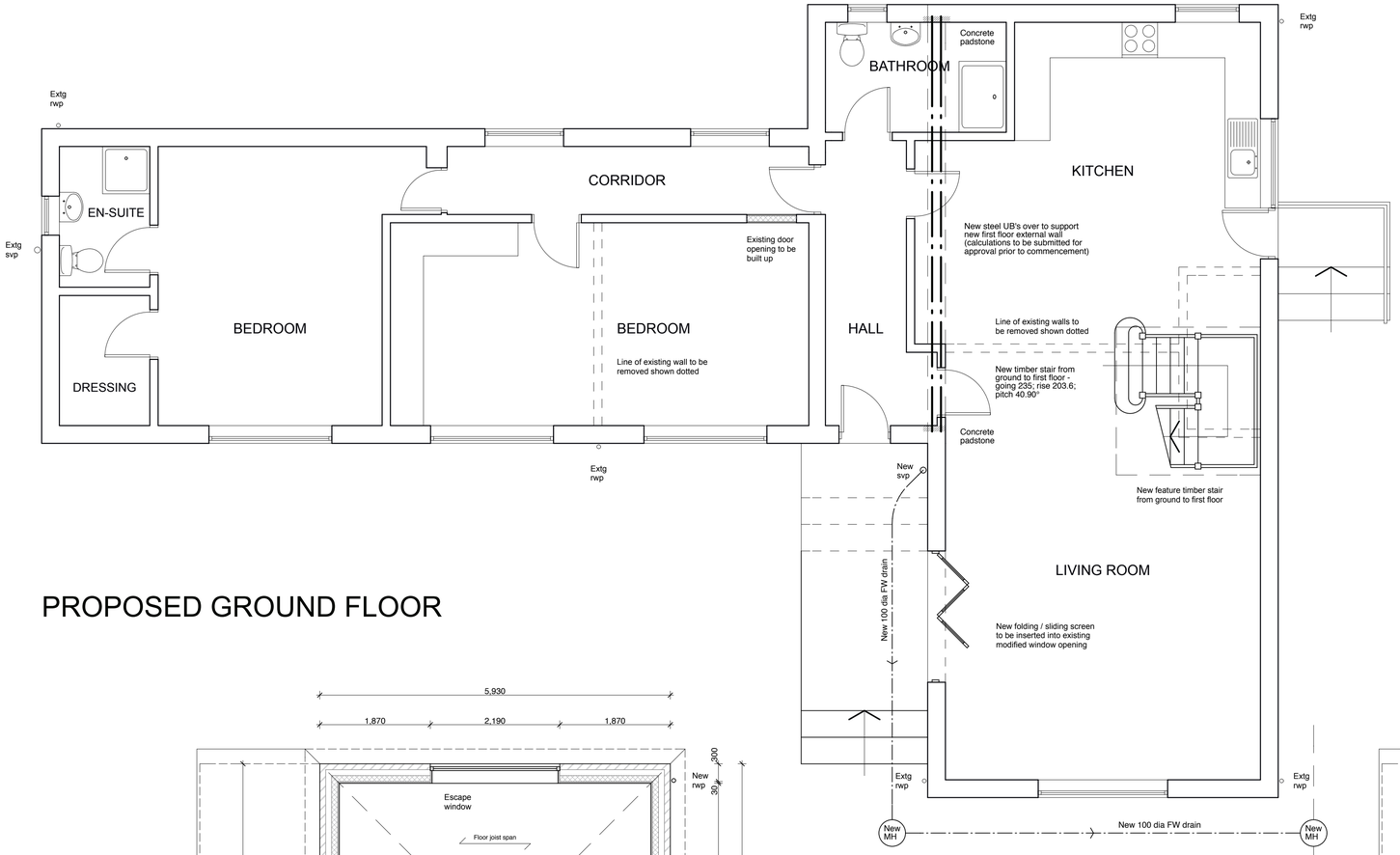
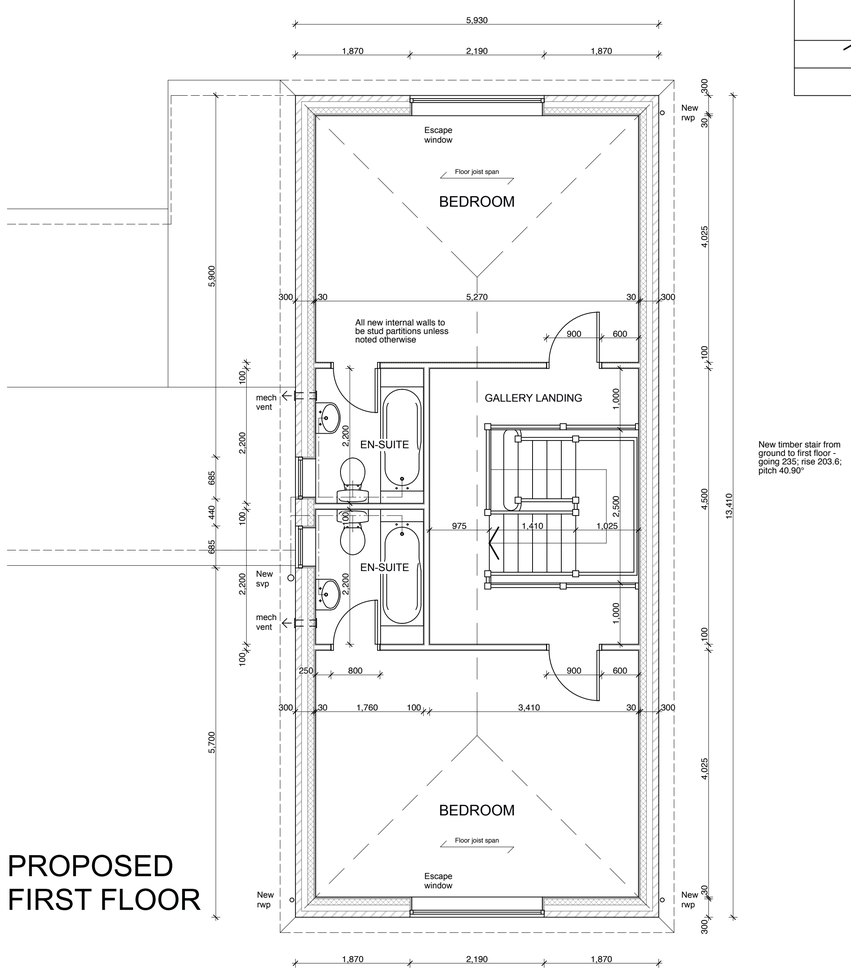
