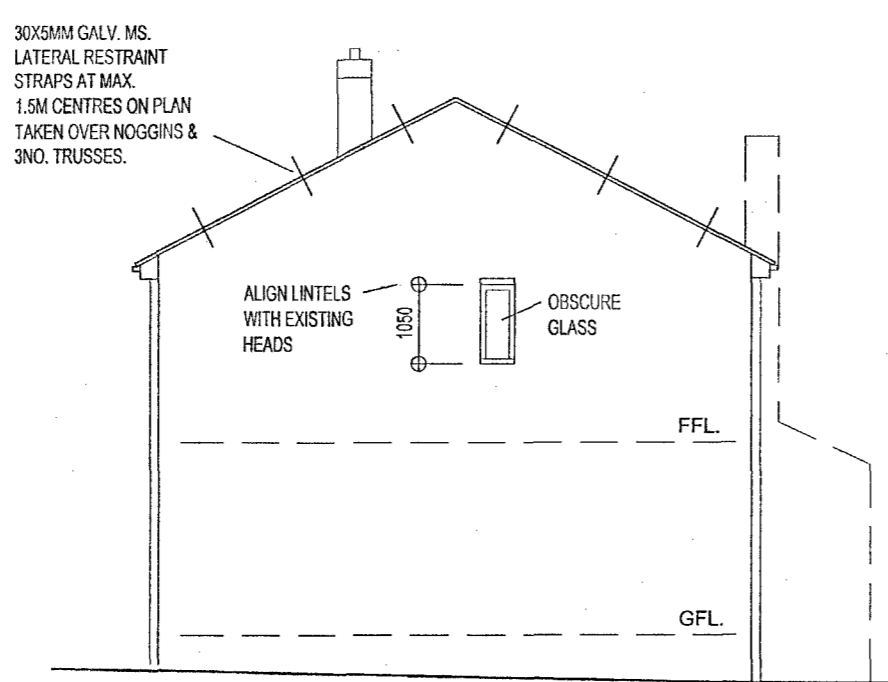
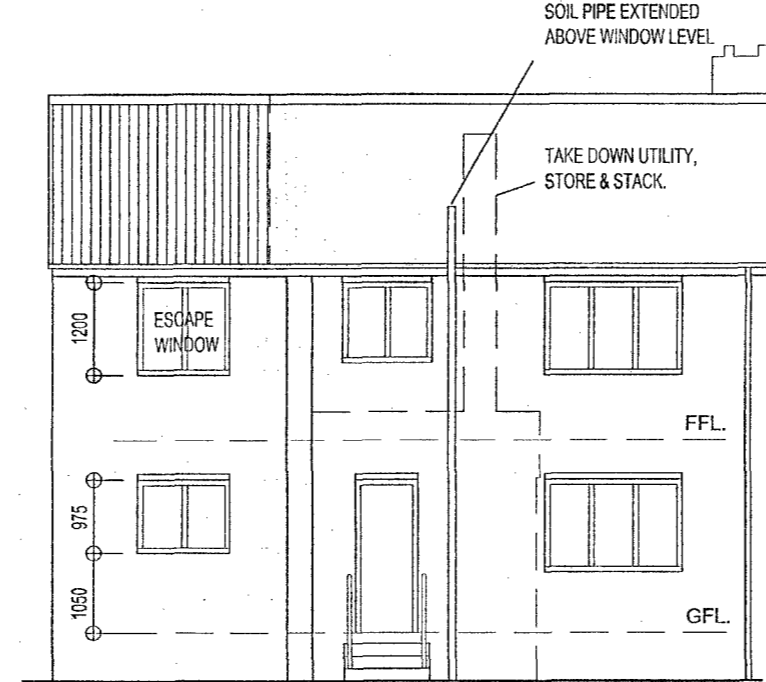


