NEW FOUNDATION NOTE:
NEW CONCRETE FOUNDATION DESIGN TO BE AGREED ON SITE BETWEEN MAIN CONTRACTOR & BUILDING INSPECTOR FOLLOWING EXPOSURE OF GROUND CONDITIONS ON SITE WITH A MINIMUM DEPTH OF 750mm IF FOUNDED ON CLAY

THE TOP BASE OF THE NEW FOUNDATION IS TO BE LOWER THAN THE INVERT LEVEL OF THE EXISTING MAINS DRAINAGE WHICH TRAVERSES THE SITE (AS INDICATED BY DOUBLE DOT-DASH LINE & SEPERATE NOTE)

DOT-DASH LINE ABOVE DOOR OPENING INDICATES LINE OF NEW STRUCTURAL STEELWORK TO SUPPORT BEARING OF NEW STRUCTURAL STEELWORK ABOVE WITH PLATE TO BE WELDED TO BEAM TO SUPPORT EXTERNAL SKIN & ACT AS LINTEL TO SUPPORT EXTERNAL WALL CONSTRUCTION ABOVE DOOR

ALL STRUCTURAL STEELWORK TO BE BOXED IN TO ACHIEVE A MINIMUM OF 60 MINUTES FIRE RESISTANCE AS NOTED BELOW

BELOW GROUND DRAINAGE NOTE:
AN EXISTING MAINS DRAINAGE RUN TRAVERSES THE SITE & IS INDICATED BY THE DOUBLE DOT-DASH LINE, THIS DRAIN IS A COMBINED DRAINAGE RUN & TAKES DRAINAGE FROM THE ADJOINING PROPERTY BEFORE CONTINUING THROUGH ADJACENT PROPETIES TO A MAINS CONNECTION

THE NEW EXTENSION IS TO BE CONSTRUCTED OVER THIS DRAINAGE RUN WITH NEW BRIDGING LINTELS TO BE FIXED TO SUPPORT NEW EXTERNAL WALL CONSTRUCTION OVER DRAIN & NEW MANHOLE TO BE FIXED IN LOCATION SHOWN AT CONNECTION OF EXISTING MAINS DRAIN & NEW SVP

DOT-DASH LINES INDICATES LINE OF NEW STRUCTURAL STEELWORK CONCEALED WITHIN FIRST FLOOR CONSTRUCTION TO SUPPORT NEW FLOOR/WALL LOADINGS ABOVE WHICH IS TO BE FIXED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DESIGN & DETAILS

WHERE STRUCTURAL STEELWORK IS DEEPER THAN EXISTING FIRST FLOOR CONSTRUCTION DOWNSTANDS ARE TO BE FORMED TO ACHIEVE 60 MINUTES FIRE RESISTANCE, ALL STRUCTURAL STEELWORK IS TO BE 'BOXED IN' USING 2 LAYERS OF FIRE RATED PLASTERBORD & SKIM FINISH TO ACHIEVE A MINIMUM FIRE RESISTANCE OF 60 MINUTES

EXISTING BULKHEAD TO BE BROKEN OUT BY MAIN CONTRACTOR TO EXPOSE EXISTING STRUCTURE ABOVE TO ALLOW DESIGN OF NEW STRUCTURAL STEELWORK TO BE CONFIRMED (DOT-DASH LINE) SHOWN FOR INDICATIVE PURPOSES AS EXISTING WALL/BULKHEAD APPEARS TO BE LOADBEARING

NEW KITCHEN NOTE:
KITCHEN TO BE FITTED TO SUIT CLIENTS SPECIFICATION WITH INDICATIVE LAYOUT SHOWN FOR USE AS A BASE BY KITCHEN DESIGNER - ALL EXISTING SERVICES/ELECTRICS TO BE ALTERED TO SUIT NEW KITCHEN LAYOUT WITH ALL ELECTRICAL WORK TO BE CARRIED OUT BY A 'COMPETENT PERSON' TO SUIT THE REQUIREMENTS OF THE BUILDING REGULATIONS PART P

