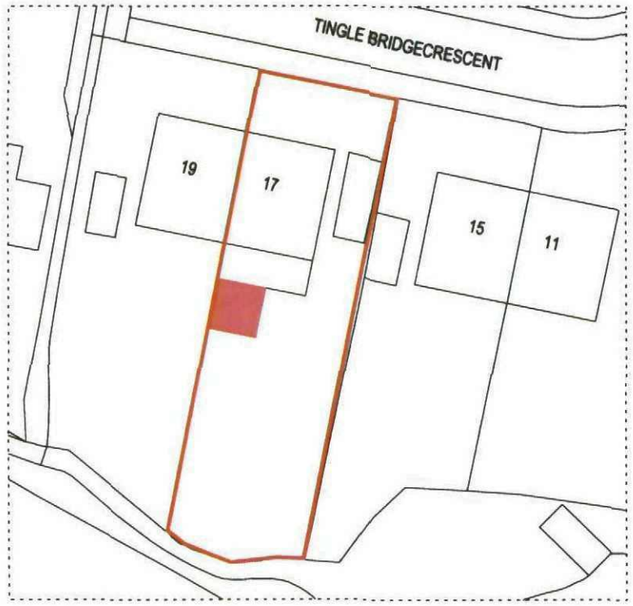


SITE PLAN 1:500

N



SITE LOCATION PLAN 1:1250

N

NOTES

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Rev	Date	Comments	by
A	July 11	Planning issue	MS

Project

17 Tinglebridge Crescent, Hemingfield, Barnsley S73 0NR

Client

Mr & Mrs Clarke

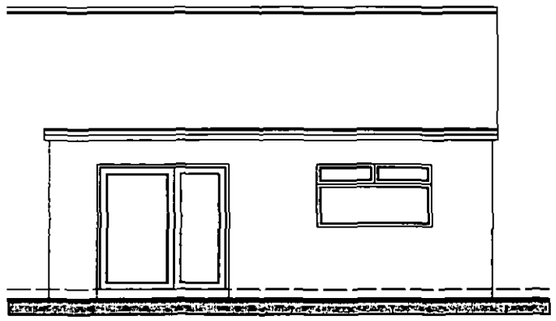
Drawing title

PROPOSED SITE & SITE LOCATION PLAN

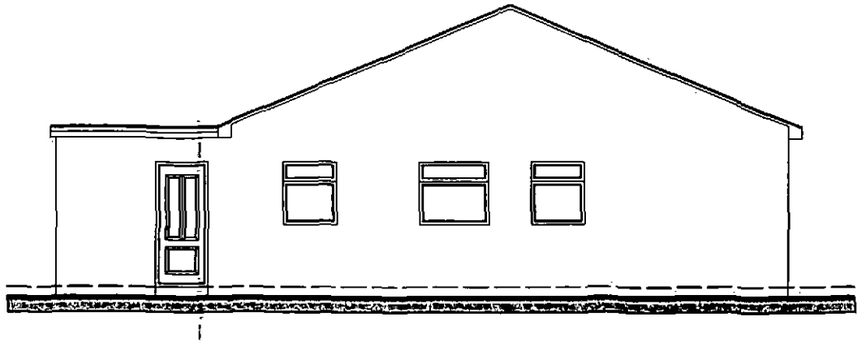
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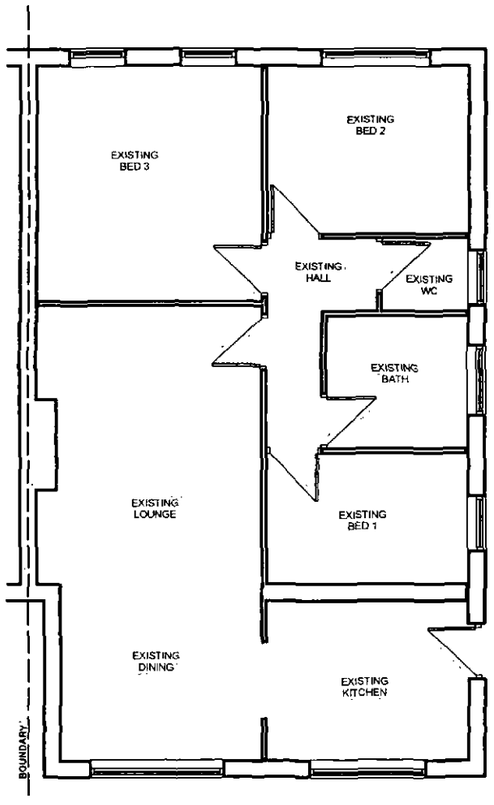
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EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

