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CONTRACTOR TO READ ALL NOTES AND TAKE SITE DIMENSIONS AS NECESSARY PRIOR TO ORDERING MATERIALS

GENERAL NOTES:–

(A) ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
(B) MINIMUM GRADES OF TIMBER TO BE USED (REFER TO BS:5268).
(C) MINIMUM HEADROOM TO ALL HABITABLE ROOMS TO BE 2300mm AND MINIMUM HEADROOM UNDERSIDE OF ALL BEAMS AND BAY WINDOWS TO BE 2000mm.
(D) NO WORKS TO COMMENCE WITHOUT BUILDING REGULATION APPROVAL UNDER THE TOWN AND COUNTRY PLANNING ACT 1971 AND THEIR SUBSEQUENT AMENDMENTS.
(E) DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES AND DESCREPANCIES REPORTED IMMEDIATELY.
WRITTEN DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
(F) ALL NEW WINDOWS TO PROVIDE VENTILATION EQUAL TO 1/20" OF THE RESPECTIVE FLOOR AREAS.
PART OF VENTILATION OPENING TO BE A MINIMUM OF 1750mm ABOVE FLOOR LEVEL.
(G) ALL MATERIAL TO BE FIXED/APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND HOLD A CURRENT AGREEMENT CERTIFICATE.
(H) ADJOINING OWNER'S PERMISSION TO BE GRANTED BEFORE ANY WORKS COMMENCE TO PARTY WALL.
(J) REFUSE COLLECTION TO BE MAINTAINED (SECTION 55 PUBLIC HEALTH ACT).
(K) ANY ALTERATIONS TO THE APPROVED PLAN MUST NOT BE MADE UNLESS PRIOR APPROVAL IS GIVEN BY LOCAL AUTHORITY AND ARCHITECT.
(L) THE BUILDER IS TO COMPLY WITH THE APPROVED PLAN AT ALL TIMES.
(M) THE BUILDER IS RESPONSIBLE FOR ANY PROPPING OR TEMPORARY WORKS WHILST CONSTRUCTION IS ON GOING.

CONSTRUCTION SPECIFICATION:–

FOUNDATIONS:– ALL FOUNDATIONS TO BE 600x250DP. CONCRETE STRIP TYPE MIN. DEPTH TO U/S OF CONCRETE TO BE 600mm FOR FROST PROTECTION (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAINS PASS UNDER BUILDINGS FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

EXTERNAL WALLS:– (0.28W/M2) BELOW GROUND BLOCKWORK TO DPC LEVEL TO INNER LEAF AND 150mm BELOW GROUND LEVEL TO EXTERNAL LEAF, CAVITY FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE. 300mm/O/A FROM 102mmTHK. FACING BRICKWORK TO MATCH 50mm CLEAR CAVITY 50mm KINGSPAN KOOLTHERM K7 INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm AERATED CONCRETE BLOCKWORK MIN. COMPRESSIVE STRENGTH 4.0N/mm2. WALL TIES TO BE ANCON OR SIMILAR 3.67HK,x225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. CRS. TWO PART 12.5mm LIGHT WEIGHT PLASTER FINISH INTERNALLY, CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

DAMP PROOF COURSES:– HORIZONTAL AND VERTICAL DAMP PROOF COURSE TO COMPLY WITH BS 743 AND POSITIONED AS FOLLOWS:– a) NOT LESS THAN 150mm ABOVE GROUND TO ALL WALLS. b) HORIZONTALLY AND VERTICALLY TO ALL DOOR AND WINDOW JAMB OPENINGS. c) UNDER FLOOR JOISTS IN INNER LEAF. STEPPED DPC REQUIRED TO ALL AIR–BRICKS TO EXTERNAL WALLS, AT JUNCTION WITH ALL NEW ROOF FINISHES AND EXTERNAL WALLS; PROVIDE STEPPED DPC TO FORM CAVITY TRAY.

FIRE PRECAUTION:– DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.

