EXISTING AND PROPOSED GROUND LEVELS.

.1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY USING SPOT LEVELS HAS BEEN CARRIED OUT. LEVELS HAVE BEEN DETERMINED BY A DATUM LEVEL ON THE EXISTING DWELLING USING HEIGHT AND WIDTH DIMENSIONS

.2. ALL LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS.

.3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW FOUNDATIONS ARE LAID TO A DEPTH OF 750mm TO THE UNDERSIDE FROM FINISHED GROUND LEVEL.

FOUNDATION LEVELS.

.1. ALL EXISTING FOUNDATION LEVELS ARE ASSUMED AND THESE SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

.2. ALL NEW FOUNDATION LEVELS TO BE 750mm TO THE UNDERSIDE OF THE FOUNDATION FROM GROUND LEVELS AND ARE TO MARRY IN WITH THE EXISTING FOUNDATIONS BY STEPPING UP OR DOWN AS REQUIRED. THE NUMBER OF STEPS TO BE DETERMINED ON SITE ACCORDING TO THE LENGTH OF THE FOUNDATION.

.3. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION THICKNESS E.G. 300mm AND BE 300mm WIDE.

.4. FOR FOUNDATION SPECIFICATION SEE SECTION A-A NOTES.

EXTERNAL AIR GRATES FOR VENTILATION TO NEW TIMBER SUSPENDED FLOOR - TO BE P.V.C. OR TERRA COTTA.

.1. PROVIDE 65mm HIGH x 215mm WIDE AIR GRATES POSITIONED AS SHOWN ON ELEVATIONS TO PROVIDE UNDERFLOOR CROSS VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR AIR GRATES TO BE AT NOT LESS THAN 1.0m CENTRES.

.2. AIR GRATES TO BE DUCTED THROUGH CAVITY WALL BY A TERRA COTTA OR P.V.C. SLEEVE TO THE APPROPRIATE SIZE FITTED WITH A FLYPROOF SCREEN TO THE INSIDE.

.3. AIR BRICK AND SLEEVE TO HAVE A SUITABLE TRAY D.P.C. WHERE THE SLEEVE BRIDGES THE CAVITY.

STRUCTURAL EXTERNAL WALLS.

.1. NEW WALLS TO MATCH EXISTING AS FAR AS IS POSSIBLE WITH ALL NEW BRICKWORK AND BLOCKWORK BONDED TO THE EXISTING EVERY COURSE. IF THIS IS NOT POSSIBLE A CROCODILE BONDING WALL CONNECTION STRAP WALL CONNECTION SYSTEM TO BE USED WITH A COMPRESSED MOISTURE BARRIER. ALL TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

.2. NEW 100mm WIDE CAVITIES TO BE FORMED MADE CONTINUOUS WITH THE EXISTING AS FAR AS IS POSSIBLE AND TO LINE THROUGH AS FAR AS IS PRACTICAL. NEW CAVITIES TO HAVE PROPRIETARY CAVITY CLOSERS AT REVEALS AND CILLS OF ALL EXTERNAL OPENINGS TO PREVENT COLD BRIDGING.

.3. WALL TIES TO BE STAINLESS STEEL BUTTERFLY TIES OR OTHER SIMILAR APPROVED AND TO LINE THROUGH AS FAR AS IS PRACTICAL. TIES TO BE PLACED 300mm HIGH VERTICALLY AND 750mm WIDE HORIZONTALLY AND STAGGERED AT ALTERNATE COURSES. TIES TO TIE IN WITH INSULATION AND BE DOUBLED UP AT REVEALS.

4. ALL NEW EXTERNAL WALLS TO HAVE A 'U' VALUE OF 0.18W/M/C°K.

.5. D.P.C'S TO BE PROVIDED AT HEADS, CILLS AND JAMBS OF ALL EXTERNAL OPENINGS INCLUDING OPENINGS FOR FANS ETC. CAVITY TRAY D.P.C'S TO HEADS OF EXTERNAL OPENINGS AND ANY ABUTMENTS. TRAY D.P.C ALSO PROVIDED BY CATNIC TYPE LINTOLS WITH STEEL TOE/TRAY.