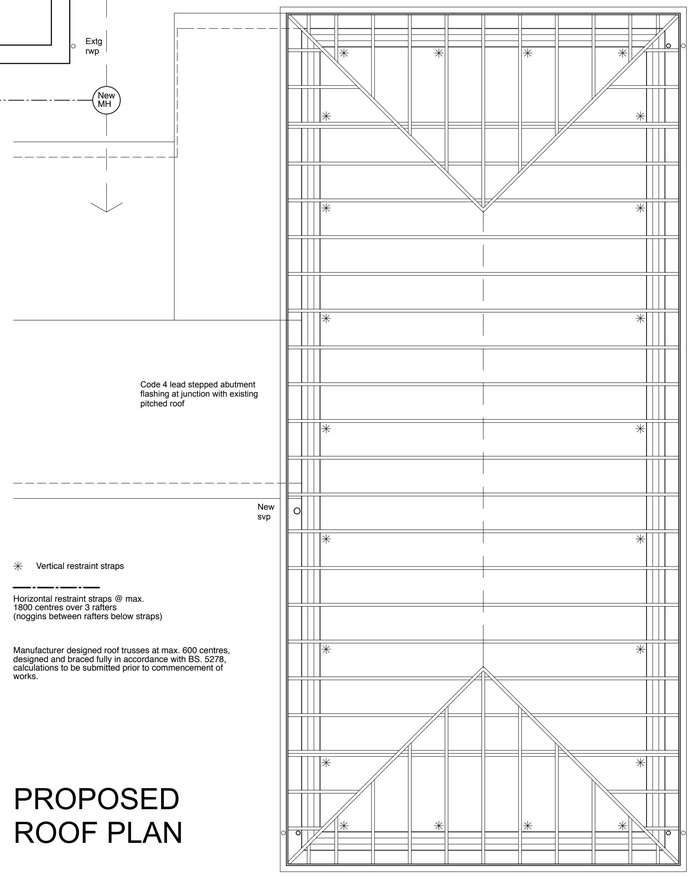


