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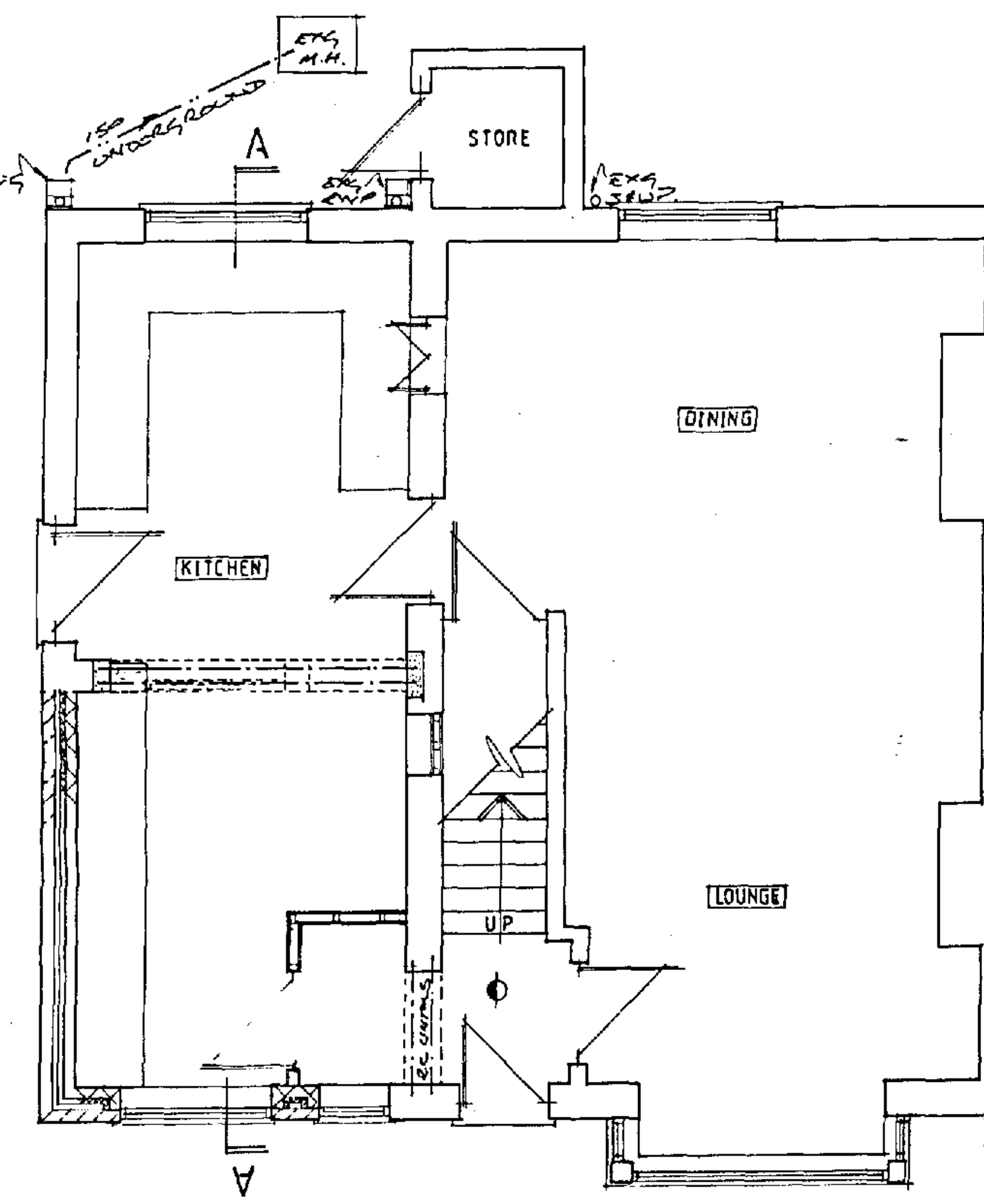