.6. FOR POSITION FOR OTHER POSSIBLE REQUIRED D.P.C'S OR MEMBRANES SEE SECTIONS/DETAIL NOTES.

.7. ALL WALLS AT EAVES LEVEL TO BE SUITABLY BEAM FILLED.

.8. WALL CONSTRUCTION.

100mm FACING BRICKWORK
100mm CAVITY WITH INSULATION
100mm BEESBLOCK THERMAL/STRUCTURAL BLOCKWORK
13mm TWO COAT WALL PLASTER

CAVITY INSULATION.

.1. INSULATION TO CAVITY TO BE 100mm THICK ROCKWOOL CAVITY WALL BATTS OR OTHER APPROVED SUITABLY FIXED WITH CLIPS OR OTHER APPROVED METHOD. ALL FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS (TO BE 0.18W/M2K.

.2. INSULATION TO BE TIED IN WITH WALL TIES DURING CONSTRUCTION OF CAVITY WALL.

LINTOLS/WEEPHOLES TO HEADS OF EXTERNAL OPENINGS.

.1. LINTOLS TO BE LWP/TM TYPE LINTOLS BY CATNIC EXCEPT WHERE SPECIFICALLY NOTED. LINTOL TO BE 300mm WIDE TO THE STEEL TOE x 150 DEEP CONCRETE WITH A MINIMUM OF 150 BEARING EITHER SIDE. STEEL TOE TO SUPPORT EXTERNAL BRICKWORK AND TO SERVE AS CAVITY TRAY D.P.C.

.2. WEEP HOLES TO BE POSITIONED ABOVE EXTERNAL OPENING HEADS TO BE 65mm HIGH x 10mm WIDE P.V.C. BUILT INTO VERTICAL MORTAR JOINT COURSE AND PLACED APPROPRIATELY OVER THE OPENING SPAN FOR THE DISCHARGE OF MOISTURE.

.3. FOR POSITION OF WEEPHOLES SEE SECTIONS/DETAILS FOR ANNOTATION.

NEW WINDOW.

.1. NEW WINDOW TO BE IN WHITE P.V.C. TO MATCH EXISTING.

.2. GLAZING TO BE IN OPAQUE LAMINATED SAFETY GLASS WITH EACH PANE STAMPED WITH THE B.S. KITE MARK.

.3. WINDOW TO HAVE 'U' VALUE OF 1.8 W/M2K TO THE MANUFACTURERS SPECIFICATION.

.4. WINDOW FRAME TO BE FITTED WITH TRICKLE VENTS WITH FLYPROOF SCREENS TO GIVE AN AREA OF NOT LESS THAN 500 SQ.MM.

.5. WINDOW TO HAVE 1/20th OF TOTAL FLOOR AREA IN OPENING LIGHT FOR VENTILATION

.6. THE TOTAL COMBINED AREA OF THIS WINDOW AND OTHER EXISTING WINDOWS AND DOORS IS NOT TO EXCEED 25% OF THE TOTAL WALL AREA.

EXTERNAL FASCIAS, SOFFITS, GABLE PROFILES AND RAINWATER GOODS.

.1. ALL EXTERNAL FASCIAS, SOFFITS AND EAVES TO BE IN WHITE P.V.C. TO MATCH EXISTING.

.2. ALL EXTERNAL R.W. GOODS/PIPES TO BE IN WHITE P.V.C

.3. R.W. PIPES TO BE 75mm SQ. SECTION FIXED TO WALL WITH STAND OFF BRACKETS.

4. R.W. GUTTERS TO BE 100mm SQ. SECTION TO MATCH EXISTING SECURELY FIXED TO FASCIA WITH BRACKETS AT 600 C/CS.

.5. P.V.C. GABLE PROFILES TO BE ANTIQUE RED TO MATCH EXISTING.

EXTRACT FAN.

.1. FIT NEW EXTRACT FAN IN EXTERNAL WALL IN A POSITION THAT SITE CONDITIONS WILL ALLOW. POSITION SHOWN ON THIS DRAWING IS DIAGRAMMATIC ONLY. FAN TO BE DUCTED THROUGH WALL WITH A CAVITY SLEEVE WITH LINTOL OVER AND PROVIDED WITH VERTICAL, HORIZONTAL AND CAVITY TRAY D.P.C'S.

