

GENERAL:-

**FOUNDATIONS:-**  
Foundations to be 600x225mm to cavity walls and 450x225mm to single skin walls as concrete strip foundations cast onto good ground at same level as existing providing sufficient cover and avoidance of surcharge on any drainage in vicinity in suitably prepared excavation. 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 7N/mm² and all cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

**DAMP PROOF COURSES:-**  
Horizontal DPC to all walls, DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels and any meter boxes and air bricks with perpendicular weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

**NEW EXTERNAL CAVITY WALLING:-**  
External leaf in 102.5mm facing brickwork to match existing in every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 100mm structural cavity with stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal and 50mm Kingspan Kooltherm partial fill cavity insulation where necessary to envelope residential accommodation as indicated. Close cavity around all openings using RIGID-CORE cavity closer by TDI (UK) Ltd (Ag cert no 00/3714) or other equal and approved. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

**INTERNAL WALLS:-**  
Internal walls at GF level to be 100mm solid 4.2N/mm² blkwk built off 450x225mm conc strip foundation with dpc at floor level and at FF level to be non LB partitions in 75x50 SW framing with all necessary head and sole plates and studs and noggins with 12.5mm plasterboard facings with skim finish as required. Provide double joists under stud partitions where running parallel with floor joists.

**LINTELS:-**  
All lintels to be proprietary open backed coated and galvanized steel lintels such as Catnic Cougar, or other equal and approved. BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with chosen manuf's recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings. Mfr's scheduler specification to be obtained prior to ordering.

**UPPER FLOOR CONSTRUCTION:-**  
19mm T & G MR chipboard on timber floor joists as described elsewhere supported off loadbearing structures as shown. Proprietary joist hangers at joists to trimmer/bearer connections. SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting where spans greater than 4.5m long. Provide double joists under parallel stud partitions. Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with steel pack between first joist and wall. Notch top of joist to receive straps. Provide full perimeter edge support to floor boarding in joists or noggins.

**WINDOWS AND DOORS:-**  
All new & replacement windows & doors to be high performance PVCu, double glazed with HP DG units incorporating 16mm cavity & low-E 4 glass to ensure max 1.60 W/m²K U-Value. Fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 4000mm² to all rooms.

**GLAZING:-**  
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.  
All glazing to critical areas to be Kitemarked safety glass as follows:-  
Windows with sill height less than 800mm from internal 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.

**STAIRCASE:-**  
Purpose made timber staircase to comply with Approved Document K of Building Regs. Refer to drawings for specific details regarding number of rises and goings.  
Max pitch to be 42°.  
12no equal risers of approx 196.86mm to give total rise of 2360mm (All subject to site measure prior to manufacture).  
Goings to be 250mm and all equal length.  
Handrail height 900mm above pitch line of stair.  
Guarding to landing to be 900mm high above floor level.  
Max clear gap between vertical balusters to be 35mm.  
Clear headroom to be min 2m above pitch line of stairs & landings.

**MECHANICAL VENTILATION:-**  
Provide the following extract rates:- **Utility** - 30L/sec; **WC** - 6L/sec;  
Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru lighting circuit with min 15 minute overrun.

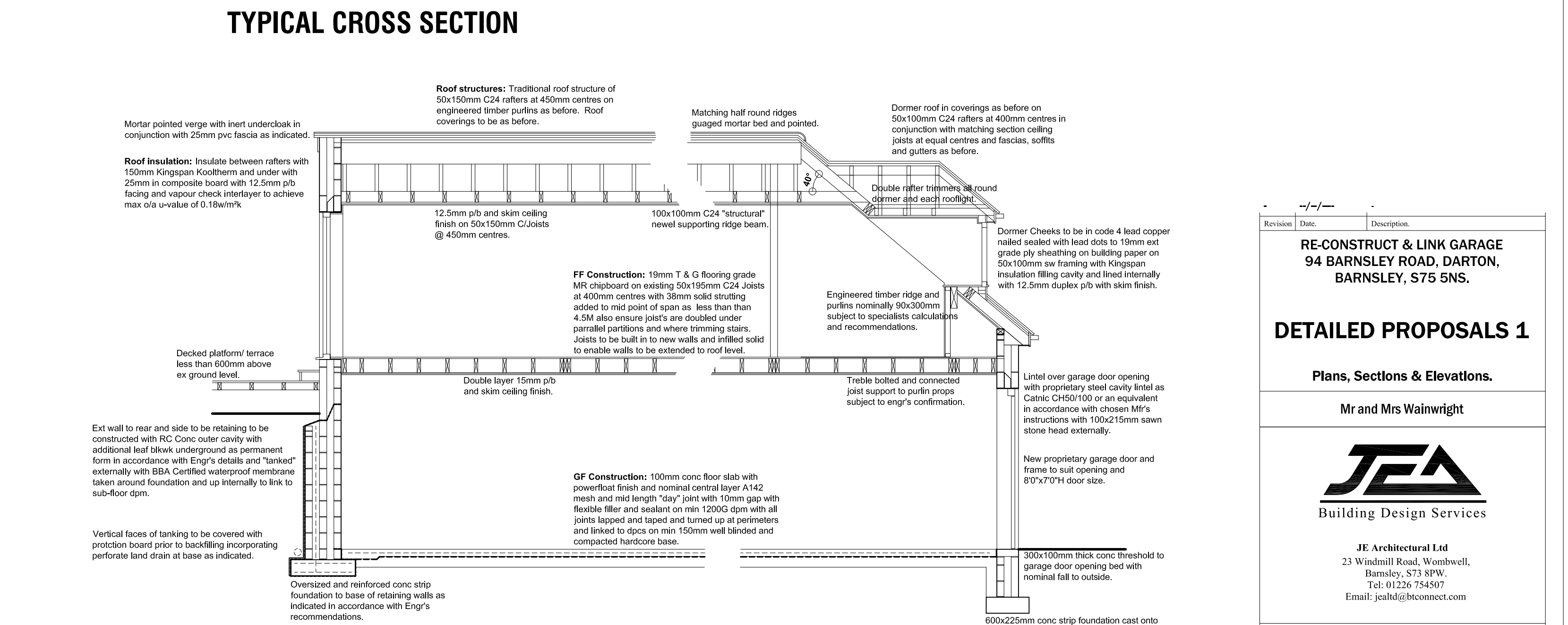
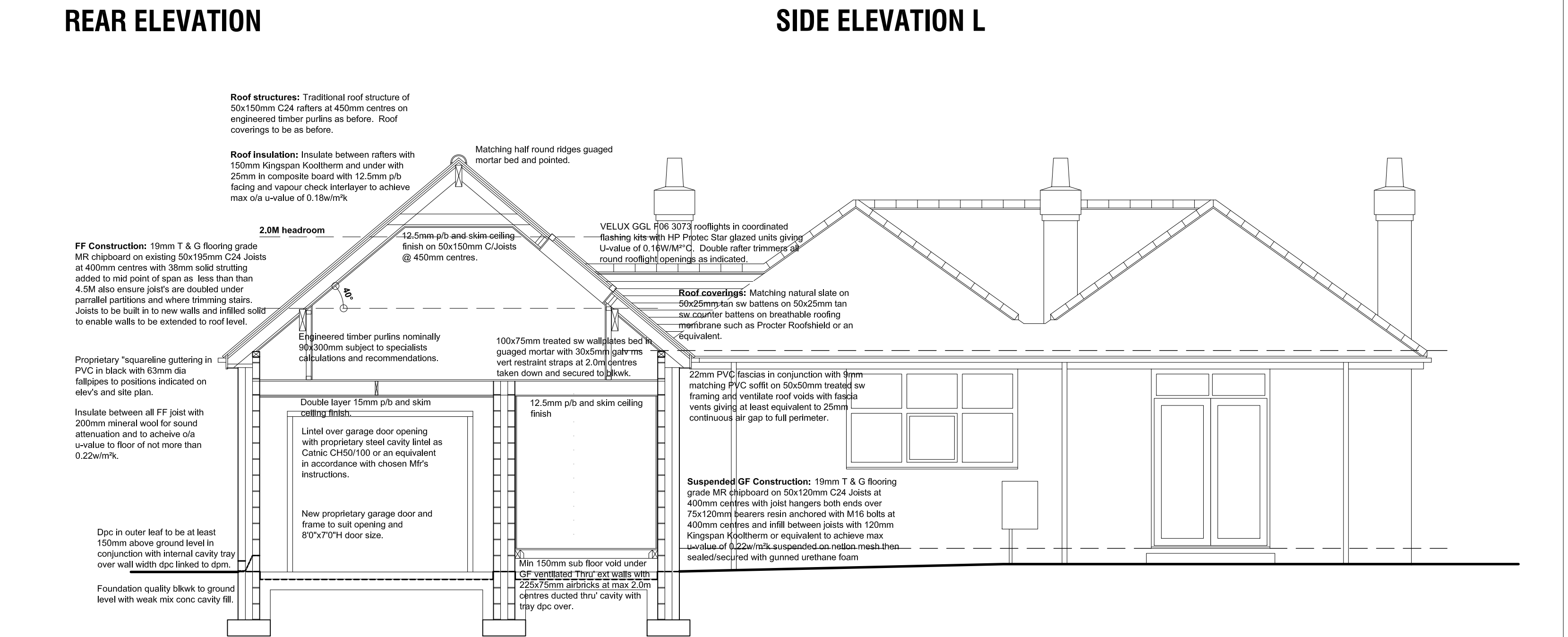
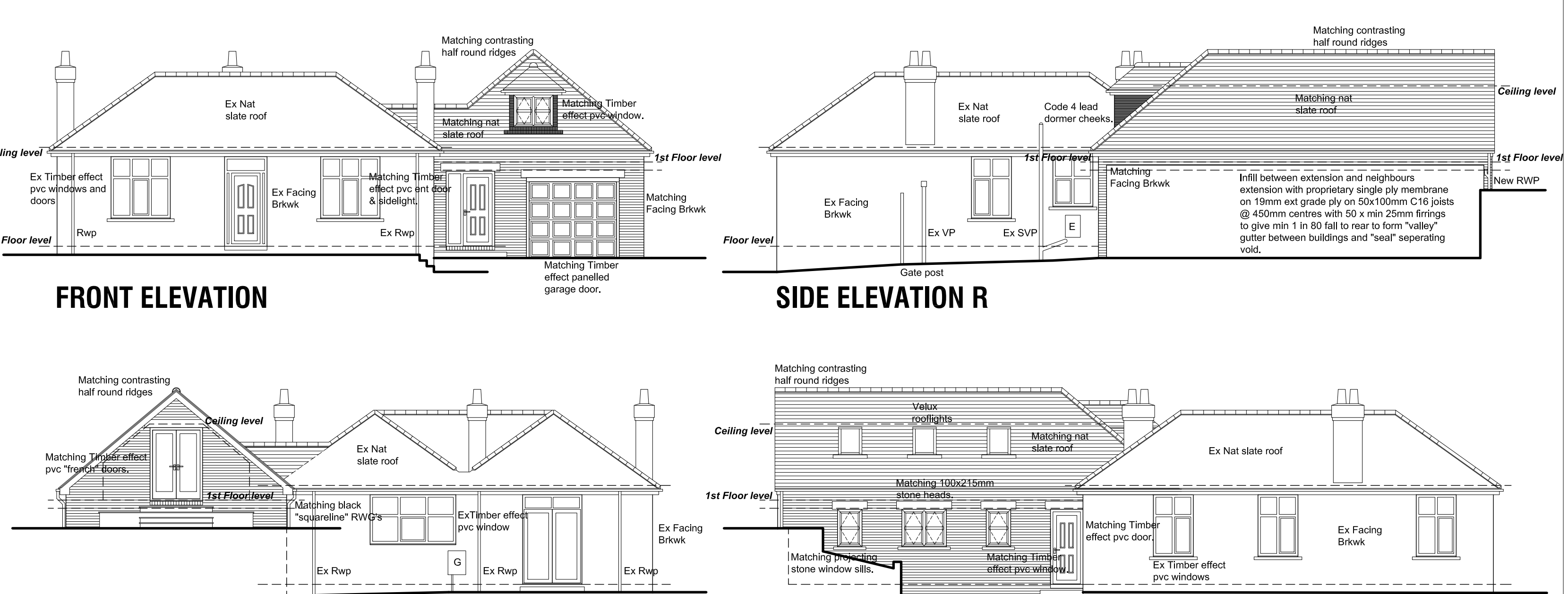
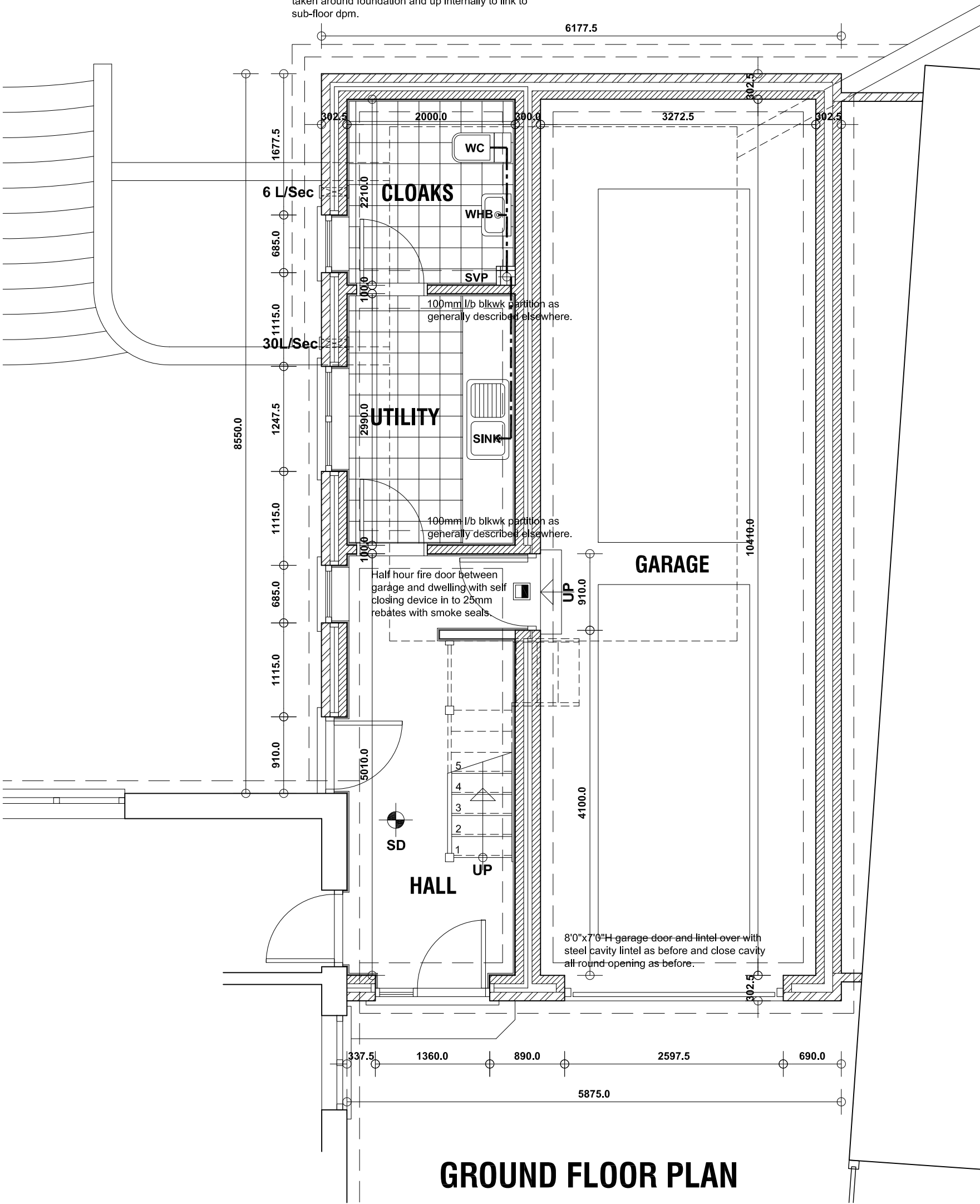
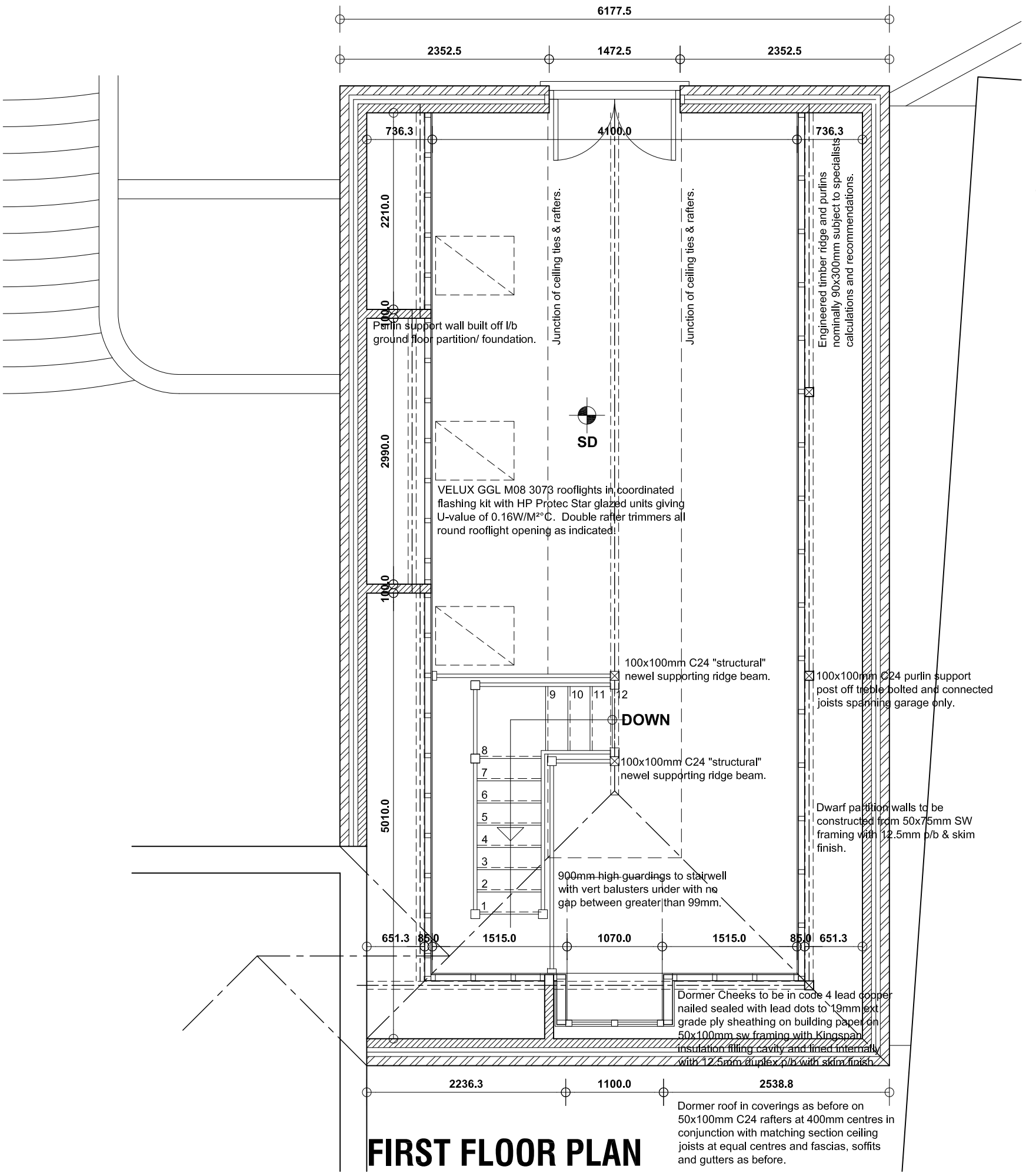
**FIRE SAFETY:-**  
Provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit linked back to existing circuit, if present, and provide with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms.  
Install Heat Detectors to any kitchens which are open to the hallway/stair enclosure.

**ABOVE GROUND DRAINAGE:-**  
All sanitary fittings to have pvc wastes of the following sizes:  
WC - 100mm dia.  
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.  
Shower - 40mm dia.  
All wastes to have 75mm deep resealing traps.  
All fittings to connect to SVP above or min 200mm below WC entry.  
Soil pipes to be 100mm dia and where running to external air to terminate min 900mm above any opening light within 3m of the discharge point.  
Where SVP terminates inside building an air admittance valve to be fitted BBA certified.  
Rooding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.  
A branch pipe discharging to a gully to terminate below grade level but above water level.

**HEATING AND HOT WATER:-**  
Existing gas fire central heating system to be adapted extended and improved to suit by a CORGI plumbing contractor.  
All primary pipework to be insulated in accordance with current regulations.  
Heating system to be controlled by thermostatic rad valves.  
All non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.  
Balanced flue boiler to be wall mounted in accordance with gas appliance regulations.  
Space heating control system to comply with regulation G3, British Standards and Codes of Practice.  
No combustible material to be installed within 40mm of any flue.

**INTERNAL LIGHTING/ELECTRICS:-**  
New internal lighting to be in accordance with Approved Document L1 and to incorporate in at least 1 in 3 rooms high efficacy lighting fittings with lamps giving min luminous efficacy of 40 lumens/circuit-watt.  
All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671), by qualified/certified electrician operating under an approved "competent persons" scheme.

Conditional approval requested for structural calculations for Trussed rafters, Beam and Block Floor and Traditional roof supports over Loft, further details to be submitted to and approved by LABC prior to relevant work proceeding on site.



| Revision                                                                                                                                                                                                             | Date   | Description                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                    | 201207 | RE-CONSTRUCT & LINK GARAGE<br>94 BARNSELY ROAD, DARTON,<br>BARNSELY, S75 5NS. |
| DETAILED PROPOSALS 1                                                                                                                                                                                                 |        |                                                                               |
| Plans, Sections & Elevations.                                                                                                                                                                                        |        |                                                                               |
| Mr and Mrs Wainwright                                                                                                                                                                                                |        |                                                                               |
|                                                                                                                                                                                                                      |        |                                                                               |
| JFA Architectural Ltd<br>23 Windmill Road, Wombwell,<br>Barnsley, S73 8PW.<br>Tel: 01226 754507<br>Email: jfa@jfaconnect.com                                                                                         |        |                                                                               |
| This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site. |        |                                                                               |
| Scale: 1:50/ 1:100@A1 Date: AUG 2012                                                                                                                                                                                 |        |                                                                               |
| Ref: 201207 Drwg No: 02                                                                                                                                                                                              |        |                                                                               |
| 0 cm                                                                                                                                                                                                                 | 12 cm  | 4 cm                                                                          |