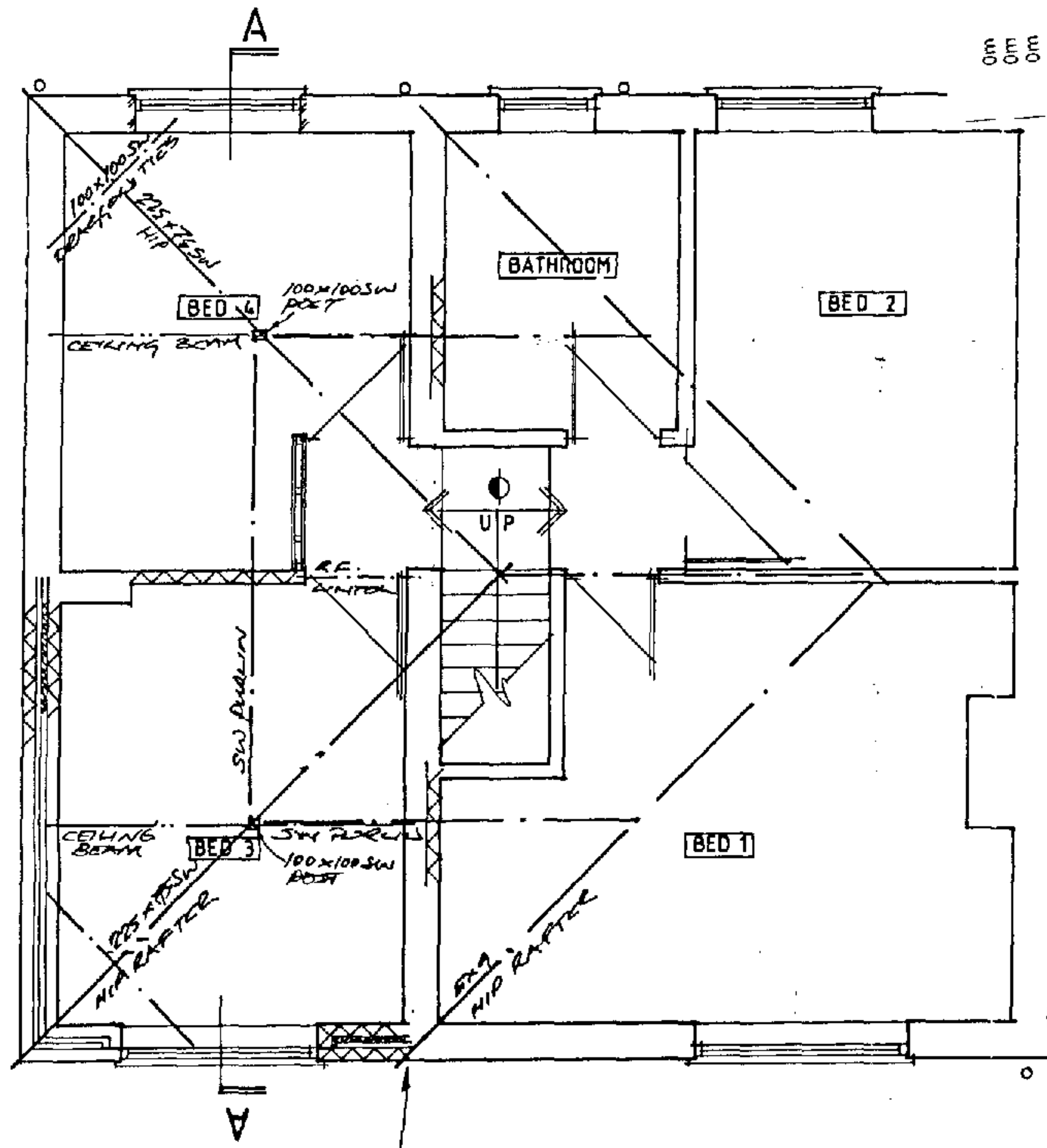
OFFICE COPY



