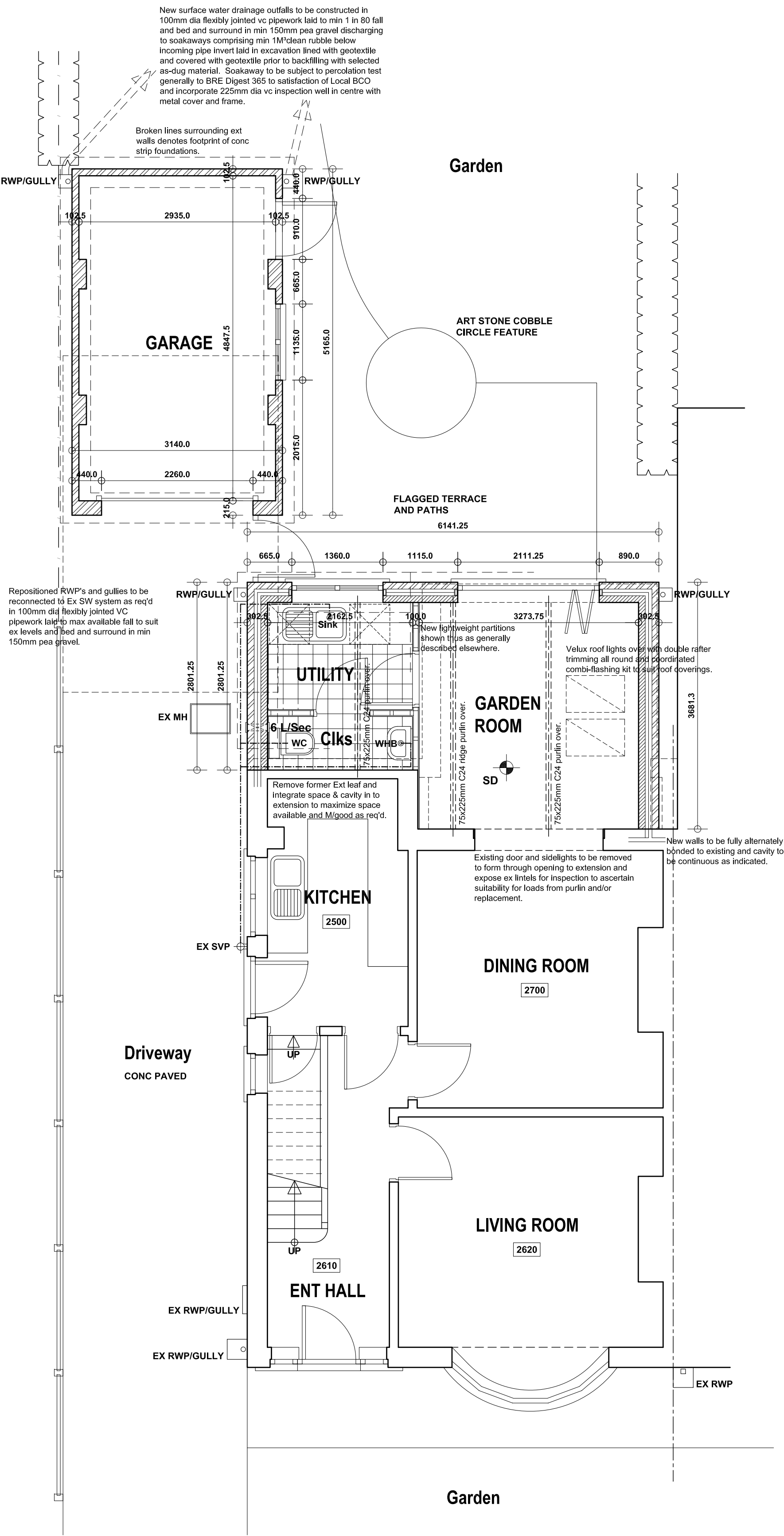
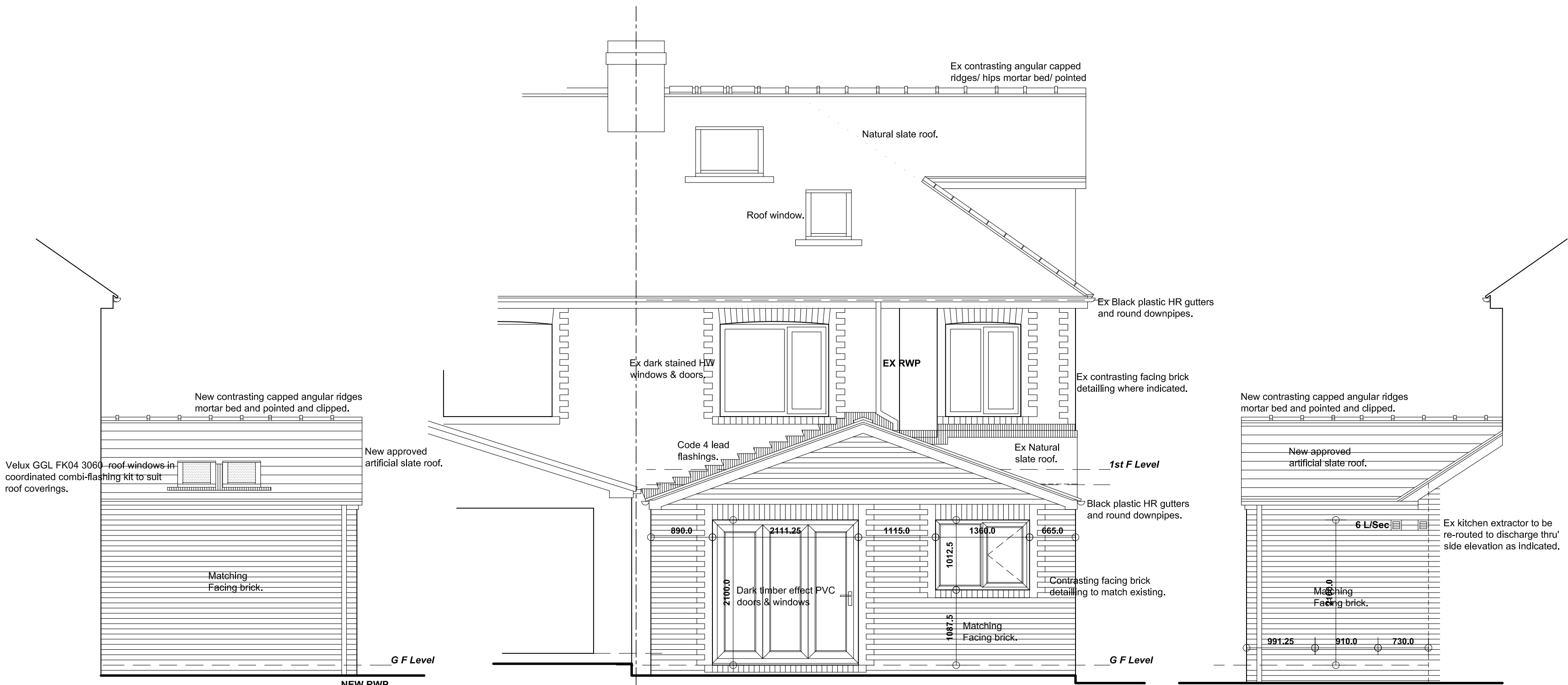




