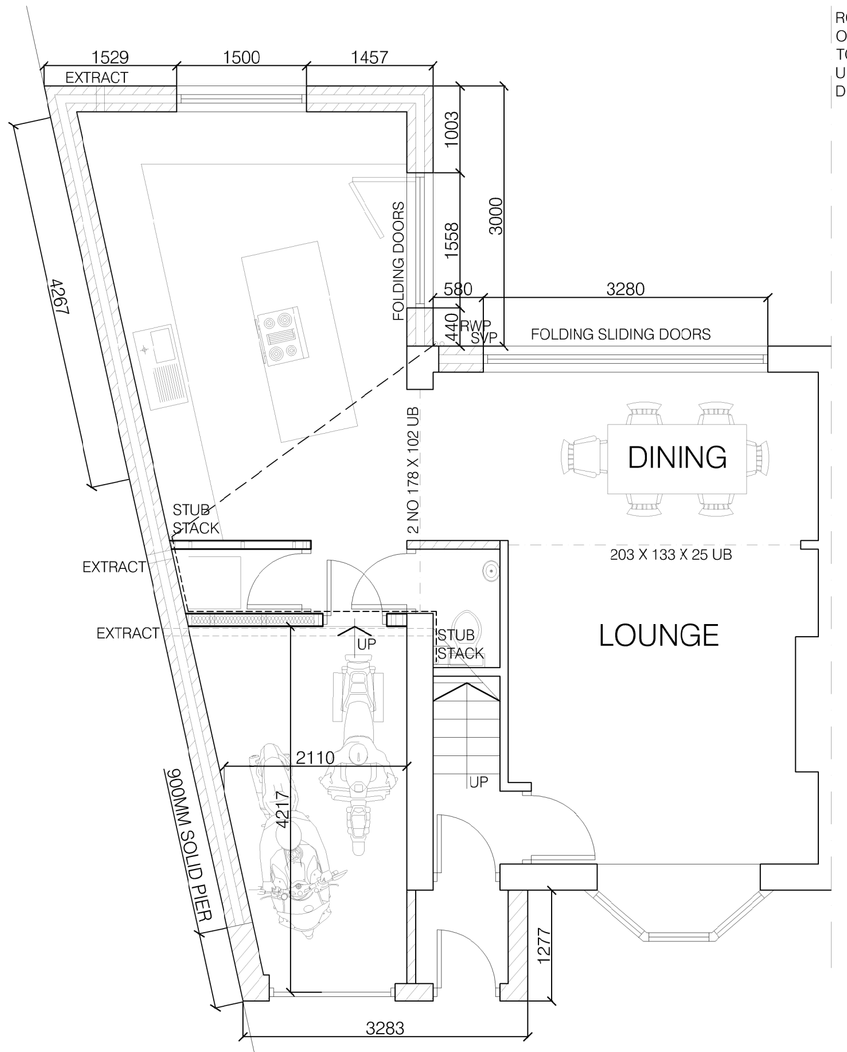
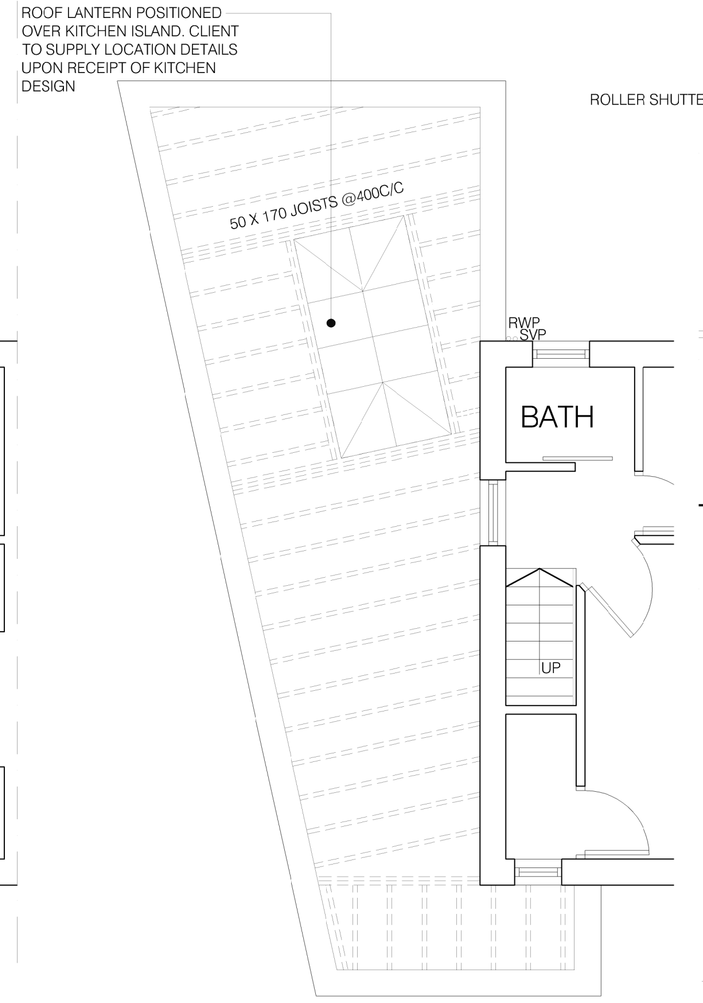