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

NEW WALLS CONN. TO EXISTING VIA CROCODILE STARTER TIES OR SIMILAR APPROVED SYSTEM WITH VERTICAL DPC.

ROOF CONSTRUCTION TO BE TILES TO MATCH EXISTING ON 50 x 25 SW TREATED BATTENS ON ROOFING FELT TO BS 747 ON 100x50 SW RAFTERS @ 400 CTS TO 225 x 75 SW PURLIN & 100x50 SW WALL PLATE.

150x50 SW CEILING JOISTS @ 400 CTS. 12.5 P/BOARD & SKIM TO UNDERSIDE. 2No. 100 TH LAYERS ROCKWOOL INSULATION LAID IN OPPOSITE DIRECTIONS BETWEEN & OVER JOISTS.

BUILD UP 140 CONC. BLOCK WALL AS SUPPORT TO PURLIN

FORM NEW DOOR OPENING. R.C. LINTOLS OVER. QUOIN UP JAMBS & MAKE GOOD.

ALL NEW WINDOWS TO BE DOUBLE GLAZED UPVC TYPE & ALL GLAZING TO PART N.

PROP EXISTING WALL & FORM NEW OPENING. INSERT 2No 178x102 x19 UB ON 215 DP MASS CONC PADSTONES. QUOIN UP JAMBS & MAKE GOOD