.2. FAN TO BE ELECTRICALLY OPERATED AND CAPABLE OF EXTRACTING 60 LITRES PER SECOND ELECTRICAL OPERATION REQUIRED FOR RAPID VENTILATION TO CONFORM TO PART 2.1 (i) AND (ii).

.3. FAN TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH A 15 MINUTE OVERIDE.

.4. FAN TO BE INDEPENDANTLY SWITCHED FROM A FUSED SPUR SOCKET TO BE OPERATIONAL FROM A LIGHT SWITCH OR TO BE INDEPENDANTLY SWITCHED WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.

ROOF INSULATION.

.1. ROOF INSULATION TO BE RIGID INSULATION 100mm THICK PER KINGSPAN KOOLTHERM INSULATION PLACED IN BETWEEN TIMBER JOISTS. INSULATION TO BE LAID FLAT OVER THE AREA.

.2. MIN. 50mm VOID LEFT ABOVE INSULATION FOR ROOF CROSS FLOW VENTILATION.

.3. ROOF TO HAVE A TOTAL 'U' VALUE OF 0.15 W/M2K.

ROOF AND EAVES VENTILATION.

.1. ROOF VENTILATION TO BE PROVIDED AS REQUIRED. VENTS TO BE INCORPORATED INTO THE ROOF PITCH AND THE VENTILATION PROVIDED TO BE EQUIVALENT TO 5000 SQ.MM IN ACCORDANCE WITH BUILDING REG. F.2. AND B.S. 5250 AND FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

.2. ROOF VENTS TO BE FITTED AT HIGH LEVEL TO MAINTAIN CROSS FLOW VENTILATION.

.3. 50mm GAP TO BE MAINTAINED AT EAVES LEVEL ABOVE THE INSULATION. VENT TRAY TO BE FITTED ABOVE ROOF INSULATION TO MAINTAIN THE ROOF VENTILATION.

.4. 100mm GAP RETAINED ABOVE INSULATION AND UNDERSIDE OF ROOF FINISH FOR CROSS VENTILATION.

.5. 100mm DIA. P.V.C VENTS TO BE FITTED INTO EAVES SOFFIT WITH INSECT PROOF SCREENS ON THE INSIDE. VENTS TO BE AT SUITABLE CENTRES ALONG THE EAVES LENGTH MAX 500mm

ROOF CONSTRUCTION.

.1. MARLEY INTER LOCKING ROOF TILES (PLAIN) FIXED TO THE APPROPRIATE GAUGE AND LAP TO A 30° PITCH TO MATCH EXISTING IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS ON 50x25 TANALISED ROOF BATTENS ON ONE LAYER OF ONE POROUS UNTEARABLE ROOFING FELT ON 150x50 S.W. RAFTERS AT 400 C/CS. MAX SPAN OF RAFTER 1.6m.

.2. 200x25 PLY RIDGE SECTION.

