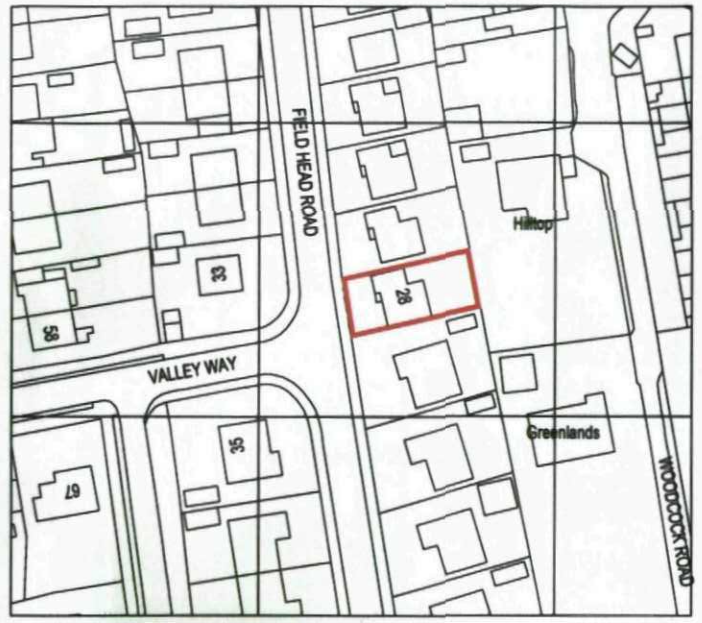


SITE PLAN 1:500

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SITE LOCATION PLAN 1:1250

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NOTES

Builder to check and clarify all levels, dimensions, drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

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The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification.

It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under 'The Party Wall Act 1996' Explanatory booklets can be obtained free of charge from the D.O.E. publications despatch centre, Blackhorse Road, London SE99 6TT Tel 0181 691 9191.

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A	Jan 12	Planning Issue	MS

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S74 9AT

Client
Mrs T Bagshaw

Drawing title
PROPOSED SITE & SITE LOCATION PLAN

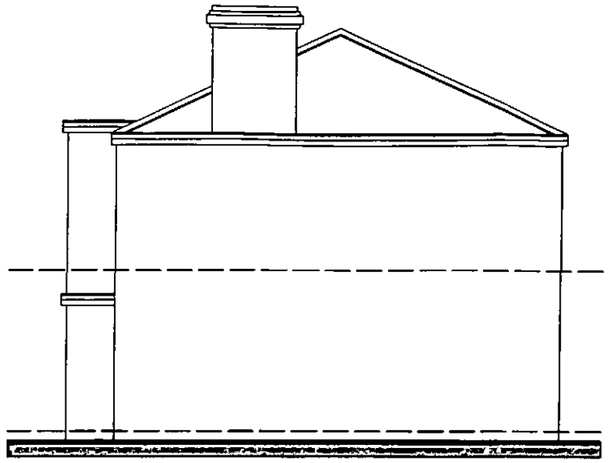
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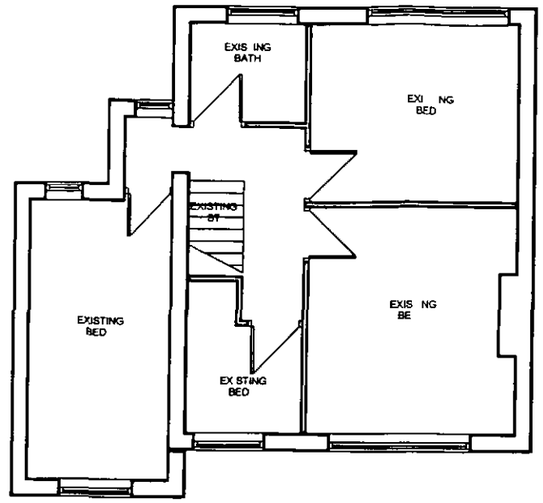
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EXISTING REAR ELEVATION



