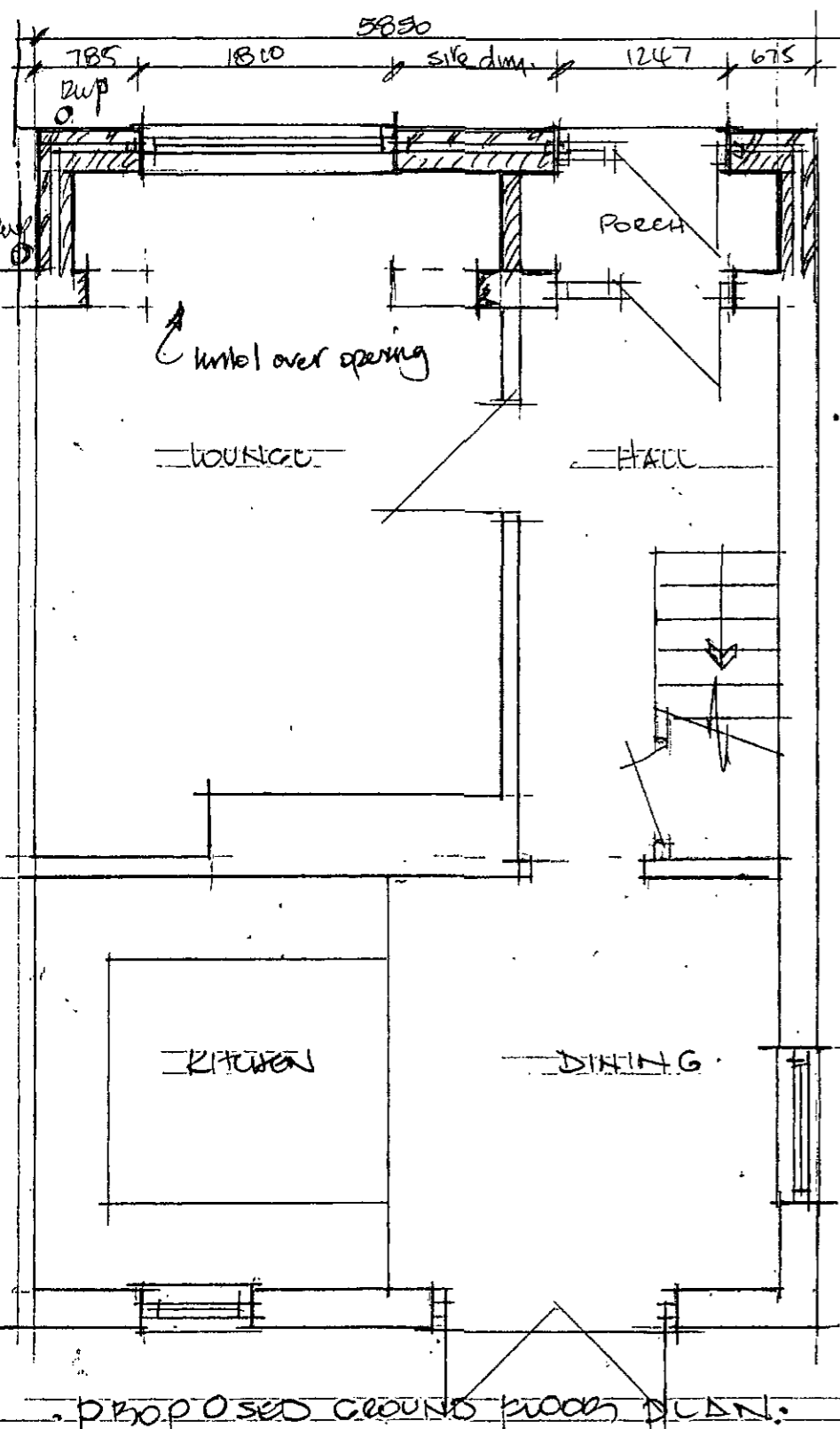


EXISTING GROUND FLOOR PLAN
(1:100).

PLASTERWORK
 All internal walls to be plaster finish unless stated otherwise. Ceilings with timbers at 600mm centres plasterboarded with 12.5mm plasterboard and skim finish with all joints taped. Ceilings with timbers at 450mm centres or less boarded with 9.5mm plasterboards and skim finish with all joints taped. Studded partitions finished with 9.5mm plasterboard and skim finish both sides (or as required) with joints taped. (check stud cts).

Lintels, catnic or equal approved (insulated); 150mm end bearings; tray dpc's over with weep holes to lintel toe.
 12mm gyproc fireline board finish internally to provide 30min fire resistance.
 External type C & G 90/100 or equal approved.



Ground Floor (125x50 Joist @ 400 c/s) looking up insulation.
 20mm moisture resisting quality flooring grade Weyroc, screwed with 50mm x 8 gauge twin grip screws at 200mm centres, joists at 400mm centres, insulation fixed between joists and to maintain a 25mm air space below floor boarding, 100mm honeycombed brick sleeper walls at maximum 1800mm centres, complete with d.p.c. over, Maximum 150mm air space ventilated with 75 x 225mm air bricks complete with cavity liners, built into perimeter walls at 1000mm centres,
 100mm C.25.P concrete to areas,
 1200 gauge Polythene d.p.m. turned up at perimeters and on to d.p.c.,
 25mm sand blinding,
 100mm minimum type 1 stone hardcore.

Electrics
 Energy efficient lighting fittings (1 to 3 room created) to comply with Part L AD sockets and switches to be positioned a minimum of 450mm and a maximum of 1200mm above finished floor level. All works to comply with BS 7671 and certified.

Smoke Detection (recommended)
 Mains operated linked Smoke Alarms complete with battery backup fixed to ceilings of Hall and both Landings

THE CONTRACTOR

This plan has been prepared in order to obtain the appropriate statutory approvals only and as such full product details &/or their construction is not included.
 It is the contractor's responsibility to ensure the suitability of all products and their specifications and use. All work to be carried out in accordance with manufacturers specification of use, statutory regs & codes of practice.
 The contractor is to ensure strict adherence of the requirements of the Health & Safety at Work Act with extra care and consideration being taken of adjoining land/property etc when excavating.
 The contractor is responsible to notify the Local Authority at the required time to ensure all statutory inspections are carried out on site during building work.
 Before work commences on site the contractor is to ensure that all public utilities/statutory undertakings such as gas, water and electric companies shall be notified, particularly when excavation work is to take place, in order to ascertain the position of any services likely to be disturbed.
 All dimensions, inverts, roof pitches etc are to be checked on site by the contractor before commencement.

FOUNDATIONS GENERALLY

Sizes as stated on plan. Depth to be to Local Authority satisfaction and below invert of any adjacent drains and at least 600mm below any trench roots found. Min. foundation depth 480mm, in clay min. between 780mm-1m. Concrete to be C35 (1:2:4 3/4) with A142 mesh reinforcement with 50mm minimum concrete cover. Where foundation is eccentrically loaded use 1 No. layer of A142 mesh to top and bottom of foundation. Cement to be sulphur resisting where site conditions require. Increase depth to 300mm for eccentric loading.

WALLS ABOVE DPC

External leaf in 102mm brickwork, colour and texture to match existing bedded in mortar.
 Form 100mm cavity with full width cavity insulation wall batts or similar.
 Inner leaf of 100mm Thermalite blockwork with density 450kg/m³. 'u' value of wall is 0.22w/sq.mK
 Vertical twist type s/steel wall ties spaced at 780mm c/cs horizontally and 480 mm vertically.
 Fix DPC's to all heads, and reveals of openings. Fix extra s/steel ties at reveals at 215 c/cs vertically. Wall n/s n/corner cts with s/steel wall ties spaced at 780mm c/cs horizontally and 480 mm vertically. Achieve min. insulation value of 0.22 w/sq.mK heads, cills and reveals to external openings by in addition to cavity closers using insulated plasterboard or by drawing with 150mm end bearing & standard insulation with box section. Wall to achieve u-value max 0.22 w/sq.m. Bond new blockwork to old by using proprietary stainless steel profile and ties as Furfix range. Seal jnt externally.
 DPC: 150mm above ground level. DPC's not to bridge cavities.

ROOF: (SEE TYPICAL SECTION)

Use: concrete tiles to match existing coverings, on 25x50 battens on breathable felt on fink nail plate trusses at 600mm max centres by South Yorkshire Truss Supplies, Millfield Industrial Estate, Bentley Doncaster Tel 01302 820320 or similar approved (manufacturers to supply timber calculations) and 25x100mm diagonal wind bracing (in accordance with BS 5268 Part 3) from eaves to apex and min. 22x97mm stability bracing as recommended by manufacturer. Insulate with 270mm fibre glass quilt (2 layers) 100mm between joists and 170mm laid across with vapour barrier below in 2000 gauge Visqueen.
 At soffit fix 12mm continuous flyproof vent strip. Underdraw trusses with 12.5mm plasterboard

LATERAL RESTRAINTS

30x50mm M.S galvanised straps secured to masonry and taken over and fixed to 3 No. joists/rafters. Use timber blocking between members under strap. Straps at max. 2.0m c/cs horizontally and 1.8m c/cs on verge. Wallplate strapped down to brickwork using 30 x 5 x 1000mm long galvanised m.s. straps.

ELECTRICAL

All electrical work required to meet the requirements of PART P (electrical safety) must be designed, installed, inspected & tested by a person competent to do so.

SOLID GROUND FLOOR

50mm sand and cement screed on 100mm concrete slab, mix 1:2:4 over 110mm Styrofoam sheet insulation and with 25mm insulation vertically at floor perimeters. Insulation laid over 1200 gauge polythene D.P.M. all joints lapped and sealed into the wall D.P.C. Lay D.P.M. on 50mm sand blinding layer on min. 180 mm thick layer of consolidated limestone (consolidated in 180mm layers). Floor to achieve u-value of 0.22w/m²k.

RADON PROTECTION: Basic level of protection to be provided by continuous barrier of 1200G Visqueen linked to cavity tray in external walls with all laps & services entries sealed.

WINDOWS, DOORS AND GLAZING

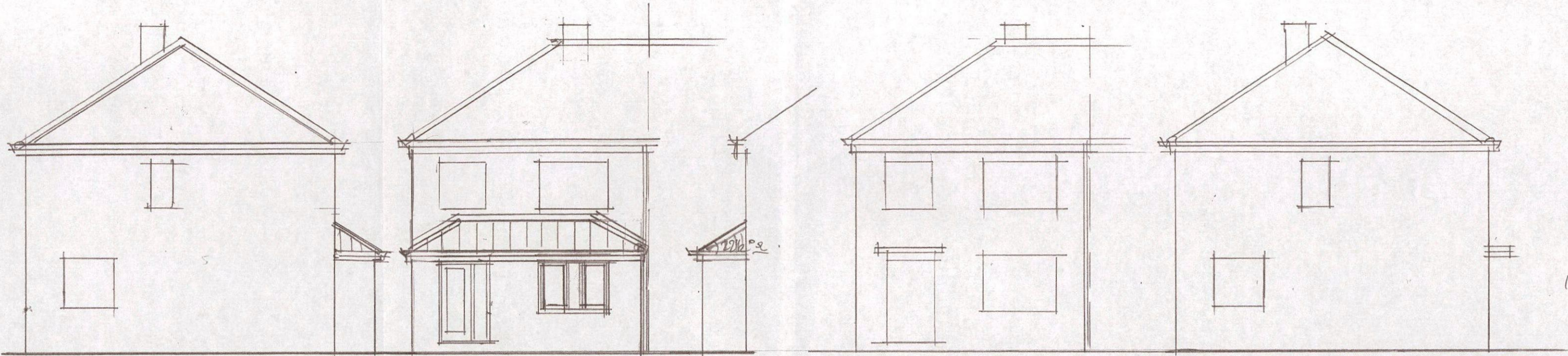
Upvc frames to have factory preservative and be fully weather-stripped. Ensure safety stays are fitted to all external opening casements and doors. Windows above ground floor to be fitted with easy clean hinges to allow for internal cleaning. Glazing to comply with Part N, The Building Regulations 2002 and subsequent editions.
 All windows and doors are to be 'k' glass double glazing. All window glazing below 800mm from f.l. and below 1800mm from floor level (doors and sidelights) to be safety glazing in accordance with B.S.6206 and S.6262
 Any window above g.l. with cill ht. below 800mm is to be guarded. Above g/level all habitable rooms to be escape windows with min clear opening of 0.33sqm & min dimension of 450mm. Marked on plan (150 x 150)
 All new & replacement windows to be pvc double glazed units with inner leaf having heat reflective qualities i.e. 'k' glass and air gap exceeding 16mm all to achieve 'u' value of 1.4w/m²k. U VALUE

VENTILATION

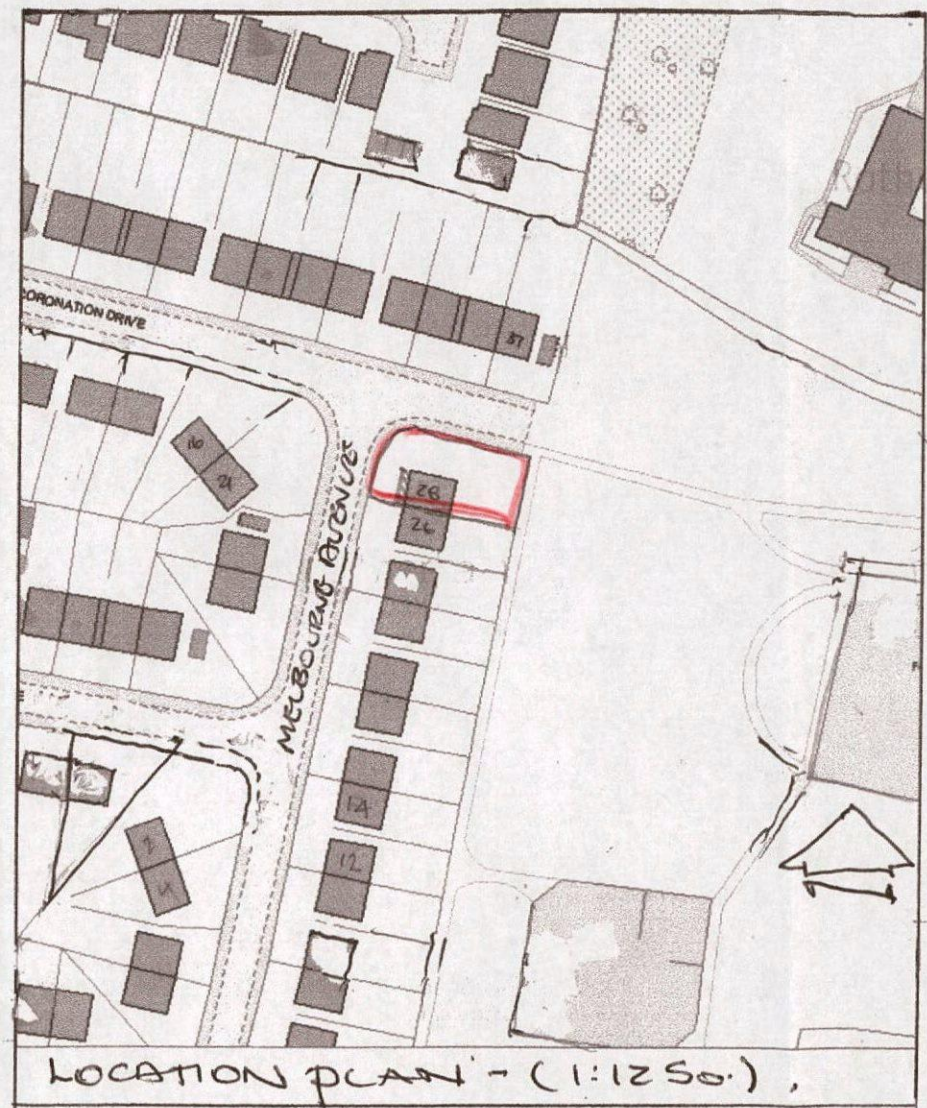
Window openings are to equal at least 1/20th of room floor area with some part of opening being at least 1.75m above the floor level and, in addition, the room is to be served by trickle ventilators providing a free airflow of at least 8,000mm²
 Mechanical ventilation to be provided to any proposed kitchen, utility room and wc at 60 l/s, 30 l/s & 15 l/s respectively. Bathroom and wc fans to be wired via light switch & have 15 min overrun.
 Ensure 10mm air gap at bottom of access doors.

B M B C
 CORPORATE MAIL ROOM
 11 SEP 2013
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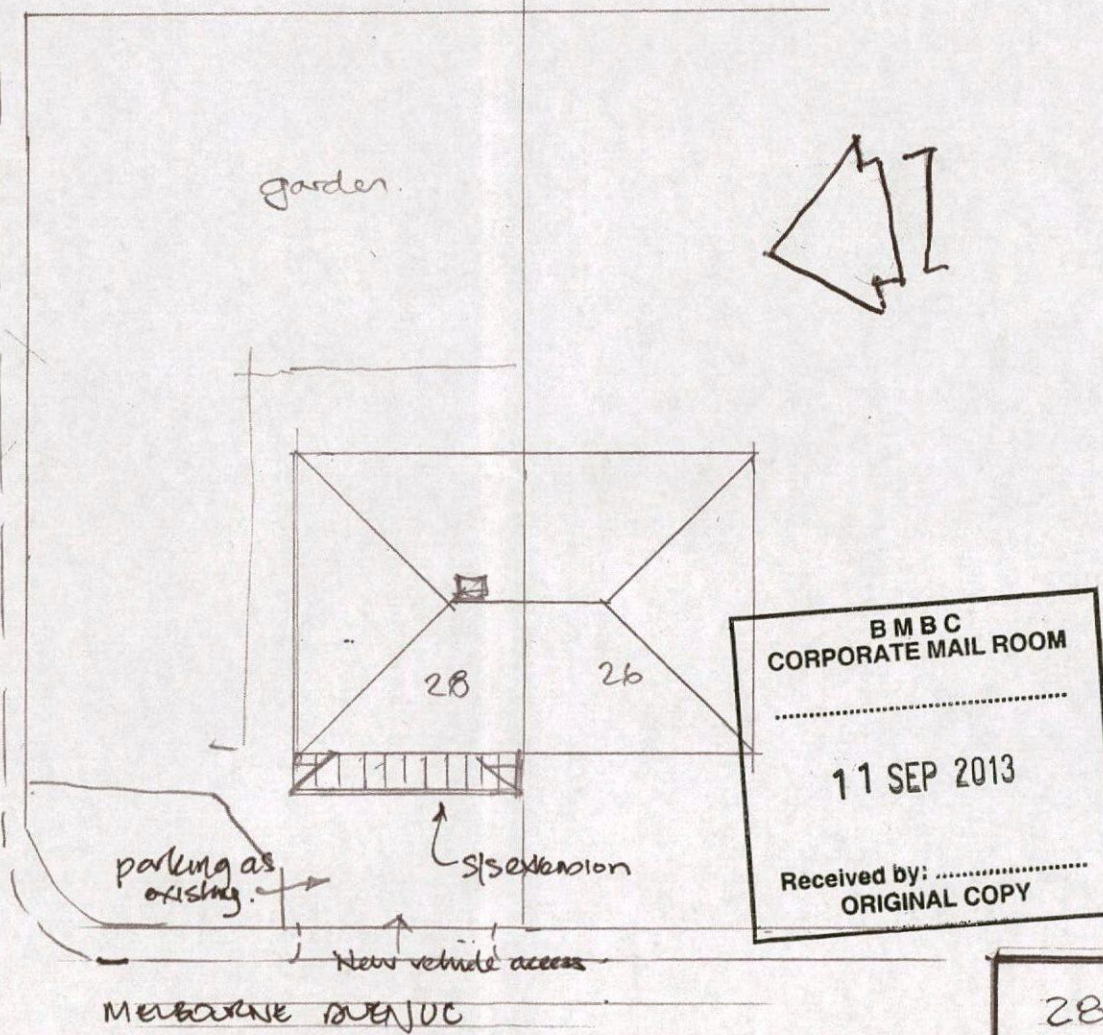
Scale	1:50	Date	Jul 2013	Revision		Drng No	213 / 26 / 01
Title	PROPOSED EXTENSION		28 MELBOURNE AVENUE		BOURNE UPON AIRE		
			BOURNEM, S63 8DJ.				



• GABLE. - PROPOSED ELEVATIONS - FRONT. - RHS-VIEW, EXISTING FRONT ELEVATION. EXISTING GABLE ELEVATION.



LOCATION PLAN - (1:1250)



ROOF/SITE PLAN (1:200)

B M B C
CORPORATE MAIL ROOM
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- General Notes.
- Proof - check on site pitch requirements to suit tiles required. (file lap etc.)
- Party wall requirements - prior to commencement
- Structural Alterations - engineers calculations to be submitted to LA prior commencing works.
- Leadwork - flashings abutments, valleys - Code 5 lead. tray dpc's where appropriate.
- Encroachment - no part of structure to encroach boundaries without prior written agreement.
- Rainwater goods - 100mm gutters & 68mm downpipes. (match existing) discharging via trapped gullies
- Surface water - soakaways. Suits from bldg's percolation test req'd. or to ssg watercourse or via existing drainage if above not suitable.
- Proof work - traditional construction.
100mm x 50mm rafters @ 450mm centres. (C/g joists -)
- 100 x 75mm sw wallplates, tied to b/wk, 30 x 5 galvms straps. (Lateral restraint see notes)
- Ceiling joists 100 x 50 @ 450 c/s.

28 MELBOURNE AVENUE BOUTON UPON DENENE		
Dwg No 213/26/02	Scale 1:100	Date 24/13. Revision