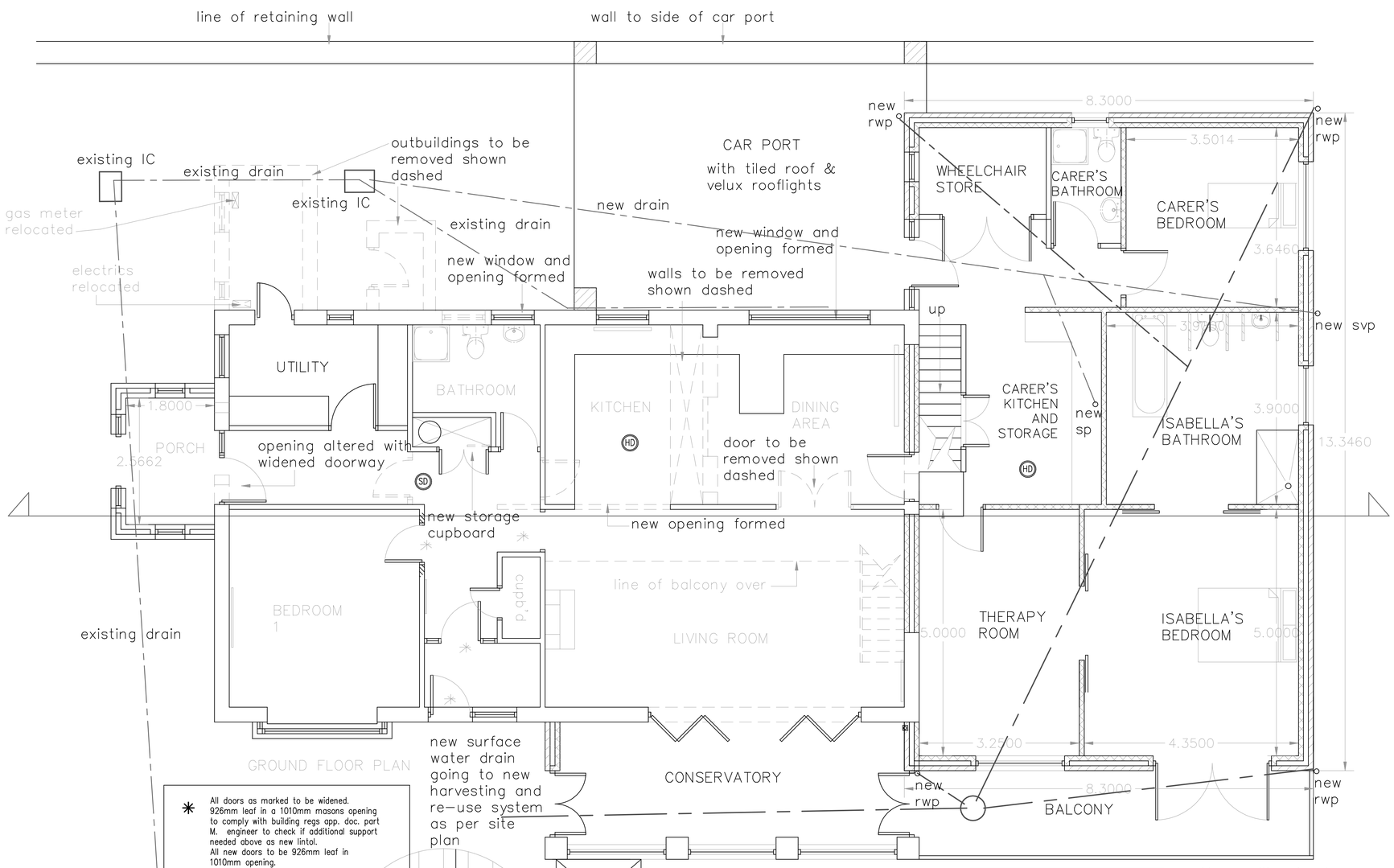
Existing Drainage to be checked and confirmed on site

new drain below proposed extension. drain to be encased in 150mm concrete and lintols to be used where drain passes through walls

NOTE: ESCAPE WINDOWS. Windows openings to have min width 450mm height and 450mm width, with a min unobstructable openable area of 0.330sq.m (either the width, height or both need to exceed to achieve min area). The bottom of the window opening should not exceed more than 1100mm and not less than 900mm above the floor, as per approved document B

All doors to be 826mm leaf in a 910mm masons opening to comply with building regs app. doc. part M

All accessible switches and socket outlets in the dwelling to be between 450mm and 1200mm from finished floor level as per Doc. M



* All doors as marked to be widened. 926mm leaf in a 1010mm masons opening to comply with building regs app. doc. part M. engineer to check if additional support needed above as new lintol. All new doors to be 926mm leaf in 1010mm opening.