NOTES

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Project
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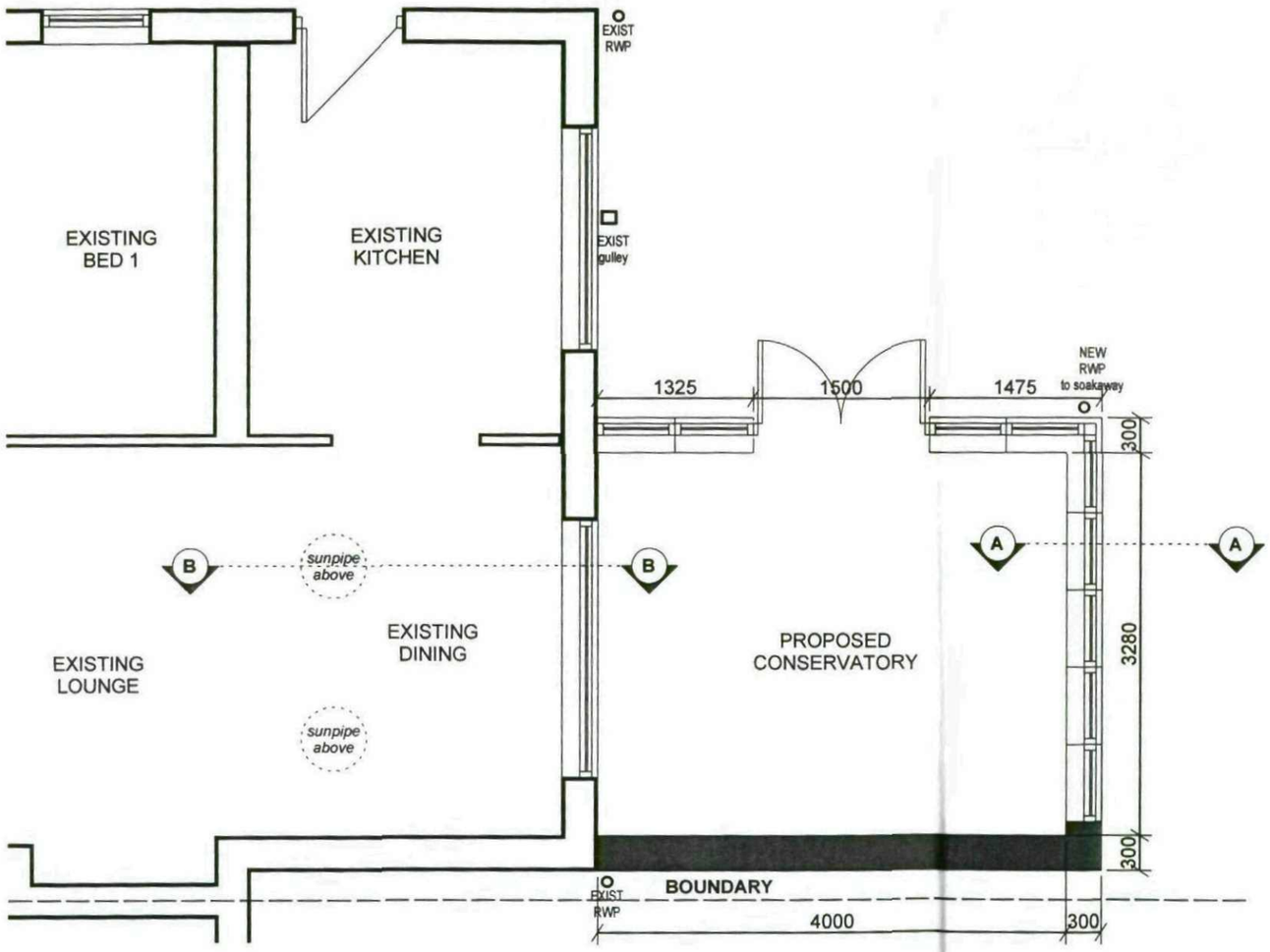
Client
Mr & Mrs Clarke