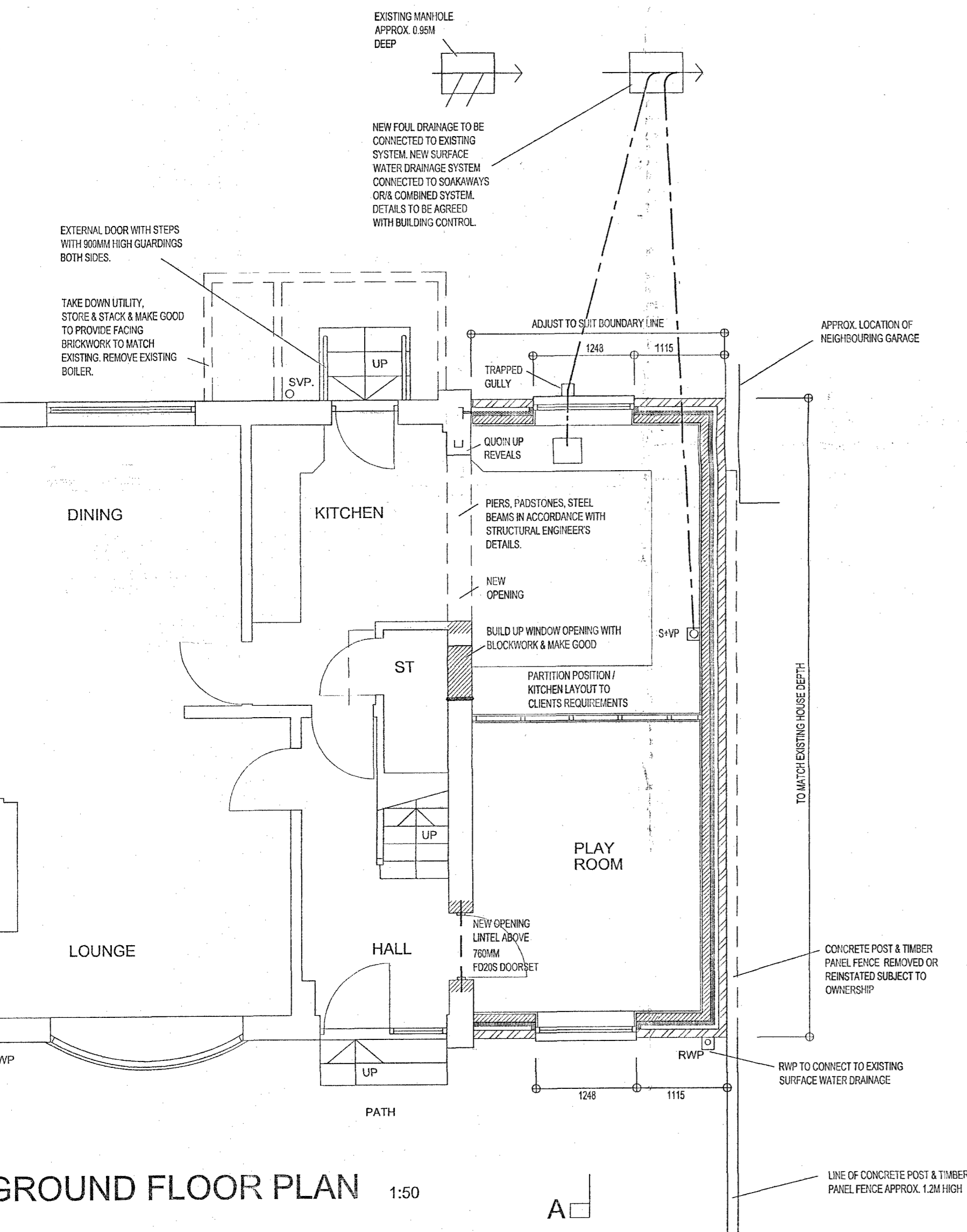
WEST ELEVATION 1:100



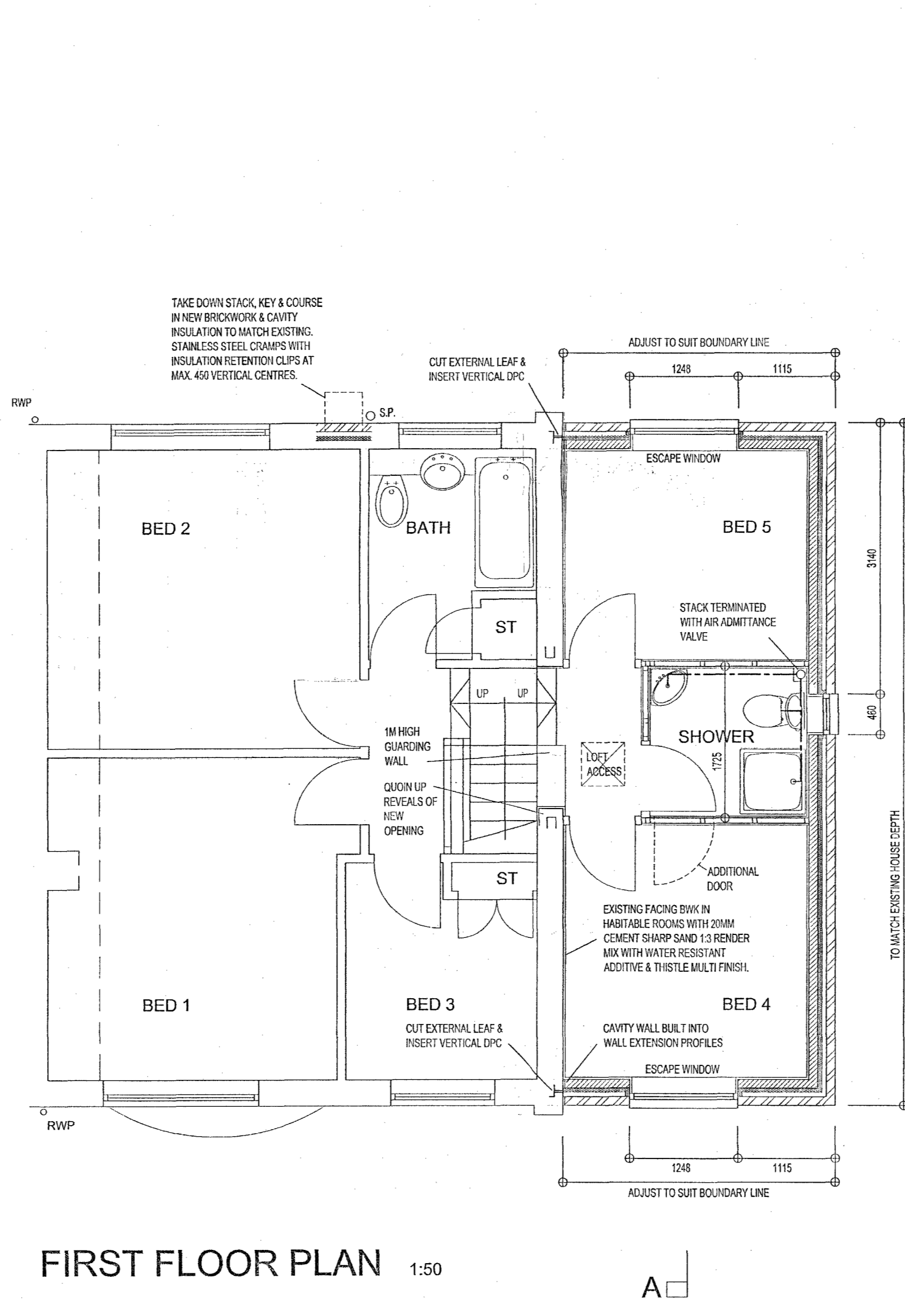
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

GENERAL NOTES

**FOUNDATIONS**  
Foundations to Local Authority approval & in accordance with the Structural Engineer's recommendations.  
Foundations for internal load bearing partitions are to be taken down to the same depth as the foundations for external walls. Obtain specialist advice for foundations in aggressive soils or other hazardous conditions.  
Non standard or special foundation are to be designed by Structural Engineer.

**CAVITY WALLS**  
303mm cavity wall construction, facing brick external leaf, 50mm cavity with 50mm Celotex CW4000 insulation board, 100mm solid lightweight block inner leaf (7.0m<sup>2</sup>/m<sup>2</sup>, max. 0.19W/mK), 13mm lightweight plaster finish. All to provide max. 0.28 U Value.

