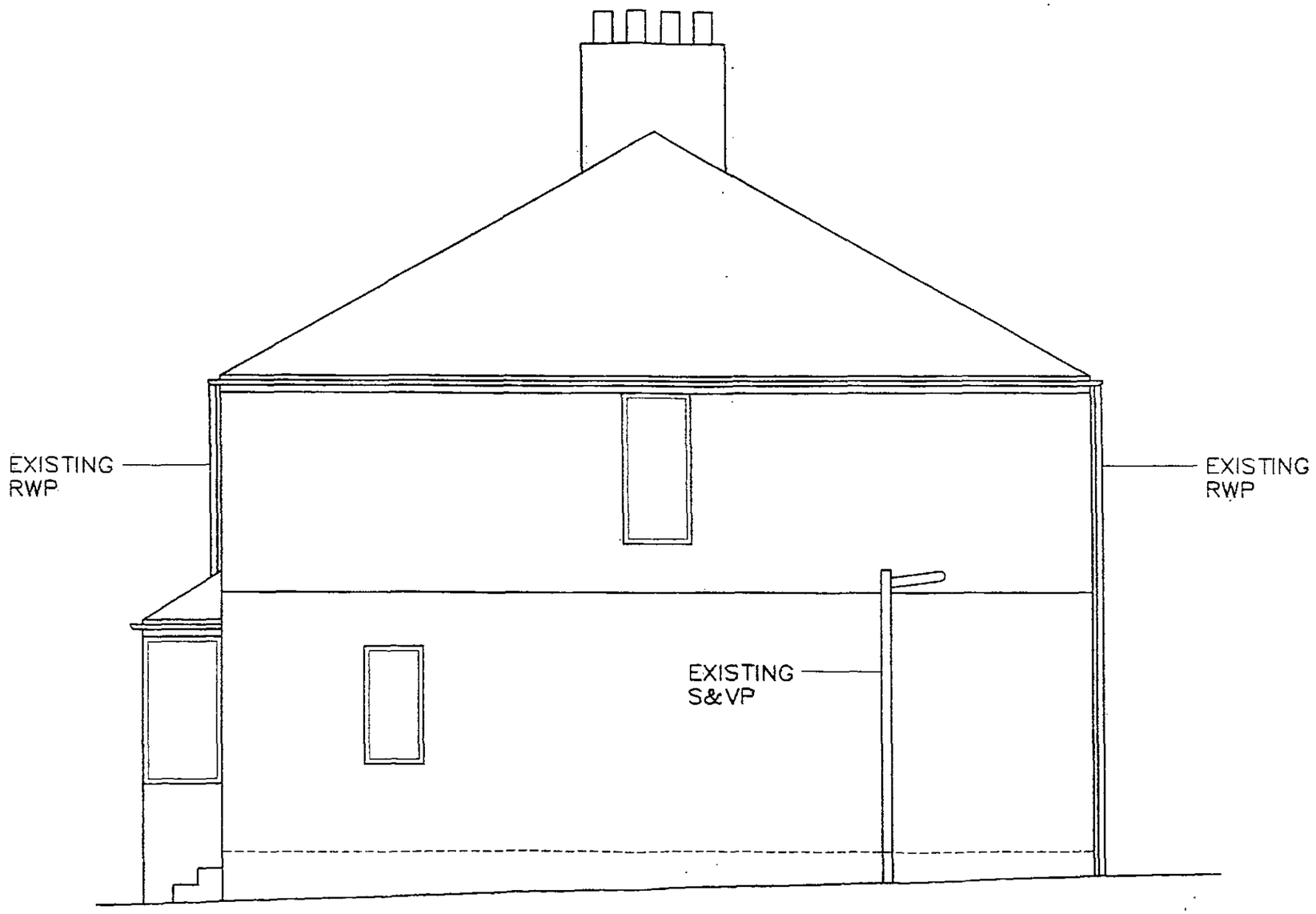



# EXISTING FRONT ELEVATION

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PROPOSED EXTENSION PLANS FOR:-
MR M HARDCASTLE
17 WOODSTOCK ROAD
WILTHORPE
BARNSLEY

