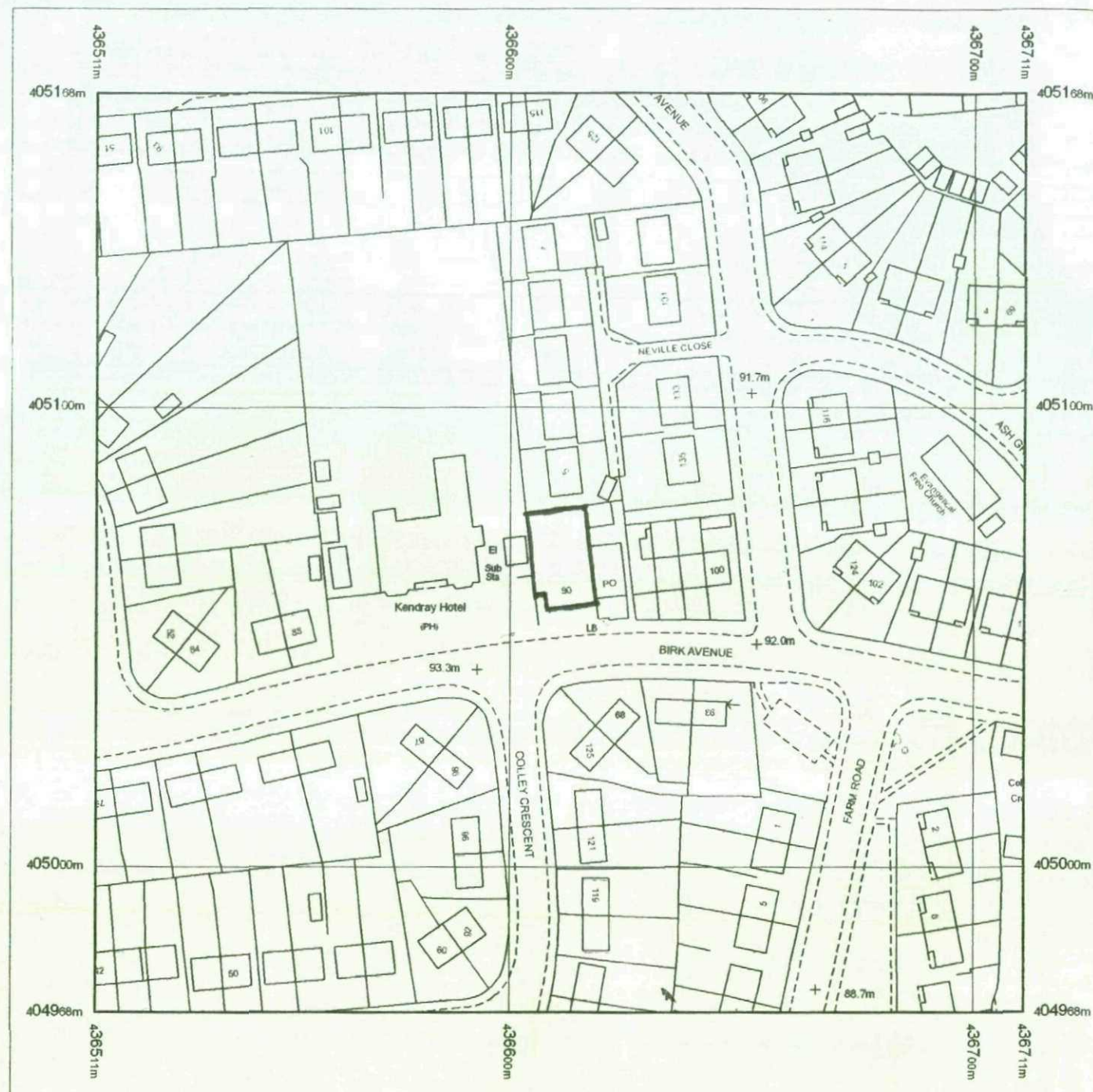




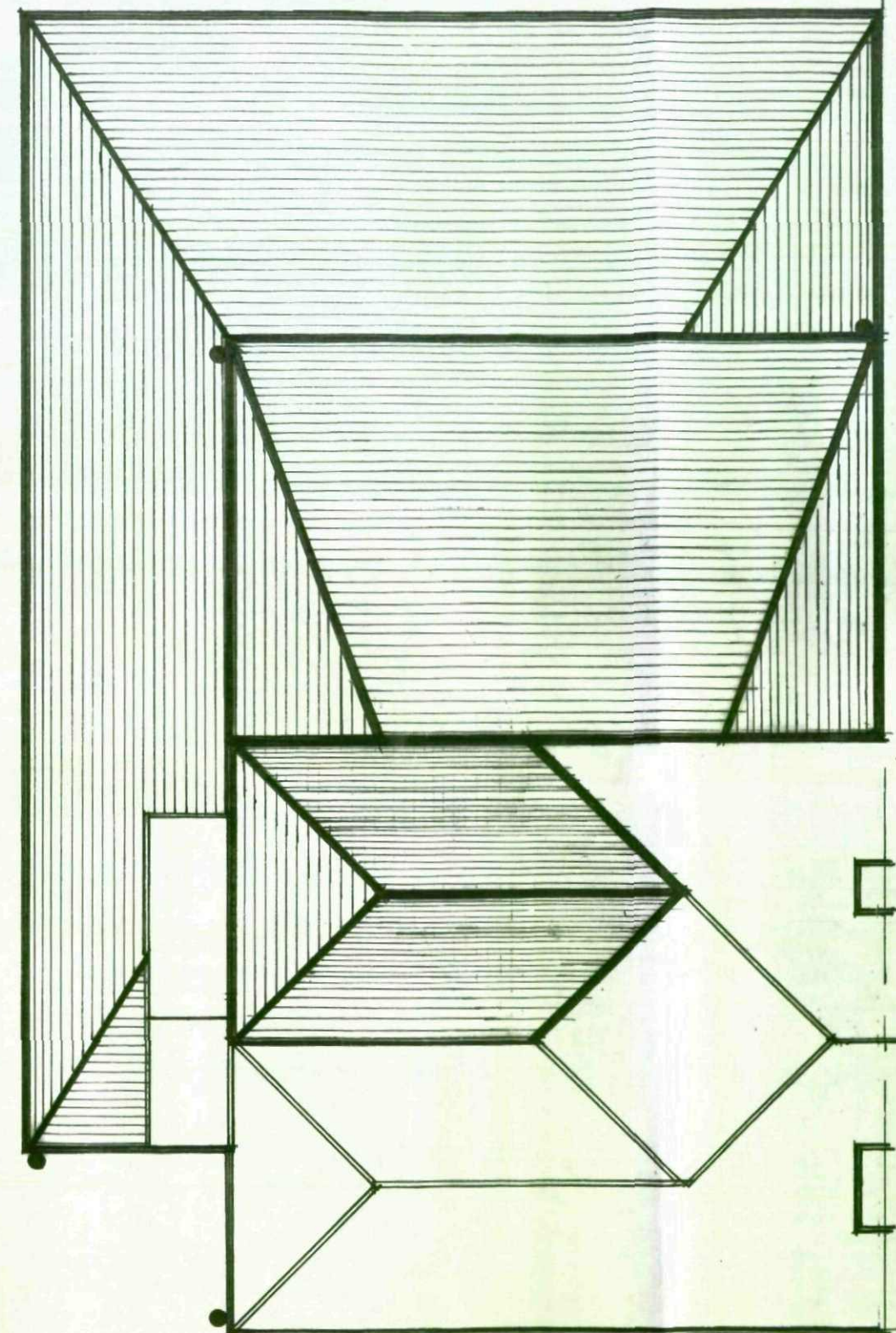
Metres
0 20 40
Scale 1:1250

Supplied by: **National Map Centre**
Serial number: 02471400
Centre coordinates: 436610.75 405068.25

Further information can be found on the
OS Sitemap Information leaflet or the
Ordnance Survey web site:
www.ordnancesurvey.co.uk

NOTES:

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not scaled from this drawing.