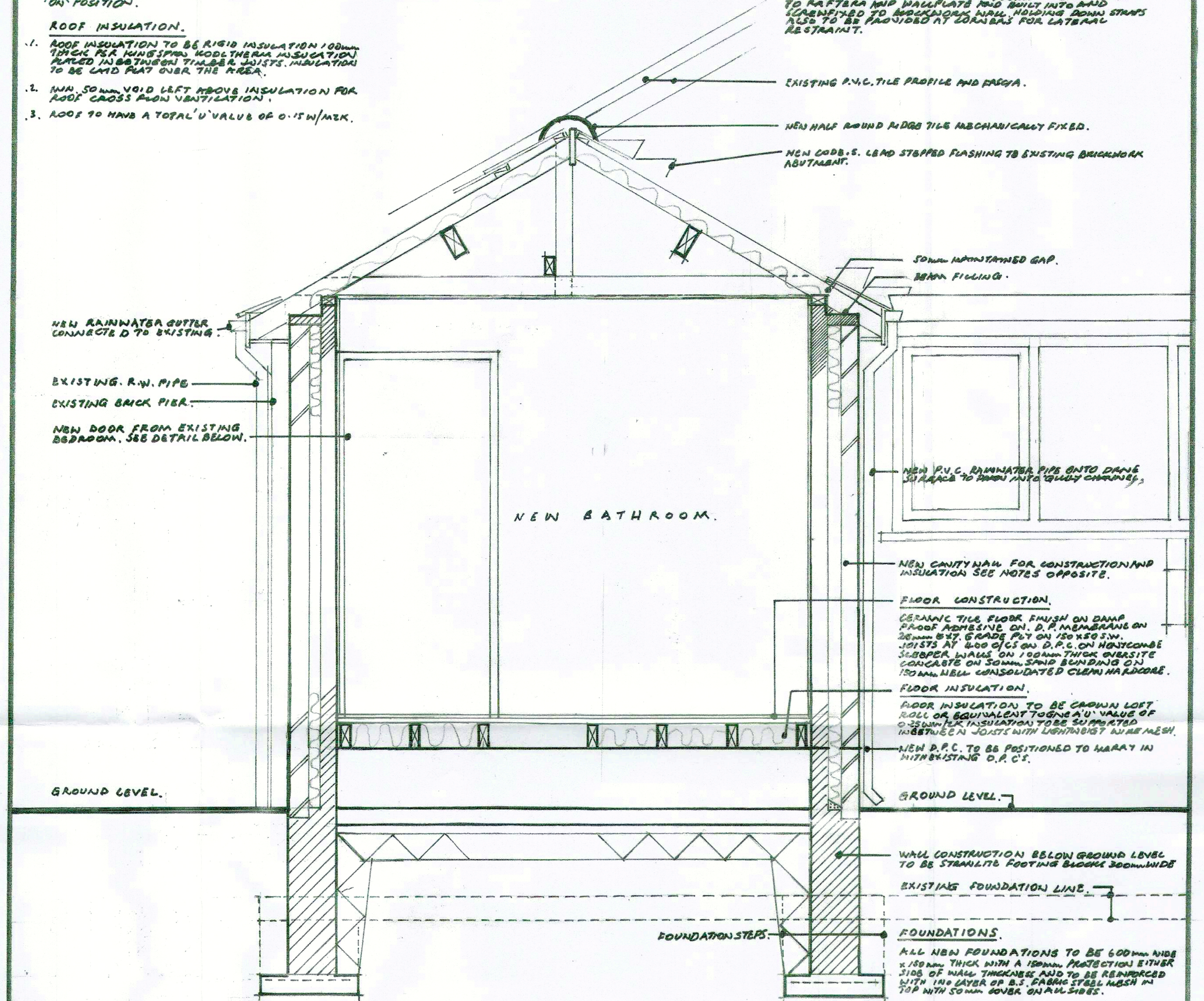
3. 150x50 S.W. CEILING JOISTS AT 400 C/CS.

.4. 100x50 S.W. HANGER AND 100x50 S.W. BINDER.

.5. 225x75 S.W. PURLINS MAX SPAN 2.3m.

.6. 100x50 S.W. WALL PLATES BEDDED ON CT. MRR.

.7. EVERY FOURTH RAFTER TO BE FIXED DOWN WITH GALV. M.S HOLDING DOWN STRAPS 600 LONG x 50mm WIDE SCREWFIXED TO RAFTERS AND WALLPLATE AND BUILT INTO AND SCREWFIXED TO BLOCKWORK WALL. HOLDING DOWN STRAPS ALSO TO BE PROVIDED AT CORNERS FOR LATERAL RESTRAINT.



SECTION A-A.