| SCALE | DATE | REV |
|---|---|---|
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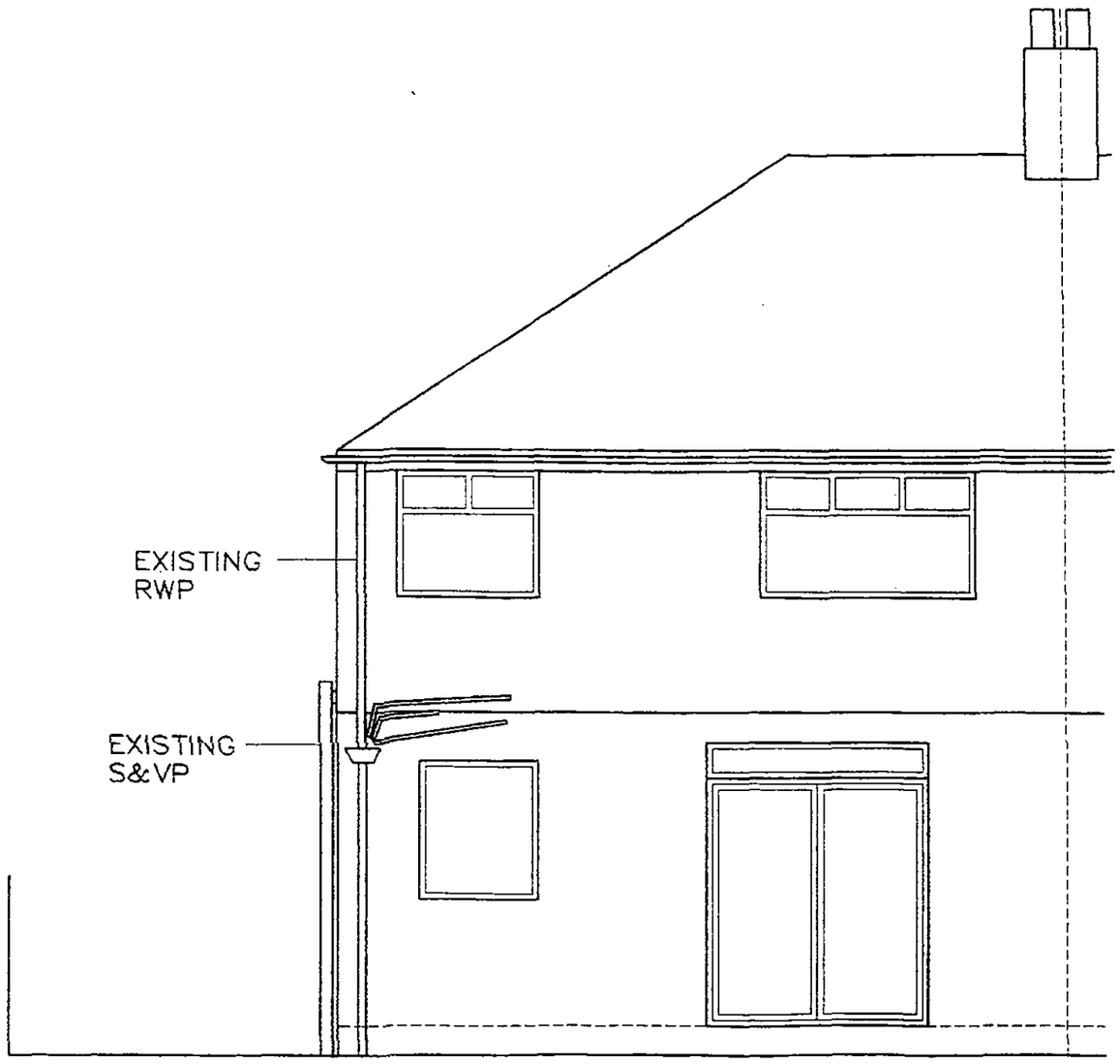



# EXISTING SIDE ELEVATION

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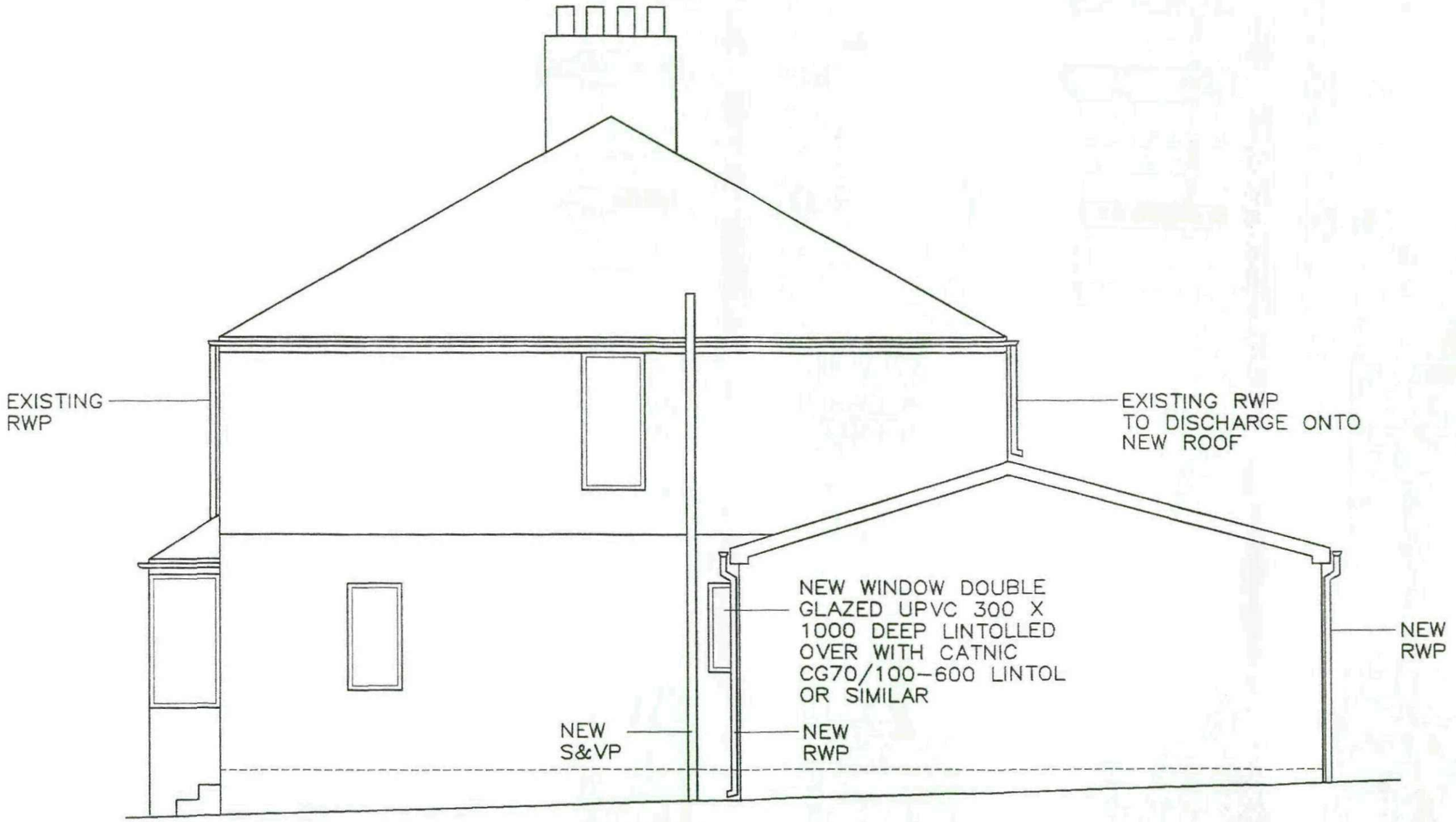