WALL CONSTRUCTION TO BE 125 BED NATURAL STONE OR 100 BLOCKWORK WITH RENDER AS EXISTING EXTERNAL SKIN. 50 CLEAR CONTINUOUS CAVITY. 100/42 POLY BLOCK INTERNAL SKIN OR SIMILAR APPROVED. 13MM 2 COAT PLASTER & SKIM FINISH INTERNALLY.

SW/PLY FASCIA & SOFFIT WITH PROPRIETOR EAVES VENT SYSTEM WITH FLY MESH.

H/ROUND PVC GUTTER CONN. TO EXISTING TO DISCHARGE TO EXISTING GULLEY VIA EXISTING FALL PIPE

CATNIC OR HI-SPEC LINTOLS OVER EXTERNAL OPENINGS OR SIMILAR APPROVED.

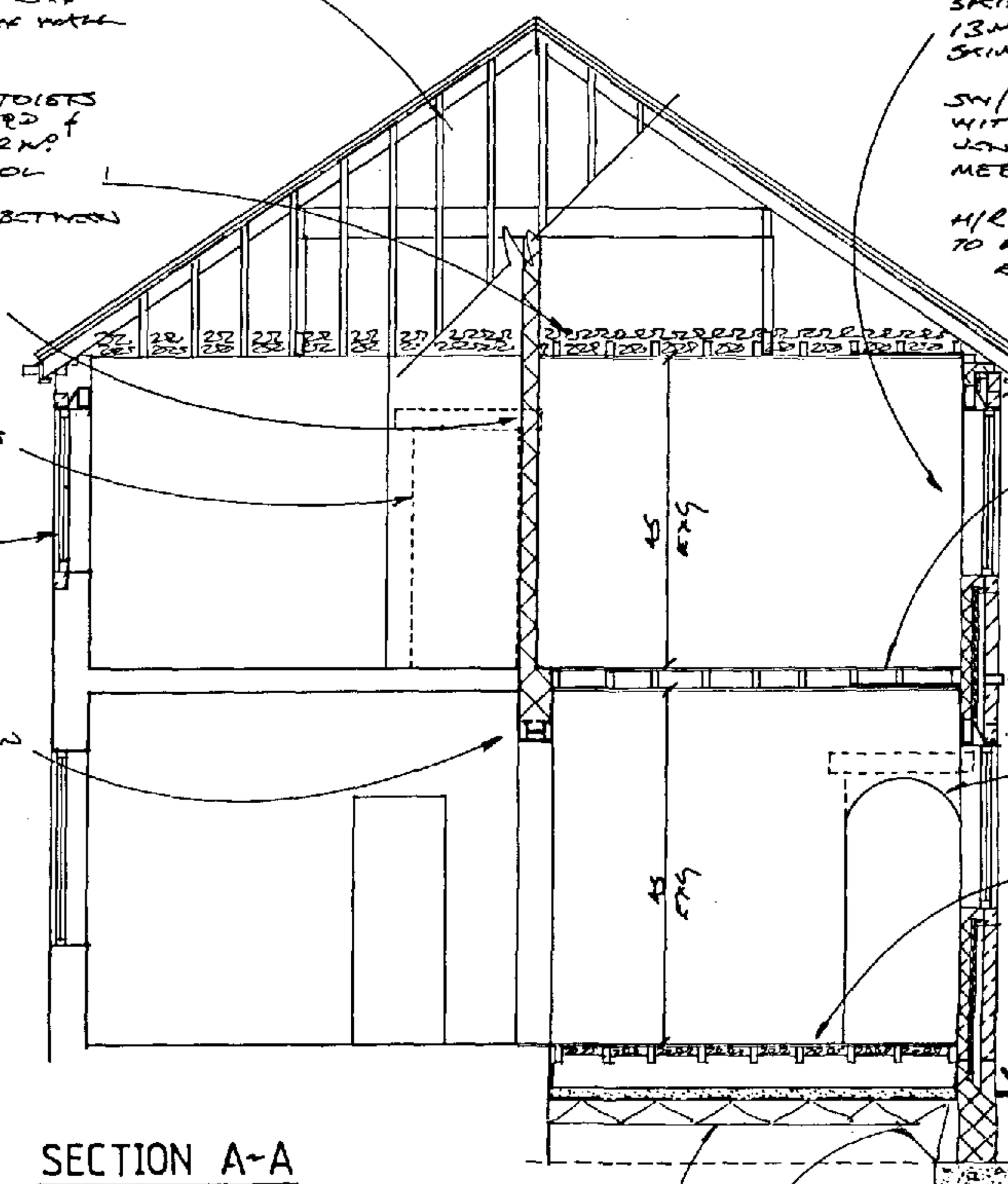
FLOOR CONSTRUCTION TO BE 22 TH FG CB OR 18 TH SW T&G ON 150x50 SW JOISTS @ 400 CTS BUILT IN WALL @ BOTH ENDS. 12.5 P/BOARD & SKIM TO UNDERSIDE. 30x5x 1000 L MS STRAPS @ 1M CTS FIXED TO WALL.