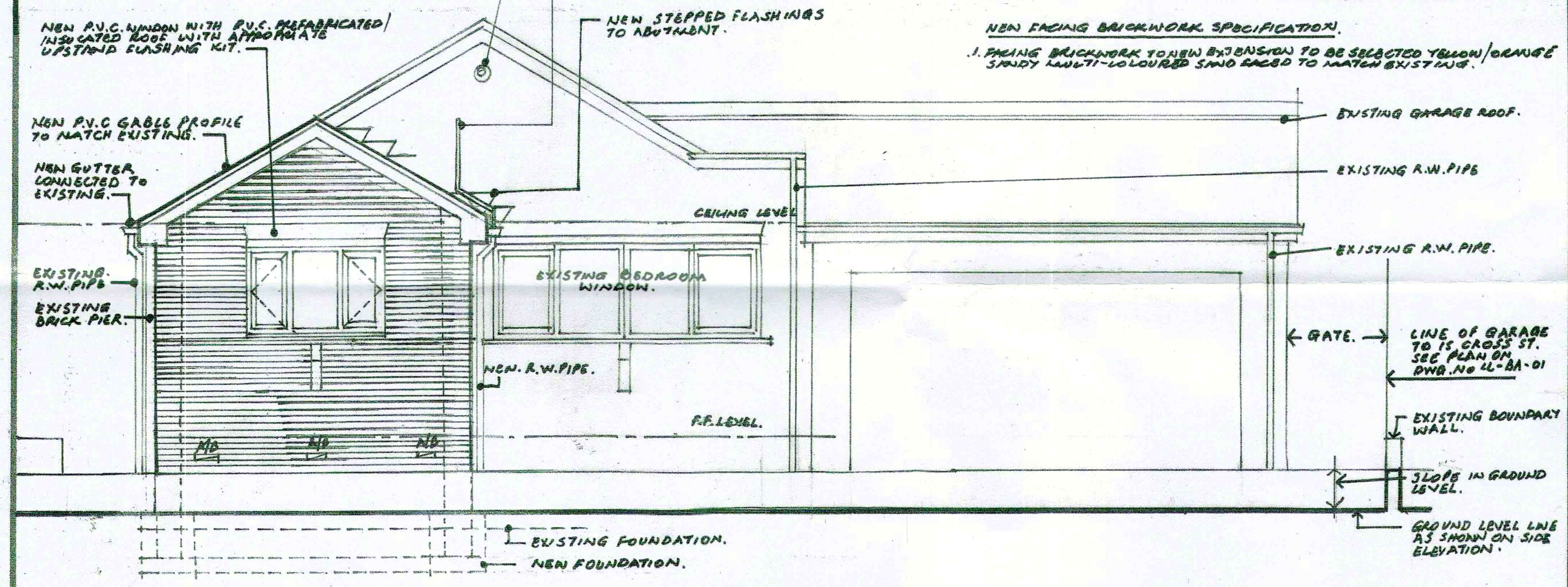
NEW ROOF TILES SPECIFICATION.

.1. NEW ROOF TILES TO NEW EXTENSION TO MATCH THE EXISTING AND TO BE MARLEY INTERLOCKING CONCRETE TILES - PLAIN - COLOUR ANTIQUE.