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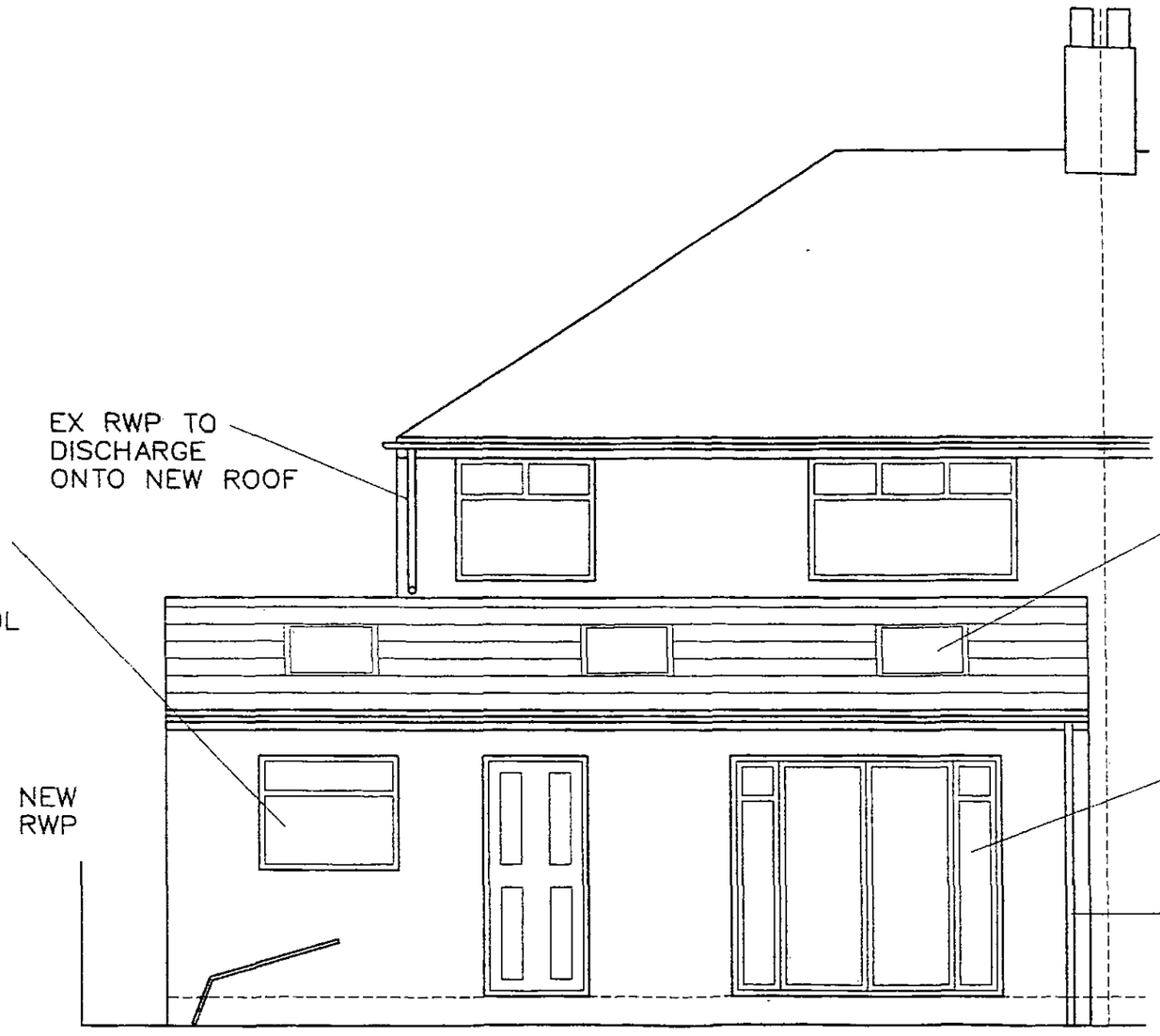