PROPOSED GROUND FLOOR



New timber stair from ground to first floor - going 235; rise 203.6; pitch 40.90°

PROPOSED FIRST FLOOR



Vertical restraint straps

Horizontal restraint straps @ max. 1800 centres over 3 rafters (noggins between rafters below straps)

Manufacturer designed roof trusses at max. 600 centres, designed and braced fully in accordance with BS. 5278, calculations to be submitted prior to commencement of works.

PROPOSED ROOF PLAN

CONSTRUCTION NOTES:

ALL WORK CARRIED OUT AND MATERIALS USED SHALL BE IN ACCORDANCE WITH RELEVANT BRIITISH STANDARDS AND CODES OF PRACTICE.

DRAINAGE SPECIFICATION

ALL DRAINAGE TO COMPLY WITH BS. 8301.
100mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 80
150mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 150
ALL DRAINAGE TO BE 100mm DIAMETER, UNLESS NOTED OTHERWISE.

TO BE FLEXIBLE JOINTED HEPWORTH 'SUPERSLEVE' PIPES OR EQUIVALENT, LAID DIRECTLY ON TRIMMED TRENCH BOTTOM. BACKFILLED WITH SELECTED MATERIAL (MAX. PARTICLE SIZE 40mm) HAND RAMMED TO LAYERS GIVING MIN. 150mm COVER ABOVE PIPE CROWN. FURTHER 300mm LAYER PLACED OVER PRIOR TO ANY POWER RAMMING. ALTERNATIVELY PIPES MAY BE LAID ON 150mm COMPACTED LAYER OF SELECTED EXCAVATED MATERIAL (MAX. PARTICLE SIZE 20mm) AND IN ALL CASES LAID AS MANUF'S INSTRUCTIONS.

WHERE DRAINS PASS WITHIN 1000mm OF FOUNDATIONS PIPES TO BE SURROUNDED WITH 150mm CONCRETE TO LEVEL OF UNDERSIDE OF FOUNDATIONS. WHERE PIPES PASS THROUGH WALLS PRESSURE RELIEVING LINTELS TO BE INCORPORATED OVER.

ALL FOUNDATIONS TO BE TAKEN BELOW THE INVERT LEVEL OF LOCALISED DRAINS WHERE WITHIN 1000mm OF FOUNDATIONS.

WHERE DRAINAGE RUNS CROSS, ENSURE FOUL WATER PASSES BELOW SURFACE WATER.

ALL DRAINAGE RUNS ARE DIAGRAMATIC ONLY, DRAINAGE CONTRACTOR TO DETERMINE FINAL POSITIONS AND TO CONFIRM WITH THE DISTRICT BUILDING SURVEYOR.

DAMP PROOF COURSE

DPC TO BE INCORPORATED AT HEADS, CILLS AND REVEALS OF ALL OPENINGS IN EXTERNAL MASONRY WALLS.

WALL CONSTRUCTION

300 mm CAVITY WALL CONSTRUCTION.

100mm ART STONE EXTERNAL LEAF TO MATCH EXISTING.

100mm STRUCTURAL CAVITY FULL FILLED WITH 100mm ROCKWOOL WALL BATT INSULATION OR EQUIVALENT.

100mm LIGHTWEIGHT BLOCKWORK INTERNAL LEAF eg. TOPBLOCK TOPLITE STANDARD (630 kg/m3) OR EQUIVALENT, COMPRESSIVE STRENGTH 3.5 N/mm2. WINDOW REVEALS TO BE CONSTRUCTED USING ROCKWOOL 'ROCKCLOSE' INSULATED CAVITY CLOSERS / DPC'S.

DRY LINED INTERNALLY WITH 12.5mm GYPROC WALLBOARD (8 kg/m2) ON DABS TO MANUFACTURERS RECOMMENDATIONS / SPECIFICATION.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.28 W/M2°C.

STAINLESS STEEL WALL TIES TO BS.1243 : 1978 AT A RATE OF 6 No. PER SQUARE METRE (750mm HORIZONTAL AND 450mm VERTICAL), AND AT EVERY BLOCKCOURSE AROUND WINDOW / DOOR REVEALS.

