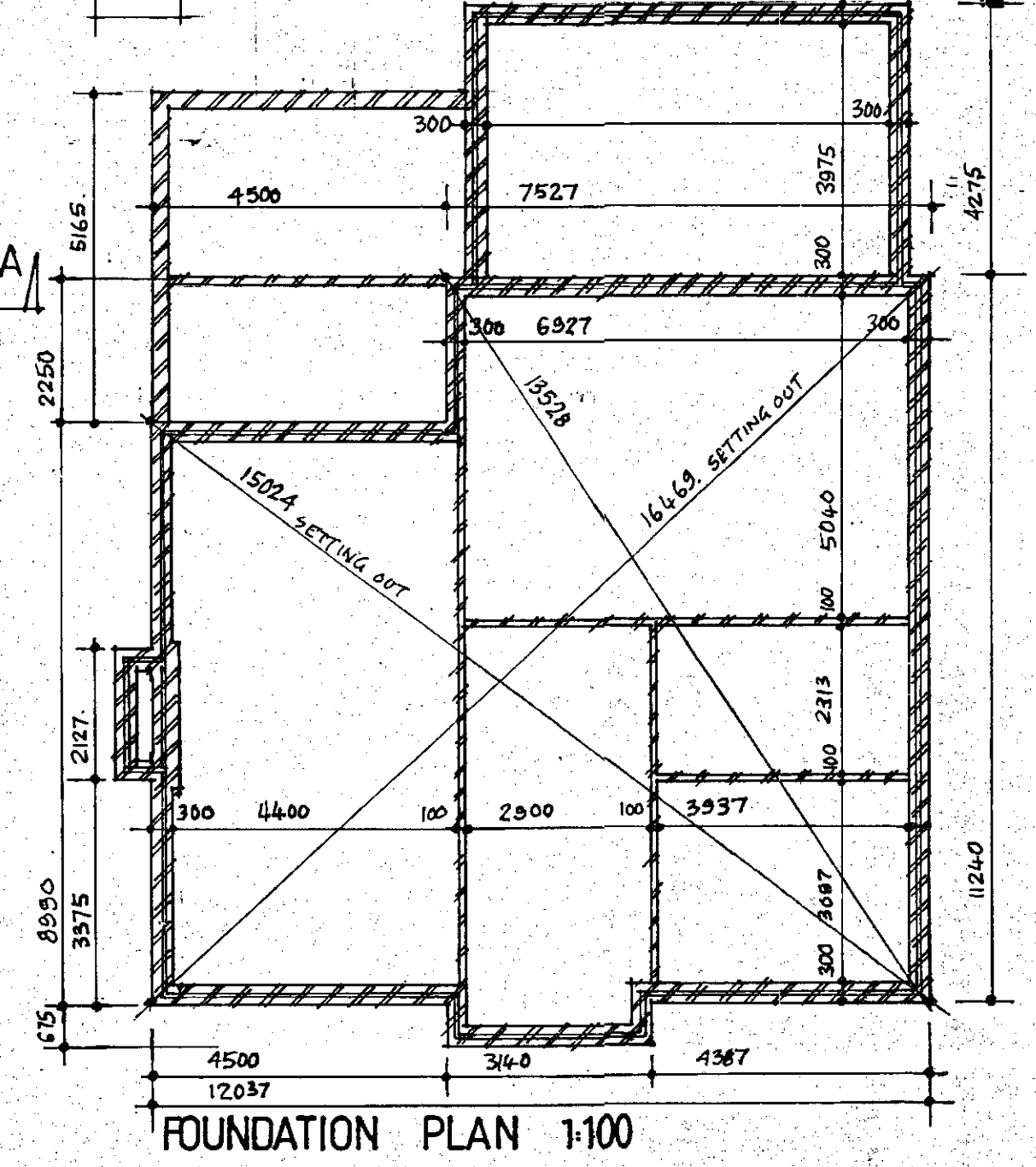
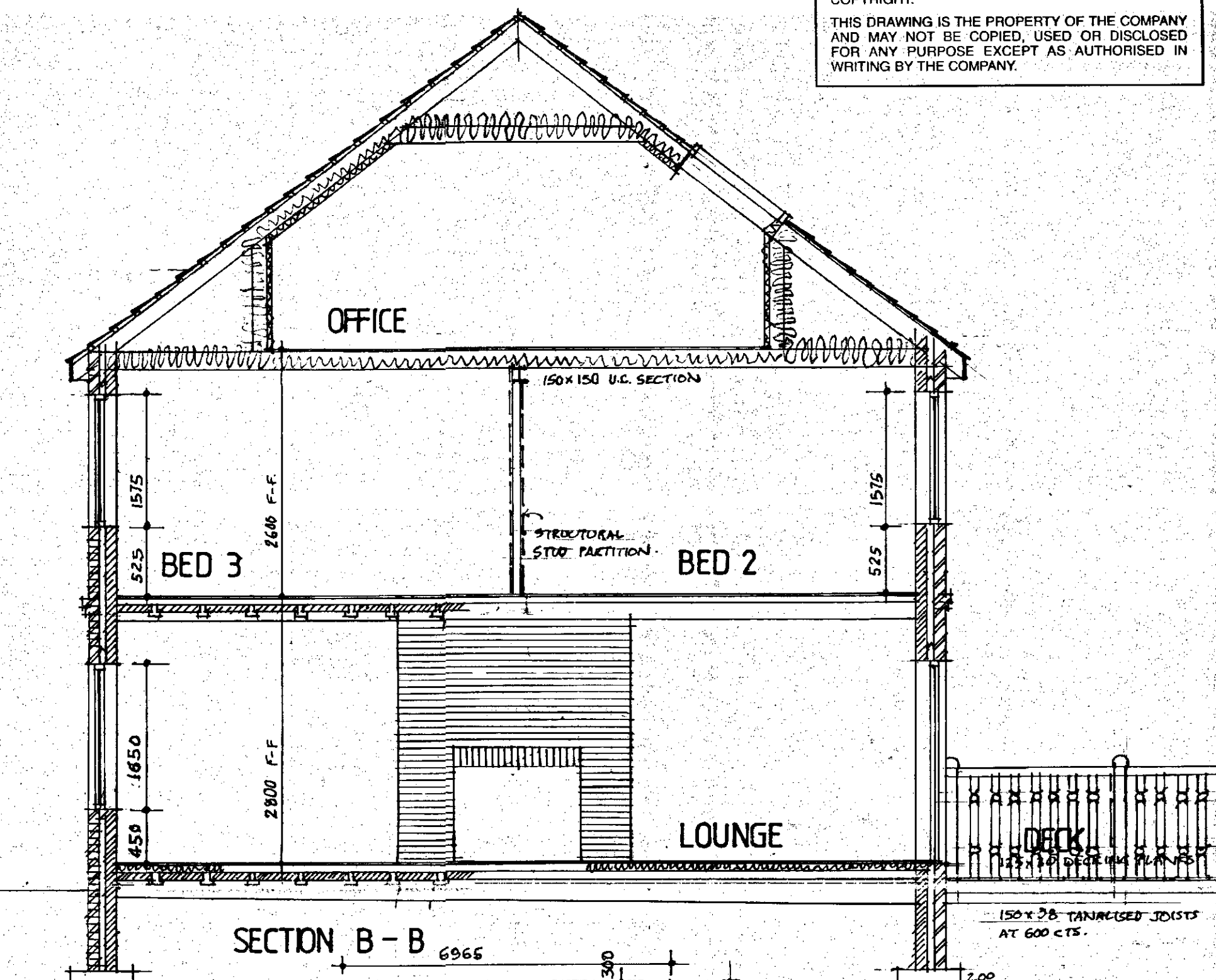