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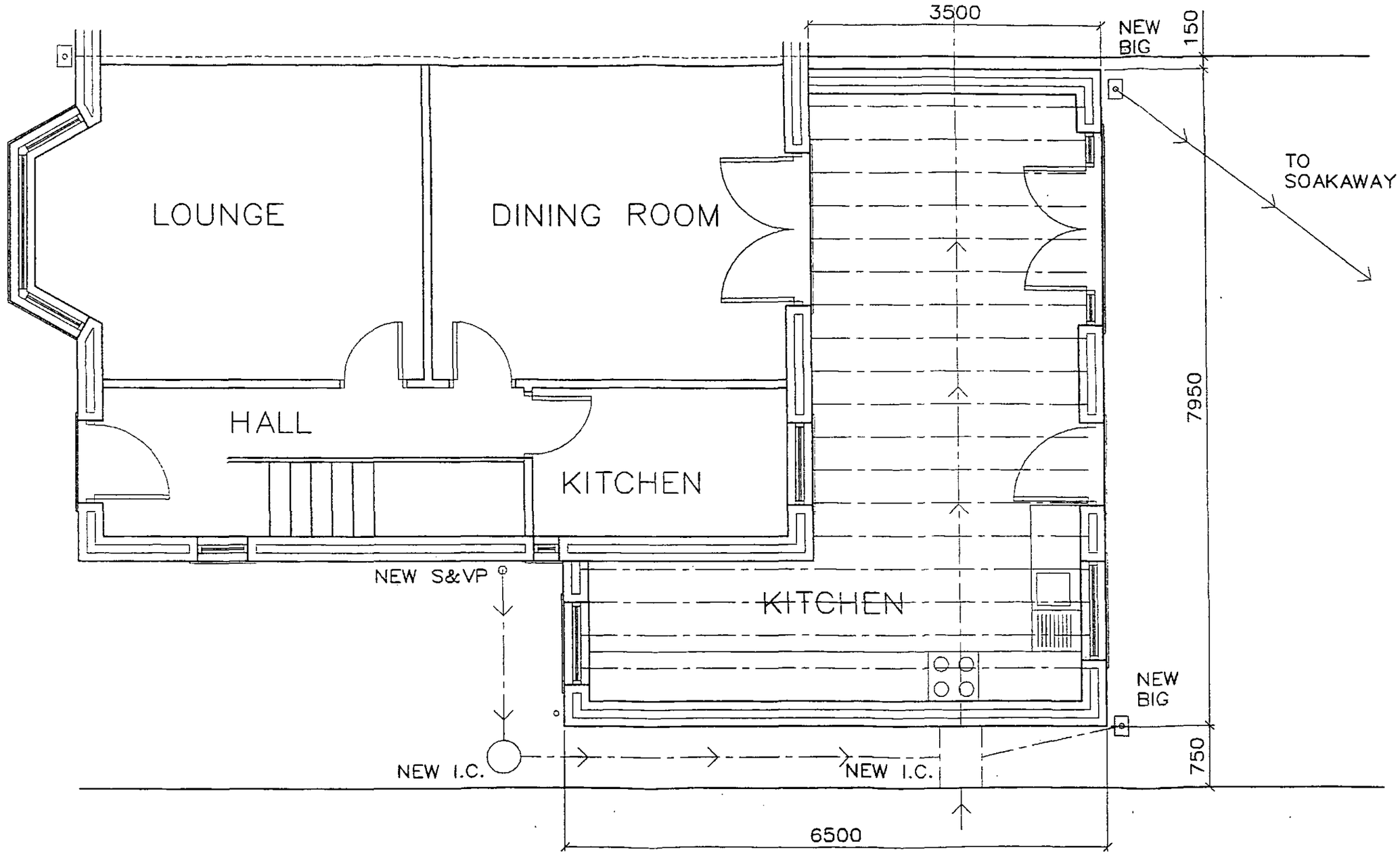



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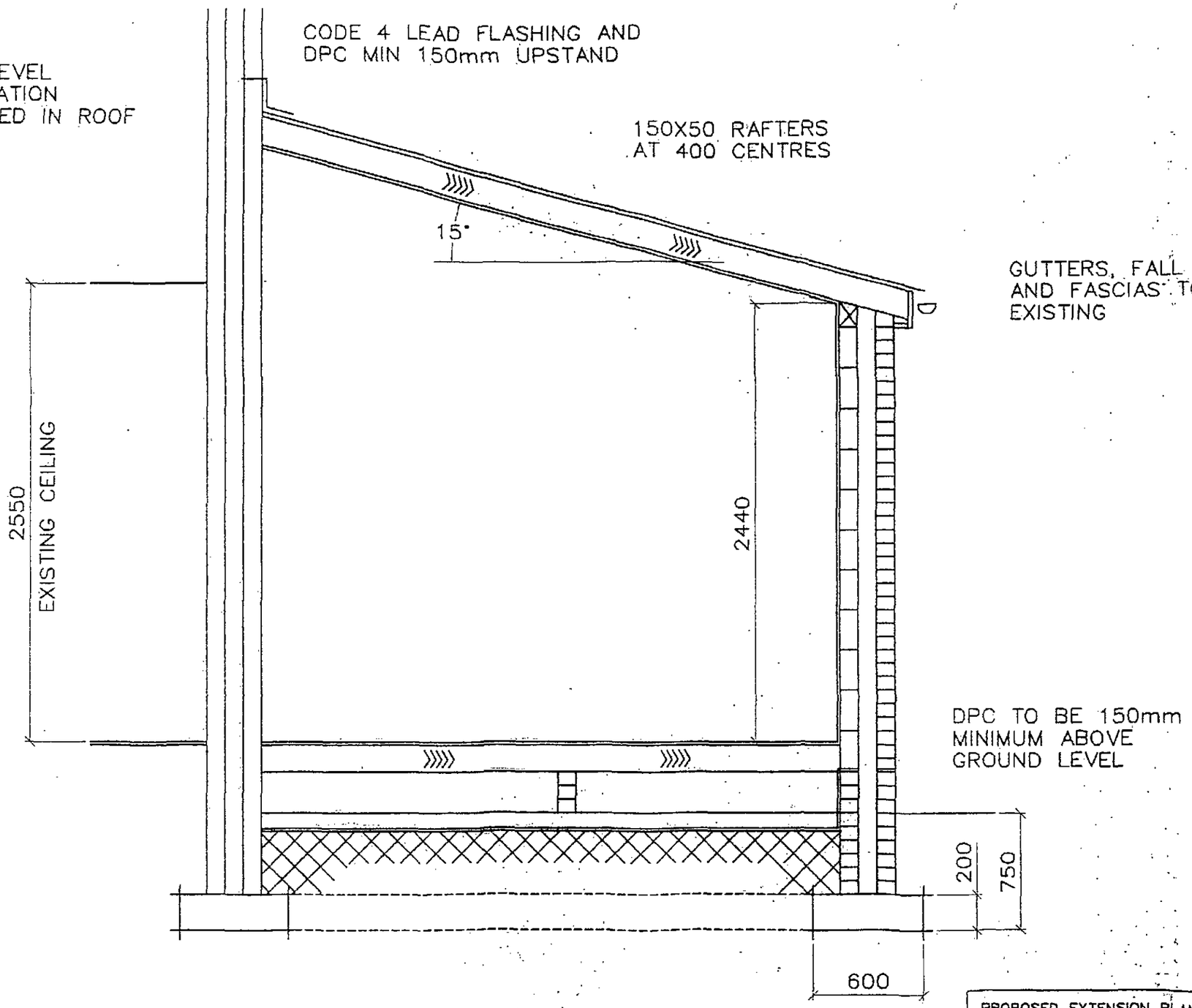