ALL LINTELS TO HAVE MIN. 150mm END BEARING.

NEW WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION.

PROPRIETARY WEEPHOLES TO BE INCORPORATED AT MAXIMUM 900mm CENTRES, MINIMUM 2 No. PER OPENING (ABOVE LINTELS).

STUD PARTITIONS (40 RwdB)

75 x 38mm SW STUDS AT MAX. 600 CENTRES, NOGGINS AT MAX. 1200mm VERTICAL CENTRES AND AT ALL BOARD EDGES.

12.5mm GYPROC WALLBOARD TEN PLASTERBOARD AND SKIM TO BOTH FACES, SKIM CLOTH AT ALL JOINTS.

25mm ISOWOOL APR1200 INSULATION BETWEEN STUDS.

TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE ON PROTECTED ROUTES.

ALL ABOVE TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 40 RwdB (LAB TEST FIGURE) IN ACCORDANCE WITH APPROVED DOCUMENT E : TABLE 2.

STAIRCASE SPECIFICATION

GROUND FLOOR TO FIRST FLOOR:

TO BE TIMBER CONSTRUCTION, CLEAR WIDTH MIN. 800mm

FIRST TO ATTIC FLOOR : RISE 203.6mm (MAX 220), GOING 235mm (MIN 220), PITCH 40.90° (MAX 42°).

UNDERSIDE OF STAIRCASE TO BE UNDERDRAWN WITH 2 LAYERS 13mm PLASTERBOARD AND SKIM TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE.

HANDRAIL TO BE PROVIDED TO AT LEAST ONE SIDE FOR CLEAR WIDTHS UP TO 1000mm, BOTH SIDES FOR CLEAR WIDTHS OVER 1000mm.

BALUSTRADE TO BE MINIMUM 900mm HIGH ABOVE FFL / STAIR PITCH LINE, BALUSTRADE TO BE NONE CLIMBABLE AND PREVENT THE PASSAGE OF A 100mm DIAMETER SPHERE.

MINIMUM CLEAR HEAD HEIGHT OF 2000mm ABOVE NOSING LINE ON CENTRE LINE OF STAIR - IN ACCORDANCE WITH APPROVED DOCUMENT K.

GLAZING

NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.6 W/M2°C, MANUFACTURER / INSTALLER TO PROVIDE CERTIFICATION OF U - VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.

ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS, IE. SAFETY GLAZING TO WINDOWS BELOW 800MM, DOORS, AND TO DOOR SIDE PANELS BELOW 1500MM WITHIN 300MM OF DOOR, ALL IN ACCORDANCE WITH BS. 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.

PITCHED ROOF CONSTRUCTION

MANUFACTURER DESIGNED ROOF TRUSSES, DESIGNED AND BRACED FULLY IN ACCORDANCE WITH BS. 5278, CALCULATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.

20° PITCH.

INTERLOCKING CONCRETE TILE ROOF COVERING TO MATCH EXISTING, LAP AND FIXINGS TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR THE GEOGRAPHICAL LOCATION OF THE SITE (REFER TO PLANS).

38 x 25mm PRESERVATIVE TREATED SW. BATTENS, ON

KINGSPAN NILVENT BREATHER MEMBRANE OR EQUIVALENT.

270mm ROCKWOOL ROLLBATT INSULATION QUILT AT CEILING LEVEL, (TWO LAYERS 170mm AND 100mm LAID IN OPPOSING DIRECTIONS) WITH 12.5mm PLASTERBOARD AND SKIM CEILING BELOW WITH SKIM CLOTH AT ALL JOINTS.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.16 W/m2°C

M.S. STRAPS TIED DOWN INTO CAVITY, MIN. 450mm LONG, VERTICAL STRAPS EVERY THIRD RAFTER, FULLY IN ACCORDANCE WITH APPROVED DOCUMENT A : DIAGRAM 17.

100 x 75mm SW. WALLPLATE TIED DOWN WITH MS. STRAPS AT MAX. 2000mm CCS IN ACCORDANCE WITH APPROVED DOCUMENT A : DIAGRAM 17.

UPVC FASCIA BOARDS / SOFFITS TO MATCH EXISTING.

