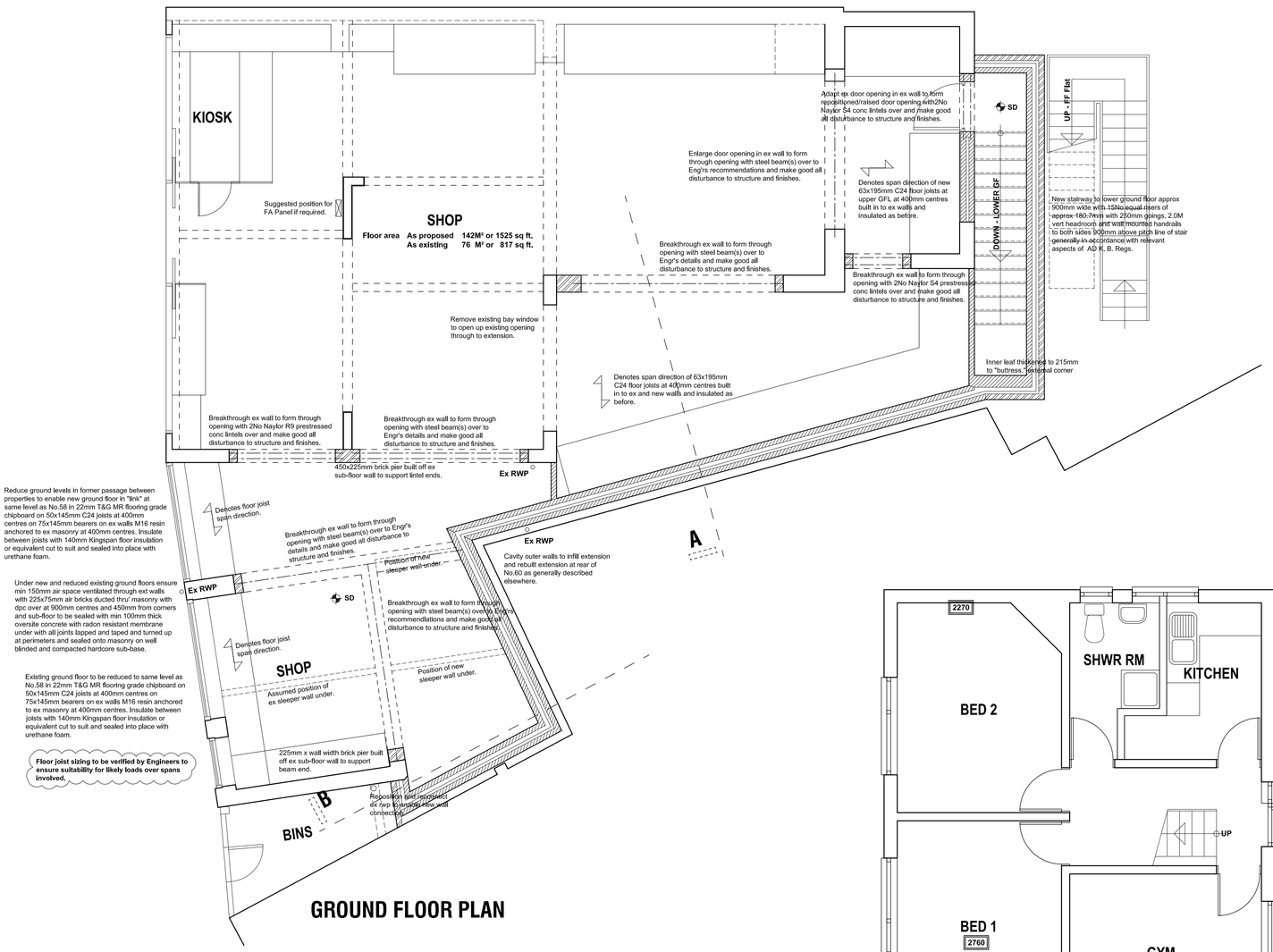
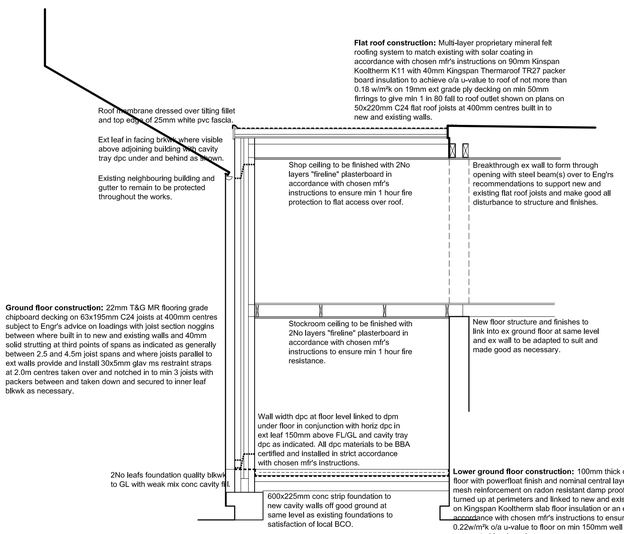