# PROPOSED GROUND FLOOR PLAN

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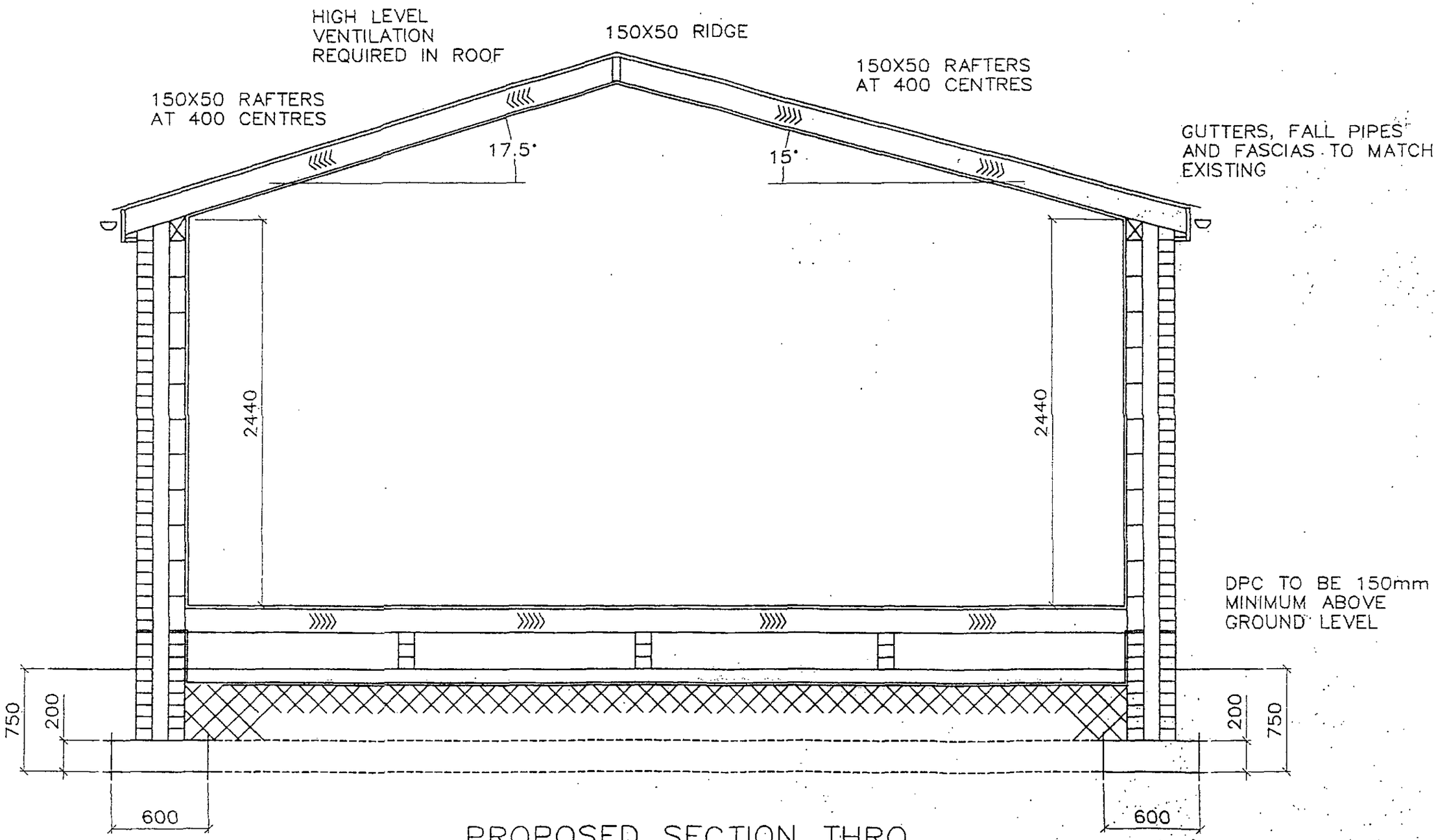