FLOOR CONSTRUCTION:– (GROUND FLOOR 0.22W/M2).
NEW GROUND FLOOR CONSTRUCTED FROM 150THK. CONCRETE SLAB REINFORCED WITH 1 LAYER OF A193 MESH IN TOP 35mm COVER OVER KINGSPAN KOOLTHERM K3 INSULATION OVER 1200g VISQUEEN OVER 50mmTHK. SAND BLINDING ON 150MM MIN COMPACTED HARDCORE.

PITCHED ROOF CONSTRUCTION:– "MARLEY WESSEX" INTERLOCKING CONCRETE ROOF TILES TO SUIT A 22° PITCH COLOUR TO MATCH EXISTING ROOF. FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF VAPOUR–PERMEABLE UNDERLAY ON 50x150mm RAFTERS @ 400mm CRS FIXED TO MIN. 75x200mm TIMBER RUNNER AND 100x75 WALL–PLATES AT EAVES LEVEL. ALL TO BE IN ACCORDANCE WITH THE WITH BS:5268. PROVIDE THE FOLLOWING @ CEILING LEVEL (0.16 W/Mk) PROVIDE min. 100mm THK. KINGSPAN THERMAPITCH TP10 INSULATION TIGHT BETWEEN 50x150 CEILING JOISTS@400CRS WITH 70mmTHK. KINGSPAN INSUL. LAID OVER WITH 9.5mm FOIL BACKED PLASTERBOARD AND FINISH. (PART L).

VENTILATION TO ROOF AREA :– ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAYS OPEN EAVES VENTILATOR WITH FLY SCREEN AND AIR GAP AT EAVES TO PROVIDE VENTILATION AT LEAST EQUAL TO A 10mm CONTINUOUS STRIP AT ALL SIDES OF ROOF TO GIVE CROSS VENTILATION OF ROOF SPACE

VENTILATION TO NEW EXTENSION:– NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 8000SQ.mm. FREE VENTILATION. (TRICKLE VENT CONTROLLABLE). NEW KITCHEN TO HAVE MECHANICAL VENTILATION OVER COOKER TO PROVIDE EXTRACT VENTILATION AT THE RATE OF 30 LITRES/SECOND.

LATERAL SUPPORT TO FLOORS AND ROOFS:– WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS TURNED OVER WALL–PLATE AT 2000mm crs. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY "BAT OR "CATNIC" MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 3no. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

DRAINAGE:– NEW 68ø RWP'S/B.I.G AND SVP TAKEN INTO EXG MH INTO EXG DRAIN. ANY DRAINS PASSING UNDER NEW EXTENSION TO BE ENCASED IN 150mmTHK. CONC. WITH MOVEMENT JOINTS @MAX. 5.0M CRS AND BOTH SIDES OF WALL WHEN PASSING THROUGH WALLS. ALL TO MANUF. RECOMMENDATIONS.
ALL DRAINS PASSING THROUGH WALLS TO BE PROTECTED BY LINTELS, FOUNDATIONS TO BE TAKEN TO INVERT LEVELS OF DRAINS

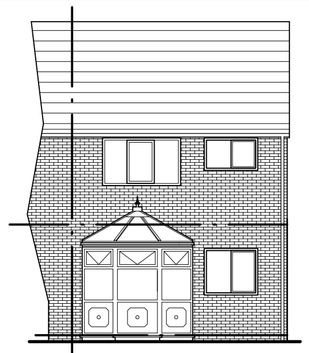
LINTOLS:– ALL LINTOLS OTHERWISE STATED TO BE CATNIC CN14C OR SIMILAR APPROVED GALVANISED, MILD STEEL LINTOLS FITTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALL LINTOLS TO BE RENDERED TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL LINTOLS TO ACHIEVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE.

ELECTRICAL FITTINGS:– LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS. 3 OUT 4 LIGHT FITTINGS TO BE LOW ENERGY LIGHT FITTINGS (LUMINOUS EFFICACY GREATER THAN 45 LAMP–LUMENS/CIRCUIT.

