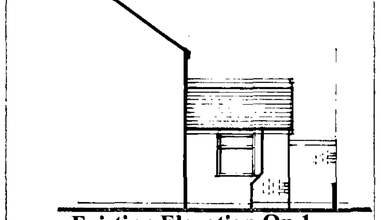




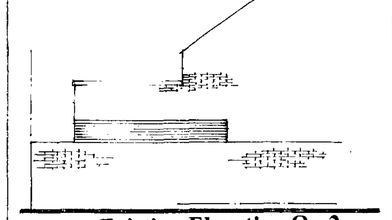
Proposed Elevation On 2



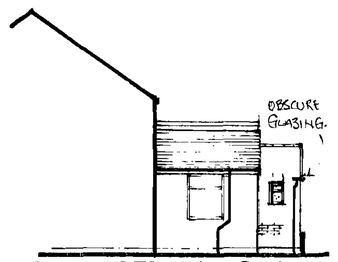
Section On 5 - 5



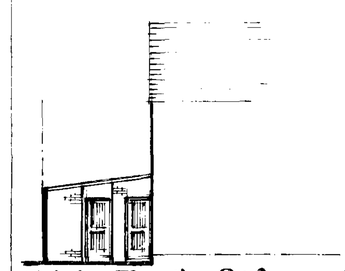
Existing Elevation On 1



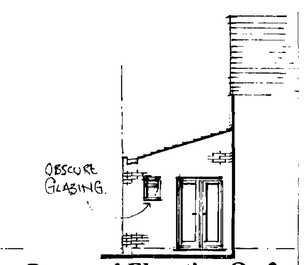
Existing Elevation On 2



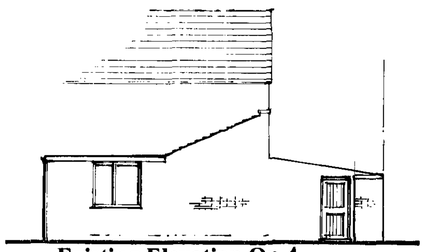
Proposed Elevation On 1



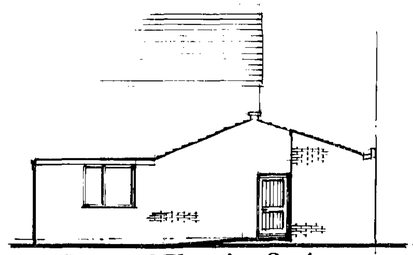
Existing Elevation On 3



Proposed Elevation On 3



Existing Elevation On 4



Proposed Elevation On 4

NOTES

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

Scope of Works

General.
Demolition of existing toilet facilities and construction of single storey extension housing new toilets incl disabled.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining
approval or rejection of planning / building regulations. These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement. the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe.
A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols
All door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

A	28.5.10	Revised to Suit B Control Comments.
	Date	Revisions

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Client

Job Title

Demolition of existing toilets and construction of new including disabled .

Barnsley Metropolitan Borough Council
14 JUN 2010
Corporate Mail Room

Drawing Title

General Arrangement / Elevations.

Scale **1 : 50 1 : 100 1 : 20**

Date **24.3.10** | Drawn by **Steve Camps**

Drg No. **JW / 01** | Rev. **A**

841 x 594mm A1