# PROPOSED SECTION THRO

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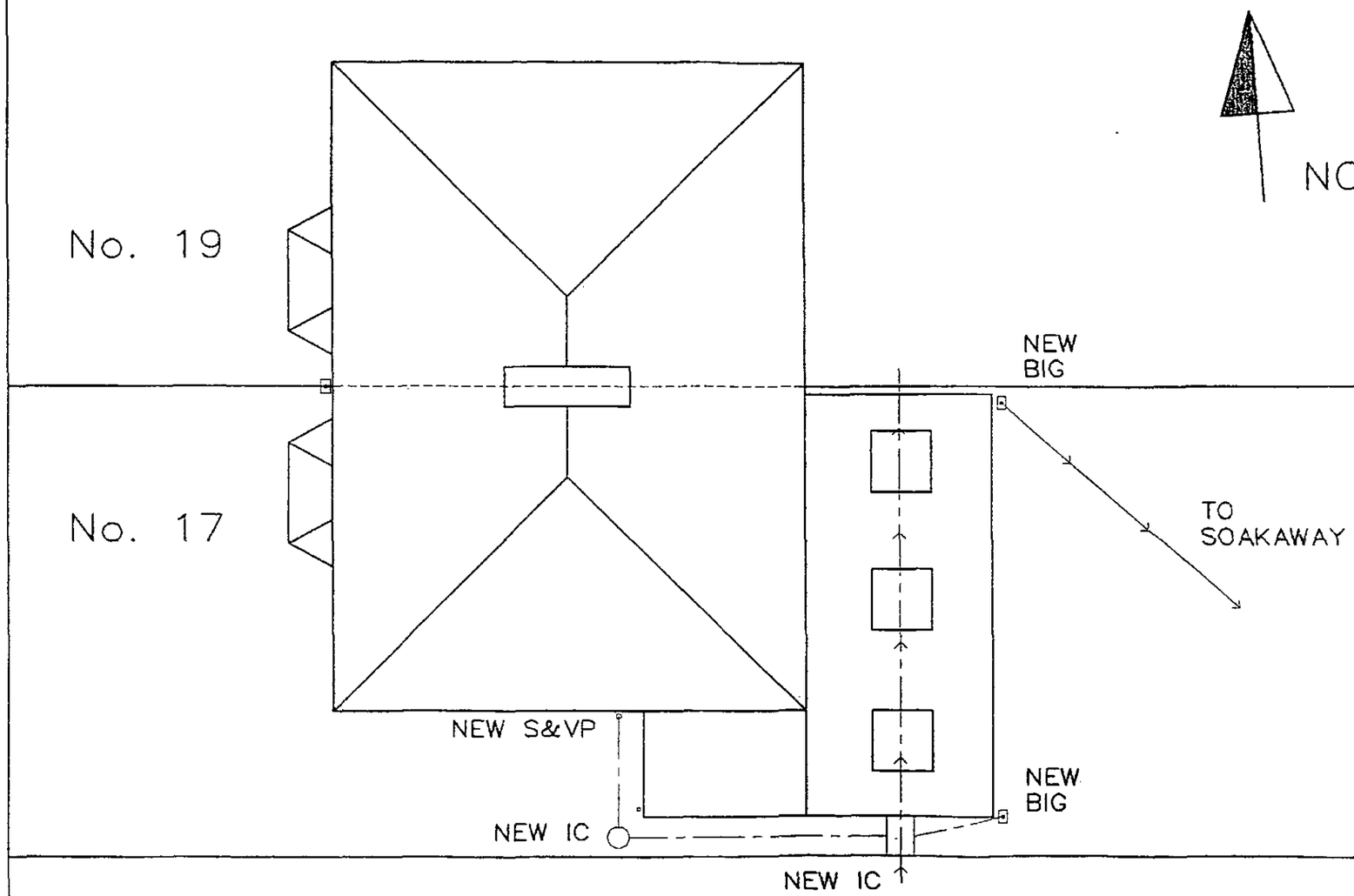



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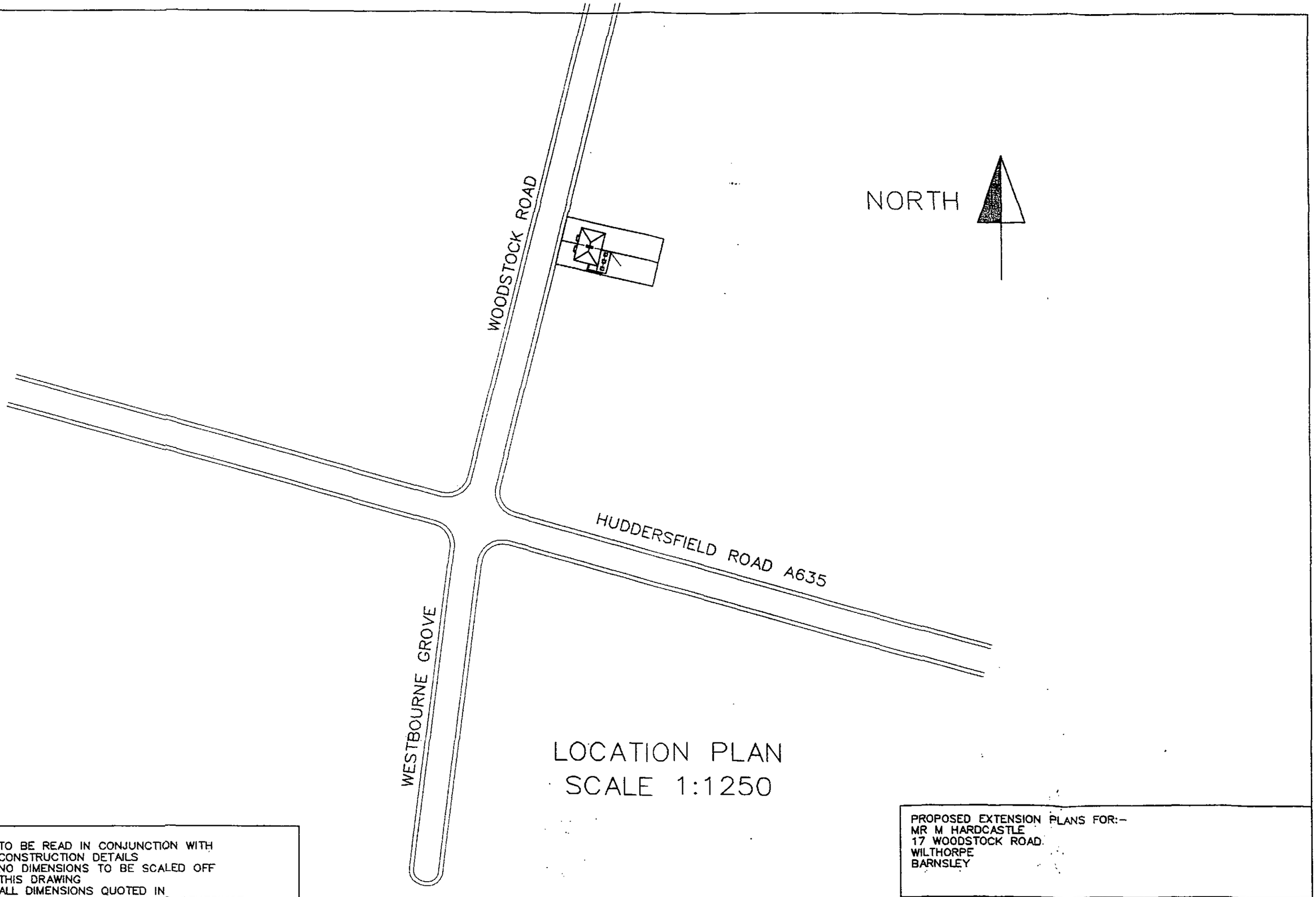