FIRST FLOOR CONSTRUCTION

302mm DEEP ENGINEERED FLOOR JOISTS, BCI 60s OR SIMILAR AT MAXIMUM 400mm CENTRES, JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS MINIMUM 90mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.

22mm T & G FLOORING GRADE CHIPBOARD OVER.

12.5mm PLASTERBOARD AND SKIM CEILING WITH SCIM CLOTH AT ALL JOINTS, MINIMUM DENSITY 10 kg/m3.

GMS RESTRAINT STRAPS AT MAX. 2000mm CENTRES PARALLEL TO JOISTS, EVERY 3RD JOIST WHEN PERPENDICULAR, TIED DOWN MIN. 450mm.

100mm ROCKWOOL ACOUSTIC INSULATION QUILT BETWEEN JOISTS TO HABITABLE ROOMS.

ABOVE GROUND DRAINAGE

NEW 100mm DIA SVP TO BATHROOMS AT FIRST FLOOR LEVEL.

WASTES : 100 DIA TO WC / 38 DIA TO BATH / 32 DIA TO WHB.

75mm DEEP SEAL BOTTLE TRAPS TO BATH & WHB.

ENSURE SVP TERMINATES MINIMUM 900mm ABOVE ANY OPENING LIGHT WITHIN 3000mm.

MECHANICAL INSTALLATION

ANY NEW BOILER TO HAVE MIN. 86% SEDBUK RATING, FLUE LOCATION TO BE FULLY IN ACCORDANCE WITH APPROVED DOCUMENT J OF THE BUILDING REG'S.

ALL NEW RADIATORS TO BE FITTED WITH TRV'S.

EXISTING CHIMNEYS / FLUE / GAS FIRE NOT EFFECTED BY THE WORKS.

VENTILATION / MECHANICAL EXTRACT

MIN. 8000 SQ MM BACKGROUND VENTILATION TO HABITABLE ROOMS, MIN. 4000 SQ MM TO NON-HABITABLE.

OPENABLE WINDOWS TO HABITABLE ROOMS TO PROVIDE MINIMUM 1/20TH FLOOR AREA VENTILATION.

MECHANICAL VENTILATION TO BE PROVIDED TO NEW BATHROOMS, MIN. EXTRACT RATE OF 15 LITRES / SECOND WITH 15 MINUTE OVER-RUN.

ELECTRICAL INSTALLATION

WHERE UNDER APPROVED DOCUMENT P, CONTROLLED ELECTRICAL WORKS ARE TO BE CARRIED OUT, IT SHALL BE DONE BY AN ELECTRICIAN / INSTALLER WHO IS REGISTERED WITH A COMPETENT PERSON'S SCHEME, OR AN ELECTRICIAN REGISTERED WITH A RECOGNIZED TRADE BODY SUCH AS NICEIC, AND CAN ISSUE A DESIGN, INSTALLATION AND TEST CERTIFICATE UNDER BS 7671.

LOW ENERGY LIGHT FITTINGS TO BE PROVIDED AS FOLLOWS, 1 No. PER 25 m2 OR 25% OF TOTAL No. OF FITTINGS (LAMP LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WAT'T).

FIRE RELATED MATTERS

MAINS OPERATED AUTOMATIC SMOKE DETECTORS / ALARMS TO BE INSTALLED AT EACH STOREY LEVEL WITHIN STAIRCASE ENCLOSURE IN ACCORDANCE WITH BS.5839 - 6 : 2004.

ESCAPE WINDOWS TO ALL BEDROOMS TO PROVIDE MINIMUM CLEAR OPENING LIGHT OF 0.33 m2, MINIMUM 450mm WIDE X 750mm HIGH, CILL HEIGHT TO BE MINIMUM 800mm MAXIMUM 1100mm ABOVE FFL.

ALL STRUCTURAL STEELWORK TO BE ENCASED WITH 2 LAYERS 13mm FIRELINE BOARD TO PROVIDE MINIMUM 1/2 HR FIRE RESISTANCE.

PROPOSED EXTENSION TO CLIFFSIDE COTTAGE, WORSBROUGH, BARNSLEY, S70 4AH

Scale: 1:50@A1	Date: June 2015
Dwg No: 002	Rev: