

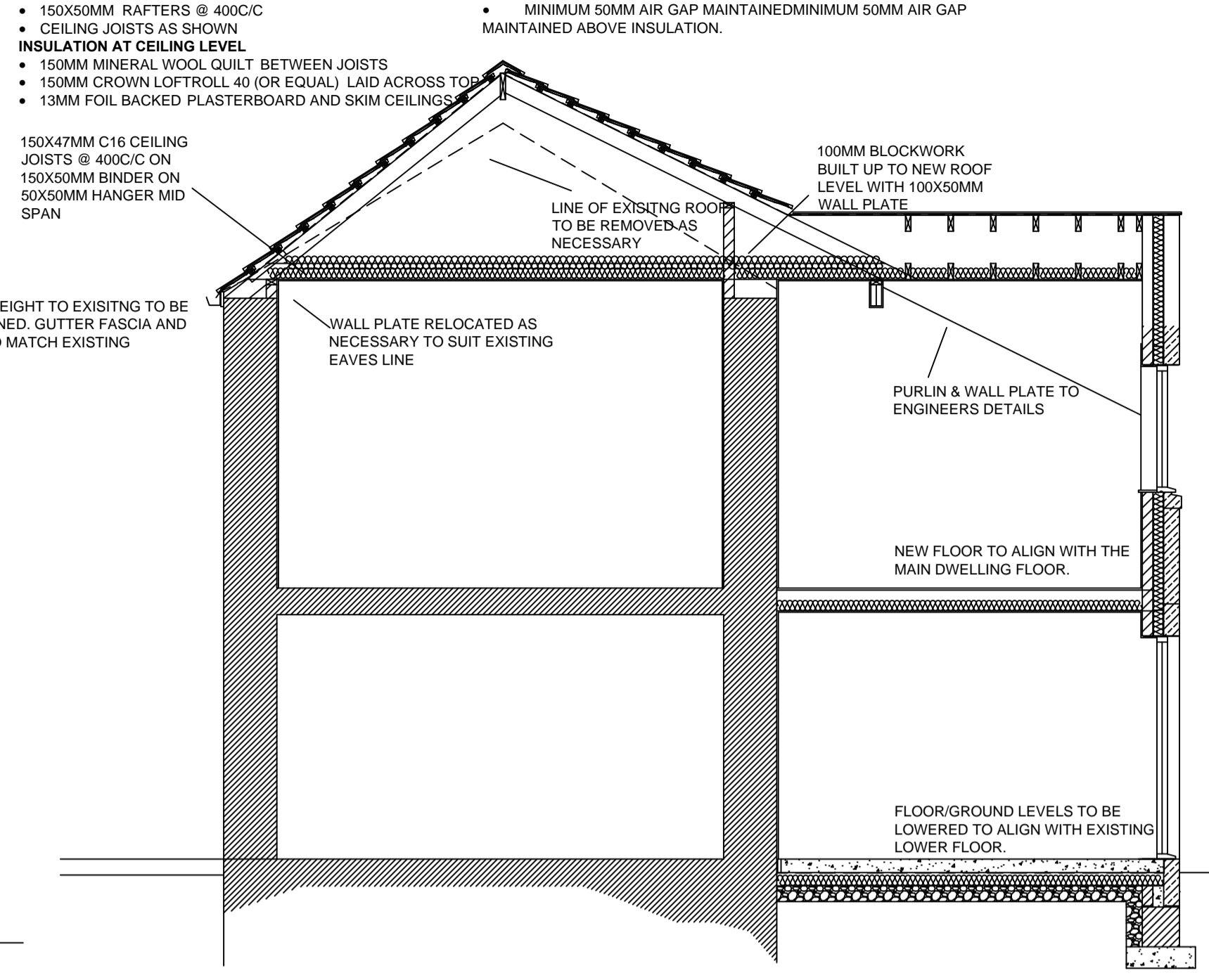
DO NOT SCALE. ALL DIMENSIONS AND EXISTING DETAILS ARE TO BE CHECKED BY BUILDER ON SITE

CODE 5 LEAD FLASHINGS TAKEN UP WALL MIN 150MM AT ROOF/WALL ABUTMENTS INTO TRAY D.P.C.

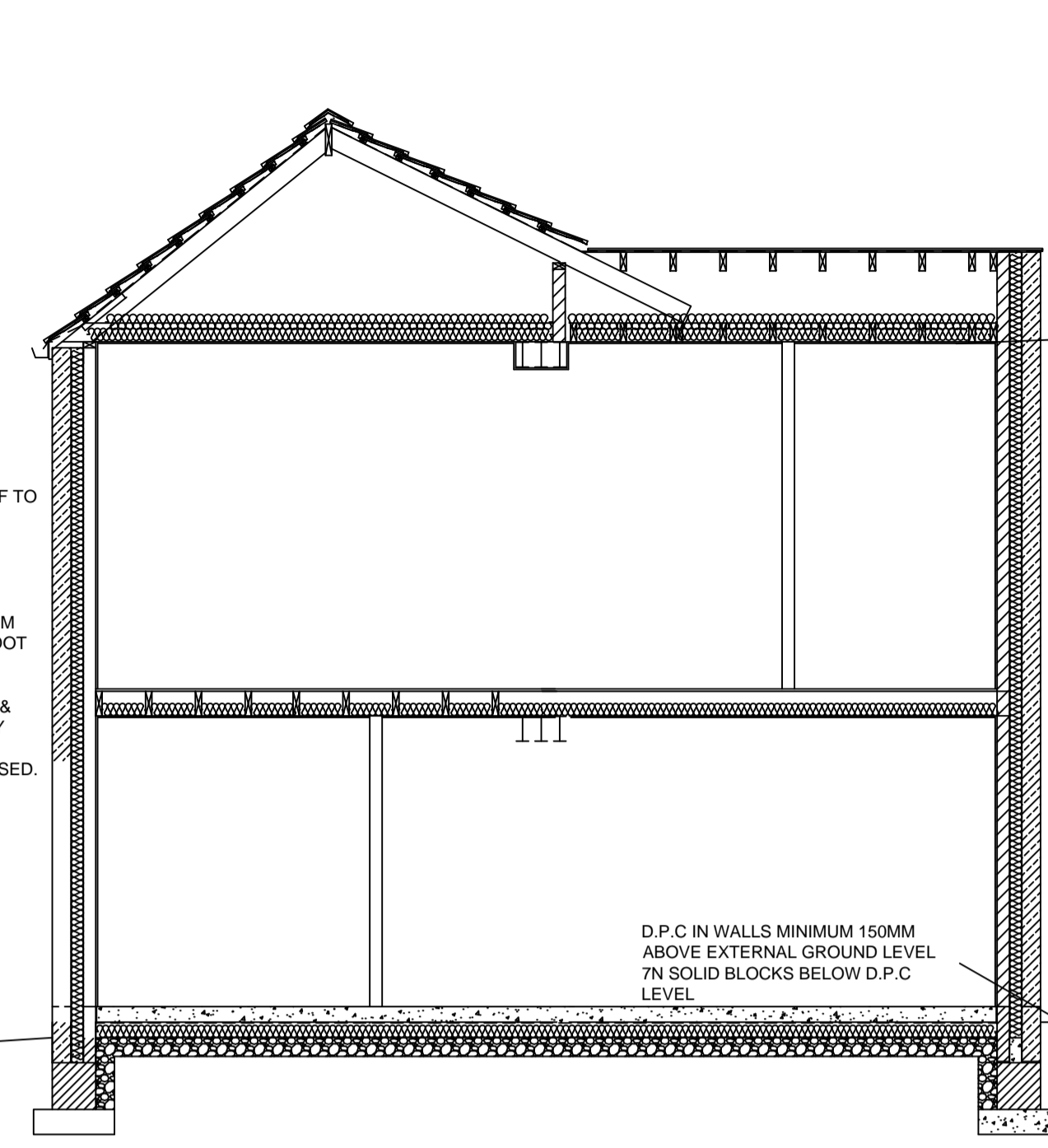


**ROOF CONSTRUCTION TO BE:**  
 • INTERLOCKING CONCRETE TILES TO MATCH EXISTING  
 • 25 X 50MM TAN S/W BATTENS  
 • SINGLE LAYER BREATHABLE FELT  
 • 150X50MM RAFTERS @ 400/C  
 • CEILING JOISTS AS SHOWN  
**INSULATION AT CEILING LEVEL**  
 • 150MM MINERAL WOOL QUILT BETWEEN JOISTS  
 • 150MM CROWN LOFTROLL 40 (OR EQUAL) LAID ACROSS TOP  
 • 13MM FOIL BACKED PLASTERBOARD AND SKIM CEILING

**ROOF VENTILATION**  
 • VENTILATION TO BE PROVIDED TO ROOF VOID EQUIVALENT TO A 10MM WIDE CONTINUOUS STRIP ALONG EAVES.  
 • MINIMUM 50MM AIR GAP MAINTAINED MINIMUM 50MM AIR GAP MAINTAINED ABOVE INSULATION.



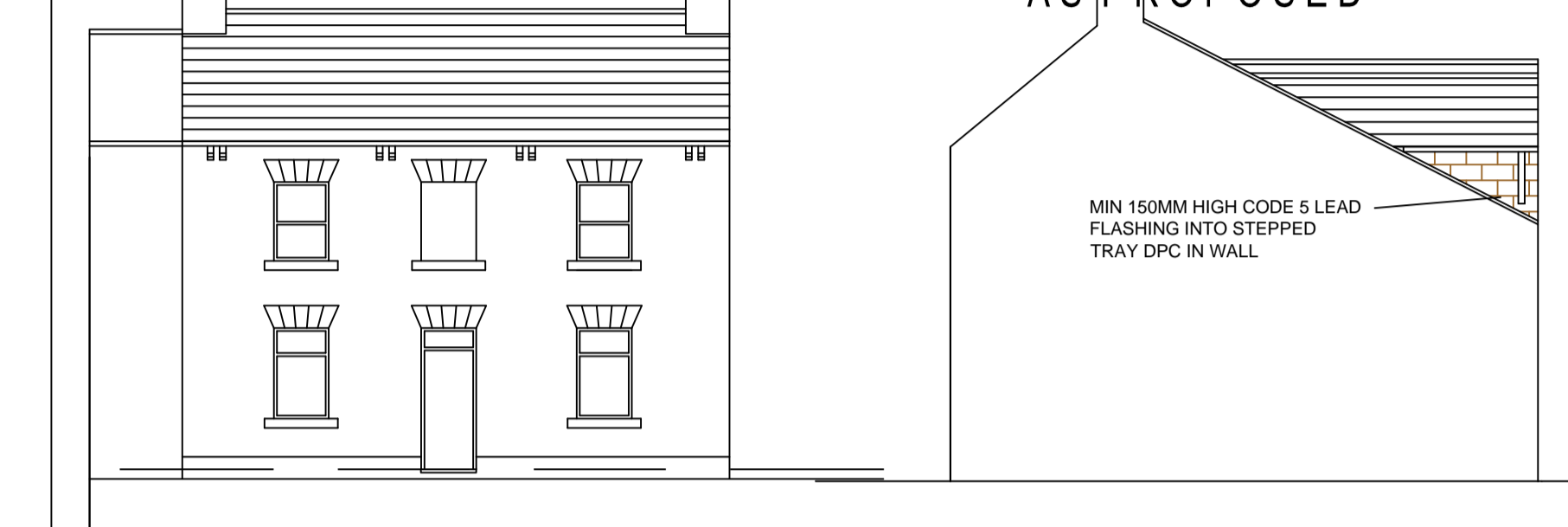
SECTION A-A



SECTION B-B

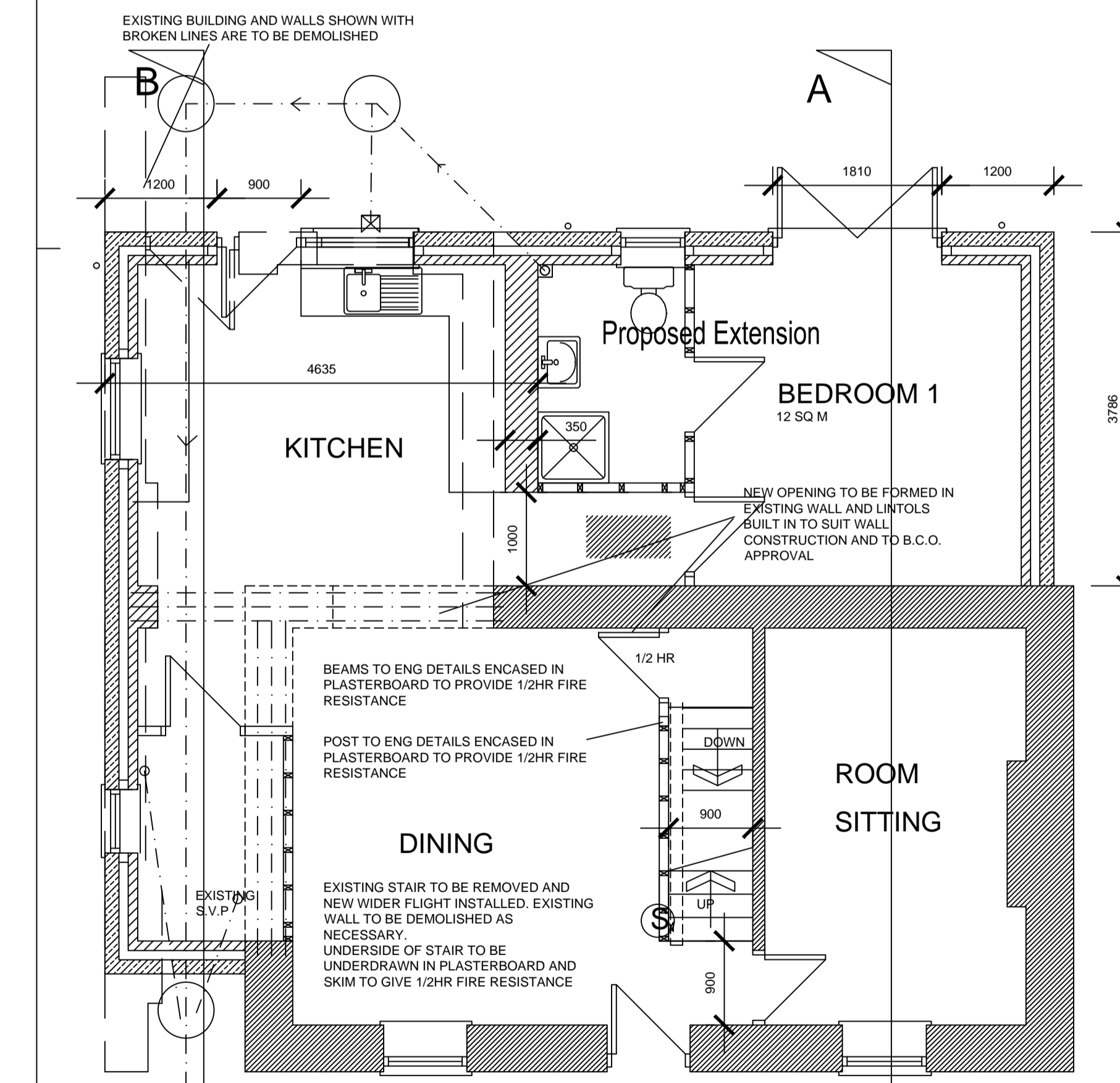
SIDE ELEVATION AS PROPOSED

REAR ELEVATION AS PROPOSED

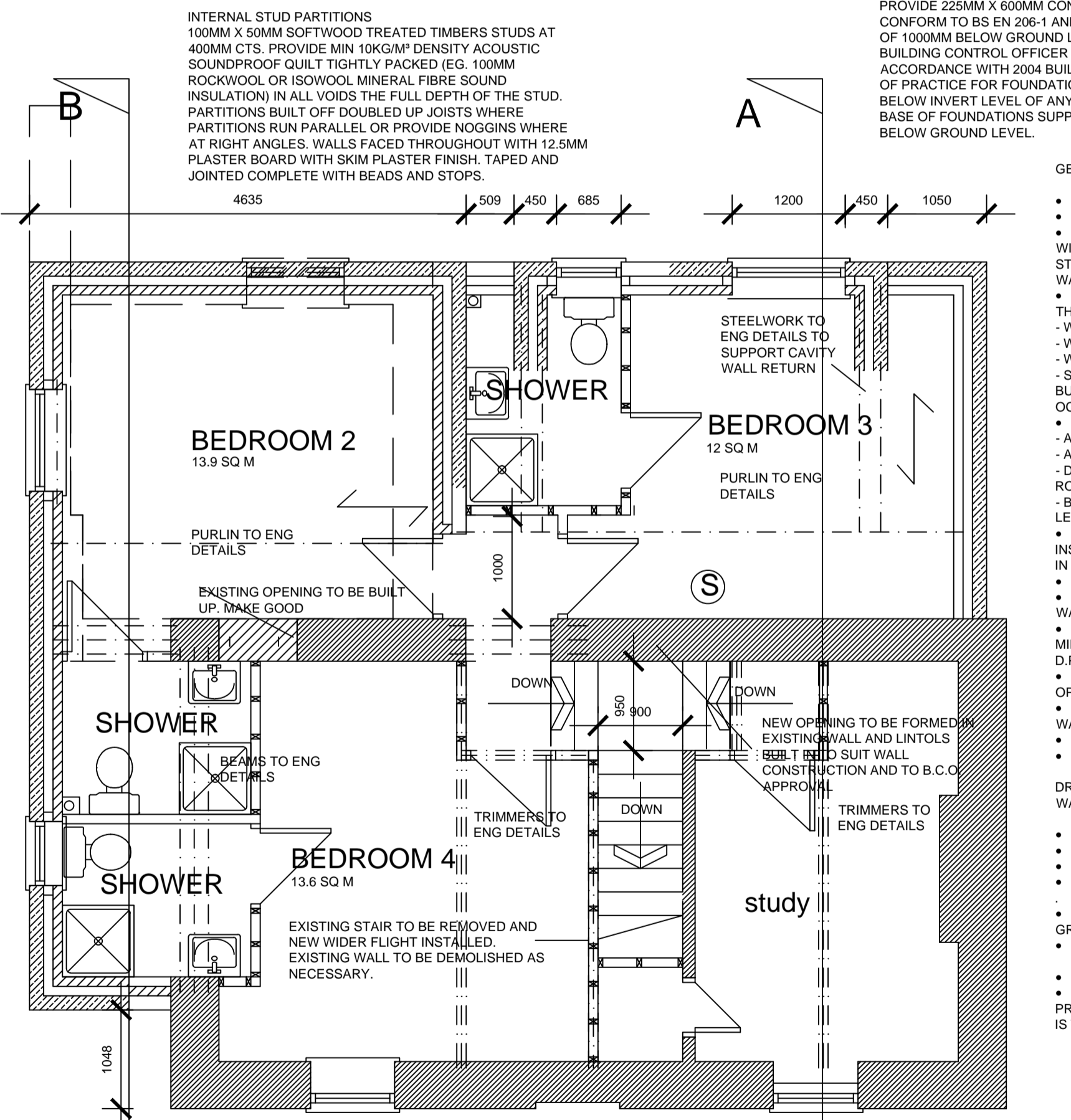


FRONT ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED

**STRIP FOUNDATION**  
 ALL FOUNDATION DETAILS ARE PRELIMINARY AND FINAL DETAILS TO BE AGREED WITH B.C.O. OFFICER ON SITE WHEN FULL DETAILS OF EXISTING GROUND LEVELS AND GROUND CONDITIONS ARE DETERMINED ON SITE.  
 PROVIDE 225MM X 600MM CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206-1 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 100MM BELOW GROUND LEVEL. EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2004 BUILDING REGULATIONS A12 AND BS 8004:1986 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS.  
 BASE OF FOUNDATIONS SUPPORTING INTERNAL WALLS TO BE MIN 600MM BELOW GROUND LEVEL.

**GENERAL NOTES**

- ALL ROOF TILES/SLATES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRIPPED 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 FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.  
 - WHERE RAFTERS SPAN PARALLEL TO THE EXTERNAL WALL.  
 - 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
- THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.

- ALL NEW WINDOWS TO HAVE 8000MM<sup>2</sup> TRICKLE VENTS.
- NEW 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<sup>2</sup> K DEG C WITH A RATED 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
- WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M<sup>2</sup> AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.

**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

**ELECTRICAL WORK**

- 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**

- 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

**LINTELS**

- FOR UNIFORMLY DISTRIBUTED LOADS AND STANDARD 2 STOREY DOMESTIC LOADINGS ONLY LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS. ALL LINTELS OVER 750MM DEEP INTERNAL DOOR OPENINGS TO BE 65MM DEEP PRE-STRESSED CONCRETE PLANK LINTELS. 150MM DEEP LINTELS ARE TO BE USED FOR 900MM SIZED INTERNAL DOOR OPENINGS. LINTELS TO HAVE A MINIMUM BEARING OF 150MM ON EACH END. ANY EXISTING LINTELS CARRYING ADDITIONAL LOADS ARE TO BE EXPOSED FOR INSPECTION AT COMMENCEMENT OF WORK ON SITE. ALL PRE-STRESSED CONCRETE LINTELS TO BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH BS 810 WITH A CONCRETE STRENGTH OF 50 OR 40 N/MM<sup>2</sup> AND INCORPORATING STEEL STRANDS TO BS 5896 TO SUPPORT LOADINGS ASSESSED TO BS 5977 PART 1.