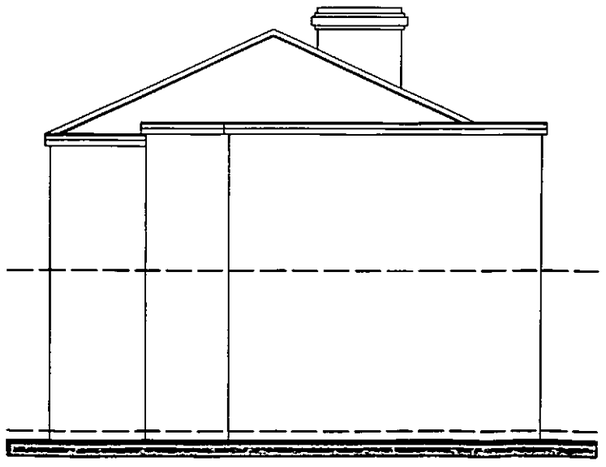
EXISTING SIDE ELEVATION



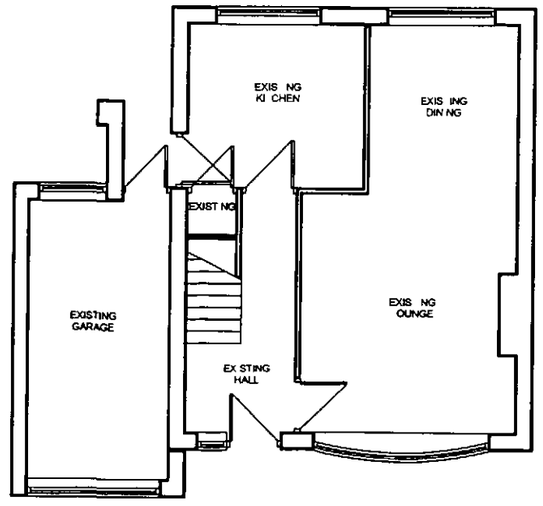
EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

NOTES

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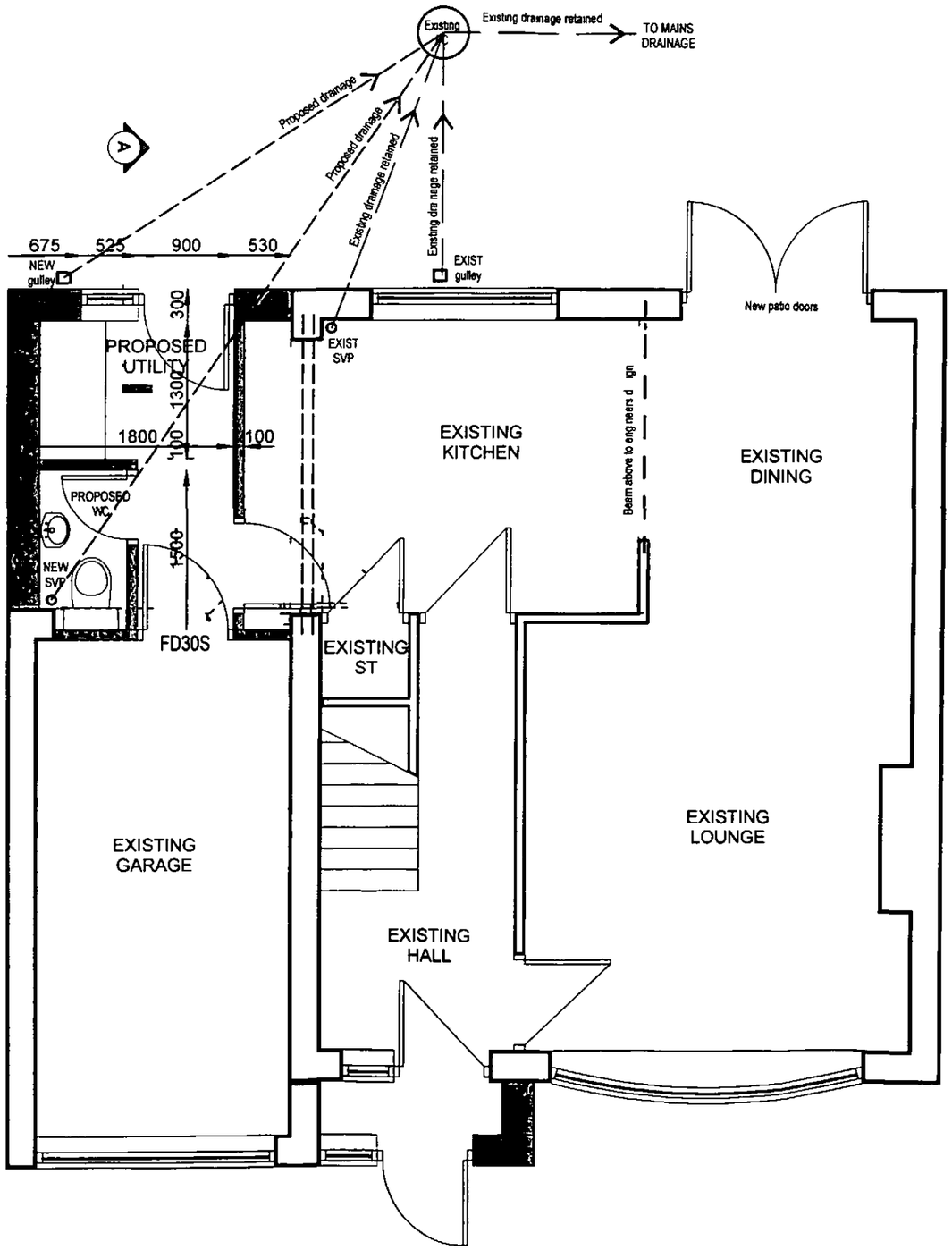
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Tel 07968 9802 5
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PLAN KEY