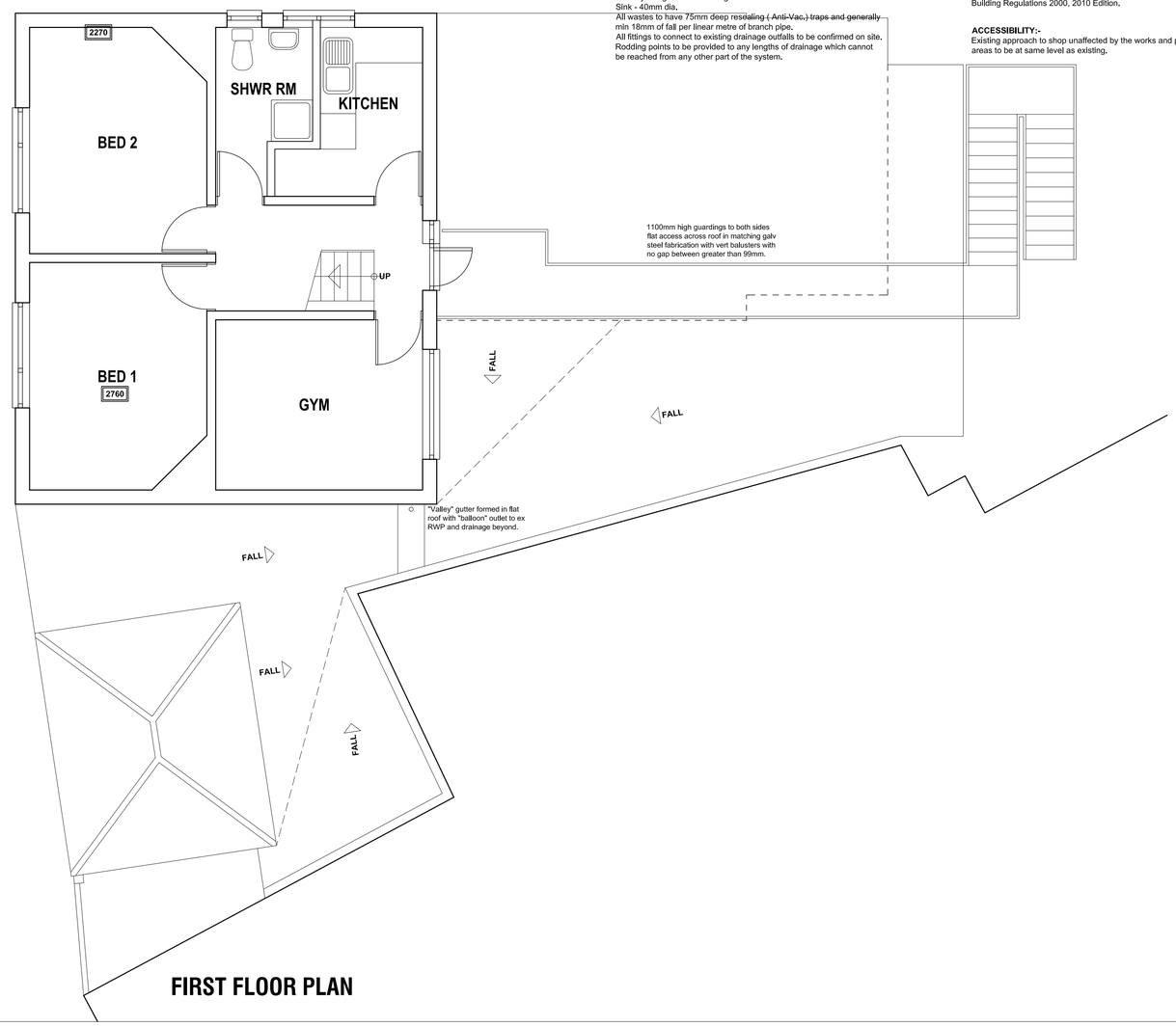


