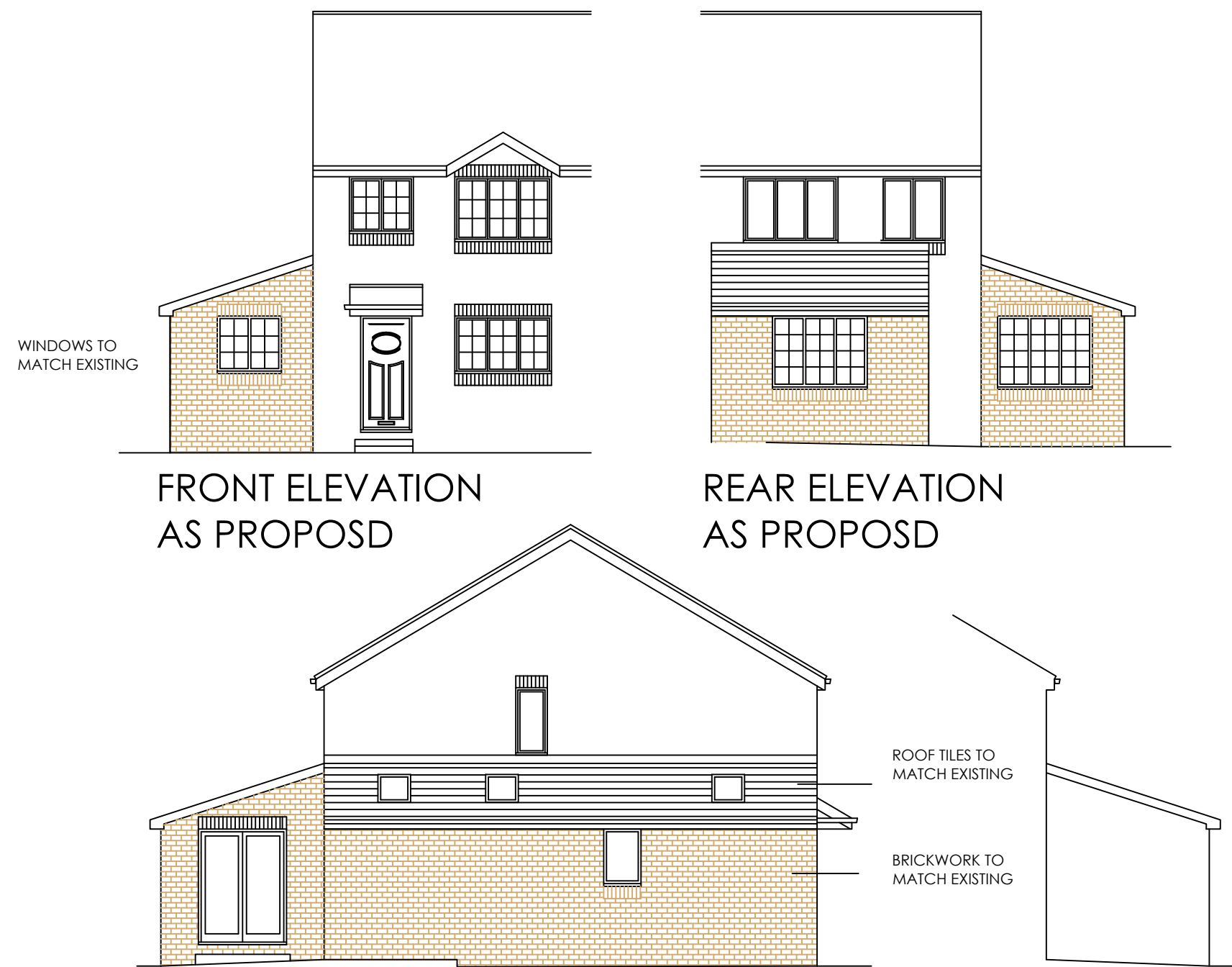




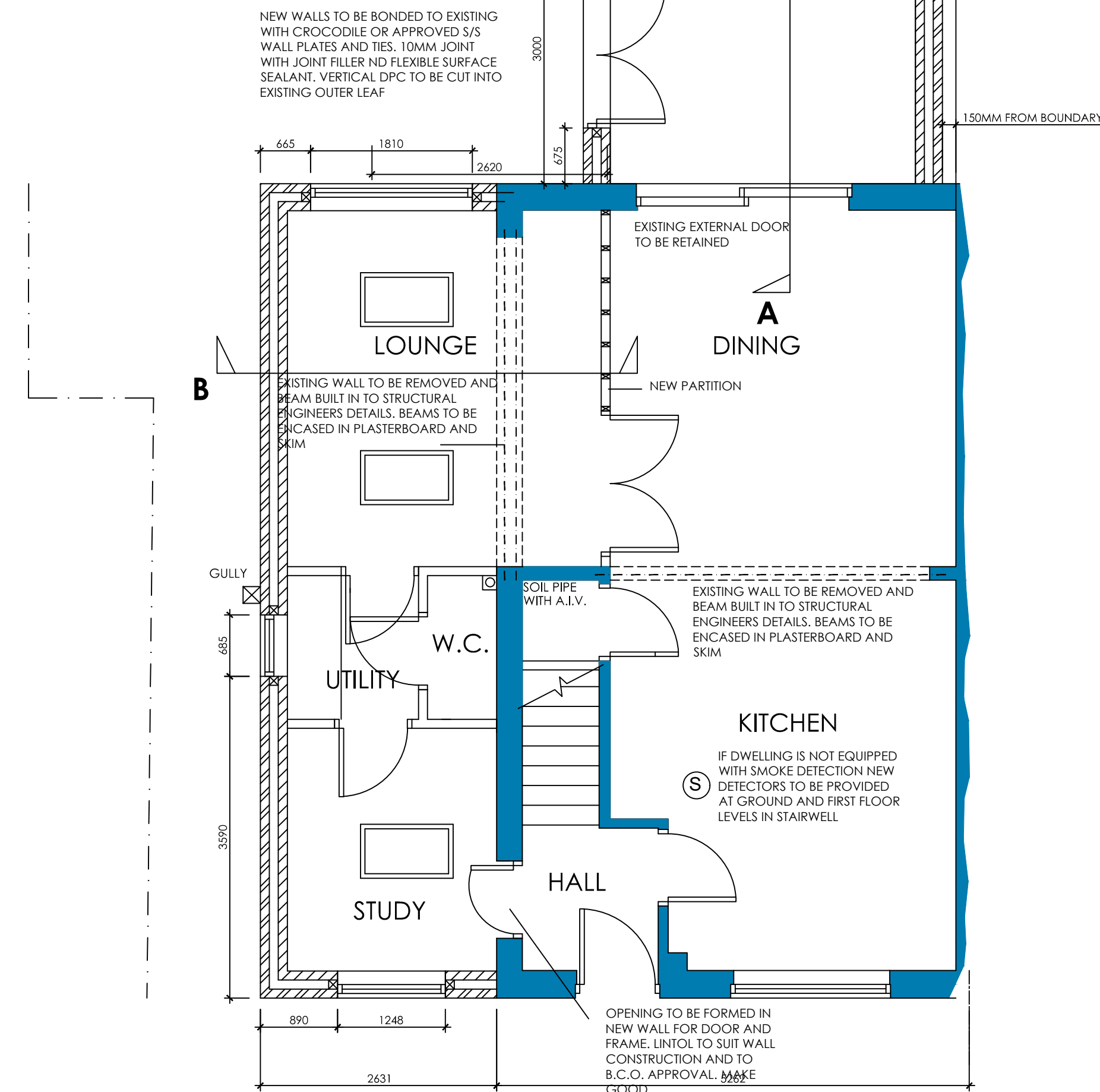
FRONT ELEVATION
AS PROPOSD

REAR ELEVATION
AS PROPOSD

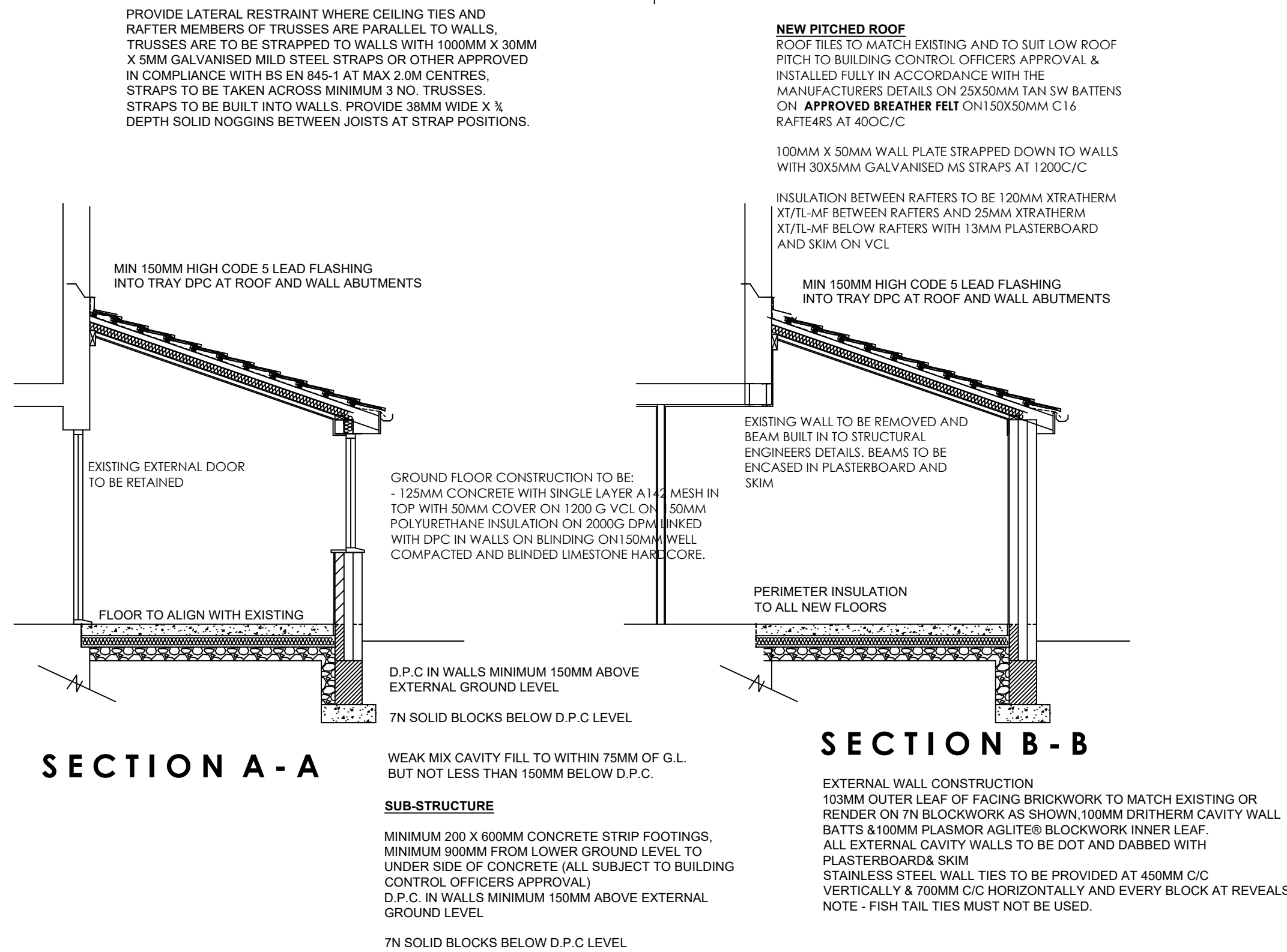
RAINWATER DRAINAGE
RAINWATER GOODS TO MATCH EXISTING AND TAKEN AND CONNECTED
INTO 48MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO EXISTING
S.W./COMBINED SYSTEM. DETAILS TO BE AGREED WITH B.C.O.
DRAINS TO BE CONNECTED TO EXISTING NETWORK THAT EXISTS ON THE
SITE.

FULL DETAILS OF EXISTING DRAINAGE SYSTEM TO BE INVESTIGATED AND
CONFIRMED ON SITE, INCLUDING GRADIENTS AND INSPECTION CHAMBER
POSITIONS. ALL TO B.C.O. APPROVAL

DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS. IF
DRAINS PASS BENEATH BUILDING, FOUNDATIONS TO BE TAKEN DOWN TO
BELOW INVERT OF PIPE.



GROUND FLOOR PLAN
AS PROPOSD



SECTION A - A

SECTION B - B

GENERAL NOTES

- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
 - WHERE RAFTERS SPAN PARALLEL TO THE EXTERNAL WALL.
 - STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGIN BETWEEN MEMBERS WHERE STRAPS OCCUR.
 - INFILTRATION OF COLD AIR TO BE LIMITED BY:
 - ALL GAPS BETWEEN DRY LININGS & MASONRY WALLS TO BE SEALED
 - ALL VAPOUR CONTROL LAYERS TO BE SEALED
 - DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
 - BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL.
- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL
- D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.
- I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS. MINIMUM 150MM END BEARING AND TRAY D.P.C. OVER
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

WINDOWS

- NEW WINDOWS TO HAVE U VALUE OF 1.4 OR BETTER
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL).
- GLAZING TO BE IN ACCORDANCE WITH PART K OF THE BUILDING REGULATIONS. AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR PANEL CLOSE TO THE EDGE OF THE DOOR.

ELECTRICAL

- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.

HEATING

- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

SMOKE ALARMS

MAINS OPERATED SMOKE ALARMS TO BS 5446. ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT. ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS. ALL ALARMS TO HAVE BATTERY BACK-UP

MECHANICAL VENT

- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:

- KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB OR 60 LITRES/SECOND ELSEWHERE
- UTILITY ROOM = 30 LITRES/SECOND
- BATHROOM = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN

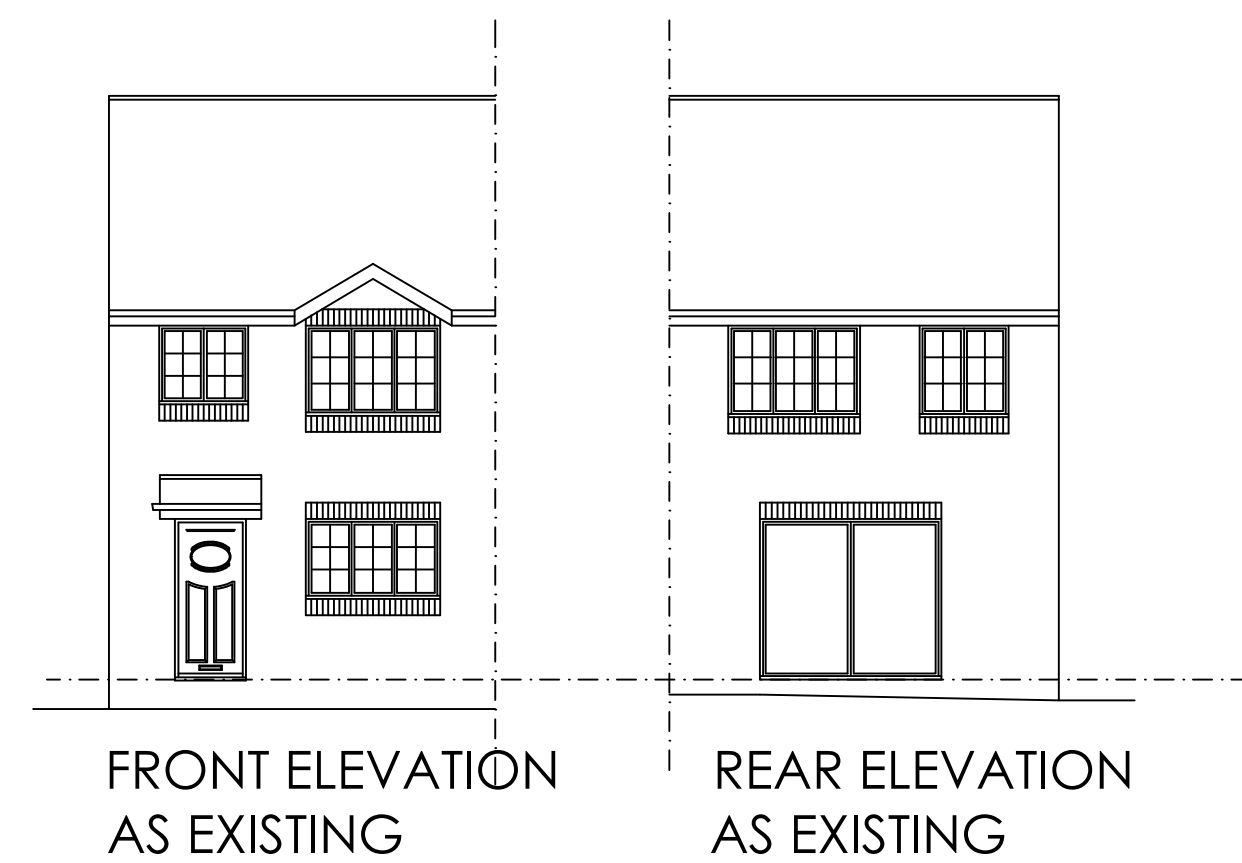
DRAINAGE & WASTE

WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER
- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

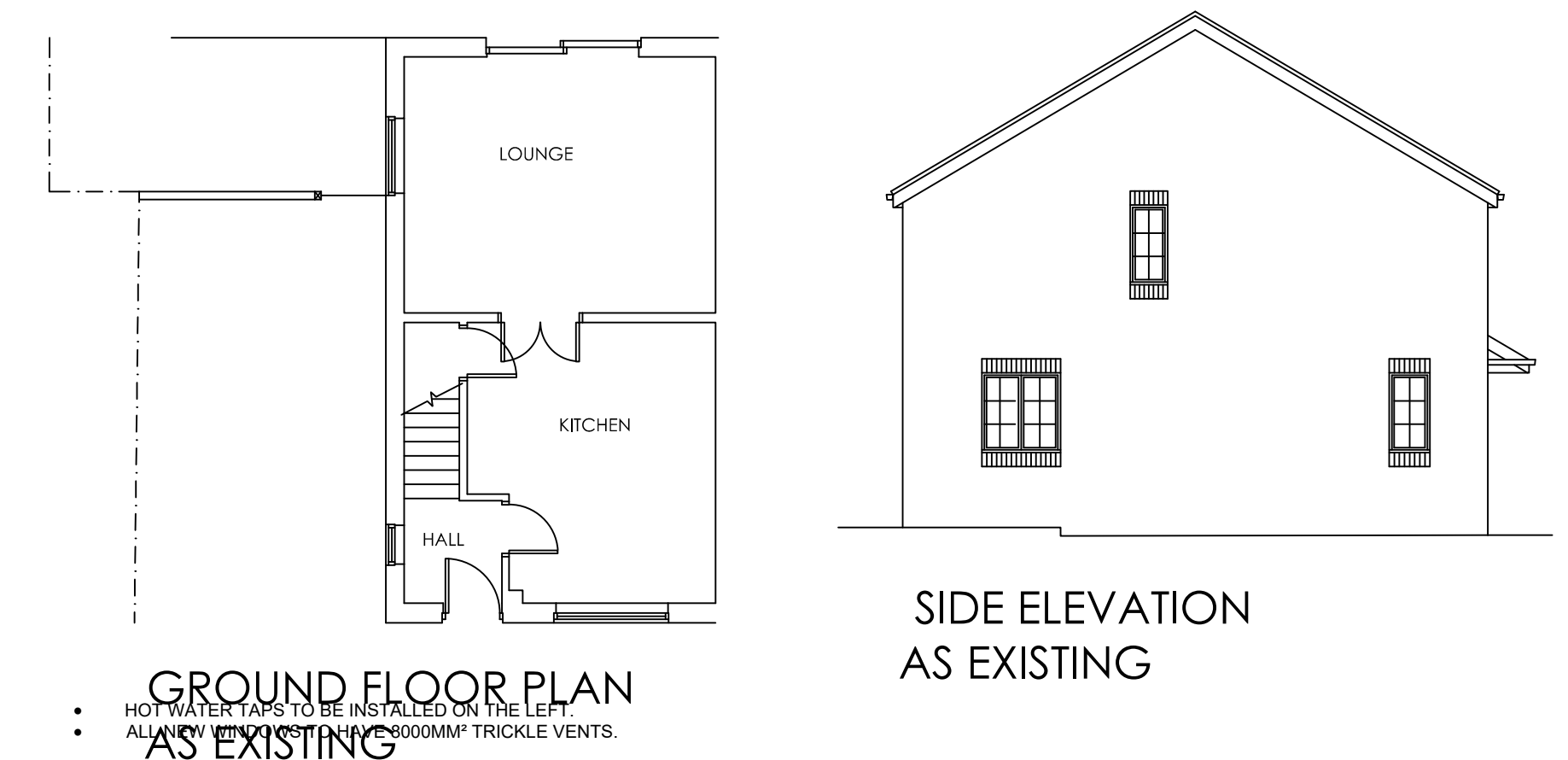
ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS

- 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE.
- DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS
- DRAINS WITHIN 1200MM OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS
- NEW MANHOLES TO BE BUILT UP, IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE.
- WASTE TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL
- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.

