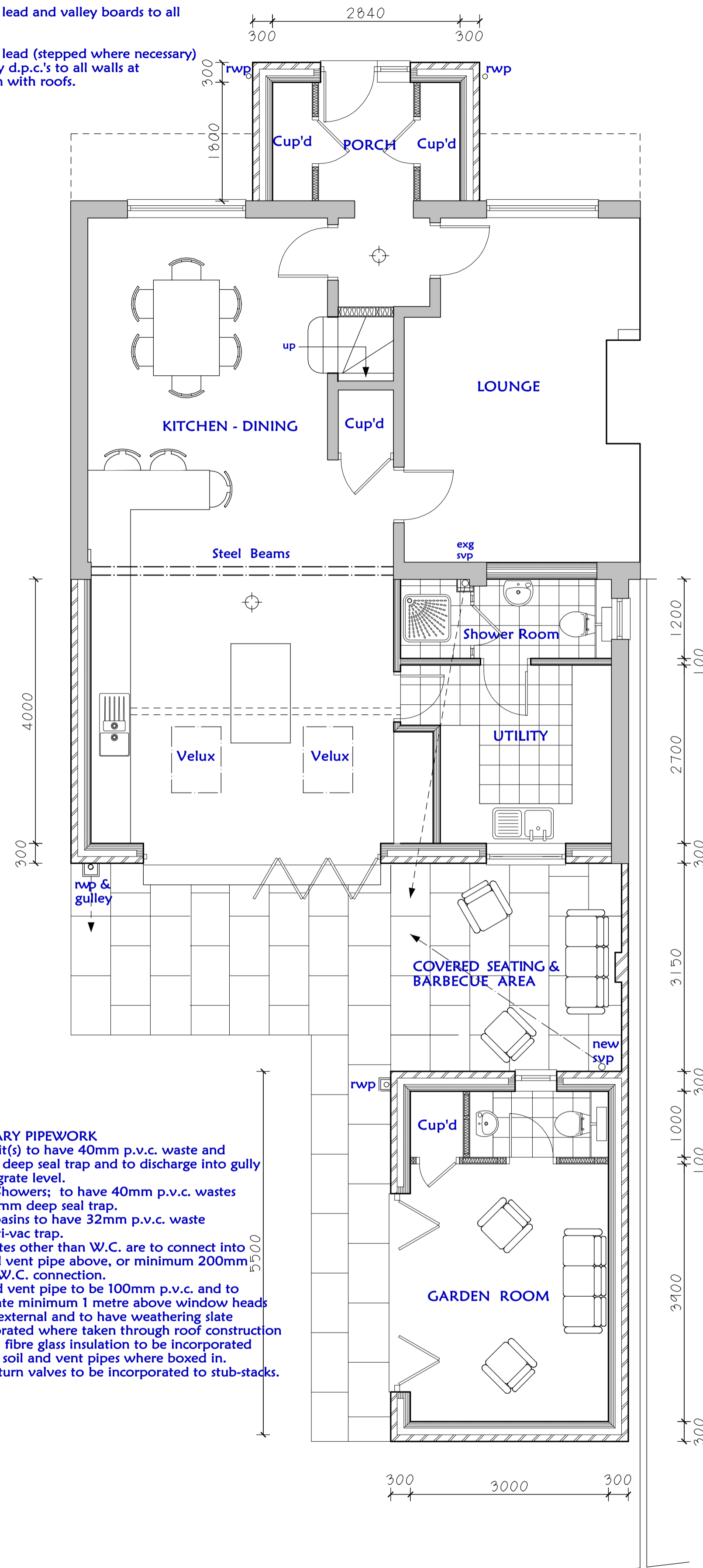


Code 5 lead and valley boards to all valleys.

Code 5 lead (stepped where necessary) and tray d.p.c.'s to all walls at junction with roofs.



**SANITARY PIPEWORK**  
Sink unit(s) to have 40mm p.v.c. waste and 75mm deep seal trap and to discharge into gully below grate level.  
Baths/Showers: to have 40mm p.v.c. wastes and 75mm deep seal trap.  
Wash basins to have 32mm p.v.c. waste and anti-vac trap.  
All wastes other than W.C. are to connect into soil and vent pipe above, or minimum 200mm below W.C. connection.  
Soil and vent pipe to be 100mm p.v.c. and to terminate minimum 1 metre above window heads where external and to have weathering slate incorporated where taken through roof construction  
100mm fibre glass insulation to be incorporated around soil and vent pipes where boxed in.  
Non-return valves to be incorporated to stub-stacks.