GROUND FLOOR PLAN



SECTION A



FIRST FLOOR PLAN

GENERAL NOTES:-

EXTERNAL CAVITY WALLS:-
Outer leaf of 102.5mm matching facing brickwork in conjunction with 125mm cavity with 75mm Kingspan Kooltherm K8 partial fill board Insulation to achieve approx 0.15w/m²k o/a u-value to wall or an equivalent and leave 50mm residual cavity. 100mm thick 7N/mm² solid loadbearing blkwk inner leaf of min 1375kg/m³
Stainless steel double drip triangular wall ties (Ancon RT2, 225mm long or similar approved) with insulation retaining clips at 750mm c/c horiz, 450mm c/c vert, and every 225mm at reveals within 150mm of opening.
All wall ties to be built in at least half way into each leaf and must be level or sloping towards the outside,
Close cavities around all openings in external walls with proprietary Insulated cavity closer/dpc unit such as Cavity Trays Cavi60 Type WCA or an equivalent and at head of cavity wall with inert cementitious board in bed joint under wallplate.
All mortar to comply with Approved Document A paragraph 2C22 of Building Regulations.

LINTELS:-
Unless specified otherwise all lintels to external cavity walls to be proprietary open backed insulated steel lintels such as Catnic Cougar or an equivalent BBA certified and appropriate for the spans and loads supported with minimum 150mm end bearings. Manufacturers schedule to be obtained prior to ordering lintels. Provide tray DPC over all lintels with stop-ends & perpend weepholes.

DAMP PROOF COURSE:-
Provide horizontal DPC to all walls minimum 150mm above ground level. Tray DPC to be installed above all lintels, meter boxes, cavity barriers etc with perpend weepholes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC`s to be BBA certified HP polymeric membranes.

FOUNDATIONS
Foundations to be constructed to dimensions shown on sections subject to any recommendations of Engineers off good ground below any adjacent drainage with min. cover recommended by them. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC
Standard foundation quality blockwork, solid, with strength of at least 7.0N/mm² in 2No leafs with GEN 1 designated mix concrete filling up to 225mm below lowest DPC finished inclined down towards outer leaf.

GLAZING:-
All glazing to comply with Approved Document N of Building Regs.BS 5713, as appropriate and all glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from ground/floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

ABOVE GROUND DRAINAGE:-
All internal above ground drainage to be in black PVC wastes to all sanitary fittings of the following sizes:
Sink - 40mm dia,
All wastes to have 75mm deep resealing (Anti-Vac.) traps and generally min 18mm of fall per linear metre of branch pipe.
All fittings to connect to existing drainage outfalls to be confirmed on site. Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.

FIRE PRECAUTIONS:-
SD or HD Provide and Install Fire Alarm system with smoke/ heat detector alarms to BS EN 14604 to positions indicated, interconnected on an exclusive mains circuit with battery back-up and Fire Alarm panel. If required, to position shown, designed in accordance with BS5839-6 by contractor's specialist.

Emergency Lighting:-
Building to be covered by a system of Emergency Lighting covering windowless accommodation and shop floor as in excess of 60M² in accordance with Table 9, 3a and 3d, Approved Document B Vol 2 to be designed by contractor in accordance with BS EN 50172 & BS5266-1.

Doors:-
● Denotes FD30S fire door closing onto 25mm rebates incorporating Intumescent/smoke seals, self closing device and "FIRE DOOR KEEP CLOSED" notices generally and "FIRE DOOR KEEP LOCKED SHUT" notices to all stores and limited access rooms as necessary.

Internal Surfaces (Linings.):-
Wall and ceiling linings generally to be CLASS 1 rated for surface spread of flame and CLASS 0 rated to all circulation spaces tested in accordance with relevant requirements of BS476.

EXIT Denotes Illuminated Fire Exit sign.

PB Denotes panic door furniture generally to final exits

PB² Denotes ' Push Bar to Open' notice to BS5499.

MECHANICAL VENTILATION:-
Mechanical ventilation to be provided to sanitary accomodation as shown on plans if no existing provisions are in place with ventilation to windowless accomodation wired thru' lighting circuit with 15 minute overrun in conjunction with 10mm air gap under doors for replacement air. Wherever possible mechanical ventilation to be manually activated.

SERVICES:-
Extension to be wired and linked ex building rewired by "competent" electrclans generally in accordance with latest edition "Wiring Regulations" from existing supply. Electrical design/ test certificate(s) to be copied to LABC at completion.
Building to have new plumbing services from existing water supply designed and installed by Registered mechanical subcontractor.

HEATING AND HOT WATER:-
Existing heating system to be expanded to extension and adapted as necessary to suit with existing combined timer and thermostat controls also expanded to suit.
Hot water to be provided by mains fed instantaneous electric calorifier located under sink and suitably sized for the hot water demands of the WC and Kitchen.

LIGHTING:-
Generally lighting to be low energy operating via local switched circuits in accordance with relevant requirements of Approved Document L2B Building Regulations 2000, 2010 Edition.

ACCESSIBILITY:-
Existing approach to shop unaffected by the works and proposed retail areas to be at same level as existing.

Revision	Date.	Description.
A	18/06/2013	Clients requirements clarified.

58/60 HILL STREET, ELSECAR,
BARNSLEY
S74 8DB

GENERAL ARRANGMENTS 2

PROPOSED GF & FF PLANS & SECTION A

MR CHEEMA

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Scale: 1:50 @ A1	Date: NOV 2012
Ref: 201215	Dwg No: 02

0 cm | 2 cm | 4 cm | 6 cm