Sub floor void with 220x60mm plastic air bricks including cut through & tray dpc over at centres to provide equivalent 1500mm<sup>2</sup> of external wall.  
Cavity sealed at eaves with insulated closer.  
Window/door frames to have 100mm insulated cavity closer at reveals & cills. 0.022W/mK.  
Cavity insulation to extend 225mm below top of perimeter floor insulation. Void below filled with weak concrete cavity fill.  
Cavity insulation to extend min. 225mm above top of roof insulation across gable with tray dpc protection above.  
Ancon Clark 225mm long RT2 for aggregate blocks or 255mm long helical TJ2 for aerated blocks with thin bed mortar joints. S.S. cavity wall ties with insulation clips to secure boards. Note: Bottom row of insulation supported on ties at max. 600mm centres. Ties at 900 staggered horizontal, 450 vertical centres & every block course at reveals & wall abutments.  
A sleeved mineral wool cavity fire barrier to be installed around gas and electric meter boxes. Seal around services/wastes/ducts passing thru cavity walls.

Where walls abut existing build into proprietary wall extension profiles. Existing outer leaf cut & vertical dpc inserted between new inner & outer leaf.

**PIERS, PADSTONES & STEEL BEAMS**  
All in accordance with the Structural Engineer's recommendations.

**FIRE PROTECTION OF STEEL BEAMS**  
Beams in habitable spaces encased in 15mm Glasroc Firecase system. All in accordance with the manufacturer's recommendations to provide half hour fire resistance.

**LINTELS**  
All lintels in external cavity walls to be supplied from IG or Celotex in accordance with the manufacturer's schedules. Lintels to habitable areas insulated & have a base plate that is not continuous from outer to inner leaf or a perforated base plate with effective conductivity not exceeding 30W/mK.  
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site.  
All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm<sup>2</sup> and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.

Tray dpc protection over all lintels in external walls with stop ends & weeps at max. 500mm centres. Min. 2no. weeps per opening.  
**GROUND FLOOR (DWELLING)**  
22mm T&G moisture resistant P5 flooring grade chipboard with glued joints to maximize air tightness on 47x145mm C16 joists at maximum 400mm centres on galvanized joist hangers with solid strutting at mid span. Twin joists where parallel to & below non loadbearing partitions. 110mm Celotex XTR410 insulation slabs tightly fitted between joists on insulation clips at max. 1m centres. Include for insulation between walls & joists to prevent cold bridging. Foam/mastic seal between wall/chipboard/skrtings to minimize air leakage. All to provide max. 0.22 U Value. Min. 150mm ventilated void below joists with 50mm concrete oversite laid to falls to external wall on 1000 gauge polythene on 25mm sand blinding on nominal 150mm compacted type 1 hardcore on ground free from organic matter.

**FIRST FLOOR CONSTRUCTION IN HOUSE**  
22mm T&G moisture resistant P5 flooring grade chipboard on 47x145mm C16 joists at maximum 400mm centres on galvanized joist hangers with solid strutting at mid span. Twin joists where parallel to & below non loadbearing partitions. 100mm, 10kg/m<sup>3</sup> density mineral wool between joists, 15mm plasterboard & skim finish to provide min. 10kg/m<sup>2</sup> mass. Any recessed spotlights/downlights to be fire and acoustic rated. Extractor fans and flexi ducts passing between joists to be protected to maintain the fire and acoustic integrity of the floor.

ROOF

Interlocking concrete tiles to match existing & fixed in accordance with manufacturer's instructions for site location & BS5534 1978 on 25x50mm treated ev. battens on sarking felt with flocked underside on treated trussed rafters at max. 600mm centres, braced in accordance with BS5268 Part 3 & on 75x100mm wall plate held down with 30x5mm galv. ms straps at maximum 2m centres. 150mm Rockwool Rollbat insulation quilt between & across trusses. 12.5mm plasterboard & skim finish on 500 gauge continuous polythene vapour check/air barrier with all joints lapped & taped. Nogginns at all plasterboard edges. Service penetrations thru ceiling (elect cables etc.) mastic sealed to maintain vapour check & airtightness. All to achieve minimum 0.16 U value

Eaves ventilation system to provide equivalent 10mm continuous gap with eaves vent trays between trusses.

**INSULATED LOFT ACCESS**  
Hatch located in circulation area with air leakage rate including its frame when tested to BS EN 13141-1 : 2004 less than 1.0m<sup>3</sup>/hr. at 2Pa. Complete with compression seal & latch.