**PORCH CONSTRUCTION**  
Porch Floor : Foundations and Roof Construction to be as Rear Extensions

**PORCH CONSTRUCTION**  
Porch Floor : Foundations and Roof Construction to be as Rear Extensions

Porch rwp's to be taken to approved Soakaway minimum 5 metres from dwelling

**ADDITIONAL VENTILATION REQUIREMENTS**  
All Ventilation is to be strictly in accordance with the requirements of Building Regulations Part F  
Kitchen.....requires mechanical extractor fan with a minimum capacity of 60 litres/sec. or a cooker extractor hood ducted direct to external air and with a minimum capacity of 30 litres/sec. to be incorporated.  
Shower Room & Toilet.....requires mechanical fans to give a minimum of 3no. air changes per hour and with a minimum capacity of 15 litres/second and with minimum 15 minute over run facility operated by light switch  
Utility.....requires mechanical extract fan with a minimum capacity of 30 litres / second

**EXTERNAL WALLS**  
Are to have minimum 'U' value of 0.18W/m<sup>2</sup>K achieved by 100mm facing brick with 100mm cavity filled with 100mm Dritherm 32 Insulation  
100mm Thermalite Shield Block ( 0.15 'U'Value )  
12mm Plasterboard & skim  
NOTE:  
Insulation to walls to be taken up to ridge level to all gable ends  
External walls to have 5no. stainless steel wall ties/m<sup>2</sup> and at 225mm vertical centres to all reveals and damp proof course at minimum 150mm above proposed ground levels.  
All external reveals to have 'U' value of 0.18W/m<sup>2</sup>K achieved by using "Damcor" or similar approved cavity insulation.  
"Flexcell" or similar approved expansion joints to external walls at maximum 12 metre centres.  
Damp proof course to all external walls at heads; sills; and jambs, and cavity walls to be sealed at roof level and openings.  
Concrete cavity fill to external walls minimum 225mm below dpc level  
No projection over boundaries of walls or foundations.

**INTERNAL WALLS**  
Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450Kg/m<sup>3</sup> with 13mm dense plaster or plasterboard on dabs and skim.  
Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides  
100mm brick honeycomb sleeper walls minimum 150mm high and shown dotted.

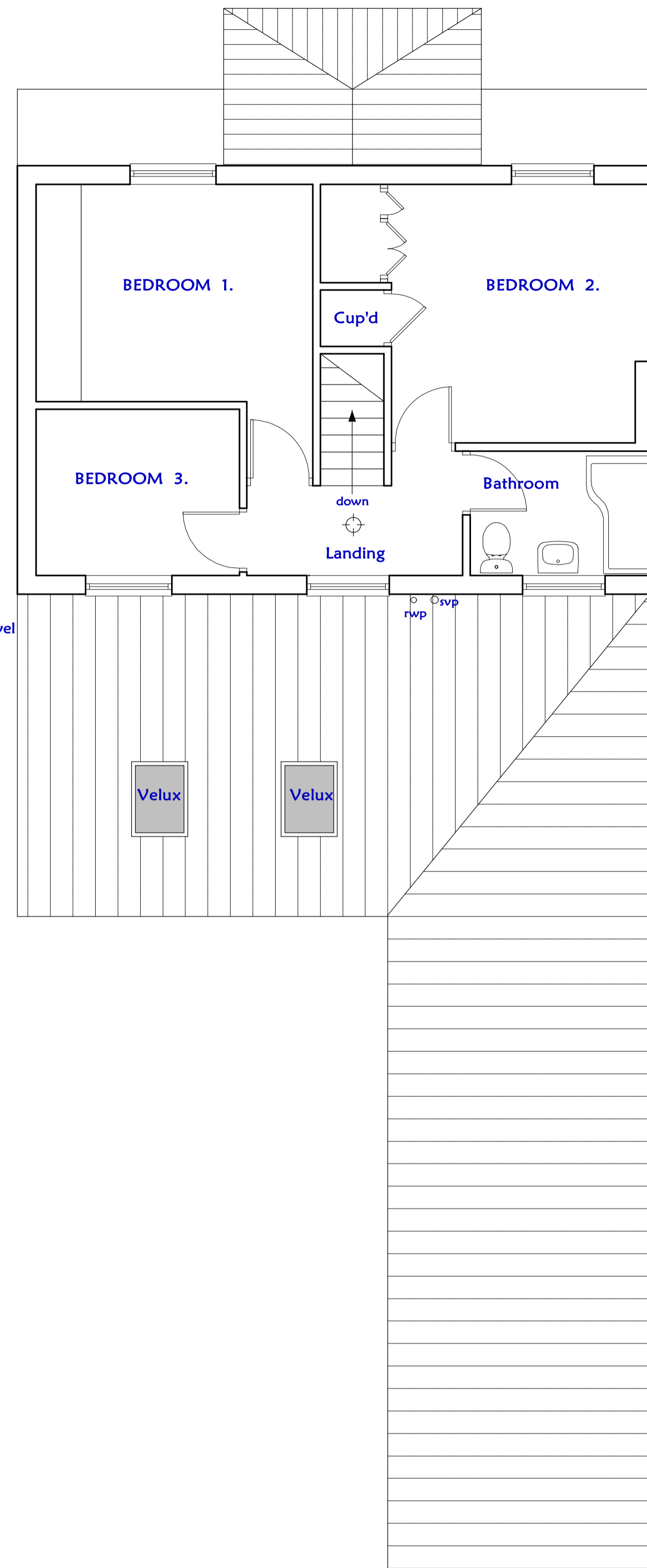
Kitchen & Utility layouts to be to Client's design and specification

**STAIRCASE**  
Timber staircase minimum 900mm wide  
13no. risers to be maximum 220mm & treads to be minimum 225mm with 15mm nosings & 42° pitch.  
All landings to be equal to width of staircase.  
Handrails to be minimum 900mm high.  
Balustrades to be minimum 900mm high.  
Handrails and balustrades to be vertically divided with maximum 100mm gaps.  
Minimum 2 metre vertical headroom taken from line of nosings.  
Timber trimmers around staircase opening to the satisfaction of the District Building Surveyor.

**STEELWORK** All steel beams and sizes of padstone to be in accordance with Engineer's details and calculations for beams and padstones to be submitted and approved prior to commencement.  
Steel beams to be encased in 2no. layers 12mm thick plasterboard fixed with 1.6mm wire binding at 450mm pitch and 7mm skim to give minimum 1 hour fire resistance and a minimum vertical headroom of 2 metres to be incorporated to the underside of the beam.

**WINDOWS**  
All windows to be double glazed sealed units with a 16mm air gap and "K" glass by Pilkington or similar approved "soft" low-E coating to the inner pane to give a U value of 1.4W/m<sup>2</sup>K and doors to be 1.4 W/m<sup>2</sup>K and to have opening lights to equal 1/20th floor area and incorporate trickle vents with minimum area 8000mm<sup>2</sup> to habitable rooms, 4000mm<sup>2</sup> to other rooms.  
All glazing to windows to be in accordance with Part L Building Regulations; i.e., to be toughened/ annealed glazing to any windows with sills below 800mm from floor level and to glazed panels in doors, adjoining side screens and any windows within 300mm of doors below 1500mm from floor level.

**DRAINAGE**  
All new drainage to be 100mm "Hepsleve" pipes or similar approved with flexible joints, bedded and surrounded in granular material and laid to a minimum fall 1:40.  
Any drains passing under buildings to be encased in minimum 150mm concrete and to be bridged where passing through walls.  
New Inspection chambers to be 225mm Class 'B' Engineering brick or pre-cast concrete sections on 150mm concrete base, and chambers deeper than 1metre are to have step-irons incorporated and internal sizes of chambers to comply with B.S. 8301.  
All existing drainage is to be checked and verified prior to commencement and all drainage to be to the satisfaction of and approval of the District Building Surveyor.



FIRST FLOOR PLAN

**General notes**

- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
- All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
- Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
- The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a Client appointed C.D.M Co-ordinator and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
- Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
- NOTE:  
Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted.  
Any works that are commenced prior to approval will be the sole responsibility of the Client / Contractor

All Existing Windows to be renewed in U.P.V.C. and window patterns to be to Client's specification

All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m<sup>2</sup> and minimum 450mm x 750mm for escape purposes.  
Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

Note :  
All Electrical Work is to be carried out by an approved Electrician registered with the NICEIC and on completion, a design installation and Test Certificate is to be issued in accordance with BS7671

Switches and socket outlets for lighting and other equipment in all habitable rooms are to be positioned between 450mm & 1200mm from finished floor level in accordance with Section 8 of Part M of current Building Regulations.

**SMOKE DETECTION**  
The Dwelling is to have a full Smoke Detection System and new Smoke Detectors shown thus to be incorporated and interconnected and wired to a separate fuse at the distribution board.  
They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

Soil and vent pipes to be 100mm U.P.V.C. and to terminate minimum 1 metre above window heads.

**LINTOLS**  
Caticn insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres.  
All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

All joists built into walls are to have minimum 90mm end bearing and ends to be treated with preservative.

D.P.C.'s to heads; sills and jambs of all external openings.

D.P.C. to external wall minimum 150mm above finished ground level.

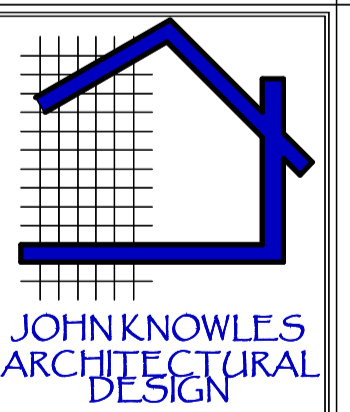
**PROPOSED PLANS**

REVISION	DATE	DESCRIPTION
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PROJECT: PROPOSED EXTENSIONS  
ADDRESS: 26, COMMON ROAD, THURNSCOPE, BARNESLEY, S63.0SE.  
CLIENT: MR. & MRS. ROY

DRAWING No.: 2024-60-2  
DATE: MAY 2024

SCALE: 1:50 & 1:100 @ A1



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GROUND FLOOR PLAN



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