GF/SITE PLAN



SIDE ELEV L

REAR ELEVATION

SIDE ELEV R

GENERAL:-

EXTERNAL CAVITY WALLING:-
External leaf in reclaimed and new 102.5mm facing brick to match existing in every respect. Internal leaf of 100mm 5.0N/mm² solid lightweight conc blkwk. 100mm structural cavity between leaves with 50mm partial fill cavity insulation built-in as work proceeds. BBA certified, to help achieve overall U-Value of approx 0.28W/m²°C. 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. Close cavity around all openings with proprietary insulated combination dpc/closer such as Cavity Trays Cavi90 or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before. External walls of extension to be dry-lined with 47.5mm insulated plasterboard with skim finish on adhesive dabs with recommended intermittent mechanical anchors.

LINTELS:-
All lintels, unless specified otherwise, to be NAYLOR R6 conc lintels with NAYLOR LG165 galv steel outer lintels, or other equal and approved. BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manuf's recommendations. Provide tray DPC over as before. Openings with particular lintol requirements indicated on the drawings.

INTERNAL WALLS:-
Internal walls to be non L/B partitions constructed in 75x50mm SW framing with head and sole plates and all necessary studs and noggins with 12.5mm Gyproc Wallboard 10 with skim finish to both sides and full fill mineral fibre insulation to cavity with min 10kg/m² density. Provide double joists under stud partitions where running parallel with floor joists.

WINDOWS AND DOORS:-
All new & any replacement windows to be high performance dark timber effect PVCu, double glazed with HP DG units incorporating gas filled cavities & low-E glass to ensure max 1.6 W/m²°C 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 5000mm² to habitable rooms and 2500mm² to all other rooms.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979 and BS EN 1279. Obscure glazing to all bathrooms and WC's. 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.

MECHANICAL VENTILATION:-
Provide the following extract rates:- Cloakroom - 06 litres/sec. Mechanical extract to be manually activated generally and, in any windowless accommodation, to be wired thru lighting circuit with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:-
If not already present provide self contained smoke alarms, interconnected, and all wired on an exclusive mains circuit 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. Any replacement new first floor windows to habitable rooms to be provided with escape windows of min area 0.33m² with a minimum clear opening height or width of 450mm (ie min clear openings of 450 x 735mm or 735 x 450mm).

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outfall connection.
Sink - 40mm dia.
All wastes to have 75mm deep resealed traps.
All fittings to connect to SVP above or at least 200mm below any WC entry.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.
Any branch pipe discharging to a gully to terminate below grate level but above water level.

HEATING AND HOT WATER:-
Existing gas fired central heating system to be adapted extended and improved to suit by a registered 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.
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 L1B and to incorporate in at least 3 in 4 positions 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.

A 28/09/2017 Client requirement.		
Revision	Date	Description
PROPOSED EXTENSION, 9 TEMPEST AVENUE, DARFIELD, BARNESLEY, S73 9BJ.		
DETAILED PROPOSALS 1 Plans and Elevations.		
Mr & Mrs McMillan.		
 JEA Building Design Services		
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 9PW. Tel: 01226 754507 Email: jeald@btconnect.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 @ A1		Date: SEPT 2017
Ref: 201702		Dwg No: 02
0 cm	12 cm	4 cm