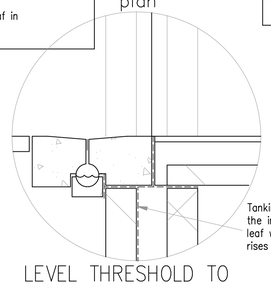
platform lift

in areas affected in proposed work 75% of all light fittings to be low energy light fittings

existing foundations to be exposed prior to commencement of works for suitability for first floor extension – in particular garage gable walls to ensure adequate to build off

New walling is shown hatched.
Existing walling to be removed is shown dashed

existing drain going to new foul installation as per site plan drawing



LEVEL THRESHOLD TO ENTRANCE DOORS

Full drainage investigation report to be carried out prior to commencement of works

0 0.5 1 1.5 2 2.5 3
DRAWN SCALE 1:50

DRAINAGE
–Main drain runs to be to sizes indicated and to be located in accordance with local authorities schedule of sizes and specification
–Inspection chambers to be built in 225 class B engineering bricks or as agreed otherwise with premade plastic
–All drains to comply to B.S. 4660 1972 and C.P. 301 and 304
–All drains to satisfaction of drainage Inspector
–Any drain running under building to be suitably protected and surrounded in 150 concrete and compressible surrounding material. Concrete lintels over where passing through walls
–Any drains running in close proximity to buildings to have ground stabilized with concrete fill in trench
–All drains to have flexible joints and be laid on bed of gravel
–Drain gradients 100mm – 1 in 40min.150mm – 1 in 60min.
–Manhole covers to be heavy duty in roadways, medium in driveways and M.H. sizes – up to 900 deep = 750 x 700 900 – 2700 = 1200 x 750 or 1200mm diameter concrete ring manhole ** Over 2700 deep to be in accordance with Code of Practice
–Any drains or land drains discovered during course of construction to be picked up and connected to new runs as appropriate
–Any drains in roadway with less than 1200 cover to be surrounded in in concrete
–Gullies to be of the external inspection pattern type
–R.E. to have C.I. cover set in paved surround
–All drains to be flexible jointed – Hepsleve or similar
–Soil pipe to terminate min 900mm above any opening light and be fitted with plastic grate top.
–Where drainage pipes are laid within 1m of footings (As illustrated in building regulations), pipes to be laid in accordance with those building regulation guidelines.
–Foul drains to be be min 1:40 gradient & surface water drains to be min 1:80 gradient

STAIR SPECIFICATION

Stairs to rise 2.6m from floor to floor. (Min 220mm going and max 220mm riser with 42 degree max pitch) Dimensions to be checked on site prior to stair manufacture Stair to be timber and to manufacturers design and specification. Handrail to be provided to stair and to be 900mm above noseing line & 1100mm above landings with balusters at centres so as to not pass a 100mm diameter sphere
NB: STAIR MUST BE CHECKED ON SITE TO ENSURE DOORWAY CAN FIT UNDERNEATH AND 2M HEAD–HEIGHT MAINTAINED AT TOP OF STAIR. THESE DIMENSIONS FIT ON–DRAWINGS BUT MUST STILL BE CHECKED AND FINE–TUNED ON SITE.

Smoke detector to be included at each level to be linked and mains operated via a separate fuse with a battery back up. (SD)

Any glazing between finished floor level & 800mm above that level in internal & external wall and partions to be either toughened or laminated

Mechanical ventilation to kitchen to give 60litres per second or 30litres per second if cooker hood installed.

Mechanical ventilation to bathroom to give 15litres per second to be operated intermittently.

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REV A: Porch added, conservatory moved

Title
PROPOSED EXTENSION AND ALTERATIONS

Project
HILL CROFT
CAWTHORNE LANE
DARTON, BARNSLEY

Client
ISABELLA RAMSBOTTOM

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Scale	Drawn	Job No.	
1:50@a1	de	2019	10