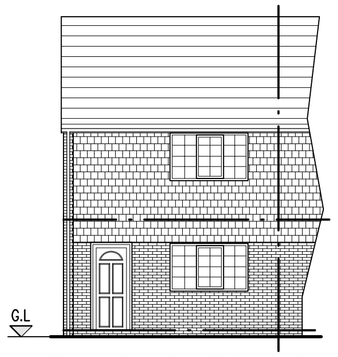
HEATING:– EXTENSIONS TO HEATING SYSTEMS TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. THERMOSTATIC VALVES TO BE PROVIDED TO ALL NEW RADIATORS. NO WORKS REQUIRED TO EXISTING BOILER/FLUE.

WINDOWS/DOORS:– (1.6W/M2) NEW WINDOWS TO BE IN WHITE PVC.U AND TO BE DOUBLE GLAZED WITH 4–20–4mm UNITS COMPRISING TWO LEAVES OF LOW E GLASS TO MEET THE REQUIREMENTS OF PART L. ALL GLAZING WITHIN 800mm OF THE FLOOR SHOULD BE TOUGHENED SAFETY GLASS. FRAMES TO INCORPORATE TRICKLE VENTS TO ACHIEVE 8000/50.mm WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM

ALL ELECTRICAL INSTALLATIONS MUST BE CARRIED OUT BY AN ELECTRICIAN REGISTERED UNDER THE COMPETENT PERSON SCHEME AND PROVIDE CERTIFICATION FOR TESTING, DESIGN AND INSPECTION. ALTERNATIVELY AN APPLICATION TO BE MADE SEPARATELY TO LOCAL AUTHORITY BUILDING CONTROL IN RESPECT OF PART P OF THE APPROVED DOCUMENTS FOR THE INSPECTION AND TESTING OF THE ELECTRICAL INSTALLATION.



EXISTING REAR ELEVATION (1:100)



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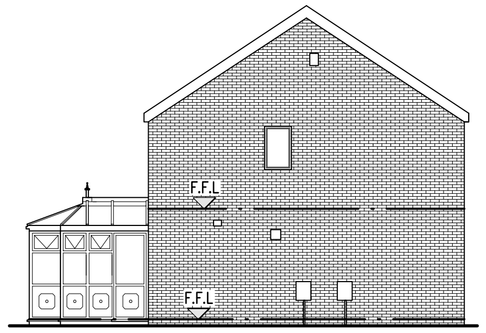