Client
Mr Valli – 90 Birk Avenue, Kendray, Barnsley

Scale
1:100

Drawing Title
Location and Roof Plan

Job Title
Change of Use and alterations to Ground
& First Floor Flats

Drawn by SB
Date Feb 2009

Drg No.
SBRL00

Rev
A

EXTERNAL WALLS (U' Value 0.27W/M2K)

These walls are to be of cavity construction comprising:

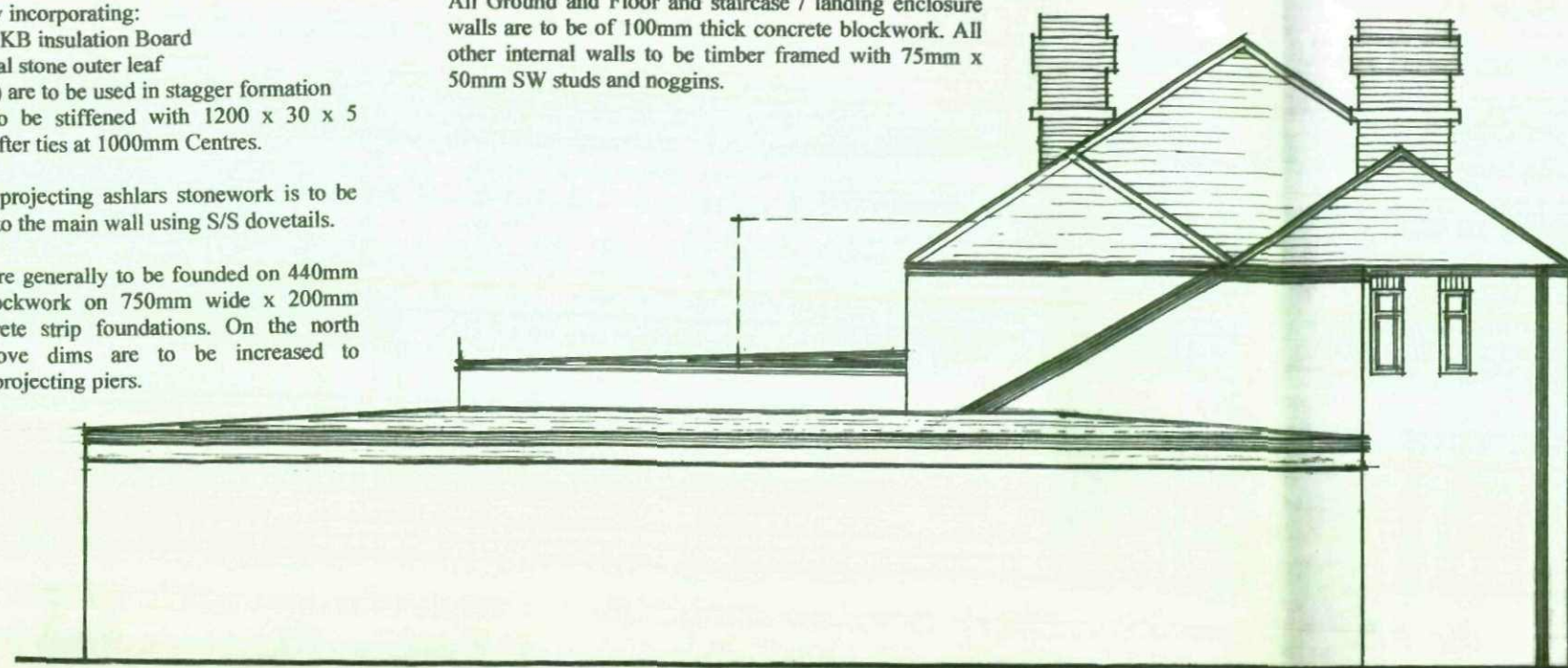
100mm thick concrete block inner leaf
100mm wide cavity incorporating:
55mm 'Kooltherm' KB insulation Board
100mm thick natural stone outer leaf
S/S ties (5No / M2) are to be used in stagger formation
Gable walls are to be stiffened with 1200 x 30 x 5
Galvanized steel rafter ties at 1000mm Centres.