**NON STRUCTURAL INTERNAL TIMBER STUD PARTITIONS**  
63 x 38mm CLS studwork @600mm c/s with 15mm Gyproc wall board (0.5kg/m<sup>2</sup>) both sides & 25mm Isovol APR1200 between studs all to achieve 40db acoustic insulation. Moisture resistant plasterboard on 500 gauge vapour check to partition sides facing wet areas.

**BOXINGS**  
Boxings for concealed services to be sealed at floor & ceiling levels together with piped services where penetrating hollow construction or voids & have access panels to wastes for future maintenance. Boxings fully filled with mineral wool insulation. Wastes within the floor void wrapped in minimum 25mm acoustic mineral wool.

**STAIRCASE**  
New treads & risers to match existing stairway. Min. 2m vertical headroom.  
Handrail/skid guarding wall height 1000mm above pitch line of stairs & landings. Minimum 900mm clear width landings.

**EXTERNAL DOORS & WINDOWS**  
Area weighted average U value not greater than 1.6 w/m<sup>2</sup>K.  
30mm overlap past inner face of brick fitted into former/cavity closer.  
Window frame must overlap insulation within lintel by minimum 30mm for Building Regs Part L.  
Window and doorframes to be sealed around their perimeter at the masonry abutment externally, and at the abutment with the plasterboard internally.

**GLAZING**  
Glazing to be in accordance with Part N of Building Regulations 1998.  
Low level glazing below 900mm high from F.F.L. or stair treads, to be Safety Class to BS 6206. Low level glazing where ground is 500mm lower on one side than the other, for example where a feature window appears on a staircase, glazing must also comply with the Balustrade Code BS 6180. Low level glazing between finished floor and 1500mm above that level in a door or in a side panel and surrounding areas 300mm past door frame, to be safety glass to BS 6206.  
All windows and external doors (where glazed) are to be double glazed with Low - Emission glass.  
All double glazed units should be marked to BS 5713 usually on the spacer bar.

**VENTILATION**  
Ventilation to be in all in accordance with Building Regulations Part F 2010.  
Testing of the mechanical ventilation airflow of each extract fan is to be carried out & results of testing to be to be supplied to Building Control.  
Area of background ventilation to be in accordance with table 5.2a of Approved Document F 2010 Edition.  
Provide a 10mm air gap under ALL internal doors for ventilation in line with Part F 2010.  
All habitable rooms  
To have ventilation openings equal to not less than 5 % of the floor area of the room. Windows to be fitted with trickle vents.  
Kitchens  
To have an opening window or door & background ventilation, and mechanical extract ventilation capable of extracting at a rate not less than 60 litres/sec. (or incorporated within a cooker hood and capable of extracting at a rate not less than 30 litres/sec.).  
Shower  
To have opening window & background ventilation and mechanical extract ventilation, capable of extracting at a rate not less than 15 litres/sec. If the bathroom does not have an operable window, the extract fan must be light switch operated with 15 minute overrun.

HEATING INSTALLATION

Gas appliances to be fitted by a registered GasSafe installer.  
New boiler to have min. 88 % SEDBUK 2009 rating.  
All heating installations are to be thermostatically controlled, and are to include thermostatically controlled radiator valves to all radiators with exception of radiator in hallway (where applicable). All to be in accordance with Building Regulations Part L1A.  
Boiler programmer with full zone controls.  
Pipe work and any cylinder insulated to Building Regulations Document L1B (2010)

Gas fires or boilers to be so fixed that no flame is less than 225mm below any incombustible or combustible material.  
Boiler control interlocks. Gas fired hot water central heating system controls to switch boiler off when no heat is required whether control is by room thermostat or by thermostatic radiator valves.  
Any hearth should be non-combustible and project a minimum of 300mm when a gas appliance is installed

Building Control to be supplied with a notice issued by a competent person upon completion confirming that the hot water system has been properly commissioned.  
All baths to be fitted with a suitable device limiting hot water temperature to max. 48 degrees C.

**BOILER BALANCED FLUE**  
Outlet to be not less than 300mm from any opening in external wall and where less than 2m above finished ground level, a suitable durable cage shall be fitted. Refer to B. Regs Approved Document (2002) diagram 3.4.

**PART P - ELECTRICAL SAFETY**  
All Electrical work to meet Part P. To be designed, installed and inspected by a competent person.  
Prior to completion the Approved Inspector has to be satisfied that Part P has been complied with. The Electric Installation Certificate is to be issued for the work by a competent person.

**ABOVE GROUND DRAINAGE**  
All to BS 5572 (1978). Waste pipe sizes: WHB - 32mm; bath, sink, shower - 40mm; WC 100mm. Waste sizes increase to 40mm for WHB over 1.7m long (up to 3.0m max) and 50mm for bath/showers over 3.0m long (up to 4.0m max). All separate connections, 75mm deep seal traps. 100mm UPVC soil pipes terminated with air admittance valve above flood level of highest appliance, head of drain to external air terminated with baloon grating min. 1m above opening lights.

**RW GOODS**  
Terrain 2200 square system 120x50 gutters or equal at 1:350 falls. 62mm square downpipes capable of draining approx. 100m<sup>2</sup> effective roof area.

**BELOW GROUND DRAINAGE**  
100mm diameter verified drainage pipework laid flexible jointed on 150mm pea gravel bed & surrounded at nominal 1:40 falls towards existing foul/combined drainage system. Lintel over drain where passing through walls allowing 50mm minimum clearance, mask both sides with inert rigid sheet & fill void with compressible sealant.  
Locate existing foul/combined drain & construct new manhole on line complete including nominal 150mm concrete base, benching, step iron riser, 225mm engineering brickwork in 1:3 mortar mix, grade C cover & frame.  
Existing surface water drainage system to be established on site by the Contractor & subject to Building Control agreement new surface water drains connected to existing combined system & or soakaways subject to percolation test & to be minimum 5m from buildings or highway & comply with BRE Digest no.305.

**BUILDING REGULATION**  
Structural calculations for structural steelwork to be supplied to Building Control 28 days prior to commencement on site.  
Structural calculations for roof trusses to be supplied to Building Control 28 days prior to installation.  
Bedroom 4 & 5 to have escape windows with unobstructed operable area of min. 0.33m<sup>2</sup> & at least 450mm high & wide. Bottom of operable area to be not greater than 1.1m above floor level.  
Smoke detectors to be installed at ground & first floor circulation levels. Alarms mains powered with battery backup & interlinked.  
Combined area of new gable windows not greater than 1m<sup>2</sup>.

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Notes.