Drawing title
EXISTING PLANS & ELEVATIONS

Scale (s)	Drawing No.	Revision
1:100 @ A3	11027/02	A
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Rotherham S63 7HG
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m2design@mechentel.demon.co.uk



PLAN KEY

NOTE: Read in conjunction with relevant specification notes

- Existing doors
- Existing doors removed
- Proposed doors
- FD30S — New 1/2 hour fire rated door with self closing device
- FD60S — New 1 hour fire rated door with self closing device
- SD — Smoke Detector to BS 5839 Part 1
- HD — Heat Detector
- Existing internal walls retained
- Existing internal walls removed
- Proposed internal timber stud walls
- Proposed internal blockwork walls
- Existing external walls / windows retained
- Existing external walls / windows removed
- New window formed at existing wall with lintols above and DPC's to reveals
- Proposed cavity external walls / windows
- Existing walls removed and 2 No. heavy duty lintols inserted above to the manufacturers design existing walls & floor made good
- Stuctural steel beams above to the engineers design

NOTES

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A	July 11	Planning Issue	MS

Project
17 Tinglebridge Crescent,
Hemingfield,
Barnsley
S73 ONR

Client
Mr & Mrs Clarke

Drawing title
PROPOSED GROUND FLOOR PLAN

Scale (s)	Drawing No.	Revision
1:50 @ A3	11027/03	A
Date: July 11		
Drawn By: MS		

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Tel 07968 9802
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MATERIALS KEY

NOTE: Read in conjunction with relevant specification notes

- Existing external materials
- New areas of facing brickwork to match existing
- New areas of UPVC weatherboarding
- New roof areas to match existing finish
- New polycarbonate conservatory roof areas

NOTES

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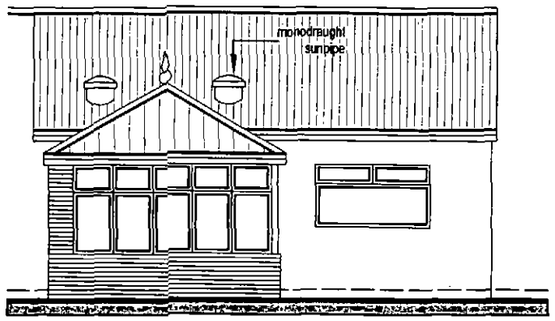
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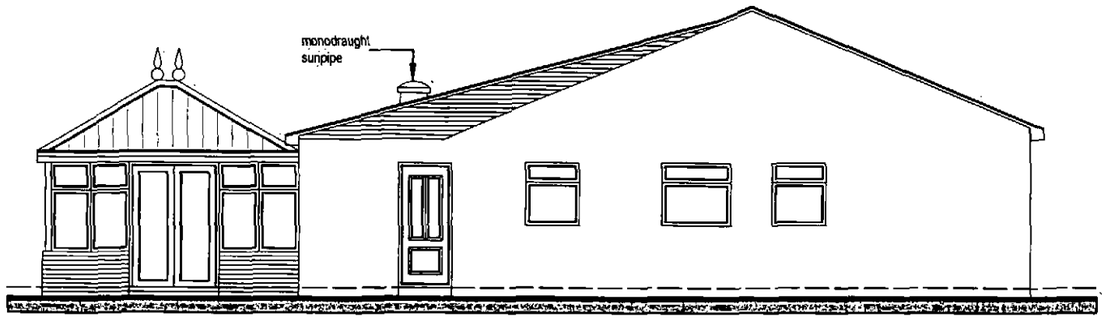
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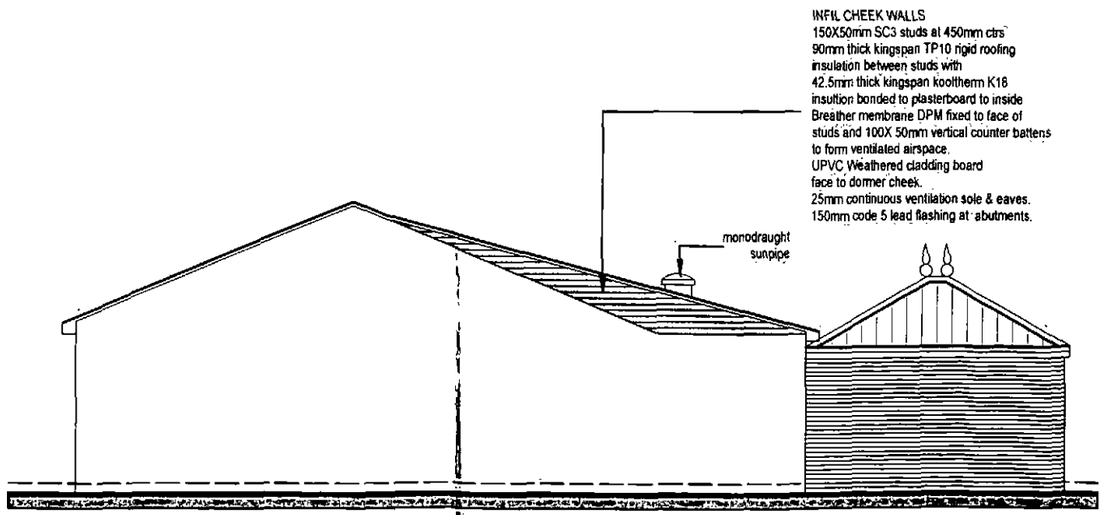
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PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Rev	Date	Comments	by
A	July 11	Planning issue	MS

Project

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Client

Mr & Mrs Clarke

Drawing title

PROPOSED ELEVATIONS

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1:100 @ A3	11027/04	A
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FOUNDATIONS
Concrete strip foundations to be at a minimum of 600mm below GL. and 900mm in clay subsoils
below invert level of adjacent drains within 1000mm radius.
Depth to go down to a level to the approval of the Local Authority District Building Surveyor.
Common brickwork below GL with lean mix concrete cavity fill.
DPC min. 150mm above GL
DRAINAGE
RWP's to soakaway min. 5m away from building. and 4M away from boundary Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site.
100mm square sectioned UPVC gutters & downpipes.
All drainage above ground to comply with part H1 of the current Regs.
WC wastes to be 100mm diam.
Sink wastes to be 40mm diam.
All wastes fitted with anti-vac deep seal traps min. 75mm.
Below ground drainage in 100mm Hepsleeve clayware min. fall 1in60 connected to existing manhole & mains drainage.
SVP's to terminate *min. 1000mm* above adjacent openings.

MECHANICAL & ELECTRICAL
Mechanical ventilation to be introduced as :-
15 litres/sec at Bathrooms / WC's / en-suites,
30 litres/sec at Utility rooms,
60 litres/sec at kitchens,
All fans with 15min. overrun.
All heating & hot water pipes to be adequately insulated.
Gas boilers to have minimum efficiency rating of 86%.
Combustion appliances and appliances to be identified with robust notice plate.
TRV's fitted to all new radiators

ELECTRICAL WORK
electrical work to be *carried out* by an electrical installer who is registered with a competent person's scheme and on completion issue a design, installation & test certificate under BS7671
fixed energy efficient lighting will be installed as one per 25msq of the dwelling
Light fittings to only take lamps to have luminous efficacy greater than 40 lumens per circuit watt

WINDOWS & DOORS
UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors. to achieve min. U value of 1.6
Opening lights to give 1/20th floor area ventilation & 8000mmsq. background trickle ventilation.
Glazing within 800mm of ffl at windows & within 1500mm of ffl at doors and within 300mm to sides of doors to be glazed with toughened safety glass to BS6206.