Each piece of the projecting ashlar stonework is to be securely tied back to the main wall using S/S dovetails.

The cavity walls are generally to be founded on 440mm thick concrete blockwork on 750mm wide x 200mm thick insitu concrete strip foundations. On the north elevation the above dims are to be increased to accommodate the projecting piers.

INTERNAL WALLS

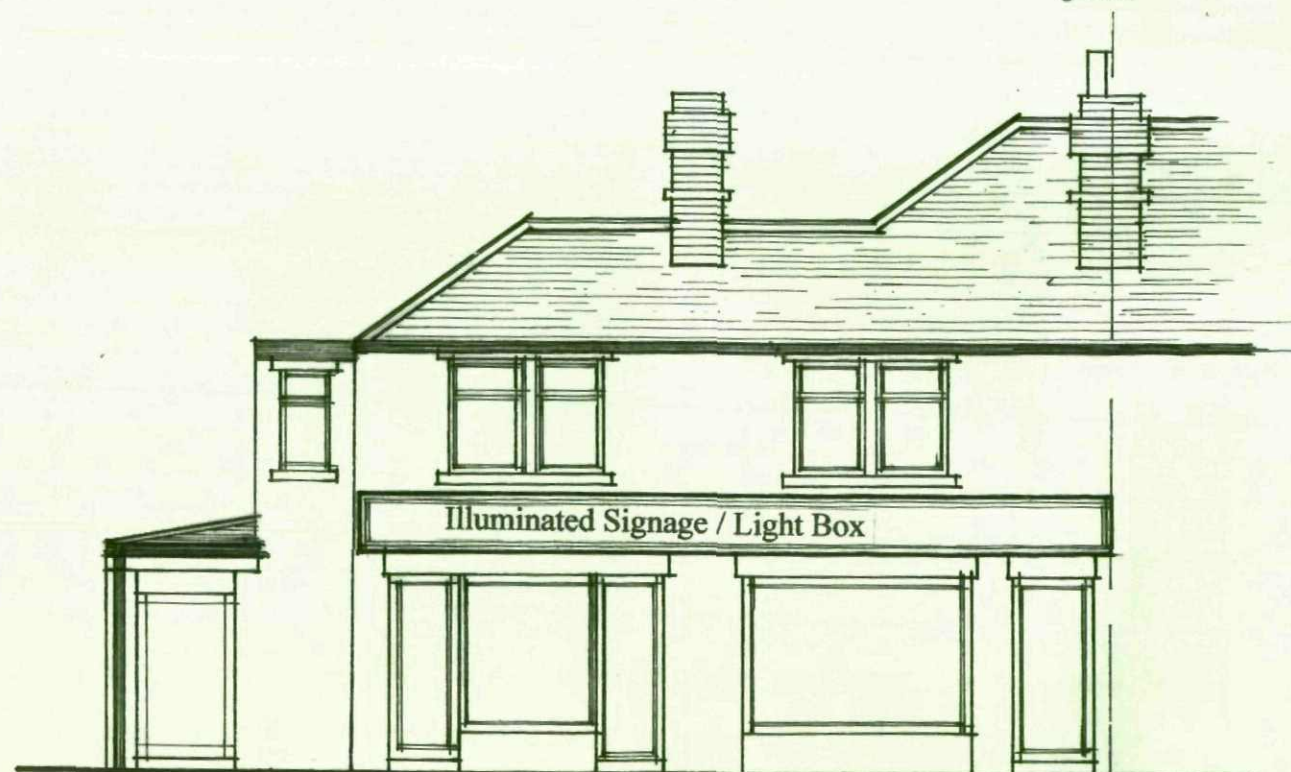
All Ground and Floor and staircase / landing enclosure walls are to be of 100mm thick concrete blockwork. All other internal walls to be timber framed with 75mm x 50mm SW studs and noggins.