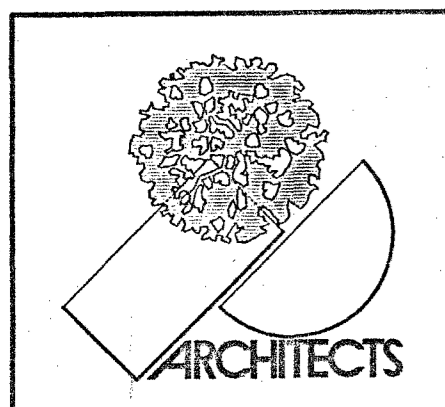
REFER TO DWG. W2 FOR SECTION

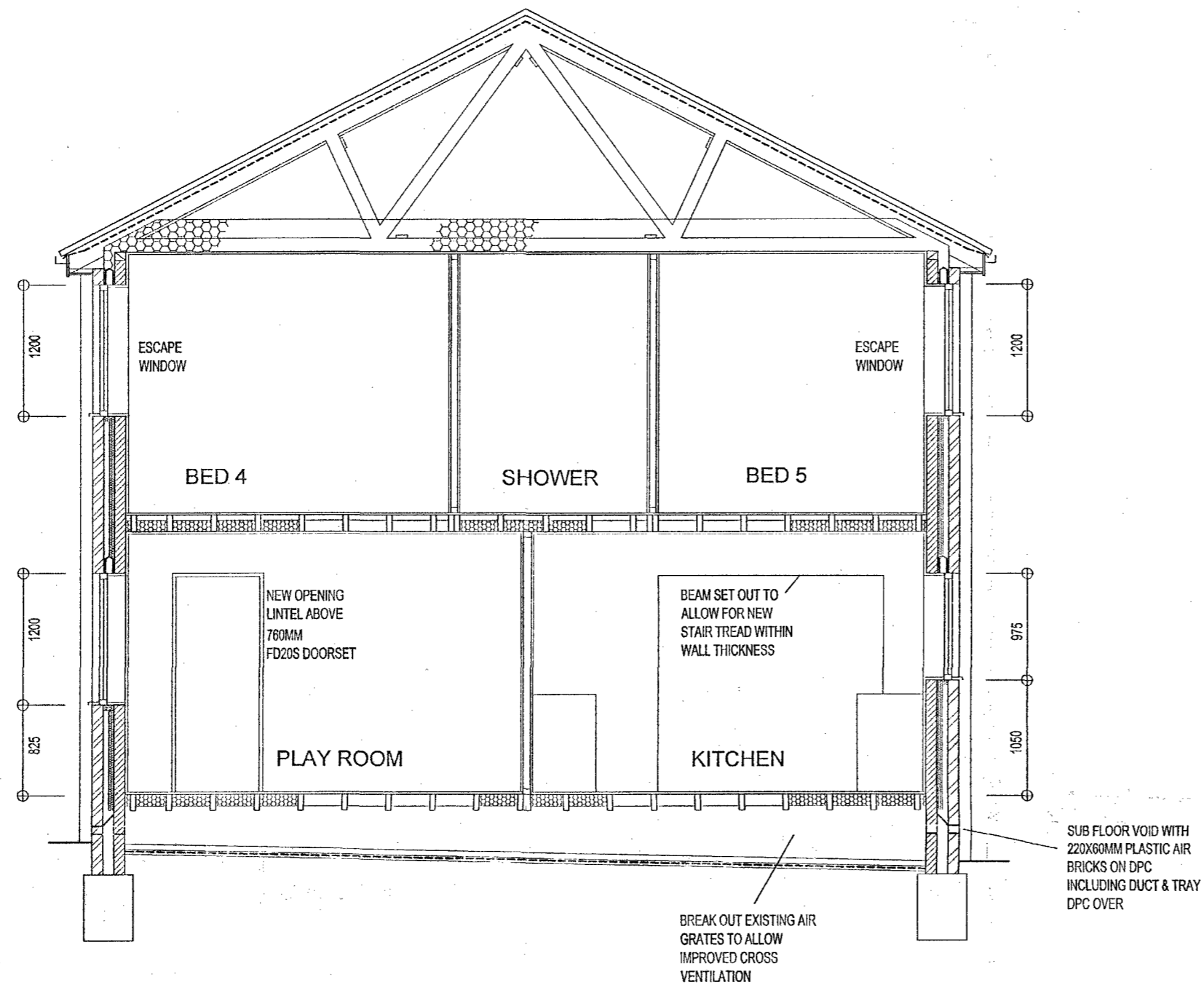
Revisions.		Date	Suffix	Description	Date	Suffix	Description
		08-01-2012	A	BUILDING REG. COMMENTS			
		28-02-2013	B	DRAWING REVISED TO CLIENTS REQUIREMENTS			
		11-03-2013	C	DRAWING REVISED TO CLIENTS REQUIREMENTS			

Project:		PROPOSED ALTERATIONS 32 LANSDOWNE CRESCENT BARNSELEY		Client:		MR. & MRS. OPENSHAW	
Drawing Title:		PLANS & ELEVATIONS		Date:	AUG.12	Scale:	1:50 @ A1
Ref:		42/46		Dwg. No.:	W1	Rev.:	C

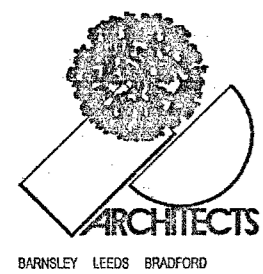
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SECTION A 1:50



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Notes:

REFER TO DWG. W1 FOR PLANS & ELEVATIONS

Revisions:

Date	Suffix	Description	Date	Suffix	Description
28-02-2013	A	DRAWING REVISED TO CLIENTS REQUIREMENTS			
11-03-2013	B	DRAWING REVISED TO CLIENTS REQUIREMENTS			

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Project:	PROPOSED ALTERATIONS 32 LANSDOWNE CRESCENT BARNSELY	Client:	MR. & MRS. OPENSHAW
Drawing Title:	SECTION A	Date:	AUG.12
		Scale:	1:50 @ A2
Ref:	42/46	Dwg. No.:	V2
		Rev.:	B