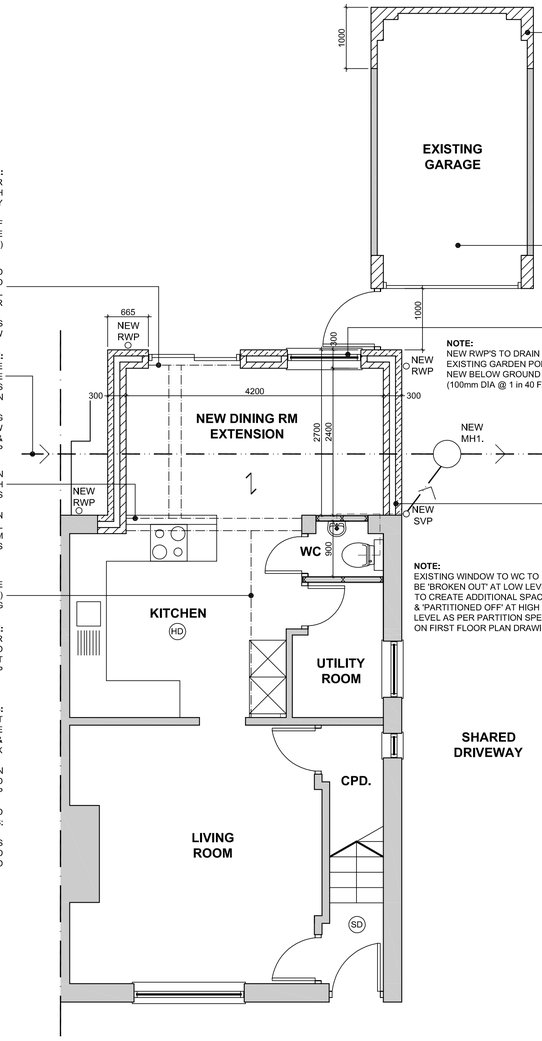
MECHANICAL & ELECTRICAL NOTES:
EXISTING HEATING SYSTEM TO BE EXTENDED FROM EXISTING INTO NEW EXTENSION TO SUIT CLIENTS REQUIREMENTS WITH MAIN CONTRACTOR TO ASSESS THE CONDITION OF THE EXISTING BOILER & EXISTING GAS METER BOX TO BE MOVED TO FRONT OF DWELLING & CONTAINED WITHIN A NEW FLOOR BOX

EXISTING ELECTRICAL SYSTEM TO BE EXTENDED FROM EXISTING INTO NEW EXTENSION TO SUIT CLIENTS REQUIREMENTS WITH EXISTING ELECTRIC METER BOX TO BE RETAINED IN LOCATION WITHIN NEW WORKSHOP

NEW MECHANICAL EXTRACT VENTILATION TO BE FIXED TO THE FOLLOWING ROOMS VENTED TO OUTSIDE AIR TO ACHIEVE THE FOLLOWING MINIMUM EXTRACT RATES:

KITCHENS - 30 LITRES PER SECOND (IF ADJACENT HOB) OTHERWISE 60 L/S
UTILITY ROOMS - 30 LITRES PER SECOND
BATHROOMS/WC'S - 15 LITRES PER SECOND

INDICATES NEW MAINS WIRED INTERLINKED SMOKE (S) OR HEAT (H) DETECTION TO BS5839 PART 6 (2004) WITH CERTIFICATION TO BE PROVIDEDPRIOR TO COMPLETION FOR THE DESIGN, TESTING & INSTALLATION OF THIS SYSTEM (HD) (SD)



NOTE:
EXISTING GARAGE CONSTRUCTION TO BE ALTERED WITH NEW 1m DEEP SECTION TO BE ADDED TO REAR TO ENSURE THAT GARAGE DIMENSIONS REMAIN THE SAME FOLLOWING ALTERATIONS TO FRONT OF GARAGE

GARAGE EXTENSION TO BE FORMED USING 100mm SOLID CONCRETE BLOCKWORK WITH 665 x 215mm BLOCKWORK PIERS FORMED AT CORNERS AS INDICATED

NEW CONCRETE FOUNDATION TO BE CAST WITH SIZE/SPECIFICATION TO BE AGREED ON SITE BETWEEN MAIN CONTRACTOR/BUILDING INSPECTOR FOLLOWING EXPOSURE OF EXISTING GROUND CONDITIONS