Side Elevation

EXTERNAL DOORS (U Value 2.00 W/M2K)

All external doors are to be UPVC framed and double-glazed.



Front Elevation

RAIN WATER GOODS

To comprise box section gutters & 68mm Dia RWP's and all in PVC.

BELOW GROUND DRAINS

All below ground drains are to be of 100mm dia. UPVC pipe work laid to min falls 1 in 60 prior to connection with the existing below ground drainage system.

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FIRE PROTECTION

First Floor ceiling to Newsagent / Takeaway:

2 layers of 15mm Plasterboard (density 13Kg/m2 per board - 26Kg/m2) is laid onto existing floor fixed at 400mm centres. 100mm thick Rockwool insulation laid between existing floor and new joists. 18mm thick T&G flooring grade chipboard on 200 x 50mm joist at 400mm centres fixed into existing supporting walls or onto joist hangers.

Stairway

2 layers of 9mm Plasterboard (density 13Kg/m2 per board - 26Kg/m2) fixed at 400mm centres.

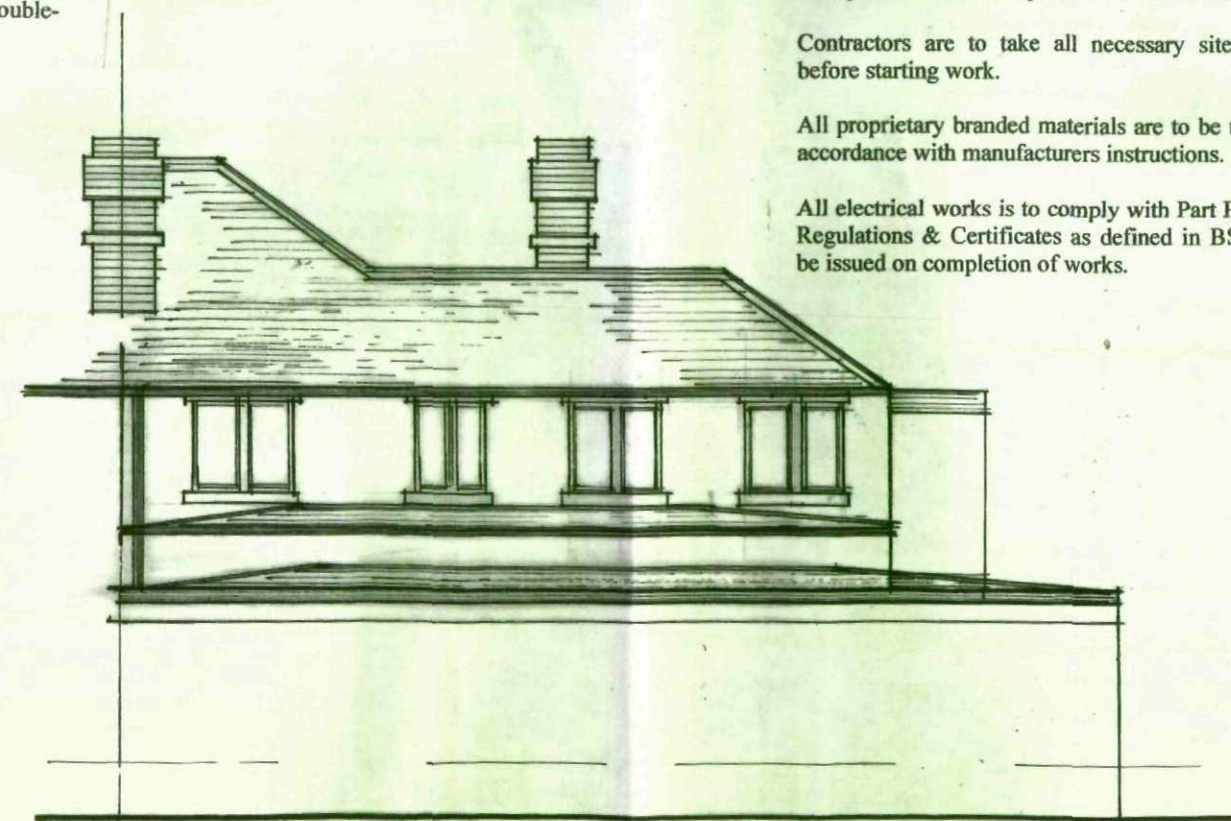
Thermal Insulation - U Value 0.16w/m2K

To achieve a U value 0.16W/m2K. and to meet Part L: 2006 edition

The first layer (generally of 100 mm thickness) is rolled between the ceiling joists, which are normally spaced at 400 mm or 600 mm centres. The insulation should be tightly fitted between the joists without leaving any air pockets. All material joints must be tightly butted.

A second layer of Rockwool Roll (e.g. 170 mm thick) is then cross-layered to cover the first layer of insulation and the ceiling joists. All material joints must be tightly butted.

Smoke Detection to be mains supply and with battery back up.



Rear Elevation

To be of 22mm thick T&G chipboard onto acoustic underlay membrane on 65mm thick 'insitu' concrete screed on Beam and Block floor.

PITCH ROOFING (U' Value 0.16 W/M2K)

All pitched roofing is to be of:

Tile to match existing on 38 x 25 S.W. Battens on breathable sarking membrane on 70 thick 'Kooltherm' K& insulation boards placed and secured between the rafters. Any gaps in insulation boards are to be filled with polyurethane foam.