GROUND FLOOR AS PROPOSED



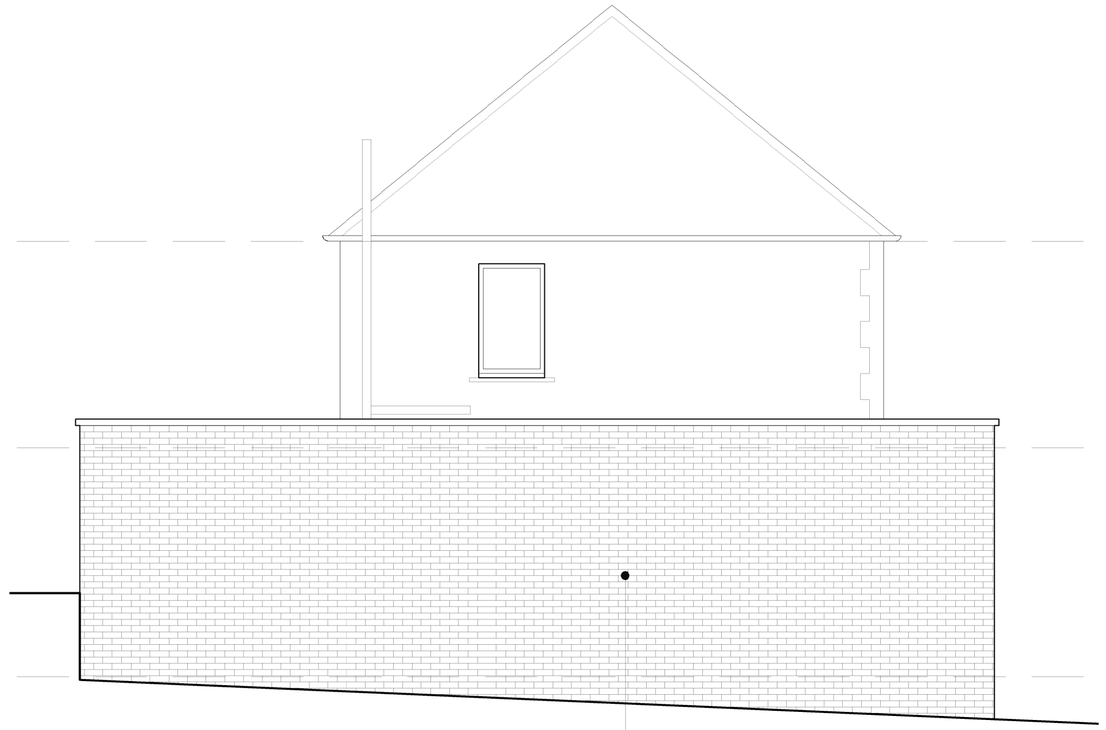
ROOF LAYOUT AS PROPOSED

FRONT ELEVATION AS PROPOSED

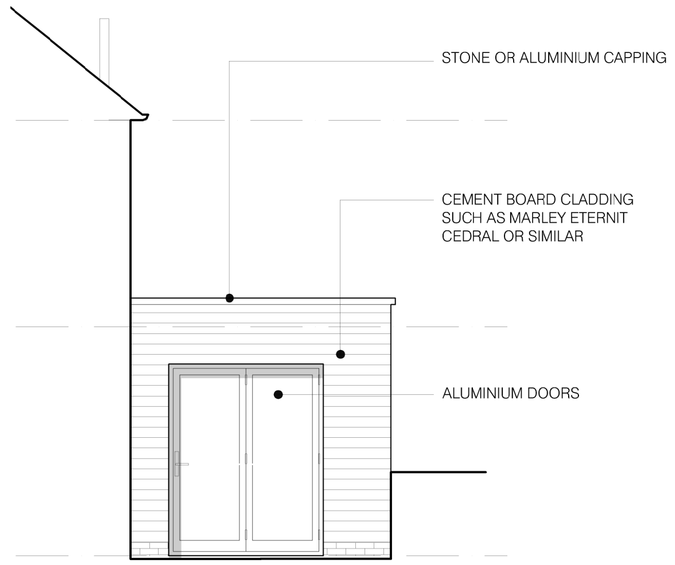
WHERE EXTERNAL GROUND LEVEL IS ABOVE DPC USE COLD APPLIED EXTERNAL TAKING LAPPED INTO DPC AND DPM TO PROVIDE CONSTANT BARRIER. GRAVEL BOARDS AS REQUIRED TO PROTECT MEMBRANES.

100MM PERFORATED PIPE TO EE FITTED TO BELOW GROUND EXTERNAL PERIMETER OF RETAINING WALL AND TAKEN INTO EXISTING GULLEY

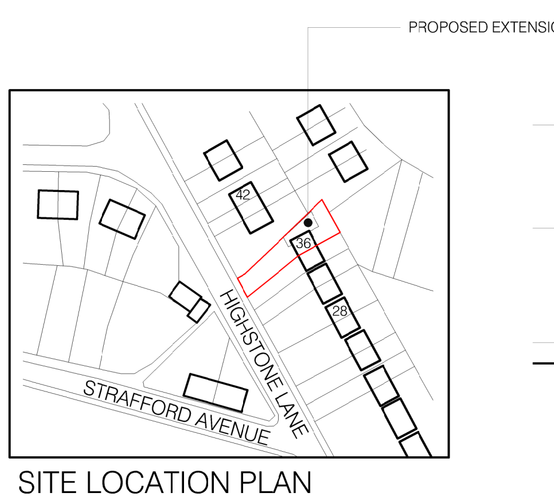
REAR ELEVATION AS PROPOSED



SIDE ELEVATION AS PROPOSED