SITE PLAN
SCALE 1:100

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LOCATION PLAN
SCALE 1:1250

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| 1 : 1250 | NOVEMBER 2010 | |

THIS DRAWING FOR PLANNING APPROVAL AND BUILDING REGULATIONS APPROVAL ONLY

CONSTRUCTION NOTES

GENERAL
ALL WORK TO COMPLY WITH CURRENT BUILDING REGS N.H.B.C. TECHNICAL REQUIREMENTS & WITH THE CURRENT RELEVANT BRITISH STANDARDS, AGREEMENT CERTIFICATES ETC AS APPROPRIATE

CONTRACTOR TO VISIT THE PROPERTY (BY APPOINTMENT) AND AQUAINT HIMSELF WITH SCOPE & NATURE OF THE WORKS, ACCESS ETC.
MAKE ALLOWANCE FOR ALL SUPPORTS, PROPS, NEEDLES DOWN TO LOWEST LEVEL DURING INSERTION OF ANY LINTOLS, RSJ'S ETC. AND ALLOW SUFFICIENT TIME FOR ANY NEW SUPPORT WALLS OR MAKING GOOD TO ACHIEVE STRENGTH BEFORE REMOVAL OF TEMPORARY SUPPORTS.
WHERE NEW OPENINGS MADE OR NEW WALLS INCLUDED, ALLOW FOR MAKING GOOD WITH ARCHITRAVES & SKIRTINGS TO MATCH.
MINIMUM HEADROOM UNDER ANY BEAMS OR TRIMMERS TO BE 2 METRES.

FOUNDATIONS
TO SUIT SITE CONDITIONS, NORMALLY 600X200 THICK CONCRETE UNDER EXTERNAL WALLS & 450X150 THICK CONCRETE UNDER LOADBEARING SINGLE SKIN SPINE WALLS. ALL CONCRETE TO COMPLY WITH APPROVED DOCUMENT 'A' PART 'E' OF THE BUILDING REGULATIONS.

GROUND FLOOR (DWELLING)
TO BE 19mm THICK FLOORING GRADE CHIPBOARD OR 19mm T & G SOFTWOOD FLOORBOARDING ON 100X50 JOISTS AT 400 CTRS ON DPC ON HONEYCOMB SLEEPER WALLS BUILT OFF 100mm OVER SITE CONCRETE SLAB THICKENED OUT TO GOOD GROUND ON VISQUEEN 2000G DPM (RADON BARRIER) ON 50mm SAND BLINDING ON 150mm THICK SULPHATE FREE HARDCORE. SUB FLOOR VENTILATION TO BE 3000mm2/m MIN.INSULATION TO BE PROVIDED USING 140mm STYROFOAM OR SIMILAR ON NETLON OR SIMILAR TO GIVE U VALUE OF 0.22

PARTITION WALLS
TO BE 100mm STUD PARTITIONS COMPRISING OF 3mm PLASTER SKIM COAT ON 12mm PLASTERBOARD ON 75X50 TIMBER STUDS AT 600 CENTRES WITH 75X50 HEAD AND SOLE PLATES
SOUND INSULATION TO BE PROVIDED TO PARTITION WALLS

FLASHINGS
TO BE BS 117 MILLED LEAD SHEET (4 LBS) IN POSITIONS INDICATED.

MODS TO EXISTING HEATING SYSTEM TO BE CARRIED OUT BY A REGISTERED INSTALLER AND MUST BE TO PART J OF THE BUILDING REGULATIONS.

EXTERNAL WALLS
CAVITY WALL CONSTRUCTION TO BE EXTERNAL LEAF OF HALF BRICK THICK COMMONS TO GROUND LEVEL WITH FACING BRICKS TO MATCH EXISTING.
80mm CAVITY FILLED WITH 80mm "ROCKWOOL" CAVITY BATTS, CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO 225 BELOW D.P.C. INNER LEAF TO BE HALF BRICK THICK COMMONS TO DPC LEVEL WITH 100 THERMALITE BLOCKS ABOVE. BUILD IN 225mm LONG STAINLESS STEEL TIES AT 750mm HORIZ. CENTRES, 450mm VERTICAL CENTRES & EVERY BLOCK COURSE AT REVEALS. INSULATED CAVITY CLOSERS TO BE PROVIDED TO ALL OPENINGS, ALL CAVITIES TO BE SEALED AT EAVES, CILLS & VERGES, DPC'S TO BE PROVIDED TO HEADS, JAMBS & CILLS OF ALL WINDOW & DOOR OPENINGS. CAVITY TRAYS REQUIRED ABOVE ALL OPENINGS WITH 150mm UPSTAND & WEEPHOLES. VERTICAL DPM TO METER CABINETS.

LINTOLS – TO BE GALVANISED PRESSED STEEL, BRITISH STANDARD OR AGREEMENT CERTIFIED TO BE APPROPRIATE FOR SPANS & LOADS SUPPORTED WITH SUITABLE BEARINGS. INTERNAL SPINE WALLS TO BE FORMED INTERNAL LINTOLS OR BOX BEAMS AS INDICATED.