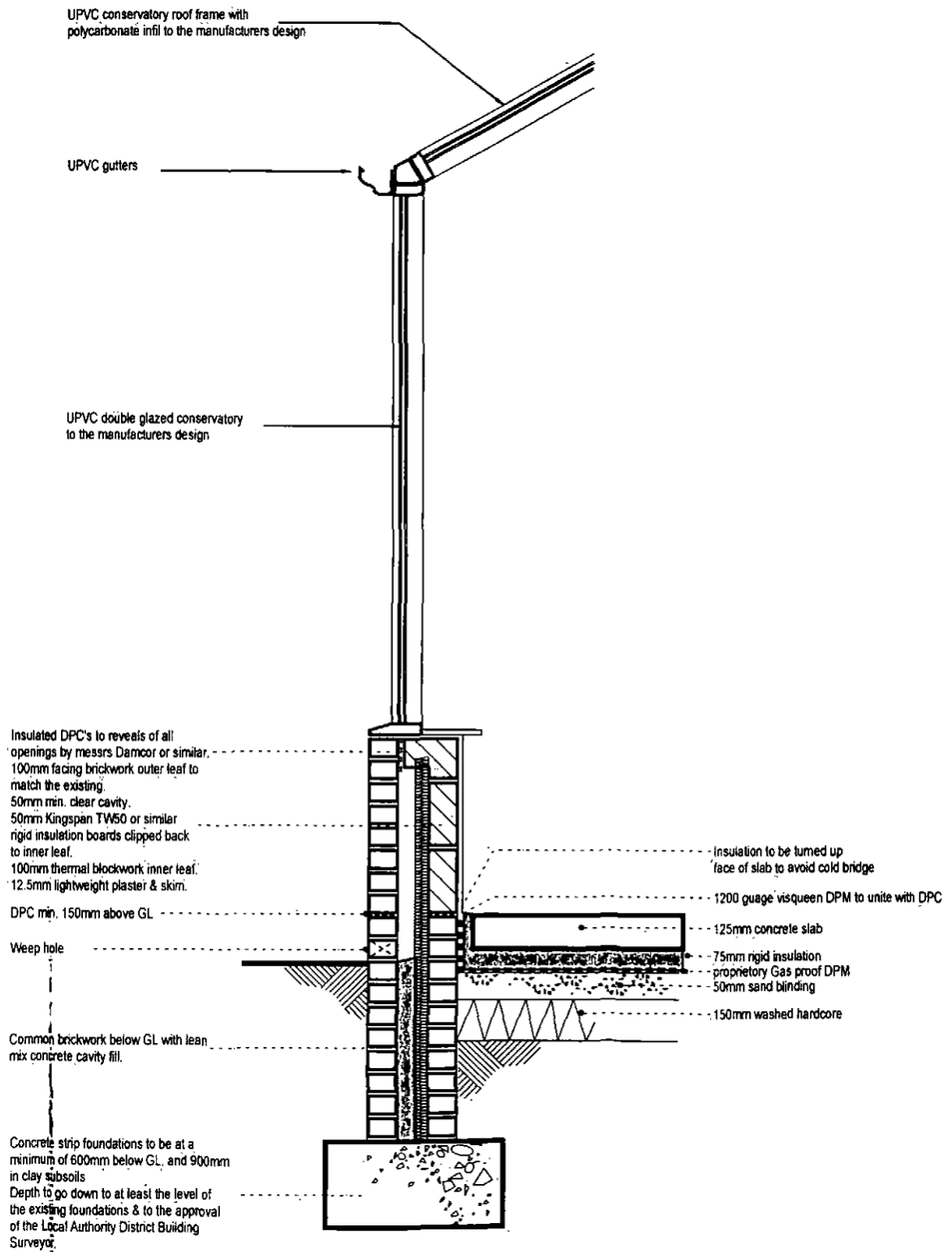
EXTERNAL WALLS
100mm Facing brickwork outer leaf
50mm Kingspan TW50 or similar rigid insulation boards clipped back to inner leaf.
100mm thermal blockwork inner leaf.
12.5mm lightweight plaster & skim.
Stainless steel safety wall ties @ 750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings.
Insulated DPC's to reveals of all openings by messrs Damcor or similar.
DPC min. 150mm above ground level.
IG or similar insulated galvanised steel lintols above openings with 150mm min. end bearing.
Tray DPC's above all openings with weepholes to external leaf.
New walls to be toothed and bonded into existing.

ROOFS
150x50mm Sc3 treated timber rafters and ceiling joists at 450mm ctrs
joists underdrawn with 12.5mm p/board & skim finish.
100X50mm treated timber wall plate strapped down to external wall with stainless steel straps @ 1200mm ctrs.
Proprietory concrete interlocking roof tiles on 38X25mm treated battens on proprietory breathable roofing membrane
150mm code 5 lead flashing at abutments with tray DPC at cavity walls.
Rafters strapped to walls at gables with stainless steel straps at 1200 ctrs to span over 3 rafterss minimum.
75x50mm dragon ties to be inseted over corners of hips.