NOTE:
EXISTING GARAGE CONSTRUCTION TO BE ALTERED TO CREATE 1m WIDE ACCESS WITH NEW CLOSE BOARDED TIMBER GATE TO BE FIXED TO FORM SECURE ACCESS TO GARDEN

EXISTING GARAGE DOOR TO BE REUSED TO FRONT ELEVATION OF ALTERED GARAGE WITH NEW 665 x 215mm BLOCKWORK PIERS TO BE CONSTRUCTED TO FORM JAMBS

NEW DOUBLE GLAZED UPVC WINDOW/PATIO DOOR UNITS
TO BE GLAZED USING K-GLASS, LOW-EMMISIVITY WITH 16mm AIR GAP IN ACCORDANCE WITH BUILDING REGS PART 'N' (SEE SEPERATE DRAWING), UNITS TO ACHIEVE A U-VALUE OF 1,6

MINIMUM OPENING SIZE TO BE 1/20th FLOOR AREA & UNITS TO BE FITTED WITH TRICKLE VENTS (TO BE FIXED BY FENSA REGISTERED INSTALLER WITH DOCUMENTATION TO BE SUPPLIED TO CLIENT FOLLOWING COMPLETION)

OPENING CASEMENTS TO BE MINIMUM 450 x 750mm TO ENSURE THAT THEY CAN BE CLASSED AS 'FIRE ESCAPE WINDOWS'

NOTE:
NEW RWP'S TO DRAIN INTO EXISTING GARDEN POND THROUGH NEW BELOW GROUND DRAINAGE (100mm DIA @ 1 in 40 FALLS)

NEW EXTERNAL WALL CONSTRUCTION TO COMPRISE:
102,5mm FACING BRICKWORK TO MATCH EXISTING AS CLOSELY AS POSSIBLE WITH 100mm OVERALL CAVITY (50mm CLEAR CAVITY/50mm KINGSPAN THERMAWALL TW50 INSULATION FIXED TO INTERNAL BLOCKWORK) & 100mm 7N CONCRETE BLOCKWORK WITH 13mm PLASTER & SKIM INTERNAL FINISH

OVERALL CONSTRUCTION TO ACHIEVE MIN U-VALUE OF 0,28

GENERAL EXTERNAL WALL CONSTRUCTION NOTES:
WALL TIES TO NEW CAVITY WALL CONSTRUCTION TO BE DOUBLE TRIANGLE 750mm HORIZONTAL & 450mm VERTICAL C/S (TIES TO BE MAX 300mm APART AT WINDOW/DOOR REVEALS)

NEW EXTERNAL WALL CONSTRUCTION TO BE BONDED INTO EXISTING MASONRY WALL AT EVERY COURSE WITH CONTINUOUS CAVITY & INSULATION TO BE MAINTAINED

NEW DPC TO BE PROVIDED TO PERIMETER OF NEW EXTENSION (MIN 150mm ABOVE EXTERNAL GROUND LEVEL - STEPPED IF REQUIRED) & VERTICAL DPC'S/INSULATED CAVITY CLOSERS TO BE
FIXED AT ALL EXTERNAL WALL OPENINGS

CAVITY TRAYS & INSULATED CAVITY CLOSER DPC'S TO BE FIXED OVER ALL EXTERNAL OPENINGS WITH PERPEND WEEPHOLES @ 900mm C/S

NEW GROUND FLOOR CONSTRUCTION TO COMPRISE:
NEW 25mm FLOORING GRADE CHIPBOARD ON NEW 150 x 50mm SW TIMBER FLOOR JOISTS (C24) @ 400mm C/S WITH A MAXIMUM SPAN OF 2,4m TO BE FIXED BETWEEN NEW BLOCKWORK INTERNAL SKIN OF EXTERNAL WALLS & EXISTING EXTERNAL WALLS USING SUITABLE MECHANICALLY FIXED JOIST HANGERS