STRUCTURAL STEELWORK – AS DESIGNED BY CONSULTANT ENGINEER IN POSITIONS INDICATED ON DRAWING. ALL STEELWORK ENCASED TO GIVE 1 HOUR FIRE RESISTANCE

ROOF
ROOF TILES TO MATCH EXISTING ON 38 X 25 TILE BATTENS ON ROOFING FELT TO BS 747 ON 150X50 ROOF JOISTS AT 400 CENTRES
SPIKED TO 115X50 WALL PLATE BOLTED TO BLOCKWORK AT 2000 CENTRES. BRACINGS & BINDERS TO ROOF TO CONFORM WITH BS 5268 PART 3. 200 X 25 & 175 X 25 SOFTWOOD FASCIAS. EX 150 X 19 SOFFIT ON 100 X 25 SOFTWOOD BEARERS. 100 X 12 SOFTWOOD TILT FILLET EAVES VENTILATOR BY AIRFLOW AIRBRICKS LTD. COMPLETE WITH FLYSCREEN TO GIVE EQUIVALENT TO 10mm CONTINUOUS AIR, SPACE, 150 X 25 BARGEBOARD FIXED TO 100 X 50 GABLE LADDER BEAM FILLED OVER CAVITY WALLS. 50mm VENTILATED AIR SPACE WITH KINGSPAN THERMAPITCH TP10 ZERO ODP BETWEEN RAFTERS AND KINGSPAN THERMAWALL TW56 ZERO ODP UNDER RAFTERS

SOAKAWAYS TO BE 1 METRE CUBED IN VOLUME MINIMUM & CONSTRUCTED 4 METRES AWAY FROM ANY BUILDING 100 DIA. PIPES BEDDED IN PEA GRAVEL & WITH MIN. FALL OF 1 IN 40. PIPES IN VITRIFIED CLAY WITH FLEXIBLE JOINTS.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION OF THE WORK THE DISTRICT SURVEYOR IS TO BE PROVIDED WITH EVIDENCE TO DEMONSTRATE THAT EITHER:–
A) THE ELECTRICAL WORK HAS BEEN CARRIED OUT BY A PERSON WHO IS A MEMBER OF A RELEVANT "COMPETENT PERSON SCHEME"; OR
B) THE REQUIREMENTS OF PART P HAVE BEEN COMPLIED WITH AND THAT AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE HAS BEEN ISSUED BY A PERSON COMPETENT TO DO SO. (NOTE THAT ADDITINAL BUILDING REGULATION CHARGES AND INSPECTIONS WILL APPLY IN THIS CASE.)

RAINWATER PIPES AND GUTTERS
RAINWATER PIPES TO BE 63 INTERNAL DIA. PVC TO REG H3 DISCHARGING INTO GULLEY. GUTTERS TO BE 100 DIA. LAID TO FALLS AND FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

PLUMBING
SOIL & VENT PIPE TO BE 100mm DIA. P.V.C. VENT PIPES TO BE 75mm DIA. BOTH TO FITTED WITH CAGE & TERMINATED A MIN. OF 900mm ABOVE ANY WINDOW OPENING. WASTE PIPES TO BE TO B.S. 659, TABLE 3 COMPRESSION FITTINGS; BATH, SHOWER & SINK WASTES TO BE 40mm DIA, LAVATORY BASIN WASTE PIPES TO BE 32mm DIA, ALL WASTES TO BE FITTED WITH 75mm DEEP SEAL TRAPS AND LAID TO FALLS OF 1 IN 24 MIN. NO CONNECTION WITHIN 200mm WHERE BELOW W.C. CONN.

ANCHOR TIES
FIRST FLOOR – TO BE BUILT INTO EXTERNAL WALLS AT 1800mm CENTRES OVER 3 No. JOISTS WHERE PARALLEL TO WALL. ROOF – TO BE BUILT INTO EXTERNAL GABLE WALLS AT 1800mm CENTRES OVER 3 No. RAFTERS AND CEILING MEMBERS OF ROOF TRUSSES. ALL ANCHOR TIES TO BE MILD STEEL 30mm WIDE x 5mm THICK. NOGGINS, PACKINGS 1/2 MEMBER DEPTH PROVIDED.

INTERNAL FINISHES
TO INTERNAL LEAF OF CAVITY WALL AND INTERNAL BLOCK WALLS TO BE 25mm DRY LINING OF 3mm PLASTER SKIM COAT ON 9.5mm PLASTERBOARD WITH TAPED JOINTS ON PLASTER DABS.

DRAINAGE
ALL DRAINS FOR FOUL AND SURFACE WATER TO COMPLY WITH B.S. 65 & 540:1966 WITH FLEXIBE JOINTS. DRAIN TRENCHES WITHIN 1000mm OF FOUNDATIONS TO BE FILLED TO UNDERSIDE OF FOUNDATIONS WITH CONCRETE. DRAINS PASSING UNDER BUILDINGS TO BE SURROUNDED WITH GRANULAR FILL AND JOINTS LEFT FLEXIBLE. MANHOLES TO BE PRECAST CONCRETE RING TYPE OR CLASS 'B' ENGINEERING BRICKS 225mm THICK ON 100mm CONCRETE FOUNDATIONS. DRAINS PASSING THROUGH WALLS TO HAVE PRECAST CONCRETE LINTOL OVER & 50mm SPACE OR ROCKER PIPES.

WINDOWS AND DOORS
TO BE TO OWNERS REQUIREMENTS AND TO THE SATISFACTION OF LOCAL AUTHORITY PLANNING OFFICER AND TO MEET CURRENT REGS I.E. DOUBLE GLAZED WITH PILKINTON K OR SIMILAR LOW E GLASS WITH 16mm AIR GAP. OPENING LIGHTS TO BE 1/20TH FLOOR AREA WITH 8000mm TRICKLE VENT ALL WINDOWS TO HAVE MEANS OF ESCAPE MIN. 750X450mm WIDE AND 1100 MAX. ABOVE FLOOR LEVELS. ALL GLAZING IN CRITICAL AREAS WITHIN 800mm OF FLOOR LEVEL TO BE SAFETY GLASS TO BS 6206 AND STAMPED ACCORDINGLY. ALL WINDOWS TO ACHIEVE MIN U VALUE OF 1.8 N/M2.

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