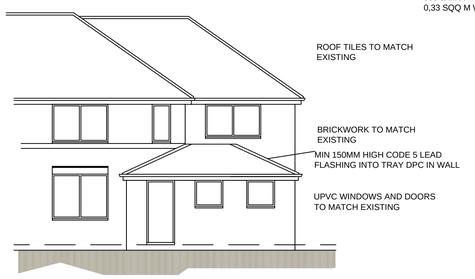
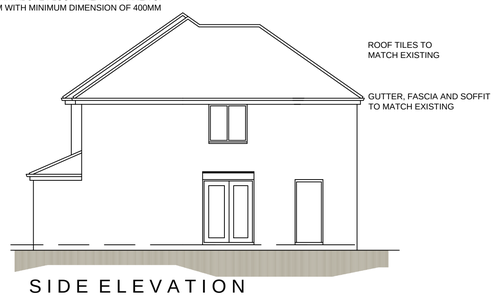
NEW WINDOWS AT FIRST FLOOR LEVEL TO HAVE OPENINGS FOR ESCAPE PURPOSES. OPENINGS TO BE 800 & 1100MM ABOVE FLOOR AREA WITH AREA OF 0,33 SQQ M WITH MINIMUM DIMENSION OF 400MM



FRONT ELEVATION
AS PROPOSED



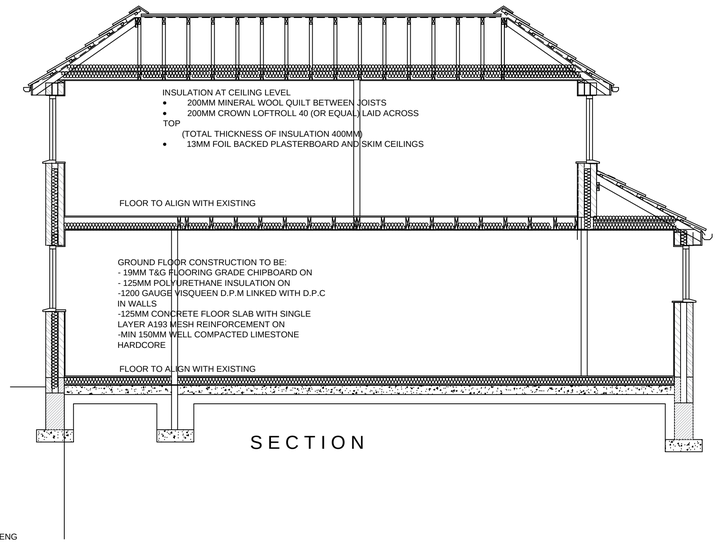
SIDE ELEVATION
AS PROPOSED



REAR ELEVATION
AS PROPOSED

ROOF CONSTRUCTION: ROOFING TILES TO MATCH EXISTING ON 25 X 38MM TANALISED SW BATTENS ON BREATHER FELT SUPPORTED ON ROOF TRUSSES BY SPECIALIST WITH 13MM PLASTERBOARD AND SKIM CEILING. TRUSSES SUPPORTED ON 100 X 50MM SW WALL PLATES.

PROVIDE CROSS VENTILATION BY OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 10MM WIDE IN TWO OPPOSITE SIDES TO PROMOTE CROSS-VENTILATION.



SECTION

MONO PITCH ROOF CONSTRUCTION TO BE INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING AND SUITABLE FOR 18DEG ROOF PITCH ON 25X50MM TAN S.W. BATTENS ON SINGLE BREATHER FELT ON 150X50MM RAFTERS AT 400C/C WITH 13MM PLASTERBOARD AND SKIM CEILING. RAFTERS DOUBLED UP AND TRIMMERS PROVIDED AROUND ROOF LIGHTS
100MM POLYURETHANE INSULATION BETWEEN RAFTERS AND FURTHER 50MM TO UNDERSIDE.