STONE STRING COURSE AS EXISTING

FORM NEW ARCH OPENING 150x100 R.C. LINTOLS OVER. QUOIN UP JAMBS & MAKE GOOD

FLOOR CONSTRUCTION TO BE 22 TH FGCB OR 18 TH SW T&G ON 150x50 SW JOISTS @ 400 CTS BUILT INTO WALL @ BOTH ENDS 50 TH POLYSTYRENE INSULATION ON BATTENS BETWEEN JOISTS

DPC MIN 150 ABOVE GROUND



SECTION A-A

SOLID CONC. TRENCH BLOCK BELOW GROUND

FOUNDATIONS TO BE 600x 200 MASS CONC STRIP FOOTING MIN 600 (TO TOP) BELOW GROUND & TAKEN TO DEPTH OF EXISTING. EXACT DEPTHS & DETAILS TO BE AGREED ON SITE WITH L.A. B.C.O.

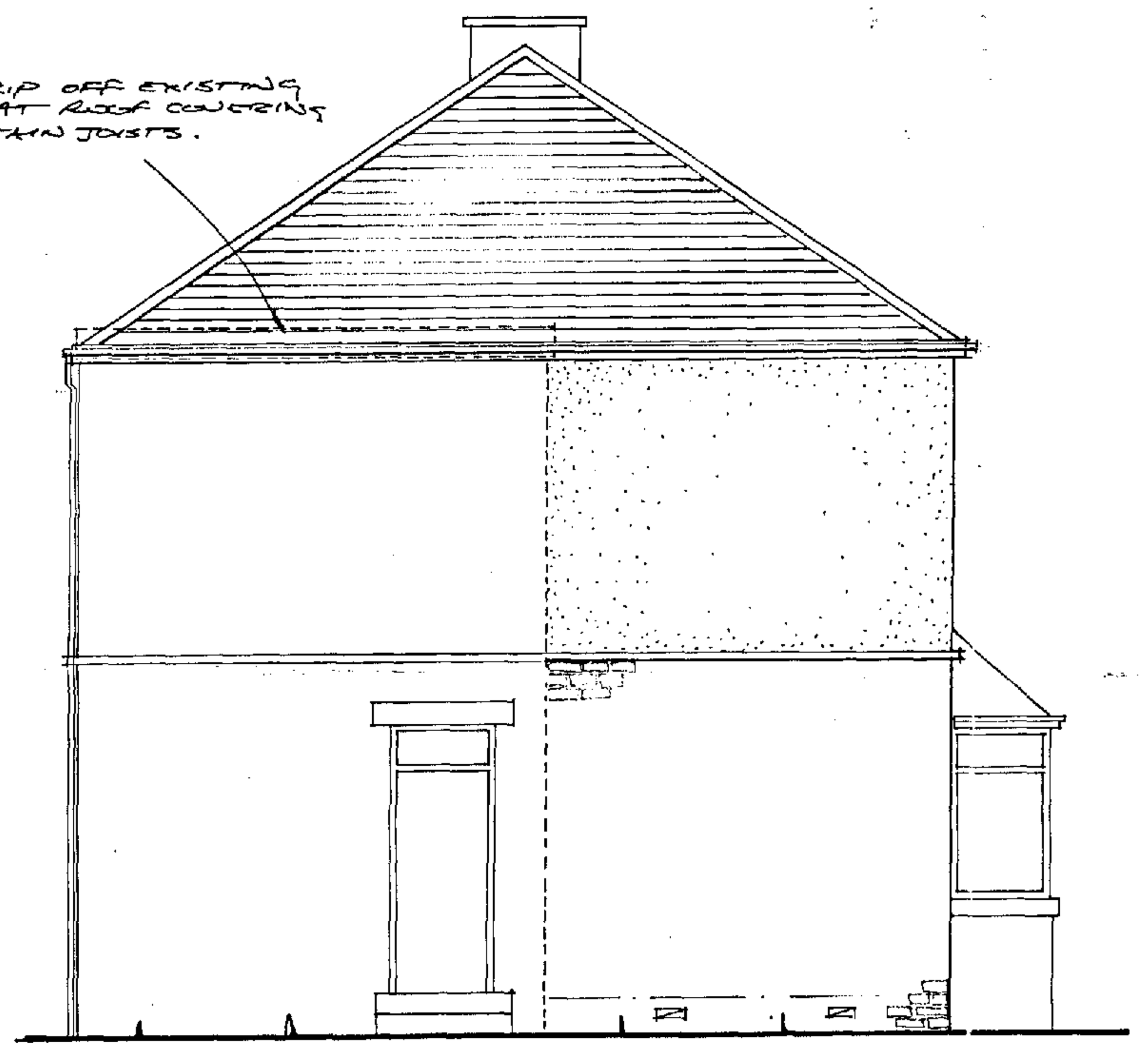
100 TH G/S CONC ON 1200 GUAGE VISQUEEN DPM LAPPED WITH DPC ON 300 TH CONSOLODATED HARD CORE BLINDED WITH FINES.

FORM NEW WINDOW OPENING TO REAR & INSERT NEW UPVC DOUBLE GLAZED UNIT.