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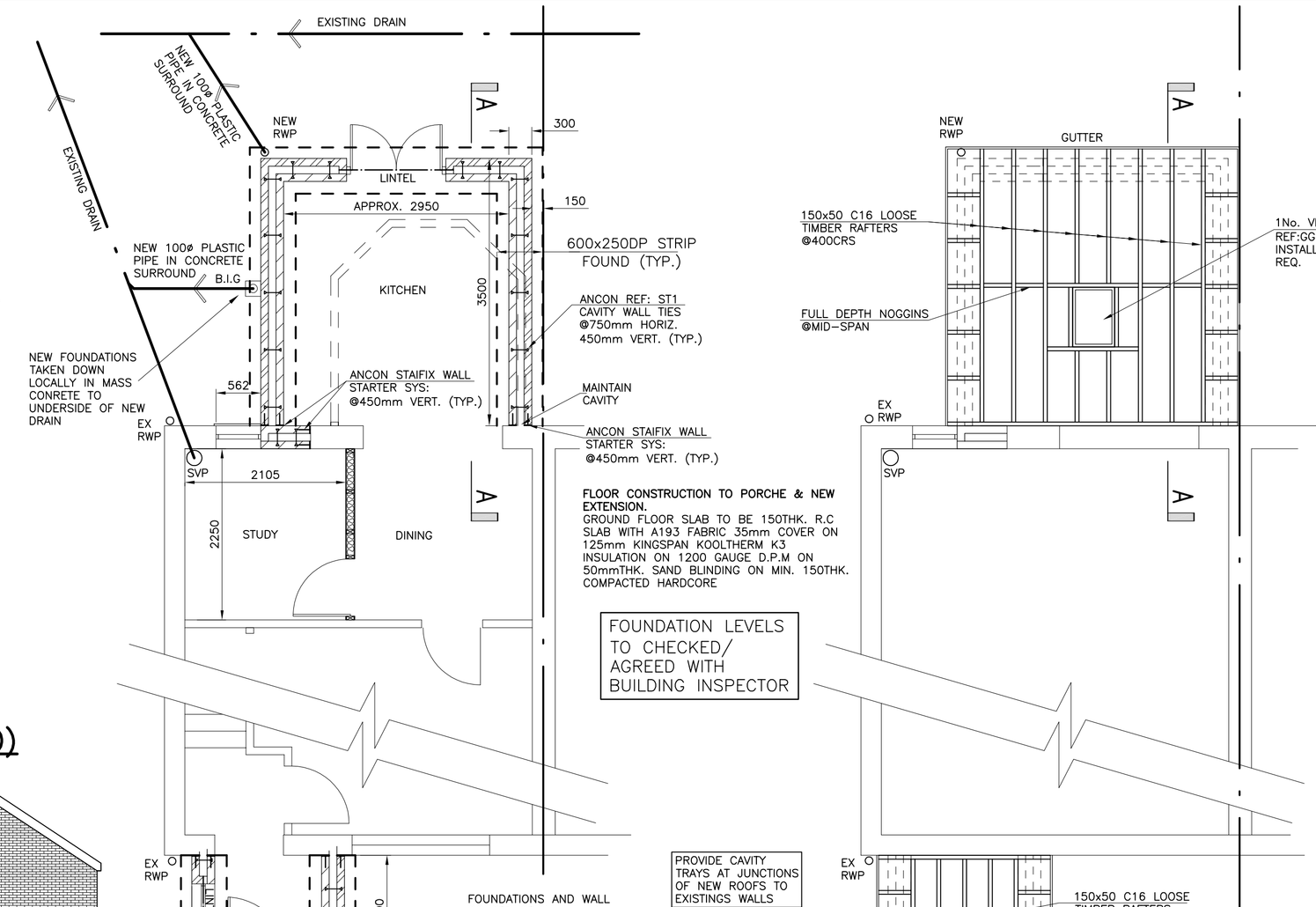
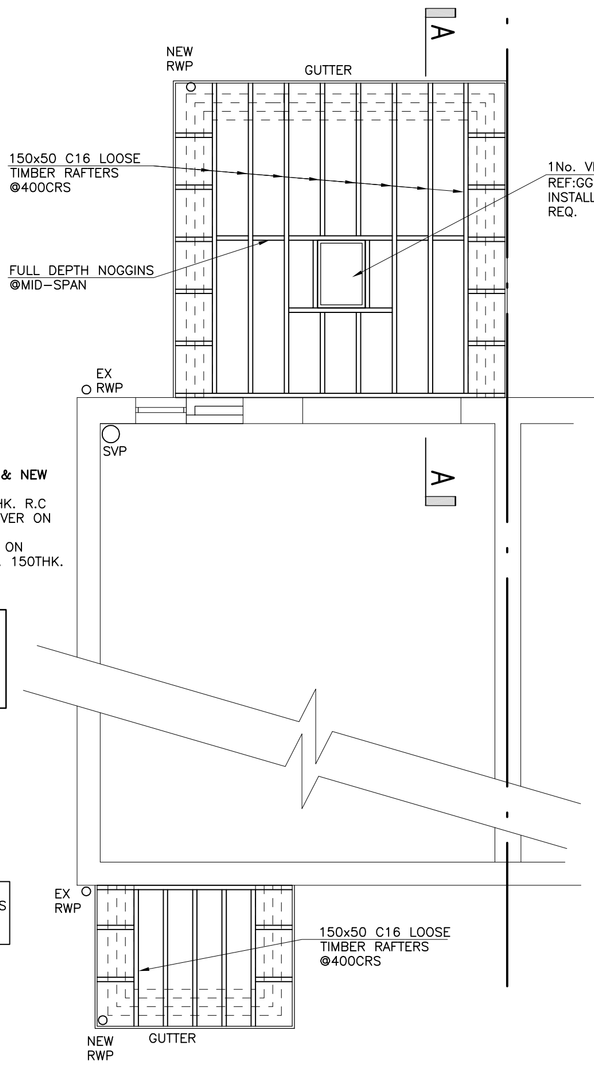
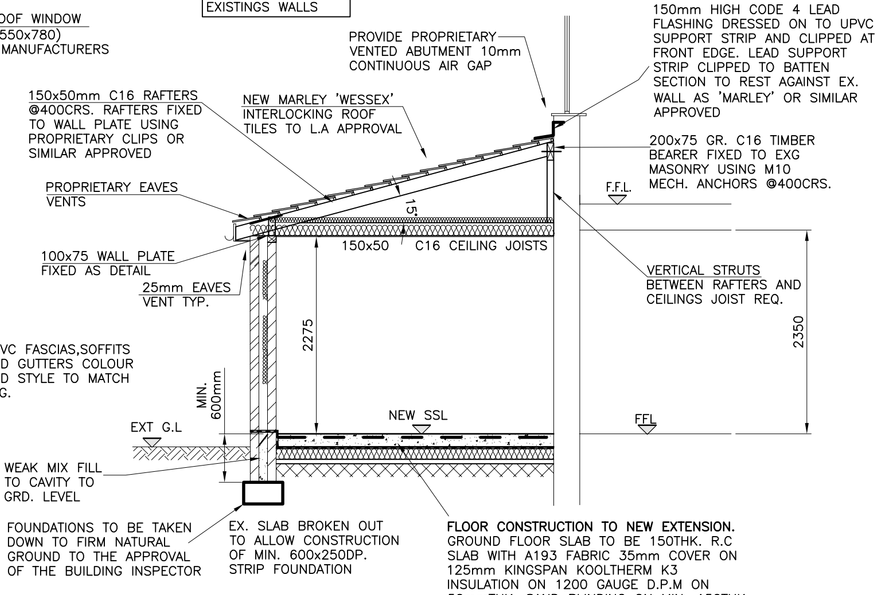


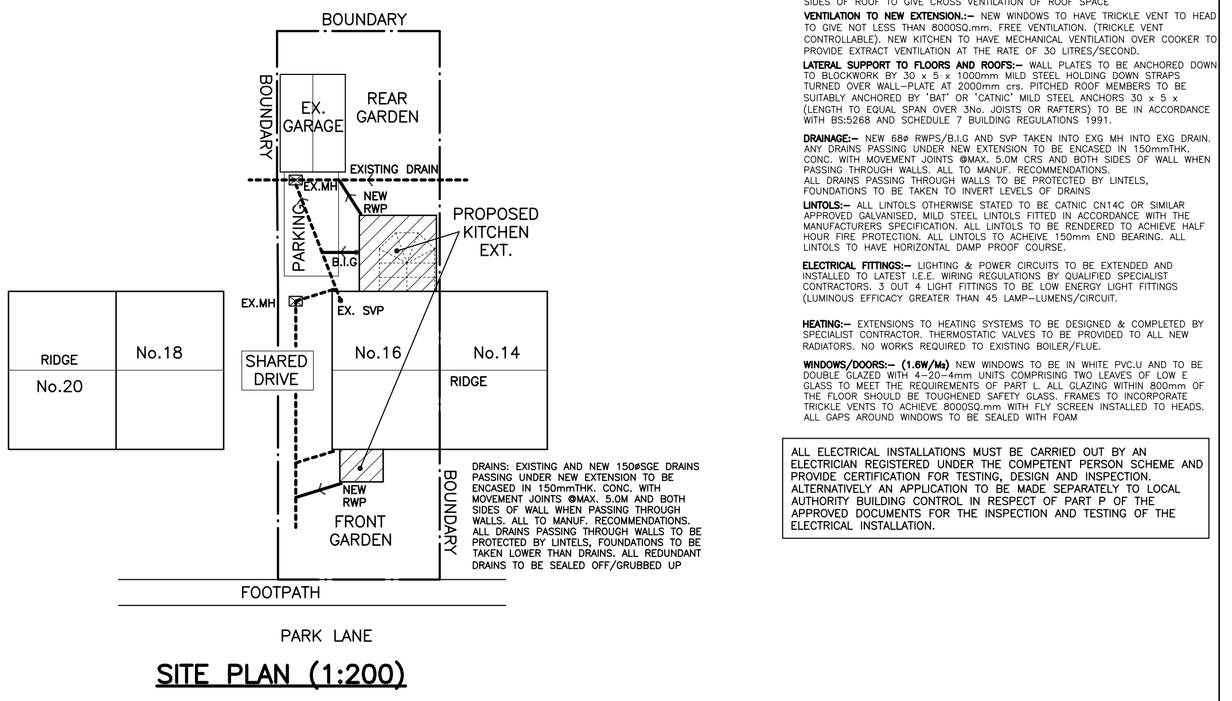
PROPOSED GROUND FLOOR PLAN 1:50
SHOWING FOUNDATIONS UNDER



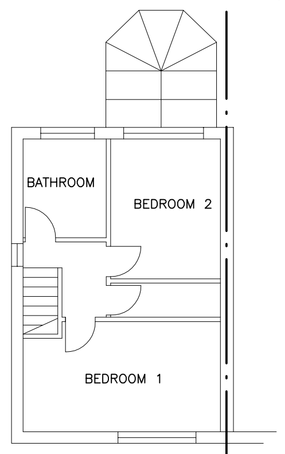
PROPOSED ROOF CONSTRUCTION PLAN 1:50



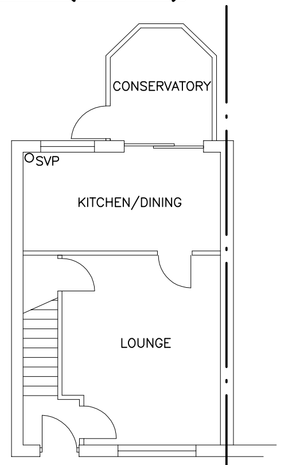
SECTION A–A 1:50



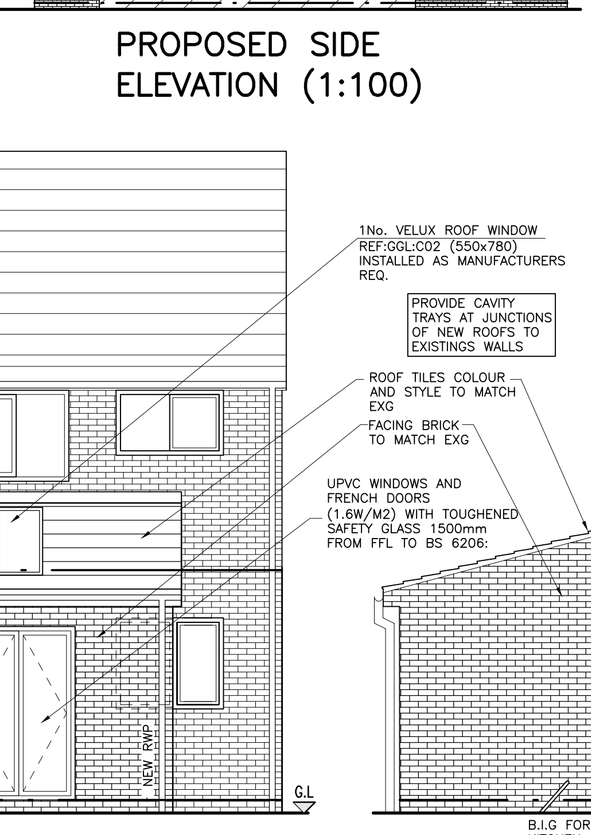
SITE PLAN (1:200)