ROOF INSULATION
100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve 0.16 U value

ROOF VENTILATION
25mm continuous ventilation at eaves soffit with insect mesh.
Proprietory vent flashings to be provided continously at wall abutments with integral code 5 lead flashing.
Proprietory vented ridge tiles to give min. 5mm continuous ventilation.

FLOORS (CONCRETE)
75mm MIN sand:cement screed on 150mm thick concrete slab with layer of reinforcement mesh to top & bottom.
75mm thick kingspan rigid flooring insulation
1200 guage visqueen dpm on 50mm thick sand blinding.
150mm thick washed & compacted hardcore.



A A PROPOSED SECTION A-A

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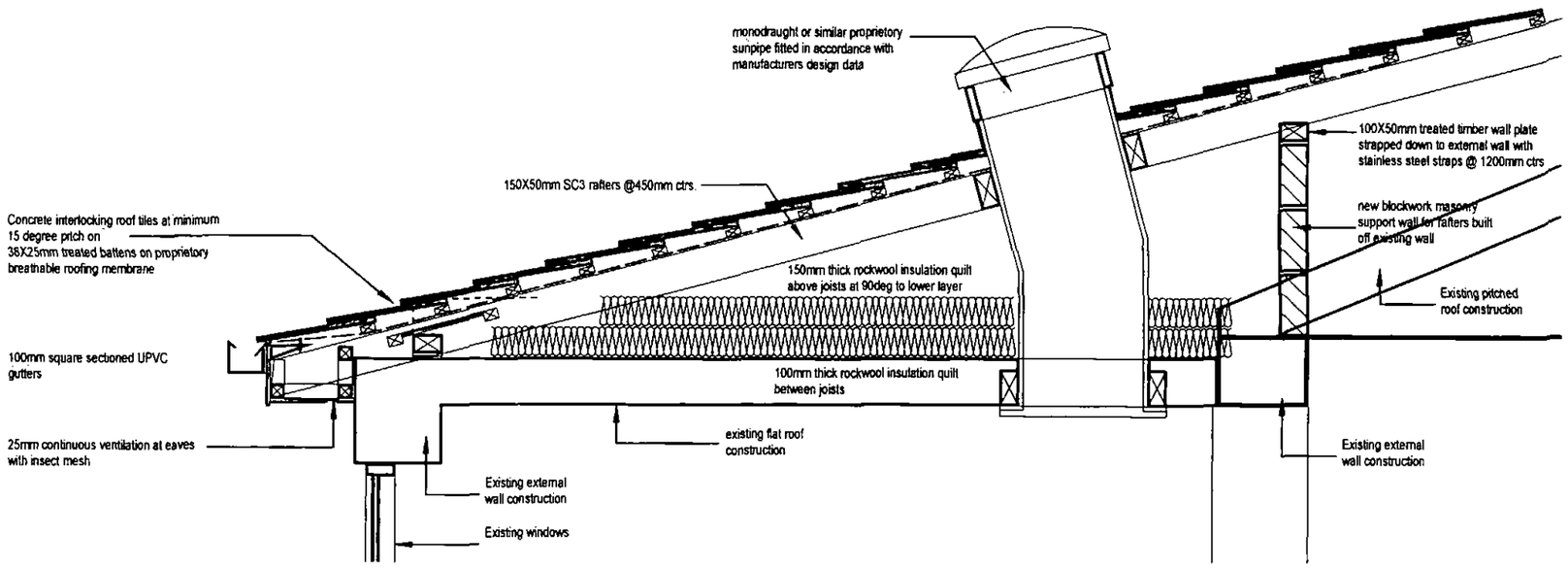
Project
17 Tinglebridge Crescent, Hemingfield, Barnsley S73 0NR

Client
Mr & Mrs Clarke

Drawing title
PROPOSED SECTION A-A & SPECIFICATIONS

Scale (@)	Drawing No	Revision
1:20 @ A3	11027/05	A
Date: July 11		
Drawn By: MS		

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B B PROPOSED SECTION B-B

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Drawing title

PROPOSED SECTION B-B

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1:20 @ A3	11027/06	A
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