The trussed rafters are to be firmly fixed to the steel purlins and the 100 x 75 se wall plates which in turn are to be secured with 1200 x 30 x 2.5 galvanised steel holding down straps at 1200 centres.

GENERAL NOTES

Automatic fire detection and alarm system in accordance with BS5839 Pt1 or in accordance with B1 (means of warning and escape).

All escape lighting in accordance with BS5266 Pt 1 or in accordance with B1 (means of warning and escape).

An open able vent provided at the high level (1m2) for the use by fire services, in accordance with B1 (means of warning and escape).

Ground floor Entrance door should be FD30S and push bar operation from escape side. Entrance doors

Contractors are to take all necessary site dimension before starting work.

All proprietary branded materials are to be used in strict accordance with manufacturers instructions.

All electrical works is to comply with Part P of Building Regulations & Certificates as defined in BS7671 are to be issued on completion of works.

Client

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WALLING ACCESSORIES

Concrete blocks in below ground works are to have a min. compressive strength of 7N / mm² and a min. density of 1500 Kg / M³

Mortar for both stonework and blockwork to be 1 to 4 cement / sand.

All external heads mullions & cills are to be of natural stone. Internal lintels to be reinforce P.C.C. Units

Horizontal DPCs to prevent rising damp must be set a min. 150mm above exterior level.

SOUND PROOFING

All stud partitions are to be filled with 100mm thick mineral wool.

The first floor is to incorporate 150mm thick mineral wool.
(The Min. density of the mineral wool to be 10Kg / M³)

WINDOWS (U Value 2.00 W/M²K)

All windows are to be UPVC framed and double-glazed.

Bedrooms / Study / Player room windows are to incorporate side hung openings off 550mm wide x 900mm high.

Bathroom and storeroom windows are to be obscure glazed.

Roof glazing over dining room to be UPVC framed and double glazed – inner pane with 6 thick geo. wired.