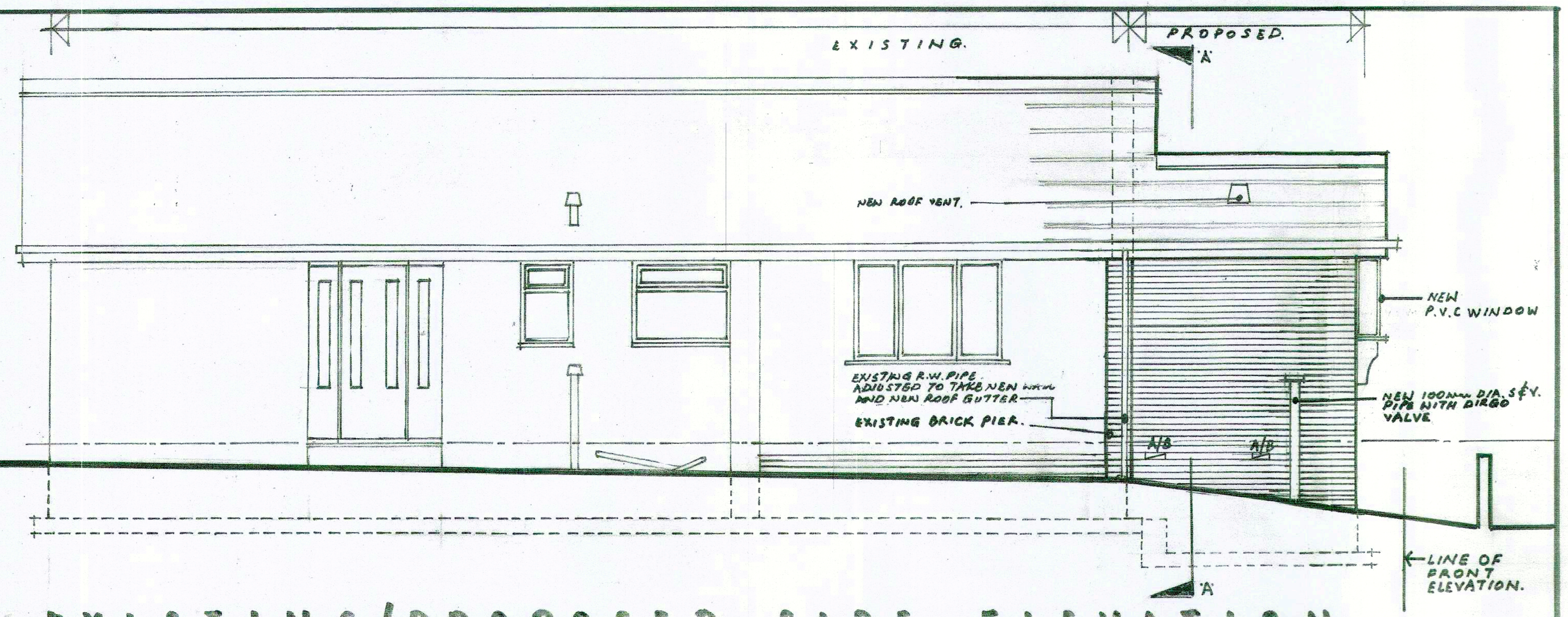
.2. RIDGE TILES TO BE HALF ROUND TO MATCH EXISTING - COLOUR ANTIQUE.

NEW FACING BRICKWORK SPECIFICATION.

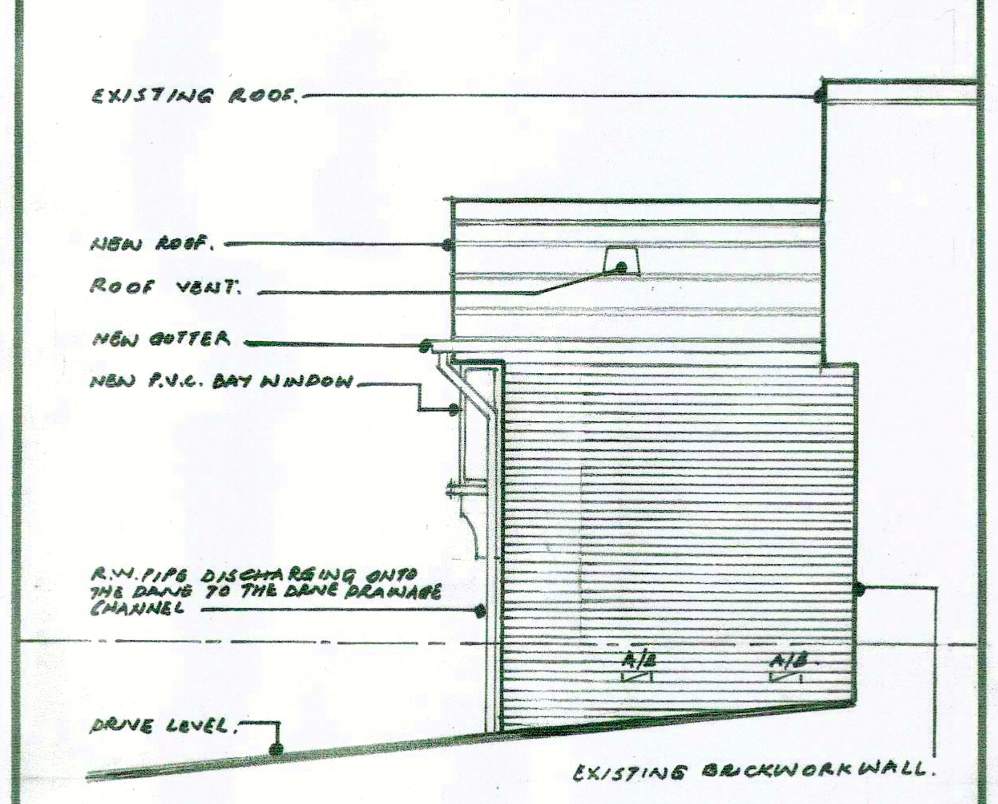
.1. FACING BRICKWORK TO NEW EXTENSION TO BE SELECTED YELLOW/ORANGE SANDY MULTI-COLOURED SAND FACED TO MATCH EXISTING.