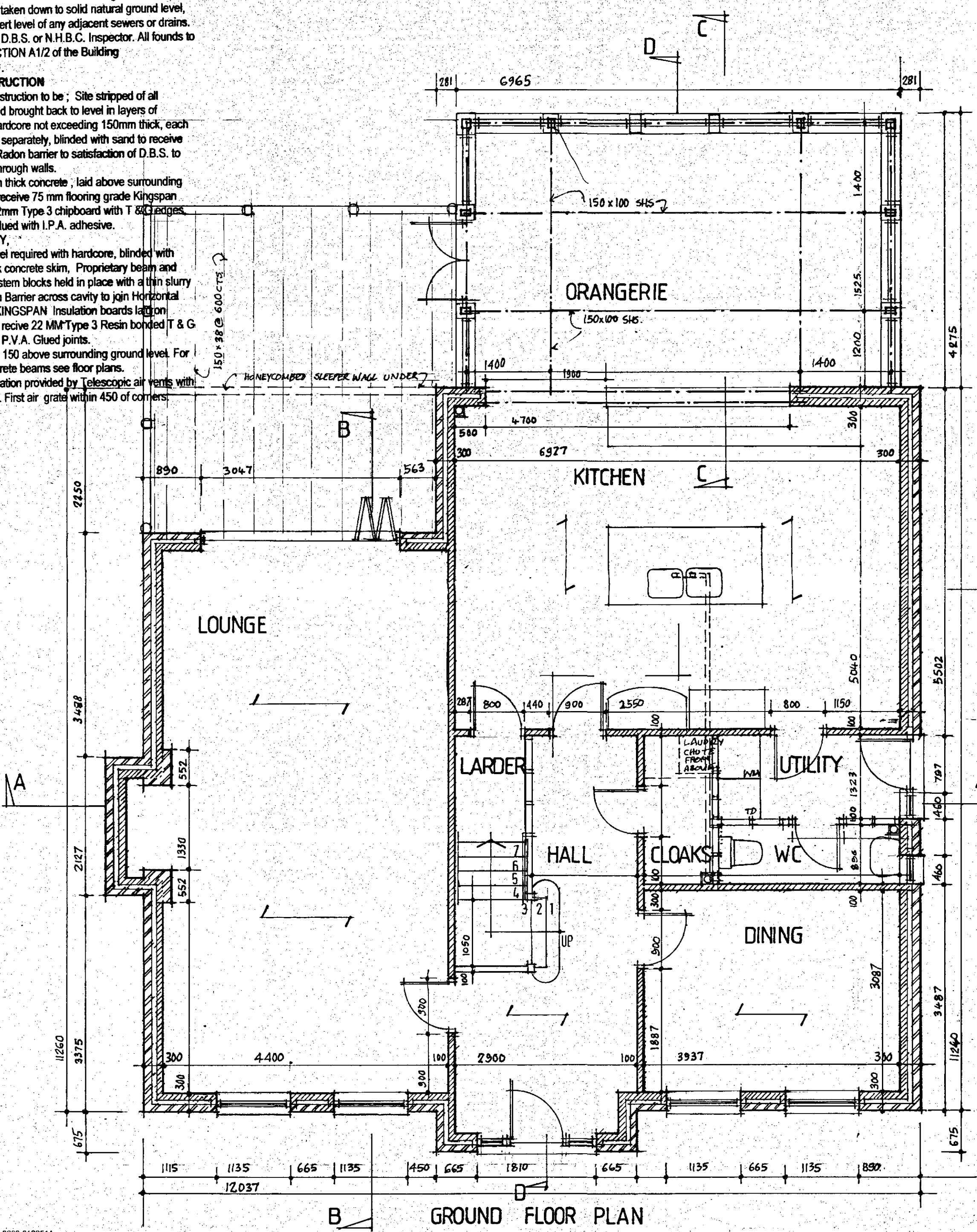


FOUNDATIONS
To be mass concrete, 1:2:4 mix, to all external walls to be 700 wide by min 200 deep. Load bearing Internal walls to have founds 300 wide by 200 thick. Concrete to reach strength of 21 N/mm² in 28 days. Strip foundations taken down min 900mm below lowest finished ground level. In all cases founds taken down to solid natural ground level. And to below invert level of any adjacent sewers or drains. to satisfaction of D.B.S. or N.H.B.C. Inspector. All founds to comply with SECTION A1/2 of the Building Regulations 1991.

FLOOR CONSTRUCTION
Ground floor construction to be: Site stripped of all vegetable soil and brought back to level in layers of crushed stone hardcore not exceeding 150mm thick, each layer compacted separately, blinded with sand to receive 2000 gauge. or Radon barrier to satisfaction of D.B.S. to run continuous through walls.
Minimum 125mm thick concrete, laid above surrounding ground level, to receive 75 mm flooring grade Kingspan insulation and 22mm Type 3 chipboard with T & G edges, all edges to be glued with I.P.A. adhesive.
ALTERNATIVELY,
Bring back to level required with hardcore, blinded with sand and a weak concrete skim, Proprietary beam and block flooring system blocks held in place with a thin slurry to receive Radon Barrier across cavity to join Horizontal D.P.C. 75 mm KINGSPAN Insulation boards laid on Radon barrier to receive 22 MM Type 3 Resin bonded T & G Chipboard, with P.V.A. Glued joints.
D.P.C. minimum 150 above surrounding ground level. For direction of concrete beams see floor plans.
Underfloor ventilation provided by Telescopic air vents with Tray D.P.C over. First air grate within 450 of corners.

NOTE:
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REV.	DATE	AMENDMENT
CLIENT MR + MRS P. DUNSTONE		
TITLE GROUND FLOOR + FOUNDATION PLAN, SECTION B-B. PROPOSED HOUSE AND GARAGE 107 BENCE LANE DARTON BARNLEY		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Sackville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:100/1:50	DATE SEPT 2013	DRAWN RD.
DRAWING No. P.D. - 613-3		REV.

Walls to be constructed in accordance with the requirements of PART 'A' of the Building Regulations 1991; and shall comply with C.P. 121; 1973. All structural elements are to have a minimum fire rating of one hour above ground floor level. External wall construction shall achieve a "U" value of 0.27W/m² or better. Wall to comprise of external skin of 100mm Facing bricks to clients choice, including for a 10mm bed joint, 50mm residual cavity, after placing of Insulation Batts. Inner leaf to comprise of 100mm thick Thermalite or Celcon Solar blocks, 7N/mm² insulated with 50mm foil faced Celotex or Kingspan cavity batts held to blockwork, finished internally with drylined Plasterboard and skim on Gyproc Driwall adhesive dabs. Wall ties to be Stainless Steel vertical twist type set at max 750mm horizontal cts and 450mm vertical cts, every block course to reveals. With Thermabate insulated cavity closers, or similar approved type, built in between leaves. All cavity walls to be closed at top with 9mm Supalux boards. Outer leaf to have weepholes at ground level at every sixth perpendicular joint to allow for sufficient drainage of cavity. Tray D.P.C. built into both leaves of wall minimum 150 above surrounding ground level. Tarmac Topblock High strength foundation blocks to be used below ground level, ie where not to be visible. Or two leaves of high strength blockwork with the cavity filled with weak concrete mix to 150mm below D.P.C.

HEATING SYSTEMS

Wall mounted gas fired condensing boiler with fan assisted Balanced flue, sleeved through wall with tray D.P.C. over and fire protection. Boiler to have integral programmer for Hot Water / Central Heating with boiler interlock. Minimum Sedbuk rating of 93 % Thermostatic radiator valves with a thermostat sited in hallway if required. Fused spur power supply sited adjacent to boiler. Any glazing to doors or adjoining windows, or where glass less than 800 mm above floor level to be in toughened glass.

Generally to be I.G. lintols as per lintol schedule provided by manufacturer, for correct sizing for span/ loading, to have insulation packing to eliminate cold bridge effect, to have minimum 150mm bearing each end. To non loadbearing internal walls over door openings provide Naylor's Hi-Spec P.C.C. lintol ref R3, 100wide x 100 deep. Over doorways on load bearing walls to have I.G. 200 mm deep box lintol over. Where cavity walls have lintols inserted to have cavity tray D.P.C. over with weep holes in perpendicular joints and stopped ends. Loadbearing cavity walls IE. Where concrete beams bear onto the external wall, to have Heavy duty Lintols Facing lintols to be in Soldier course facing bricks, with 140 deep soldier course to cills. This also to apply to feature String course, to clients choice of finish and style. Opening between Kitchen and Orangerie to have 2 No. 150 x 150 U.C. sections as shown on Plan. Tied together at mid span with 12mm bolts, with spacer tubes at 600 cts. 8mm Mild steel sheet over both beams to help spread the load. Pre cast concrete padstones each end to be 300 x 400 x 150 deep. Sufficient time to elapse before removing any temporary supports to allow the mortar to gain sufficient strength.

HEARTH, FLUE AND CHIMNEY.

Solid stone feature hearth laid on concrete slab. Fireplace to clients choice of design, 200 x 200mm square socketed flue liners laid sockets uppermost, bedded with heatproof, High Alumina cement mortar. Taken up to above ridge line to proprietary rain proof terminal. Minimum 100 masonry cover at any point, no structural timber within 50 mm of any part of chimney or flue

Windows to all habitable rooms to have an opening area equal to 1/20th of the room served. All windows to have background trickle ventilators of not less than 8000mm² which should be controllable and secure. Or to have lockable night latches at first floor level. All flexible pipework within unheated roof voids serving the extract fans to be provided with insulated sleeving. Mechanical fans to be provided to Kitchen area to be activated by Humidistat control with manual override, to have an extract rate of 60L/Sec. Fans to be provided to toilet, en suite and Bathrooms with Humidistat control to prevent condensation build up to have manual override and 15minute overrun facility, to have extract rate of 30 L/Sec.

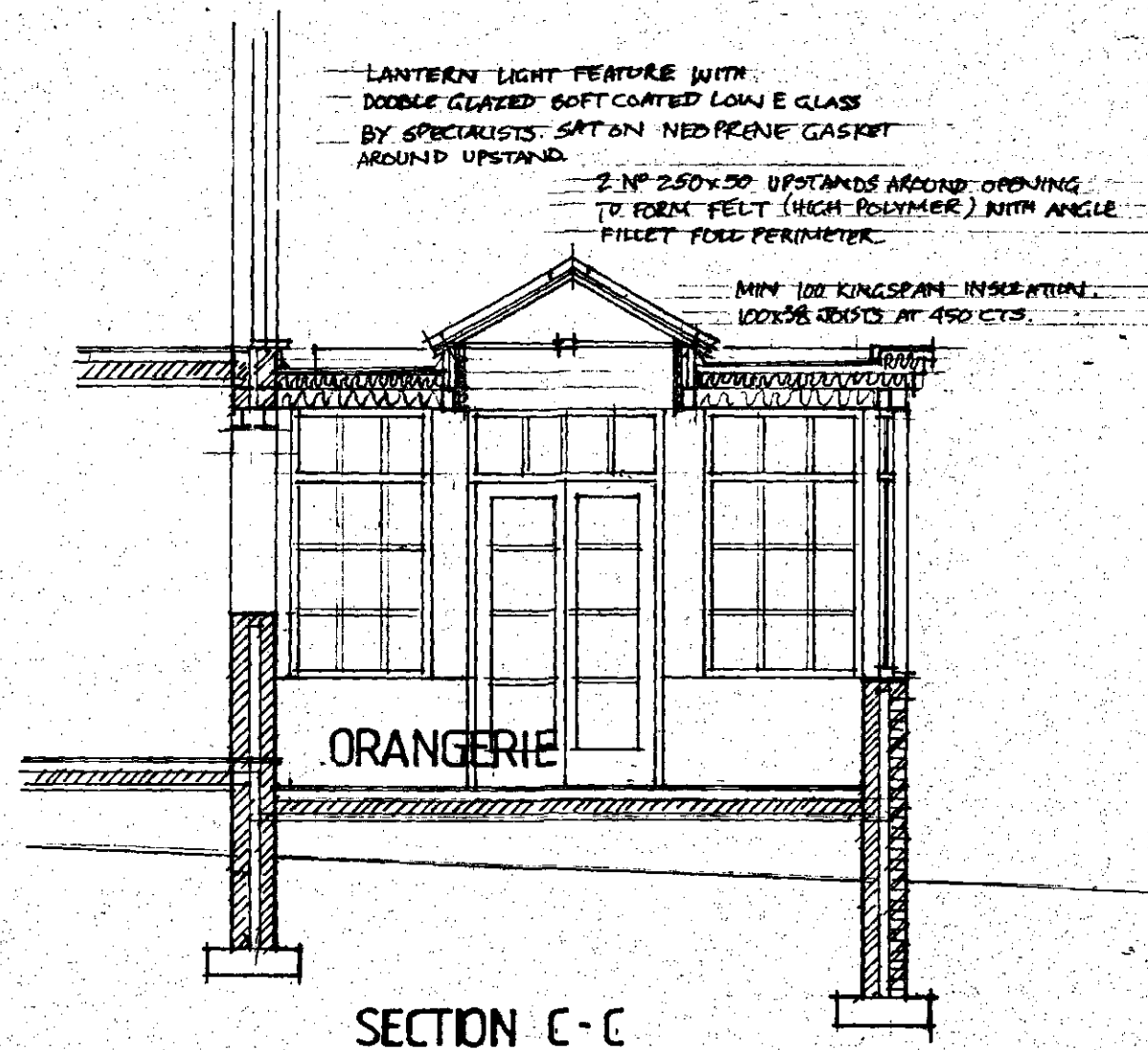
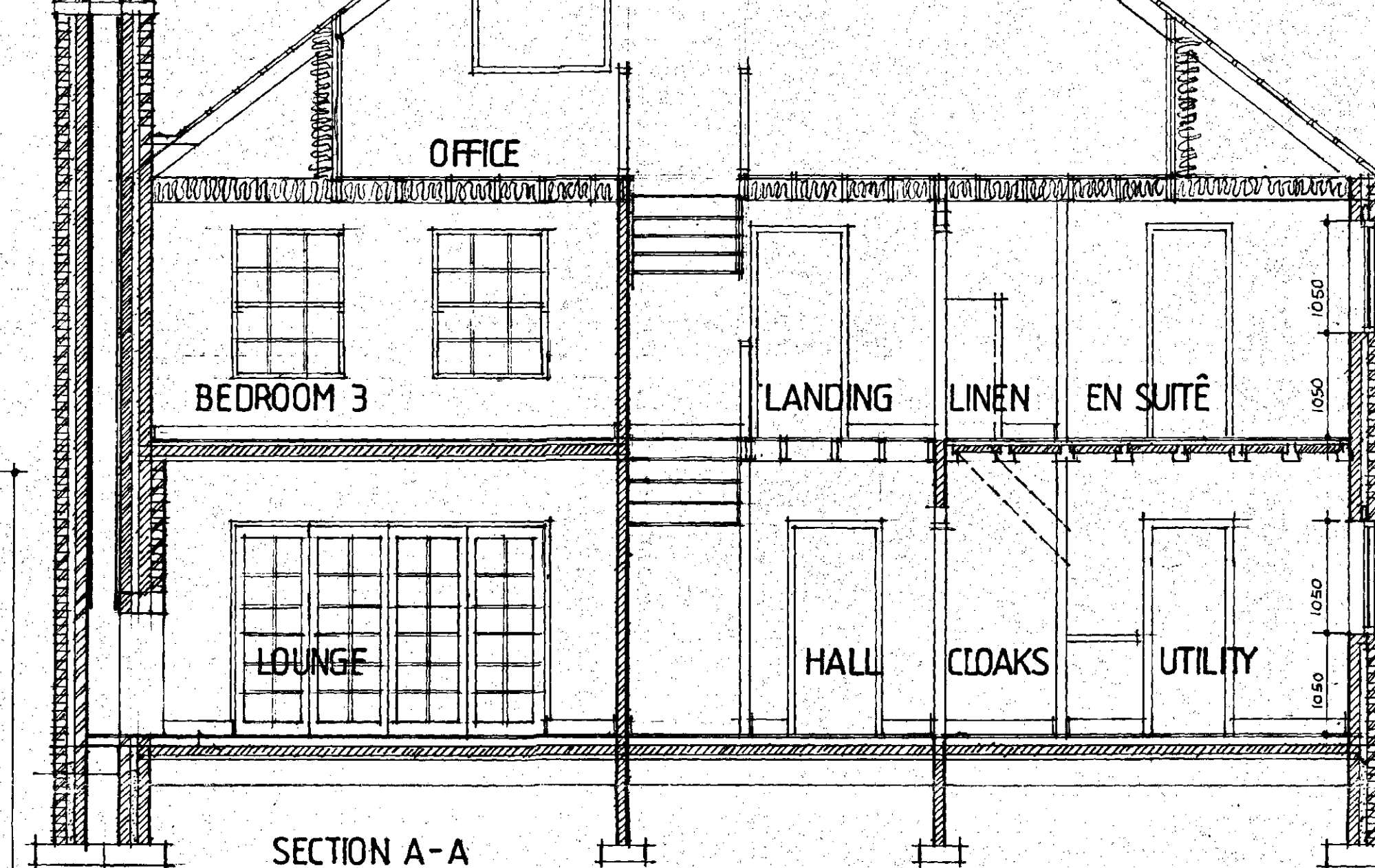
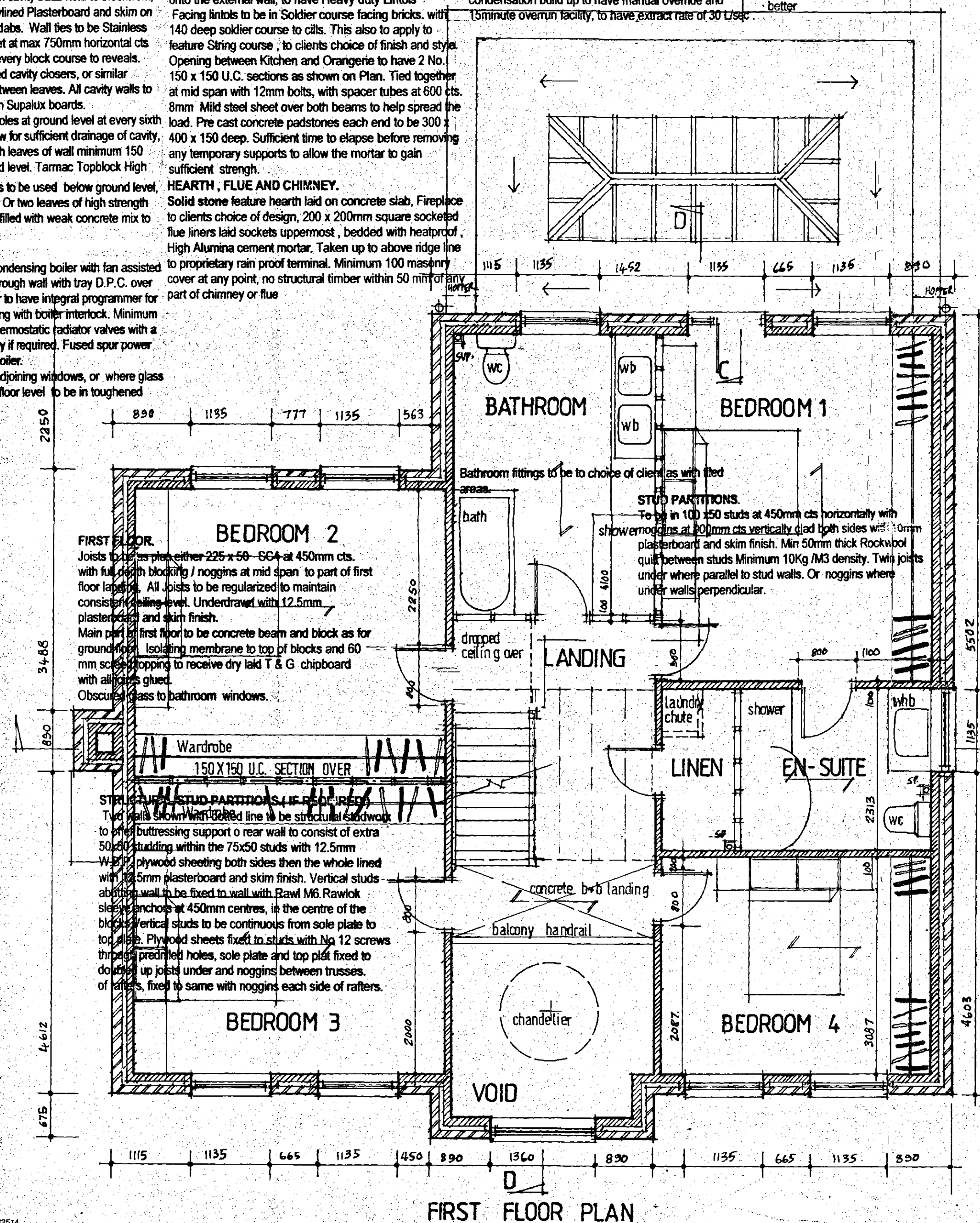
Windows to habitable rooms at first floor to comply with Escape window requirements, cill of window to be less than 1100mm from floor, min 450 clear opening width, Min 750 clear height; min 0.33m² Toughened glass to Sliding / Folding Patio doors stone and Concrete Roof tiles, to be subject to approval by Local Authority Planning department on provision of samples prior to commencement on site. Windows to be in P.V.C.u by Accepted manufacturer. Frames with thermal breaks incorporated, 16mm gap between double glazed panes, inner pane to be in soft coated, Low E glass To achieve U Value 1.6 W/m² or better

extend 150 past width of window openings. Prefinished M.D.F. window cill boards to extend 50 mm past openings. 125 x 25 Ogee section skirtings throughout, Ex 75x 25 Architraves, where possible to show full width either side of door frames, wherever possible.

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REV.	DATE	AMENDMENT
CLIENT MR. & MRS. P. DUNSTONE		
TITLE FIRST FLOOR PLAN & TWO SECTIONS		
NEW HOUSE AND GARAGE 107 BENCE LANE DARTON BARNLEY		
 P. Dimelow B.A. (hons) Dip Arch. M.A. Architectural Design and Planning Consultant		
Providence Villa, 42 Backville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
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DRAWING No. RDD - 613 - 4	REV.	