M&E SERVICES

Gas, Electricity and water services are to be provided see east elevation for position of Gas and Electricity Meters.

Hot water and space heating is to be provided by means of 'Combi' gas fired boiler (with a SEDBUK band A Rating) wall mounted in the ground floor storeroom. Radiators are to provide space heating controlled with TRVs – to achieve 25oC throughout.

The electrical installation is to include a 12 way consumer unit with separate power and lighting circuits. A separately fused smoke detection system is to be installed with detectors fitted in positions marked thus (S)

The kitchen and bathroom are to be mechanically vented by means of electrically operated fans capable of extracting:

Kitchen: 60 litres / Sec
Bathrooms: 15 litres / Sec

Sockets outlets must be set between 450mm and 1200mm above finished floor level.

One in four lighting fittings must be energy efficient.

INTERNAL DOORS

All doors at ground floor level are to be 1981 x 838 x 44 four-panelled hardwood.

All doors at first and second floor level are to be 1981 x 762 x 35 four-panelled moulded hardwood.

Ground floor Entrance doors / Delivery doors should be FD30S and push bar operation from escape side. Entrance doors.

Flat entrance doors & final exit door should be 'No Key' operation from the escape side.

FD 20 / 30 minutes fire-resisted doors with shelf closing device.

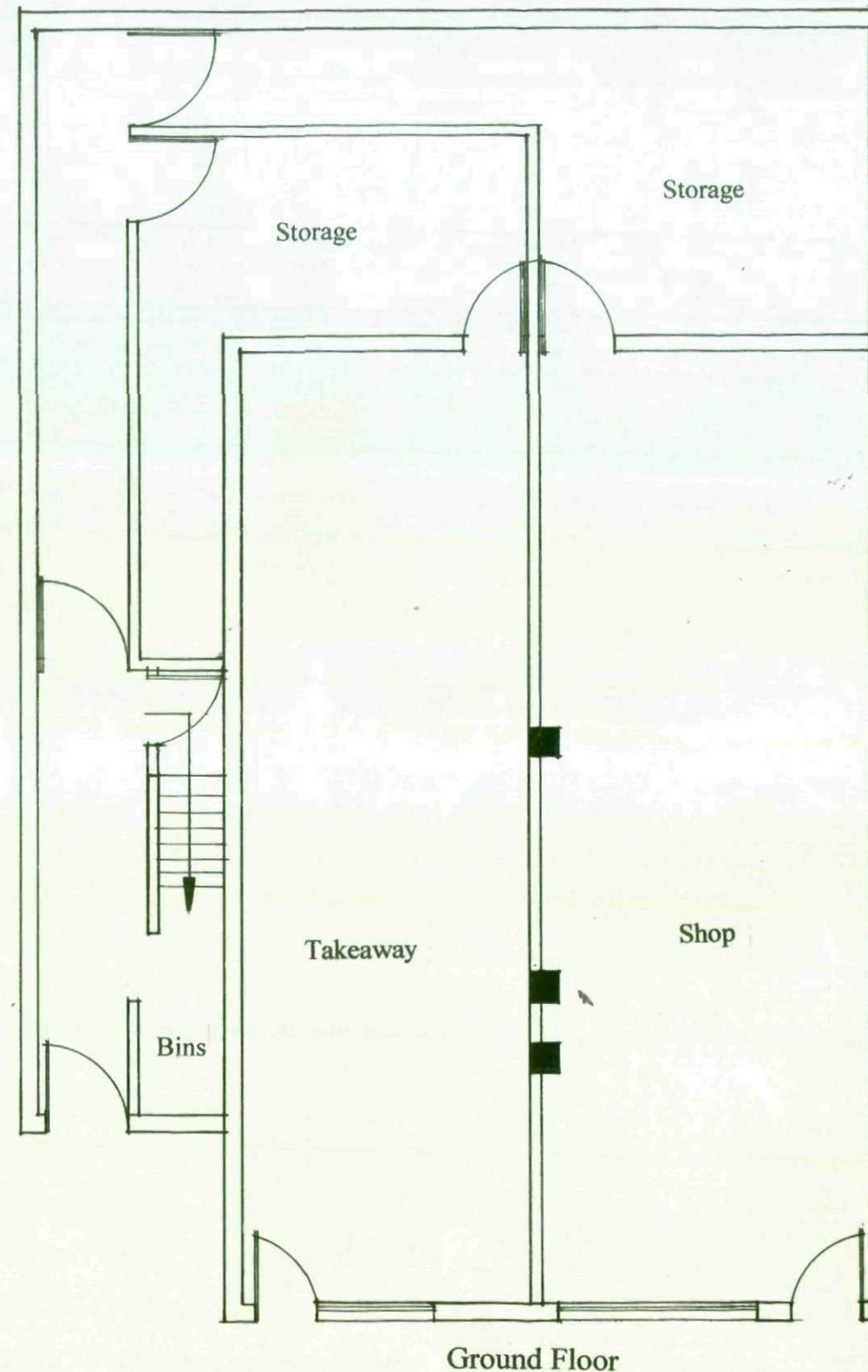
SAFETY GLASS

Glass that is within 800mm of FFL or 300mm of a door must be toughed safety glass.

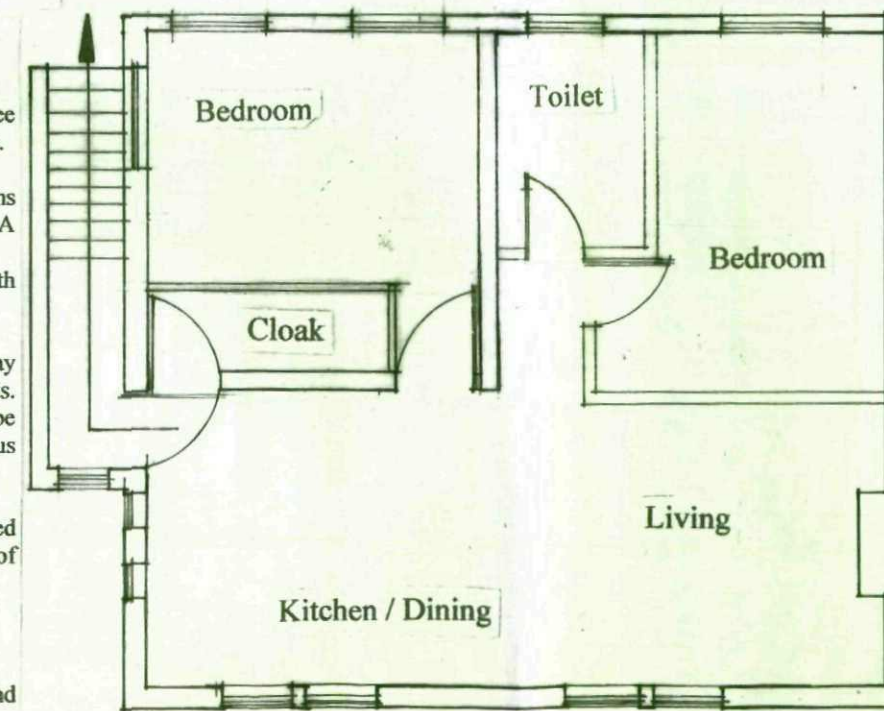
ABOVE GROUND DRAINS

All above Ground waste pipes are to be of PVC and Sized as follows:

W.C's = 100mm Dia. with auto air valve
Baths = 40mm Dia with anti syphon trap
Basins = 32mm Dia with anti syphon trap
Showers = 32mm Dia with anti syphon trap
Sinks = 32mm Dia with anti syphon trap
Soil pipes, vent pipes and horizontal runs to be 100mm dia.



Ground Floor



First Floor

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Proposed Plans

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