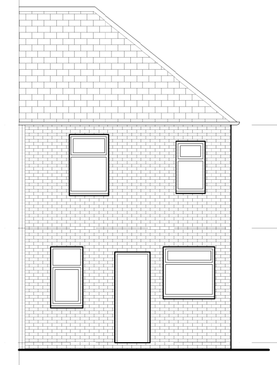


SIDE ELEVATION AS PROPOSED

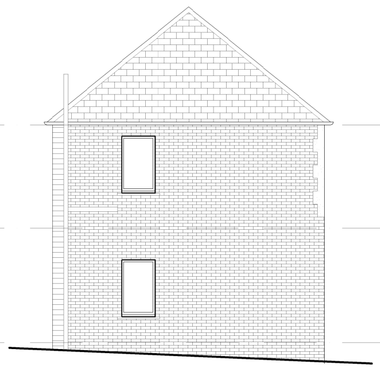


SITE LOCATION PLAN 1:1250

FRONT ELEVATION AS EXISTING



REAR ELEVATION AS EXISTING



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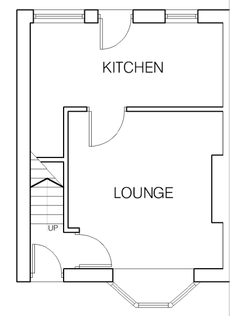
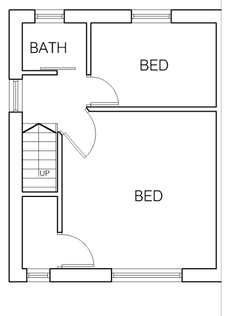


GROUND FLOOR AS EXISTING



FIRST FLOOR AS EXISTING

ELECTRICAL

NOTE ALL SWITCHES,PLUGS TO BE BETWEEN 450MM AND 1200MM FROM FFL

ALL ELECTRICAL INSTALLATIONS SHOWN ARE INDICATIVE ONLY. FINAL POSITIONS TO BE AGREED WITH CLIENT PRIOR TO COMMENCEMENT OF WORKS.

THE EXISTING SYSTEM (INCLUDING ELECTRICAL APPLIANCES) SHOULD BE CHECKED BY AN **NICEIC** REGISTERED CONTRACTOR AND A **NICEIC** PERIODIC INSPECTION CERTIFICATE SUPPLIED CONFIRMING THAT THE ENTIRE INSTALLATION HAS BEEN INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, INSTITUTE OF ELECTRICAL ENGINEERS (IEE) WIRING REGULATIONS 16TH EDITION.

100% OF LIGHT FITTINGS TO INCORPORATE LOW ENERGY LIGHT BULBS.

FOUNDATIONS

MIN 750MM DEEP, 600MM WIDE 150MM THICK. FOUNDATIONS SHOULD TIE INTO EXISTING FOOTINGS WHERE POSSIBLE. STEPPED FOUDATIONS TO BE USED AS REQUIRED.

NOTE: WHERE FOUNDATIONS ARE ECCENTRICALLY LOADED THEN 393 MESH WITH 40MM COVER TO BE USED.

FLOORS

TIMBER GROUND FLOOR (SUBJECT TO FLOOR FINISH)!

50 X 170 C16 TIMBERS @ 450 CENTRES TO BE USED IN SINGLE STOREY

USE NOGGINS AT MIDSPANS OVER 3.5M INCLUDE PERIMETER BATTON. USE HANGER SUPPORT SYSTEM TO SECURE ENDS TO BLOCKWORK INNER LEAF.

STRAPS TO BE USED TO TIE JOISTS TO INNER SKIN OF BLOCKWORK WALL. MAX CENTRES 2M MIN SIZE 30 X 5MM GALVANISED STEEL. ENSURE STRAP COVERS MIN 3NO JOISTS

150MM JABLITE OR SIMILAR TO ACHEIVE U-VALUES AS STATED.

MIN 100MM CONCRETE OVERSITE WITH 150MM MIN AIR GAP TO U/SIDE JOISTS.

PROVIDE AIR BRICKS AT MIN 2M CENTRES TO PERIMIETER OF NEW CONSTRUCTION. ENSURE NO EXISTING AIR BRICKS ARE BLOCKED.

TELESCOPIC AIR VENTS TO BE USED AS REQUIRED.

ALTERNATIVE GROUND FLOOR CONCRETE

150MM CONCRETE SLAB TYPE GEN 1 MIX ON 100MM ROCKWOOL ROCKFLOOR OR SIMILAR TO ACHIEVE U-VALUE. ON 1200 GUAGE GAS AND WATER IMPEARMEABLE DPM LAPPED INTO DPC AT EXTERNAL WALLS. ENSURE MIN LAPS 150MM TAPE ALL JOINTS. 50MM SAND BLINDING ON MIN 250MM WELL COMPACTED HARDCORE.

DPM TO BE LAPPED INTO TRAY DPC AT PERIMETER TO FORM RADON BARRIER
NOTE ENSURE THAT DPM IS FITTED WITH APPROPRIATE VENTILATION AT EDGES.

NOTE 60MM THICK JABLITE OR SIMILAR CAN BE PLACED ABOVE OR BELOW THE CONCRETE SLAB AS REQUIRED.

GARAGE/STORE FLOOR

N.B 150MM STEP MINIMUM BETWEEN STORE AND HOUSE FLOOR LEVELS.

100MM CONCRETE SLAB TYPE GEN 1 MIX ON 1200GUAGE GAS AND WATER IMPEARMEABLE DPM LAPPED INTO DPC AT EXTERNAL WALLS. ENSURE MIN LAPS 150MM TAPE ALL JOINTS. 50MM SAND BLINDING ON MIN 250MM WELL COMPACTED HARDCORE.

WALLS

CAVITY

ALL LINTELS TO BE TO SATISFACTION OF LABC. CONTRACTOR TO CONFIRM PRIOR TO PLACEMENT.

LINTELS TO BE CATNIC CU RANGE OF INSULATED ALUMINIUM LINTELS. MIN END BEARING TO BE TYPICALLY 150MM.

ALL FOUNDATIONS TO BE APPROVED BY LABC. MIN DEPTH 750MM, MIN WIDTH 600MM.

100MM BLOCKWORK OUTER LEAF WITH 100MM CAVITY WITH FULL FILL INSULATION TO PROVIDE MIN U-VALUE 0.3W/MK. 100MM 7N/MM2 MIN COMPRESSIVE STRENGTH BLOCKWORK TO INNER LEAF.

TRAY DPC'S ABOVE ALL OPENINGS MIN 2NO WEEPHOLES ABOVE EVERY OPENING WITH SPACING AT 450MM GENERALLY.

WALL TIES AT 750MM CENTRES HORIZONTALLY AND 450MM VERTICAL.

PARAPET WALL TO HAVE FULL TRAY DPC CLOSER AND IMPERMEABLE TOPPERS WITH MIN 50MM DRIPPED OVERHANGS.

WHERE GRP/RUBBER ROOFING IS USED ENSURE ROOF AND WALLS ARE FULLY SEALED.

MOISTURE RESISTANT MDF WINDOW CILL BOARDS

CAVITIES TO BE CLOSED USING THERMABATE INSULATED DPC OR SIMILAR APPROVED SYSTEM.

WALL BETWEEN STORE/KITCHEN TO BE MIN 150 X 50 STUDWORK WITH FULL FILL INSULATION BATTS. DOUBLE BOARD WITH 12.5MM PLASTERBOARD TO BOTH SIDES.

STEELWORK

ALL STEELWORK FITTED IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS INCLUDING PADSTONE AND PIER SIZES.

ALL STEELWORK BELOW ROOF LEVEL TO BE CLAD IN MIN 2NO LAYERS PLASTERBOARD WITH MIN 150MM OVERLAPS. SCRIM TAPE AND SKIM.

TIMBER/CEDRAL CLADDING

TIMBER OR SIMILAR CLADDING FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

N.B. CEMENT BOARD CLADDING SHOULD BE FIXED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS

42 X 42MM BATTENS FIXED TO WALL AT MAX 600MM CENTRES TO FORM FRAME

CLADDING TO BE MIN 200MMM ABOVE GROUND LEVEL.

ALL AIR GAPS TO BE FITTED WITH INSECT MESH AS PER MANUFACTURERS DETAILS.

20 X 92 BATTENS TO SURROUNDS OF OPENINGS.

STAINLESS STEEL NAILS IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS.

SUPPLIER TO PROVIDE DETAILS AND PRODUCTS FOR ANY PRE TREATMENTS REQUIRED PRIOR TO INSTALLATION.

INTERNAL STUDWORK

ALUMINIUM/TIMBER STUDWORK AT 600 AND 400 CENTRES HORIZONTALLY AND VERTICALLY. INFILL WITH QUILT INSULATION TO PROVIDE SOUND INSULATION. 9.5MM PLASTERBOARD AND SKIM FINISH TO BOTH SIDES SCRIM TAPE ALL JOINTS.

NOTE FIRE ESCAPE/STAIRWELL TO BE LINED WITH 2NO LAYERS 12.5MM BOARDING TO PROVIDE ½ HOUR FIRE RESISTANCE.

(SEE NOTES TO SECOND FLOOR FOR INTERNAL STUDWORK)

GLAZING

SAFETY GLAZING TO INCLUDE: ALL GLAZING WITHIN 800MM OF FINISHED FLOOR LEVEL IN WALLS AND WITHIN 1500MM OF FINISHED FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 300MM.

ALL SAFETY GLAZING SHOULD BE PERMANENTLY MARKED TO INDICATE COMPLIANCE WITH BS 6206.

ALL NEW WINDOWS TO HAVE U-VALUE OF 1.8 W/M2K.

EMERGENCY ESCAPE WINDOWS TO HABITABLE ROOMS TO BE MIN 800 X 500MM UNOBSTRUCTED OPENINGS. CILL HEIGHT TO BE BETWEEN 800 AND 1100MM.

FLAT ROOF TO SINGLE STOREY

50 X 170 SC4 (C25) CEILING JOISTS AT 400 CENTRES WITH TIMBER FILLETS PLACED AT RIGHT ANGLES TO PROVIDE MIN SLOPE OF 1 I/N 80. WHERE JOISTS ARE SHOWN DOUBLED OR TRIPLED USE M10 BOLTS AT 1M STAGGERED CENTRES

PERIMETER ROOF BATTENS TO BE FIXED TO WALLS USING M10 THUNDERBOLTS OR SIMILAR AT MAX 1M STAGGERED CENTRES

N.B. ADJACENT SPANS TO ROOF LANTERNS SHOULD BE TRIPLE RAFTERS TO PREVENT ROOF SAG.

FLAT ROOF TO BE WARM ROOF CONSTRUCTION

QUINTHERM 110MM PLYDECK OR SIMILAR APPROVED INSULATION BOARD TO ACHEIVE 0.20W/MK U-VALUE. INCLUDE VAPOUR BARRIER OR VAPOUR STRIPS TO TOP OF JOISTS AS RECOMMENDED BY INSULATION MANUFACTURER.

ALL UPSTANDS FOR ROOF WINDOWS TO BE TO ROOF LIGHT MANUFACTURERS DETAILS OR STANDARD PRODUCT.

GRP COATING TO ROOF AND UPSTANDS OF ROOF LIGHTS TO BE TO MANUFACTURERS STANDARD DETAILS. USE MANUFACTURERS STANDARD TRIMS AND UPSTANDS. MIN 25 YEAR GAURANTEE TO BE ISSUED ON ROOF.

VENTILATION PIPES TAKEN THROUGH ROOF TO HAVE MIN 150MM UPSTAND. WITH APPROPRIATE CAPPING.

ROOF LANTERN TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS, SIZE SHOWN IS FROM EUROCELL RANGE. ALTERNATIVE PRODUCTS SHOULD BE CONFIRMED FOR SIZE PRIOR TO INSTALLATION.

GLAZING COLOUR TINT AND FRAME COLOURS TO BE CONFIRMED BY CLIENT PRIOR TO INSTALLATION.

VENTILATION

NOTE: BACKGROUND VENTILATION (TRICKLE VENTS) AND MINIMUM OPENING SIZES TO BE TO WINDOW MANUFACTURERS DETAILS

HABITABLE ROOMS - OPENING WINDOW TO BE MIN 1/20TH FLOOR AREA OF ROOM WITH BACKGROUND VENTILATION OF 8000MM2

KITCHEN - 4000MM2 BACKGROUND VENTILATION WITH MECHANICAL VENTILATION OF MIN 30LITRES/SECOND ADJACENT TO A HOB OR 60 L/TRES/SECOND ELSEWHERE

BATHROOMS/WC - 4000MM2 BACKGROUND VENTILATION, MECHANICAL VENTILATION OF 15 LITRES/SECOND WITH A 15 MINUTE OVERRUN SWITCH CONNECTED TO LIGHT.

REQUIRED U-VALUES

THERMAL TOLERANCE'S (U-VALUES W/MK).
WALLS 0.28
GROUND FLOOR 0.22
ROOF 0.2
WINDOWS 1.6

HEATING

HEATING ENGINEER TO BE RESPONSIBLE FOR ENSURING HEATING SYSTEM MEETS REQUIREMENTS OF BRITISH STANDARDS AND BUILDING CONTROL

THE BUILDING IS TO BE GAS CENTRALLY HEATED, THERMOSTATICALLY CONTROLLED WITH SYSTEM TO BS 5258 TO BE DESIGNED AND INSTALLED BY QUALIFIED 'GAS SAFE' ENGINEER. SYSTEM TO HAVE CENTRAL PROGRAMMER ALL RADIATORS TO HAVE TRV'S GAS FIRED CONVENTIONAL BOILER SYSTEMS WITH FAN ASSISTED FLUE AND VENT TERMINAL. ASSUME BOILER OF APPROX

80,000BTU'S HOT WATER CYLINDER TO BS 1566

BOILER TO HAVE SEDBUK RATING OF:
NATURAL GAS 86
LPG 86
OIL 85

SMOKE ALARMS

FIRE ALARMS TO BE MAINS OPERATED AND CONFORM TO BS 5446, BATTERY BACKUPS AND HARD WIRING (INTERLINKED) TO BE INCLUDED.
TO BE LOCATED: MIN 1 NO PER FLOOR WITHIN 7.5M OF EVERY HABITABLE ROOM I.E CIRCULATION SPACES.
1 NO COMPATIBLE HEAT DETECTOR TO BE LOCATED IN THE KITCHEN AREA. CEILING MOUNTED DETECTORS TO BE MIN 300MM FROM WALLS AND LIGHT FITTINGS. DO NOT FIX DETECTORS DIRECTLY ABOVE HEATING ELEMENTS OR HEAT SOURCES OF ANY KIND. ENSURE ALL DETECTORS ARE ACCESSIBLE FOR MAINTAINANCE

DRAINAGE

ABOVE GROUND

TO BE WASTES/TRAPS AS FOLLOWS:
W.C.-100MM, SINKS-40MM. BASINS-32MM.
ALL WASTES TO HAVE MINIMUM 1:40 FALLS WITH ACCESS TO ALL CHANGES IN DIRECTION AND CONNECTION TO BELOW GROUND DRAINAGE OR 100MM SVP.
SVPS/STUB STACKS TO BE FINISHED WITH SUITABLE CAGES OR AIR INLET VALVES AS REQUIRED

BELOW GROUND

PROVIDE FLEXIBLY JOINTED DRAINAGE PIPE LAID TO MIN 1:40 FALLS IN PEA SHINGLE BED AND SURROUND. MIN COVER 100MM. WHERE PIPES PASS THROUGH LOADBEARING WALLS PROVIDE AN OPENING WITH MIN 50MM CLEARANCE AND MASKED EACH SIDE WITH RIGID SHEET MATERIAL. PROVIDE PROPRIETARY AND COMPLIMENTARY FITTINGS, GULLIES, ACCESS POINTS, BENDS. ALL FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMENDATIONS

DISABLED W.C.

DISABLED W.C TO HAVE MIN DOOR OPENING OF 750MM UNLESS SPECIFIED ELSEWHERE.

MIN 750MM CLEAR SPACE FROM FRONT OF W.C. AT GROUND FLOOR

DISABLED ACCESS

ACCESS SHOULD HAVE GRADIENT OF NO MORE THAN 1/20 FALLS FRONT TO REAR WITH MAX 1/40 CROSS FALLS. UNOBSTRUCTED WIDTH OF 900MM WITH A FIRM AND EVEN SURFACE.

RAMPED APPROACH: TO BE USED WHERE THE PLOT GRADIENT EXCEEDS 1/20 BUT NOT 1/15, RAMPS SHOULD NOT EXCEED 1/12 GRADIENT AND SHOULD BE SPLIT INTO LENGTHS OF MAX 10M. A LANDING OF 1250MM SHOUL DBE PROVIDED TOP AND BOTTOM AND BE CLEAR OF ANY DOOR OPENINGS. MIN WIDTH OF RAMP 900MM.

STEPPED APPROACH: MIN 900MM WIDE, MAX RISE IN ANY SECTION 1800MM BETWEEN LANDINGS. RISERS BETWEEN 75 & 150MM WITH MIN TREAD 270MM. WHERE FLIGHTS EXCEED 3 RISERS A HANDRAIL MUST BE PROVIDED TO AT LEAST ONE SIDE.

MIN OVERALL OPENING OF FRONT DOOR TO BE AT LEAST 775MM CLEAR

NOTE: ALL DIMENSIONS AND SITE DIMS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. THIS DRAWING IS FOR THE PURPOSES OF BUILDING REGULATIONS ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO SATISFY HIMSELF OF ALL CONSTRUCTION DETAILS PRIOR TO COMENCEMENT.

BUILDING CONTROL OFFICER;
JAMES MACFARLANE
07876 132018

Do not scale from this drawing. Architectural Drawings Ltd to be notified of any discrepancies in figures dimensions and between site conditions and drawings.

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Before commencement of the works the contractor must check and verify all buildings and site dimensions and levels, all relavant sewer outfalls, invert levels and connection points.

This drawing must be read in conjunction with and checked against all structural, specialist and detail , layout and engineering drawings.

Discrepancies must be reported to Architectural Drawings Ltd.

The contractor must satisfy himself with the adequacy of the site investigation information and should ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.

This drawing should not be relied upon to give information on ground conditions and foundations.

The Contractor is to carry out the work in compliance with the Building Regulations, relevant current British Standards

REV E - ADDRESS IN TITLE AMENDED

REV D - AMENDED FOR PLANNING PURPOSES

REV C- STRUCTURAL STEEL SIZES ADDED. FOR PADSTONES SEE ENGINEERS DETAILS

REV B - SPECIFICATION NOTES AND BUILDING CONTROL AMENDMENTS ADDED

REV A - AMENDED TO SUIT CLIENTS REQUIREMENTS

revisions

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REVISIONS

No.	Date

CLIENT

36 HIGH STONES LANE WORSBOROUGH BARNSLEY

TITLE

PROPOSED EXTENSION GENERAL ARRANGEMENT

DRAWING STATUS

INFORMATION

SCALE	1:100/1:50 @ A1
DATE	JULY 2018

JOB NO.	DRAWING NUMBER	REV
802	01	E