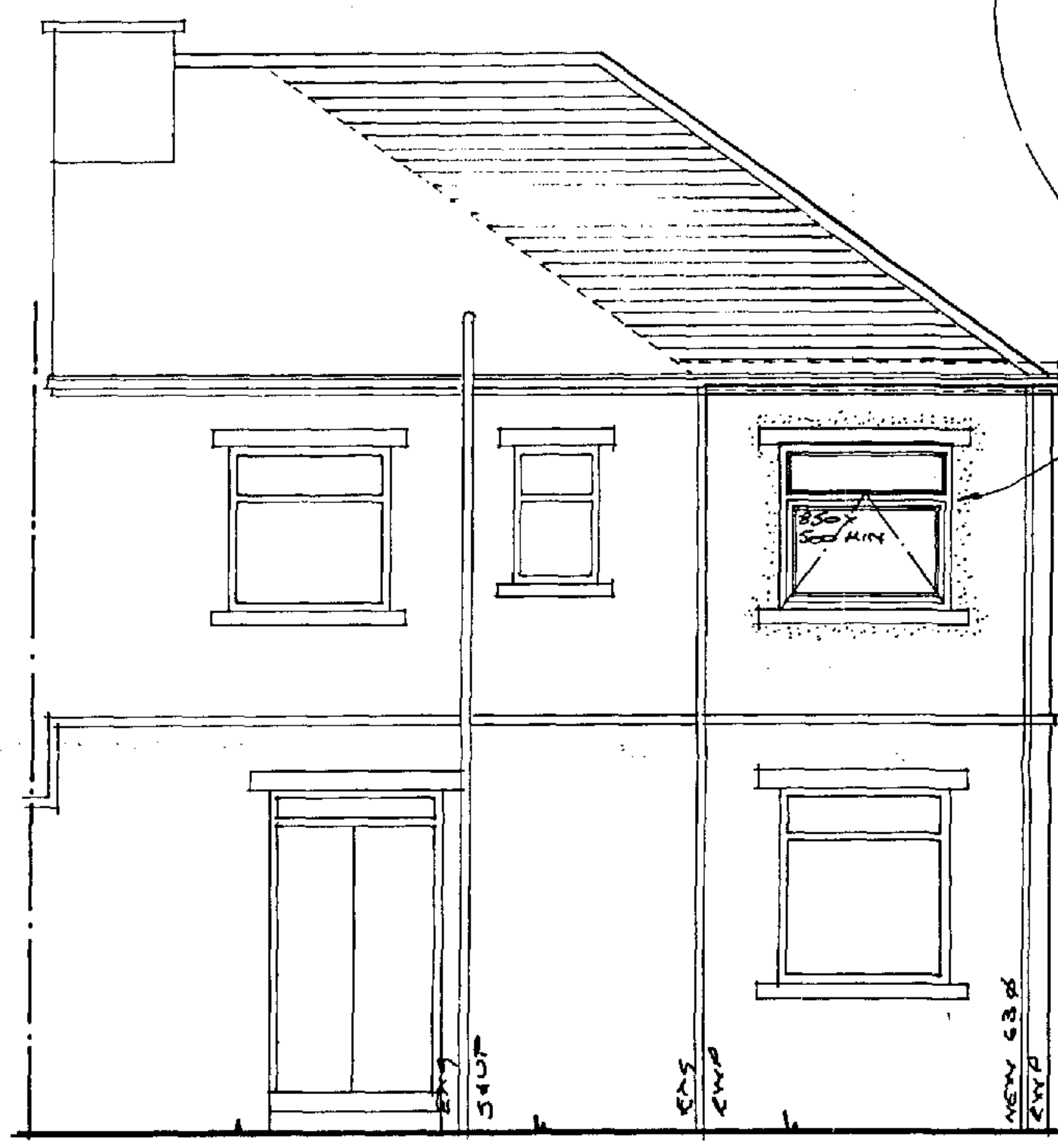
BOUNDARY LINE

FRONT ELEVATION

STRIP OFF EXISTING FLAT ROOF COVERING RETAIN JOISTS.



SIDE ELEVATION



REAR ELEVATION

Scale 1:50
Scale 1:100
Scale 1:200
Scale 1:1250

0m 0m 0m 0m — 4m 8m 16m 100m

[When to scale of original plan, bar = 8cm]

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KIRKLEES METROPOLITAN COUNCIL
APPROVED
30 MAY 2002
TO BE READ IN CONJUNCTION WITH THE APPLICATION AND DECISION DOCUMENTS
PLANNING SERVICES