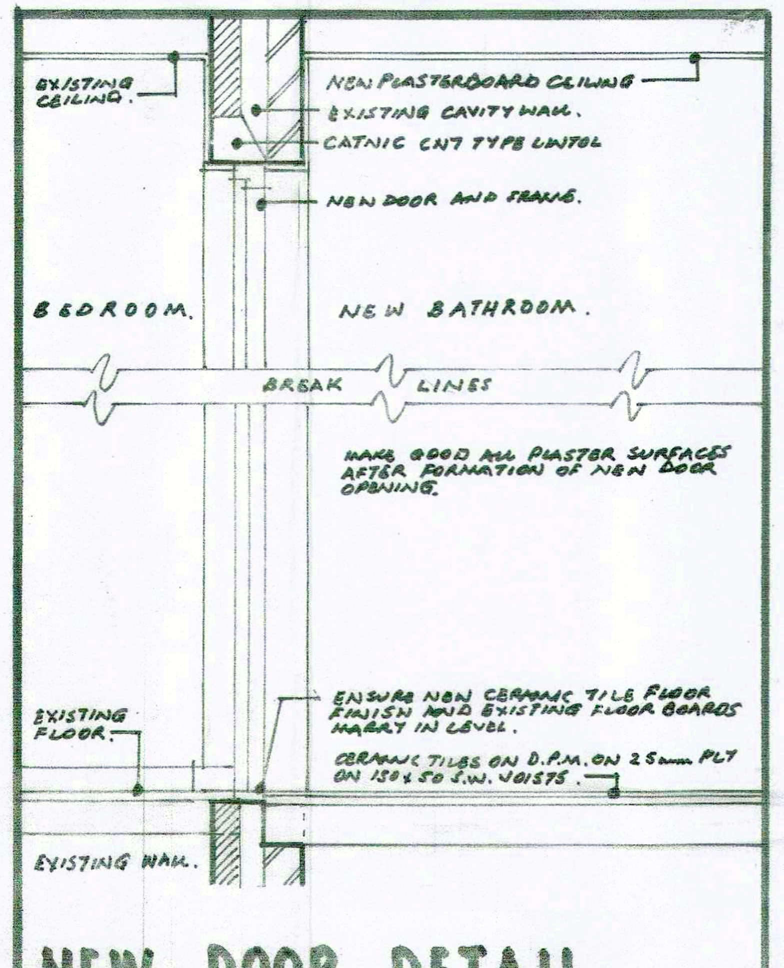
PROPOSED FRONT ELEVATION.



EXISTING/PROPOSED SIDE ELEVATION.



FACING GARAGE SIDE ELEVATION



NEW DOOR DETAIL

NOTES

REF	REVISION	DATE
A	DRAWING REVISED TO REQUIREMENTS OF LOCAL AUTHORITY PLANNING DEPARTMENT.	MAY.23.

ELEVATIONS AND SECTION.

PROPOSED ON-SUITE BATHROOM EXTENSION AT 1, HALL PLACE, MONK BRETTON, BARNSLEY, S71 2EX FOR MR & MRS L. LANG.

		SCALES
DRN		1:50 ELEVATIONS 1:20 SECTION AND DOOR DETAIL.
DATE	FEB.22.	
DRAWING No. LL-BA-02		REVISION 'A'