EXISTING FIRST FLOOR PLAN (1:100)

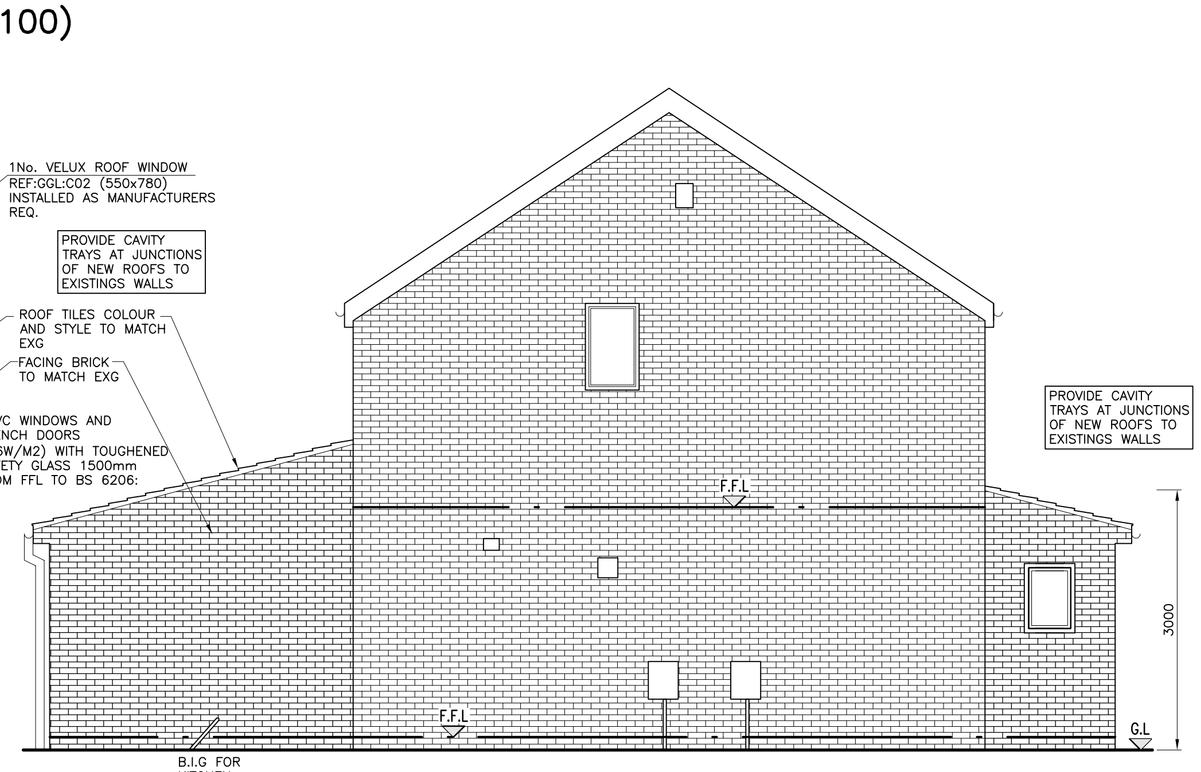


EXISTING GROUND FLOOR PLAN (1:100)



PROPOSED SIDE ELEVATION (1:100)

PROPOSED REAR ELEVATION (1:50)



PROPOSED SIDE ELEVATION (1:50)

PROPOSED FRONT ELEVATION (1:50)

PLANNING

SUFFIX	REVISIONS	DATE

BEST DRAUGHTING SERVICES Ltd
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EMAIL: swilding75@yahoo.co.uk

CLIENT MR & MRS MYERS

PROJECT PROPOSED SINGLE STOREY REAR EXTEMSION TO No.16 PARK LANE, GREAT HOUGHTON BARNSLEY S72 0AX

TITLE PROPOSED & EXISTING PLANS AND ELEVATIONS. PROPOSED TYPICAL SECTION

PLOT DATE SEPT 11

SCALE 1:50/100 DRAWN SAW

PROJECT No.
BDS 171–01–11