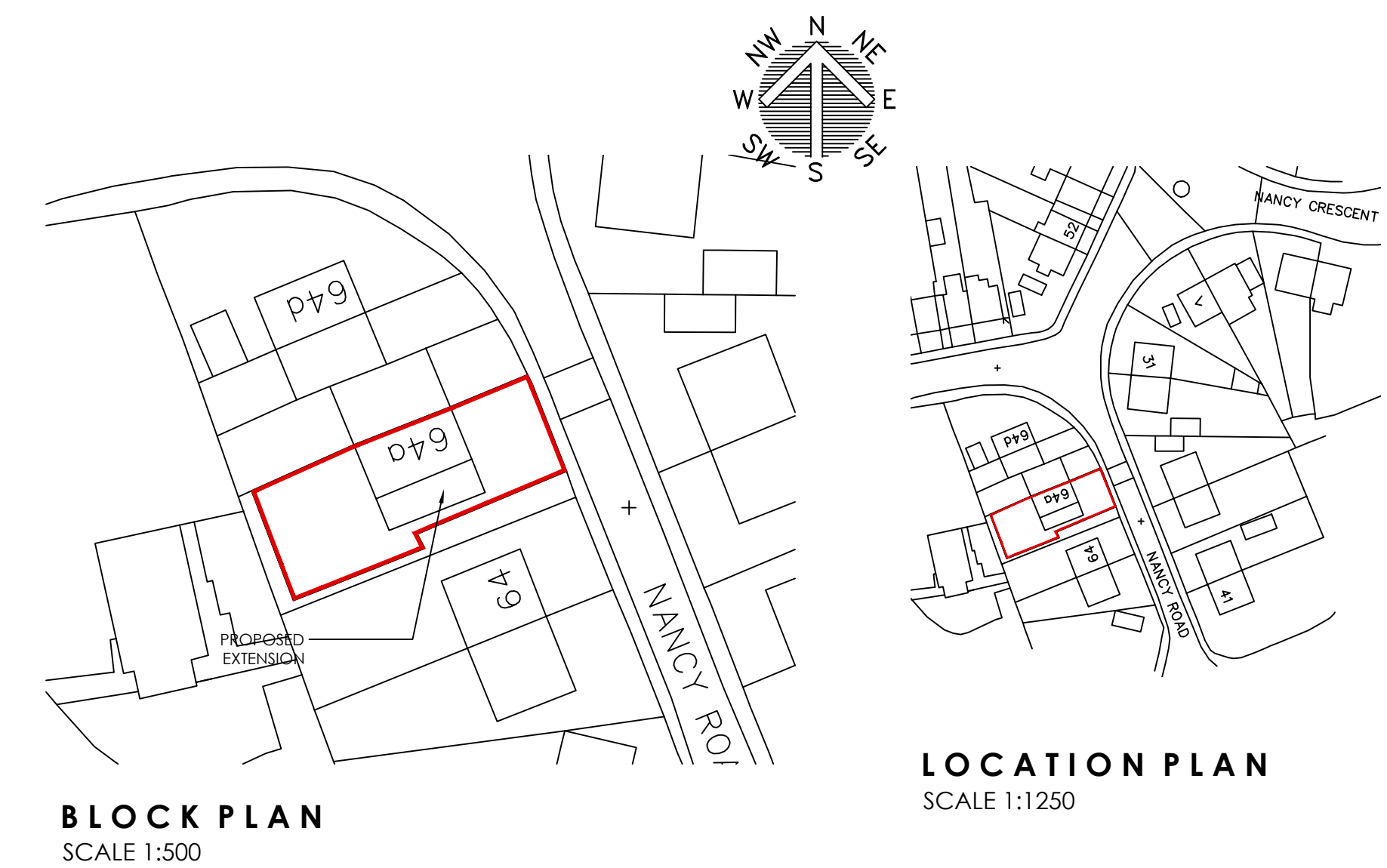


FRONT ELEVATION
AS EXISTING

REAR ELEVATION
AS EXISTING



GROUND FLOOR PLAN
AS EXISTING



LOCATION PLAN
SCALE 1:1250

BLOCK PLAN
SCALE 1:500

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Project.			Client.					
PROPOSED EXTENSION AT 64A NANCY ROAD, GRIMETHORPE BARNESLEY, S72 7JY			MS C. HARDMAN					
Drawing Title.			Date.	JUNE 2021	Scale.	1:50 & 1:100 @ A1		
PLANS AND ELEVATIONS			Ref.	21-064	Dwg. No.	01	Rev.	C
Date	Suffix	Description	Date	Suffix	Description			
23-06-21	A	REAR EXTENSION ADDED						
28-07-21	B	UPDATED FOR BUILDING REGULATIONS						
02-09-21	C	SIDE EXTENSION REVISED						