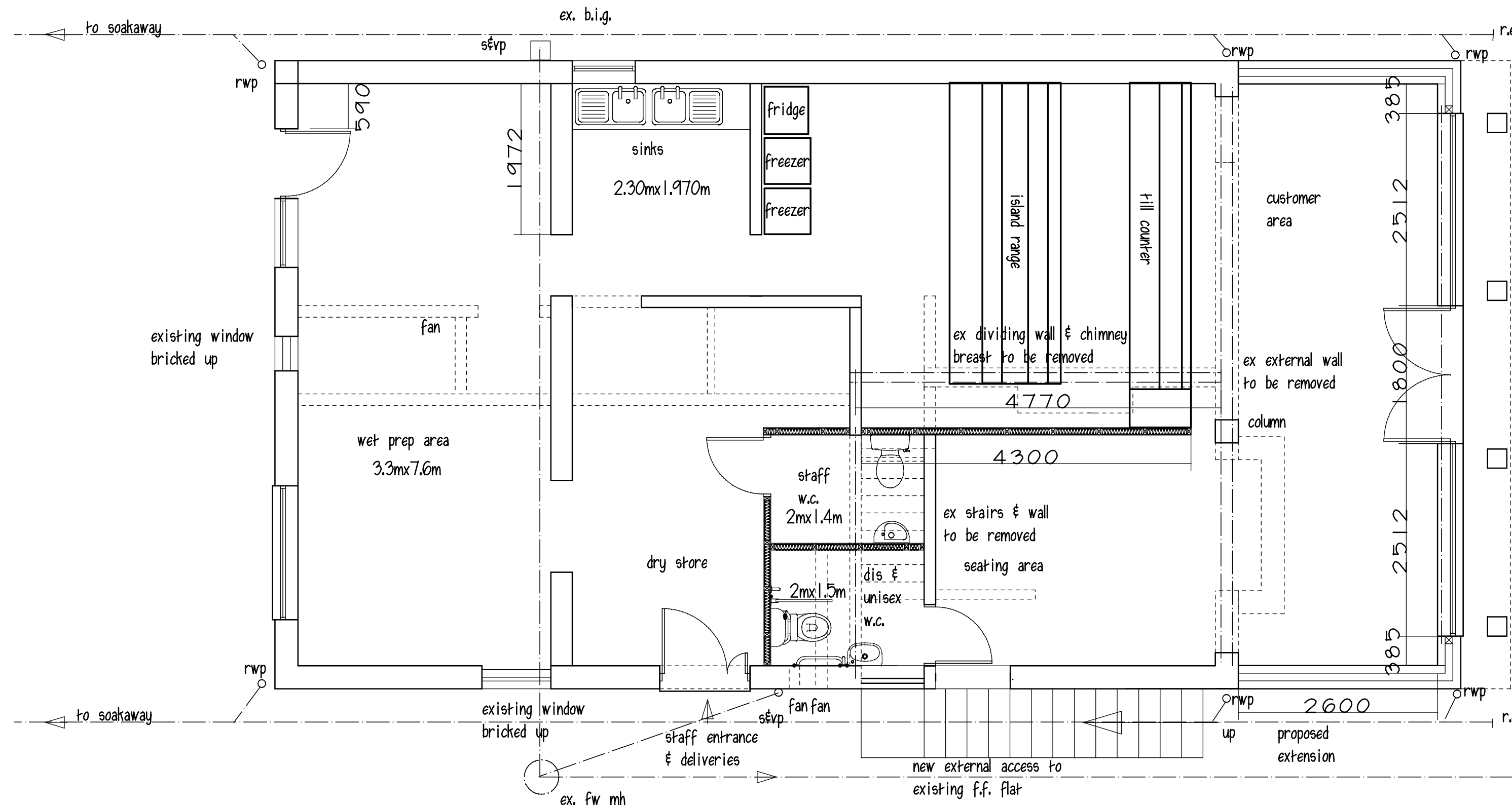




GROUND FLOOR

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.60W/m²K U value. & 8000mm sq background ventilation opening lights to equal 1/20th floor area min. 850x500, safety glazing to doors, side panels & glazing below 800mm from f.l. f.f. windows to have escape windows 750x450 clear opening thro 90° floor to opening part of window to be between 800mm & 1100mm

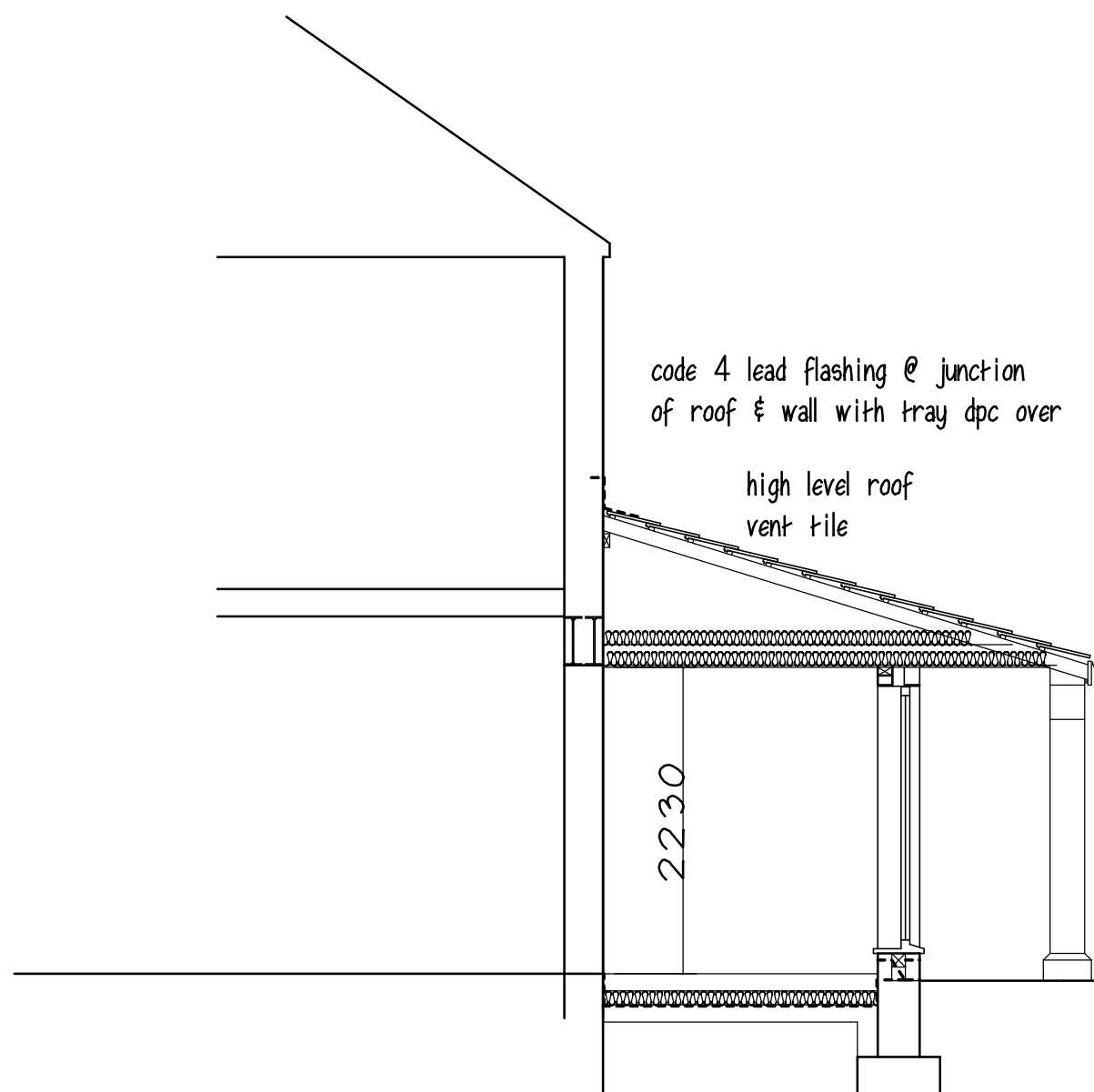
WALL CONSTRUCTION

103mm brickwork, with 100mm cavity, filled with 100mm cavity dri-therm wall batts with 100mm thermalite block o.e.a. with p/b dabs & skim finish, 250mm s.s vertical twist wall ties @ 450mm c/c's vertically & 750mm c/c's horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation. IG lintels LG/HD100 type lintels to be used over window openings, o.e.a. with tray dpc over. stud walls to be 100x50 sw studding with 100x50sw uprights @ 450mm c/c's with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides. dpc to wall to be min. 150mm above g.l. tray d.p.c. to be installed at ground level where landing & ramp will occur. air leakage to be limited by the use of robust construction details i.e. the cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. the cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate) cavity wall insulation must be carried up the full extent of gable walls. floor joists ect. must be set on joist hangers. all cavity closures must be insulated. new wall block bonded into existing with cavity continuous

DRAINAGE

All w.c.s to have 100mm dia. pvc G&VP's with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into existing G&VP. Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing m.h.

All surface water to be discharge into soakaways, min. 5m from building, subject to percolation test, min. 1m³ clean hardcore provide vent at or near head of drain run foul water to discharge into existing drain



ROOF CONSTRUCTION

New pitched roof to be fitted over existing flat roof roof to be concrete interlocking tiles, every tile nailed on 38x25 sw battens on untearable sarking felt to BS 747 on proprietary roof trusses @ pitch to match existing, & @ 600mm c/c's with 25x100 sw horizontal bracing @ ceiling joists, ridge & node points, diagonal bracing from ridge to eaves on all sides. Trusses fixed to 100x75 sw wallplate held down with m.s. holding down straps @ 1.8m c/c's, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/c's & built into wall. All bracing to BS 5268, 200mm insulation quilt laid over @ 90° & 100mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into ex. rwp or 65mm dia. pvc RWP. Conditional Approval required, details & calcs to be approved prior to installation on site.

MECHANICAL VENTILATION

bathrooms & w.c.s to have mechanical extractor fans, ducted to external air to give 15 l/sec air change, connected to light-switch with 15min overrun. Kitchen 60 l/sec

ELECTRICAL

all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person 'self certification' scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

0 denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5446 part 1 All sockets & switches to be between 450mm & 1200mm high min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb. all electrical work to be carried out under 'Competent Person' scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

ROOF CONSTRUCTION

conc. interlocking tiles, to match existing, with 100mm headlap, every tile to be nailed on 38x50 sw battens on untearable breathable felt to BS747 on50x150 sw rafters at pitch to match adj. extension @ 450mm c/c's birdsmouth & nailed to 75x100 sw wallplate held down with 30x5ms. galv.holding down straps at 1800mm c/c's, built into wall. at all gable walls, fascia board & soffit to match existing with 12mm gap covered with flyproof mesh 100mm p.v.c. guttering discharging into 65mm Ø rwp discharging into soakaway min. 5m from building, min. 1m cu clean hardcore.

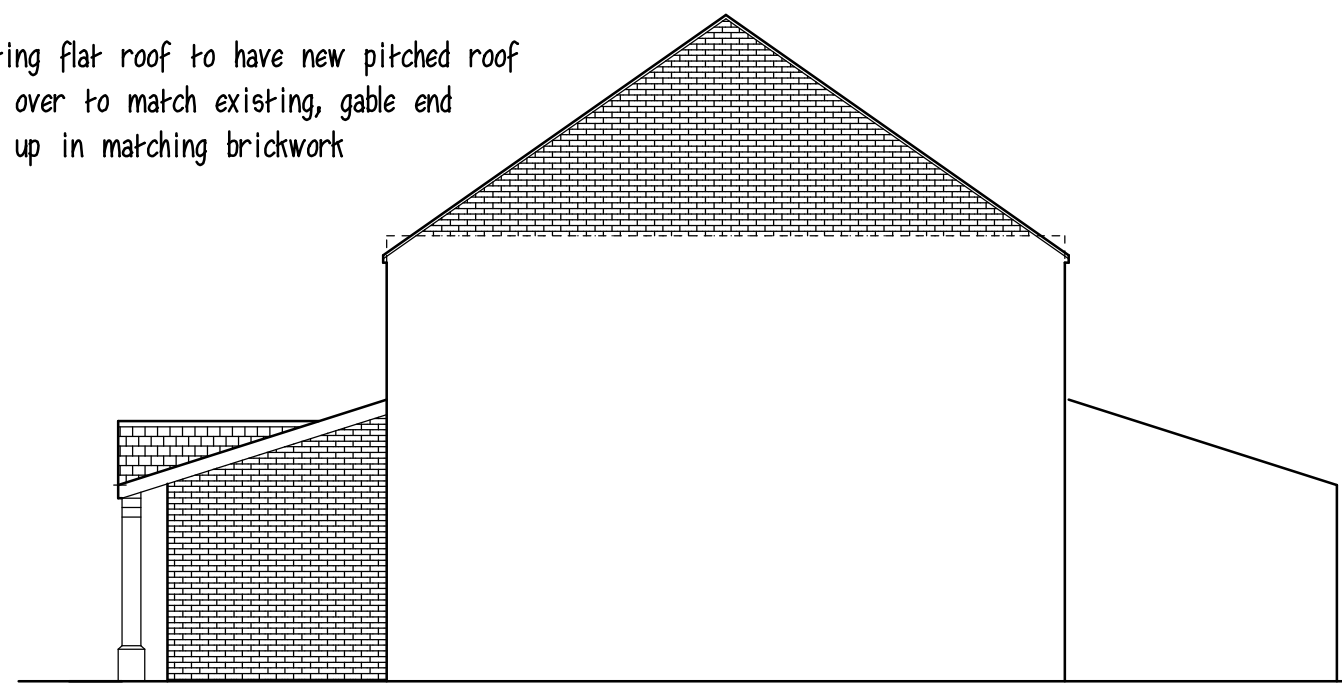
GROUND FLOOR

125mm concrete slab on 100mm Kingspan Thermafloor insulation laid on dpm lapped thro cavityon 100mm min. well consolidated, sulphate free, hardcore.

FOUNDATIONS

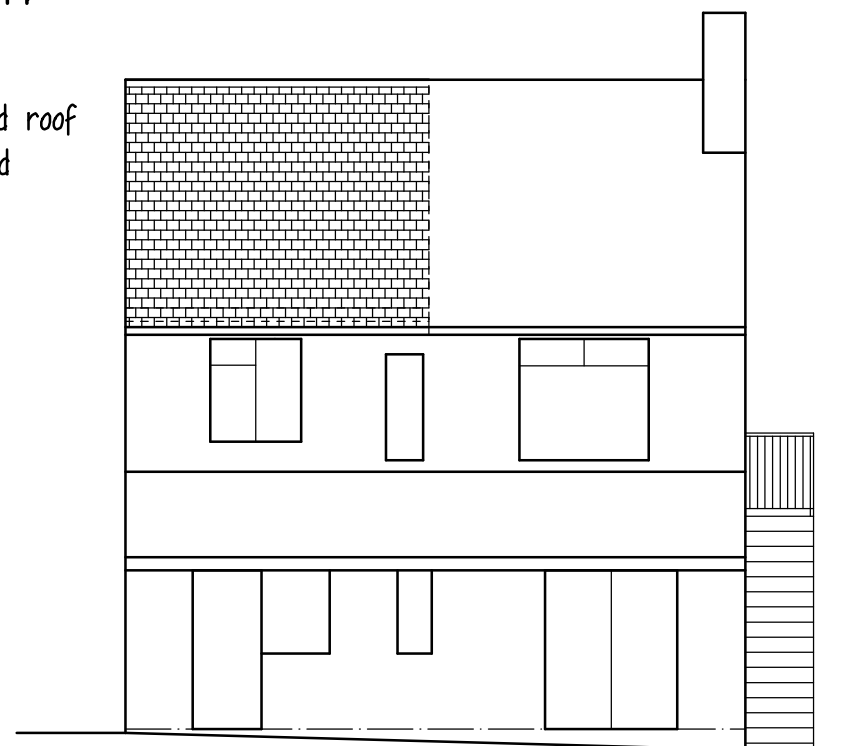
600x150 conc. strip footings min. 900mm deep or below drain invert 7KN fnd blocks up to g.l. ground conditions to be checked for suitability prior to commencement on site.

existing flat roof to have new pitched roof built over to match existing, gable end built up in matching brickwork

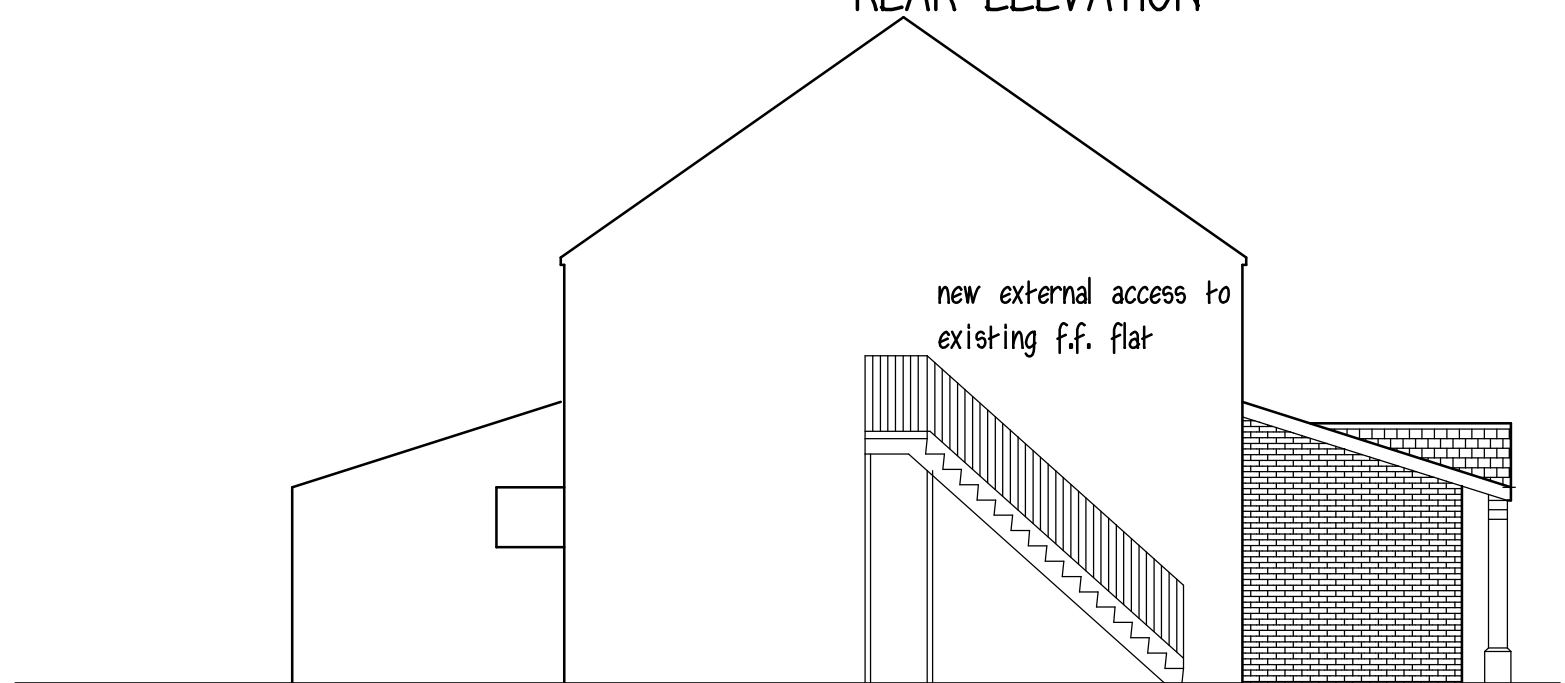


SIDE ELEVATION

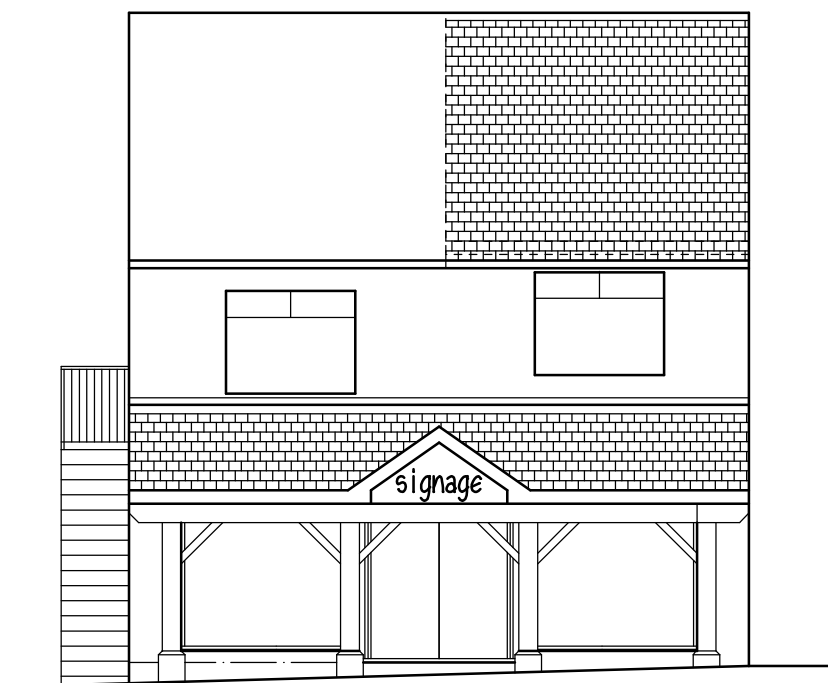
existing flat roof to have new pitched roof built over to match existing, gable end built up in matching brickwork



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

GENERAL NOTES

All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

KDSM LTD.

PROPOSED FRONT EXTENSION & ALTERATIONS, FISH SHOP THORNLEY HOUSE, BARNSELEY RD, DODWORTH

PLANS,SECTION & ELEVATIONS

1:50,1:100&A1 SEPT14 Rev C

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