NOTES

1. DRAWING IS COPYRIGHT OF B.K.DESIGNS AND IS NOT TO BE USED OR COPIED WITHOUT PRIOR PERMISSION.
2. WORKS TO COMPLY WITH THE BUILDING REGULATIONS 1991 AND CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY'S BUILDING CONTROL OFFICER (BCO)
3. WORKS TO COMPLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1994. CLIENT TO ADVISE HEALTH AND SAFETY EXECUTIVE BEFORE WORK STARTS ON THE SITE AS APPROPRIATE.
4. WORKS TO COMPLY WITH THE "PARTY WALL ETC. ACT 1996" AS APPROPRIATE.
5. DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER PRIOR TO WORK PROCEEDING. ANY VARIATIONS TO BE REPORTED TO B.K.DESIGNS.
6. FOUNDATION HAVE BEEN DESIGNED FOR GROUND BEARING PRESSURE OF 100kN/SQ.M. SIZES AND DEPTHS TO BE AGREED ON SITE AND TAKEN BELOW DRAIN INVERTS AS APPROPRIATE.
7. WHERE DRAINS PASS THROUGH SUBSTRUCTURE WALLS PROVIDE RC LINTOLS AND DPC OVER WITH FLEXABLE JOINTS EACH SIDE OF WALLS.
8. DRAINAGE UNDER BUILDING OR DRIVEWAYS TO HAVE 150mm CONCRETE SURROUND OTHERWISE 150mm GRAVEL SURROUND.
9. PROVIDE TAPPED GULLIES WITH RODDING ACCESS TO NEW RWP'S
10. SOIL STACKS TO TERMINATE 1m ABOVE OPENING LIGHTS WITH MESH BIRD GUARD AND PROVIDE RODDING ACCESS AT BASE.
11. SANITARY FITTINGS TO HAVE PVC WASTES WITH 75mm DEEP SEALED (ANTI-VAC IF RUN EXCEEDS 3m) AND TO BE; 100 DIA. TO WC. 38 DIA. TO SHOWERS, BATHS AND SINKS. 32 DIA. TO BASINS ALL CONNECTED TO SOIL STACKS BY 100 DIA. PVC MAIN RUN.
12. BLOCKWORK STRENGTHS TO BE:
    a) 7.0 N/mm² BELOW GROUND LEVEL DPC.
    b) 3.5 N/mm² ABOVE DPC.
13. BLOCKWORK TO BE AS AGREED WITH BCO TO GIVE U=0.45w/m²c FOR WALLS.
14. WALL TIES TO BE HEAVY DUTY STAINLESS STEEL DOUBLE TRIANGLE TYPE AT 750 CTS. HORIZONTAL AND 450 CTS VERTICAL AND STAGGERED. CLOSE CTS TO 225CTS AT OPENINGS
15. CLOSE TOPS AND REVEALS OF CAVITIES WITH MASONRY.
16. PROVIDE DPC AND INSULATION TO HEADS, CILLS AND REVEALS.
17. VENTILATE EAVES EQUIVELENT TO 10mm CONTINUOUS AIR GAP AND PROVIDE FLY MESH.
18. OPENING LIGHT IN WINDOWS TO BE 1/20 FLOOR AREA.
19. PROVIDE TRICKLE VENTILATION TO HABITABLE ROOMS OF 8000mm².
20. PROVIDE "ESCAPE" WINDOWS TO FIRST FLOOR WINDOWS WITH MINIMUM CLEAR AREA OF 0.33 sqm H= 800mm W= 550mm.
21. PROVIDE MECHANICAL VENTILATIOB:
    a) KITCHEN— 60 L/sec
    b) TOILETS — 3 AIR CHANGES PER HR AND 15min. OVER-RUN.
21. STRUCTURAL TIMBERS TO BE GS GRADE OR EQUIVELANT.
22. PROVIDE STRUTTING TO TIMBER FLOORS AT MID-SPAN WHERE SPANS EXCEED 2.5m.
23. ALL TIMBERS TO BE TREATED WITH PRESERVATIVE.
24. PROVIDE 30x5 GALVANISED MS STRAPS AT 1m CTS AS HOLD DOWN TO WALLPLATES.
25. PROVIDE 30x5 GALVANISED MS STRAPS AT 1.2m CTS AS LATERAL RESTRAINT TO WALLS AT FIRST FLOOR, CEILING AND ROOF LEVELS.
26. STRUCTURAL TIMBERS TO BE SECURELY FIXED TOGETHER USING GALVANISED MS CLIPS, HANGERS ETC. AS AGREED ON SITE WITH BCO.
27. STEELWORK AS LINTOLS IN OUTER WALLS TO BE GALVANISED.
28. FIRE PROTECT STEELWORK FOR 1 HOUR WITH SKIM FINISH 2 LAYERS 12.5mm "FIRELINE" BOARDS OR SIMILAR ON 50x50 SW FRAMING. JOINTS TO BE TAPES AND STAGGERED.
29. SMOKE DETECTORS INTERLINKED AT POSITIONS AGREED ON SITE WITH BCO, AND CONNECTED TO MAINS ELECTRICITY VIA SEPERATLY FUSED CIRCUIT.

WARNING
YOU ARE ADVISED TO CONTACT BUILDING CONTROL PRIOR TO COMMENCING WORK AS BUILDING REGULATIONS APPROVAL MAY BE REQUIR...

Drawing Title: GENERAL ARRANGEMENT

Client: MR & MRS M. REYNOLDS
72 HAWTHORNE TERRACE
CROSSLAND MOOR
HUDDERSFIELD
HD4 5RP

Project: TWO STOREY SIDE EXTENSION at 72 HAWTHORNE TERRACE CROSSLAND MOOR HUDDERSFIELD HD4 5RP

REVISED DATE
10 APR 2002
OF RECEIPT

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Date:	Scale:	Drawing N°:
MAR. 2002	1:50	0209/01