**SMOKE DETECTION**

- MAINS OPERATED LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14684 AND BS5839-6:2004 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD AND TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE ALARMS SHOULD BE SITED SO THAT THERE IS A SMOKE ALARM IN THE CIRCULATION SPACE ON ALL LEVELS/ STOREYS AND WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

**ESCAPE WINDOWS**

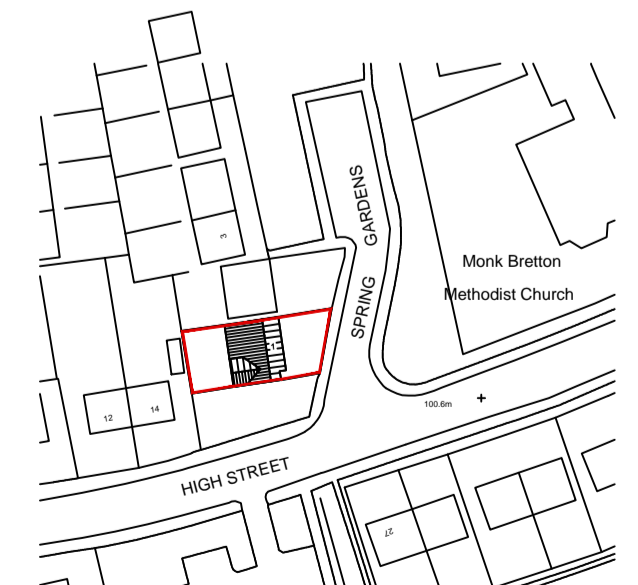
- PROVIDE EMERGENCY EGRESS WINDOWS TO ANY NEWLY CREATED FIRST FLOOR HABITABLE ROOMS AND GROUND FLOOR INNER ROOMS. WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF 450MM HIGH X 450MM WIDE. MINIMUM 0.33M<sup>2</sup> SQ. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FLOOR. THE WINDOW SHOULD ENABLE THE PERSON TO REACH A PLACE FREE FROM DANGER FROM FIRE.

**NEW AND REPLACEMENT WINDOWS**

- NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND C OR BETTER AND TO ACHIEVE U-VALUE OF 1.6 W/M<sup>2</sup> K. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION.

**NEW AND REPLACEMENT DOORS**

- NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.80W/M<sup>2</sup> K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1:2011 AND PART K OF THE CURRENT BUILDING REGULATIONS.



LOCATION PLAN Scale 1:1250

**INSPECTION CHAMBERS**  
 UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CHANGES OF LEVEL, DIRECTION, CONNECTIONS AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

**UNDERGROUND FOUL DRAINAGE**  
 UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPE WORK TO GIVE A 1:40 FALL. SURROUND PIPES IN 400MM FEA 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.

**SOIL AND VENT PIPES**  
 SVP TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE MIN 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP. INTERNAL SOIL VENT PIPES TO BE WRAPPED IN 25MM UNFACED MINERAL FIBRE AND ENCLOSED IN MINIMUM TWO LAYERS OF 12.5MM PLASTERBOARD (150G/M<sup>2</sup> MASS PER UNIT AREA) TO PROVIDE ADEQUATE SOUND PROOFING. SOIL AND VENT PASSING THROUGH FLOORS TO BE ENCLOSED IN DUCTS COMPRISING OF TIMBER FRAMING FACED WITH FIRE LINE PLASTERBOARD TO ACHIEVE HALF HOUR FIRE RESISTANCE. ALL DUCTS TO BE FIRE STOPPED AT FLOOR LEVELS USING MINERAL WOOL QUILT PACKING.

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

**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.

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ARCHITECTURAL SERVICES AND SURVEYORS		Client: MR LIDSTER			
Project: ALTERATIONS AND EXTENSIONS 1 SPRING GARDENS, MONK BRETTON BARNLSLEY S71 2EH		Date: MARCH 2014 Scale: 1:50 & 1:100 @ A1			
Drawing Title: PLANS AND ELEVATIONS		Ref: 13-110 Dwg. No: 02 Rev: B			
Date	Suffix	Description	Date	Suffix	Description
22-06-14	A	LAYOUT REVISED			
04-06-14	B	REAR ELEVATION REVISED			