NEW FIRST FLOOR TO BE 19MM T&G FLOORING GRADE CHIPBOARD ON 200X47MM JOISTS 400C/C. LAY 100MM ROCKWOOL MINERAL FIBRE QUILT INSULATION MIN 10KG/M ³ OR EQUIVALENT BETWEEN FLOOR JOISTS. CEILING TO BE 12.5 PLASTERBOARD WITH SKIM FINISH. JOIST SPANS OVER 2.5M TO BE STRUTTED AT MID SPAN USING 38 X 38MM HERRINGBONE STRUTTING OR 38MM SOLID STRUTTING (AT LEAST 2/3 OF JOIST DEPTH). IN AREAS SUCH AS KITCHENS, UTILITY ROOMS AND BATHROOMS, FLOORING TO BE MOISTURE RESISTANT GRADE IN ACCORDANCE WITH BS7331:1990. IDENTIFICATION MARKING MUST BE LAID UPPER MOST TO ALLOW EASY IDENTIFICATION.

PROVIDE LATERAL RESTRAINT WHERE JOISTS RUN PARALLEL TO WALLS, FLOORS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X ¾ DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

NEW CAVITY WALL TO COMPRISE 103MM FACING BRICK OUTER LEAF, FULL FILL CAVITY WITH 100MM DRITHERM 32 CAVITY INSULATION AS MANUFACTURER'S DETAILS. INNER LEAF TO BE 100MM BLOCK, K VALUE 1.13. INTERNAL FINISH TO BE 12.5MM PLASTERBOARD DABS. .

DPC IN WALLS MINIMUM 150MM ABOVE ADJACENT GROUND LEVEL AND LINKED WITH EXISTING

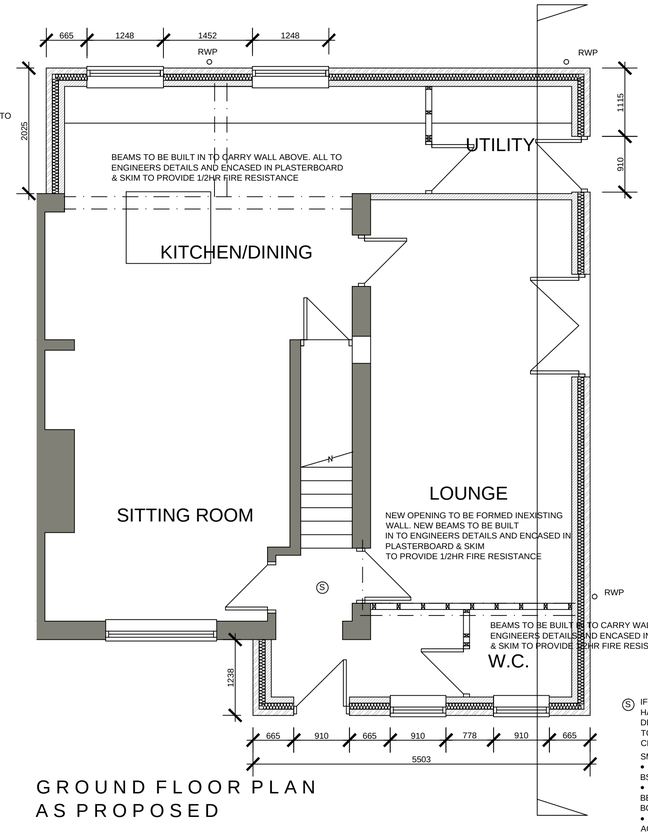
WEAK MIX CAVITY FILL TO WITHIN 75MM OF G.L. BUT NOT LESS THAN 150MM BELOW D.P.C.

SUB-STRUCTURE

- 200 X 600MM CONCRETE STRIP FOOTINGS. OR TO ENG DETAILS TO SUPPORT POSTS
- MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)
- D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL & LINKED WITH EXISTING
- 7N SOLID BLOCKS BELOW D.P.C LEVEL

RAIN WATER PIPES TO SOAKAWAYS A MINIMUM OF 5M FROM BUILDINGS WITH A MINIMUM OF 1 CU M FILL BELOW INVERT.
IF UNSUITABLE A SEPARATE S.W SYSTEM IS TO BE PROVIDED WITH FINAL CONNECTION INTO EXISTING SUBJECT TO B.C.O. APPROVAL ON SITE

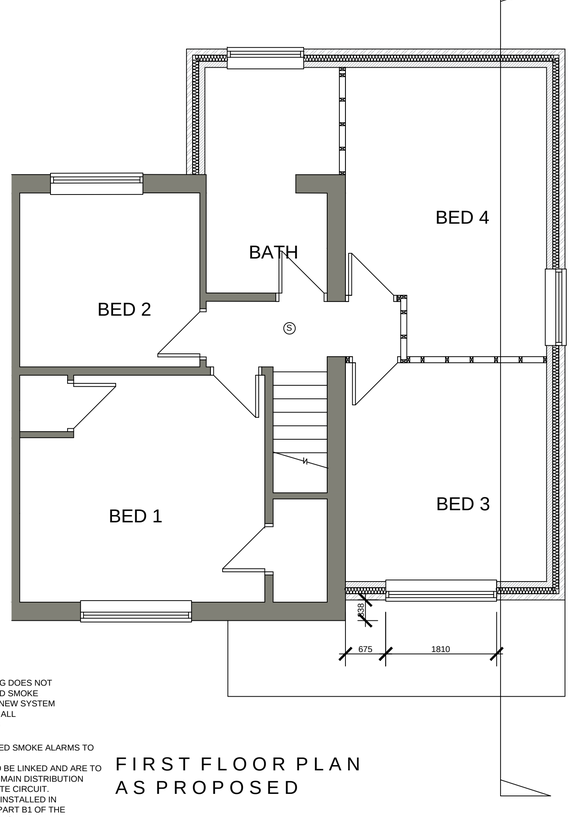
NO PART OF EXTENSION IS TO CROSS SITE BOUNDARY.



GROUND FLOOR PLAN
AS PROPOSED

Ⓢ IF EXISTING DWELLING DOES NOT HAVE AN INTERLINKED SMOKE DETECTION SYSTEM NEW SYSTEM TO BE INSTALLED TO ALL CIRCULATION AREAS

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



FIRST FLOOR PLAN
AS PROPOSED

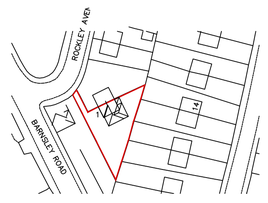
INTERNAL STUD PARTITIONS
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (EG. 100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES, OR BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5MM PLASTER BOARD WITH SKIM PLASTER FINISH. TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

UNDERGROUND FOUL DRAINAGE
UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL.
SURROUND PIPES IN 400MM PEA SHINGLE (900MM UNDER DRIVES). SHALLOW PIPES TO BE COVERED WITH 100MM REINFORCED CONCRETE SLAB OVER COMPRESSIBLE MATERIAL. PROVIDE RODDING ACCESS AT ALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS7158 AND BS801.

RAINWATER DRAINAGE
RAINWATER GOODS TO MATCH EXISTING AND TAKEN AND CONNECTED INTO 68MM 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.



LOCATION PLAN
scale 1:1250

GENERAL NOTES

- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:

- WHERE CEILING JOISTS 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 NOGGINS 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.

STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

- 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.
- LG. 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.
- NAYLOR R6 LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

DRAINAGE & WASTE
WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER ALL FITTED WITH MINIMUM 75MM
- BASINS 32 MM DIAMETER DEEP SEAL TRAPS
- SHOWER 38MM DIAMETER

.

- 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.

- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS.5572.1978 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.

WINDOWS
- NEW WINDOWS TO HAVE U VALUE OF 1.6 OR BETTER & BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM16MM GAP
- 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)
- WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT OR
- MECHANICAL VENT (AS DESCRIBED BELOW)
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX 'U' VALUE OF 1.6W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- GLAZING TO BE IN ACCORDANCE WITH PART N 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

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

- BATHROOM & UTILITY = 15 LITRES/SECOND
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN
-KITCHEN 30 LIT/SEC IF LOCATED IN COOKER HOOD, 60 LIT PER SEC ELSEWHERE

NOTE: ALL STEELWORK TO ENGINEERS DETAILS. DESIGN & CALCULATIONS SUBMITTED TO BUILDING CONTROL FOR APPROVAL MIN 28 DAYS BEFORE WORK BEGINS ON SITE.

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ARCHITECTURAL SERVICES AND SURVEYORS

Project.	Client.
PROPOSED EXTENSION AT 1 ROCKLEY AVENUE, BIRDWELL BARNSLEY S70 5QT	MS L REEDER
Drawing Title. PLANS AND ELEVATIONS	Date. march 2017 / Scale. 1:50 & 1:100 @ A1
	Ref. 16-144 / Dwg. No. 02 / Rev.

Date	Suffix	Description	Date	Suffix	Description