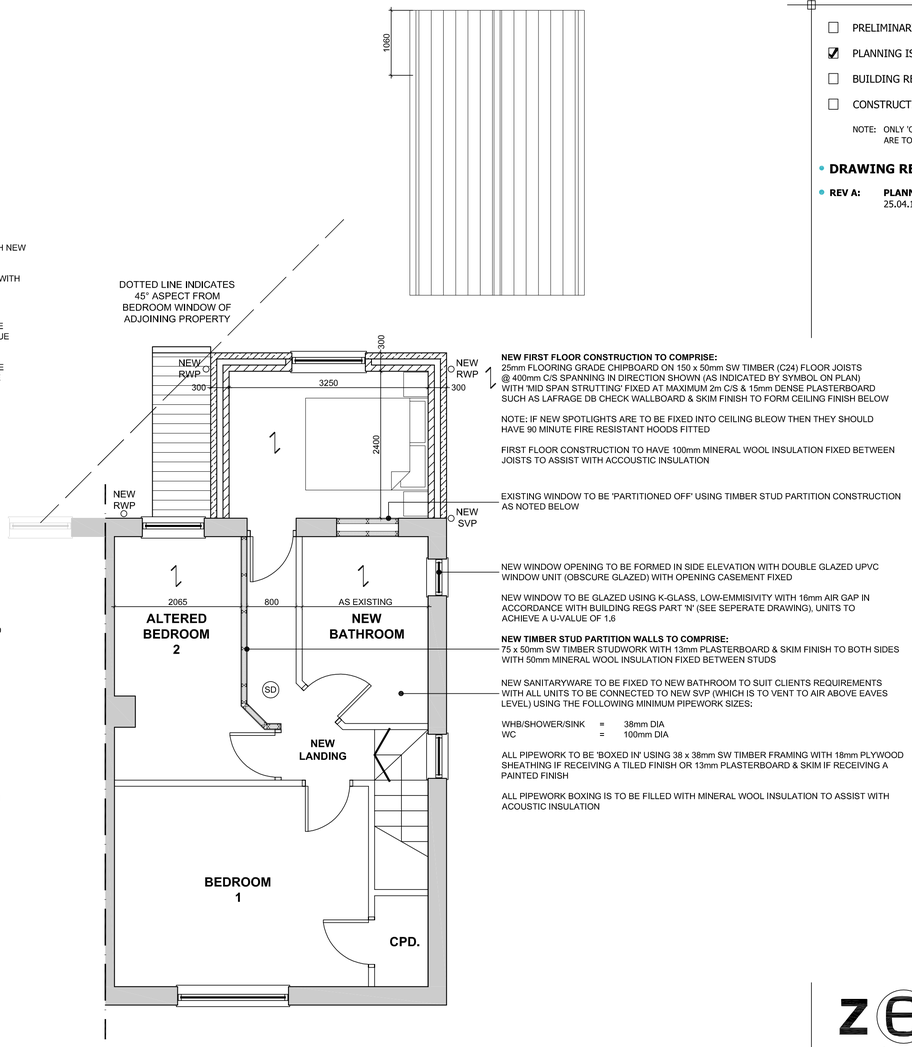
OVERALL CONSTRUCTION TO BE INSULATED WITH 120mm KINGSPAN TF70 INSULATION BETWEEN JOISTS TO ACHIEVE MIN U-VALUE OF 0,22

FLOOR TO HAVE A MINIMUM VENTILATED VOID OF 150mm BETWEEN UNDERSIDE OF FLOOR JOISTS & TOP OF 50mm WEAKMIX OVERSITE CONCRETE, VOID TO BE VENTILATED USING AIR BRICKS/PERISCOPE VENTILATORS ON AT LEAST 2 OPPOSITE SIDES OF THE BUILDING TO ENSURE THE FREE FLOW OF AIR TO ALL AREAS IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING REGULATIONS DOCUMENT C

VENTILATORS TO ACHIEVE A MINIMUM AREA OF 1500mm²/RUN OF EXTERNAL WALL OR 500mm²/m² OF FLOOR AREA WHICHEVER GIVES THE GREATER OPENING AREA (AIR BRICKS NO MORE THAN 2m APART)

MID SPAN STRUTTING TO EB FIXED TO JOISTS AT MAX 2m C/S

GROUND FLOOR PLAN AS PROPOSED
1:50@A1



NEW FIRST FLOOR CONSTRUCTION TO COMPRISE:
25mm FLOORING GRADE CHIPBOARD ON 150 x 50mm SW TIMBER (C24) FLOOR JOISTS @ 400mm C/S SPANNING IN DIRECTION SHOWN (AS INDICATED BY SYMBOL ON PLAN) WITH 'MID SPAN STRUTTING' FIXED AT MAXIMUM 2m C/S & 15mm DENSE PLASTERBOARD SUCH AS LAFRAGE DB CHECK WALLBOARD & SKIM FINISH TO FORM CEILING FINISH BELOW

NOTE: IF NEW SPOTLIGHTS ARE TO BE FIXED INTO CEILING BLEOW THEN THEY SHOULD HAVE 90 MINUTE FIRE RESISTANT HOODS FITTED

FIRST FLOOR CONSTRUCTION TO HAVE 100mm MINERAL WOOL INSULATION FIXED BETWEEN JOISTS TO ASSIST WITH ACCOUSTIC INSULATION

EXISTING WINDOW TO BE 'PARTITIONED OFF' USING TIMBER STUD PARTITION CONSTRUCTION AS NOTED BELOW

NEW WINDOW OPENING TO BE FORMED IN SIDE ELEVATION WITH DOUBLE GLAZED UPVC WINDOW UNIT (OBSCURE GLAZED) WITH OPENING CASEMENT FIXED

NEW WINDOW TO BE GLAZED USING K-GLASS, LOW-EMMISIVITY WITH 16mm AIR GAP IN ACCORDANCE WITH BUILDING REGS PART 'N' (SEE SEPERATE DRAWING), UNITS TO ACHIEVE A U-VALUE OF 1,6

NEW TIMBER STUD PARTITION WALLS TO COMPRISE:
75 x 50mm SW TIMBER STUDWORK WITH 13mm PLASTERBOARD & SKIM FINISH TO BOTH SIDES WITH 50mm MINERAL WOOL INSULATION FIXED BETWEEN STUDS

NEW SANITARYWARE TO BE FIXED TO NEW BATHROOM TO SUIT CLIENTS REQUIREMENTS WITH ALL UNITS TO BE CONNECTED TO NEW SVP (WHICH IS TO VENT TO AIR ABOVE EAVES LEVEL) USING THE FOLLOWING MINIMUM PIPEWORK SIZES:

WHB/SHOWER/SINK = 38mm DIA
WC = 100mm DIA

ALL PIPEWORK TO BE 'BOXED IN' USING 38 x 38mm SW TIMBER FRAMING WITH 18mm PLYWOOD SHEATHING IF RECEIVING A TILED FINISH OR 13mm PLASTERBOARD & SKIM IF RECEIVING A PAINTED FINISH

ALL PIPEWORK BOXING IS TO BE FILLED WITH MINERAL WOOL INSULATION TO ASSIST WITH ACOUSTIC INSULATION

FIRST FLOOR PLAN AS PROPOSED
1:50@A1

DRAWING STATUS:

- [ ] PRELIMINARY ISSUE
- [x] PLANNING ISSUE
- [ ] BUILDING REGULATIONS ISSUE
- [ ] CONSTRUCTION ISSUE

NOTE: ONLY 'CONSTRUCTION ISSUE' DRAWINGS ARE TO BE USED ON SITE

DRAWING REVISIONS:

REV A: **PLANNING ISSUE** 25.04.12

zero architecture

PROJECT TITLE: PROPOSED REAR EXTENSION AT 12 WALTON STREET, GAWBER, BARNSLEY S75 2PE

PROJECT CLIENT: Mr & Mrs SCHOLEFIELD

PROJECT REF: 353/01

DATE: FEBRUARY 2012
SCALE: 1:50/100@A1

DRAWING No: 353/01/102
DRAWING TITLE:
GROUND & FIRST FLOOR PLANS AS PROPOSED

GENERAL NOTES:

WRITTEN DIMENSIONS TO TAKE PRECEDENT OVER SCALED DIMENSIONS

MAIN CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION OR MANUFACTURE TO ENSURE ACCURACY

MAIN CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING STRUCTUREDURING CONSTRUCTION

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