NOTE Read in conjunction with relevant specification notes

- Existing doors
- Existing doors removed
- Proposed doors
- FD30S — New 1/2 hour fire rated door with self closing device
- FD60S — New 1 hour fire rated door with self closing device
- SD — Smoke Detector to BS 5839 Part 1
- HD — Heat Detecto
- Existing internal walls retained
- Existing internal walls removed
- Proposed internal timber stud walls
- Proposed internal blockwork walls
- Existing external walls / windows retained
- Existing external walls / windows removed
- New window formed at existing wall with lintols above and DPC's to reveals
- Proposed cavity external walls / windows
- Existing walls removed and 2 No heavy duty lintols inserted above to the manufacturers design existing walls & floor made good
- Stuctural steel beams above to the engineers design

NOTES

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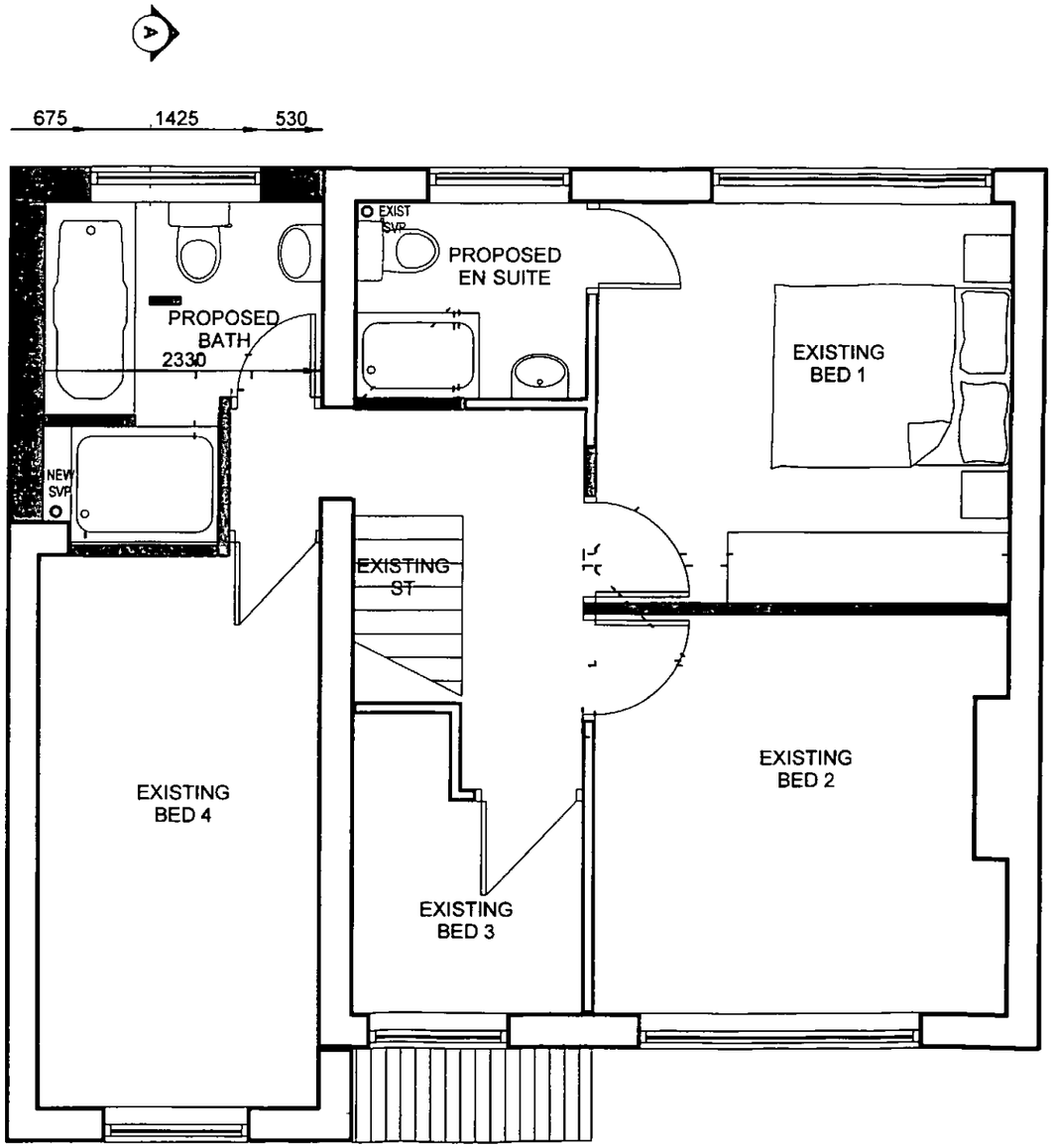
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PROPOSED GROUND FLOOR PLAN

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PLAN KEY

NOTE R ad conjunctio with relevant pecification note

Exi ting doors

Existing doors removed

Proposed doors

FD30S — New 1/2 hour fire rated door with self closing device

FD60S — New 1 hour fire rated door with self closing device

SD — Smoke Detector to BS 5839 Part 1

HD — Heat Detecto

Existing internal walls retained

Existing nternal walls removed

Proposed ternal timber stud walls

Proposed internal blockwork walls

Existing xt rnal walls / wndows retained

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New window formed at existing wall with l tol bove and DPC's to reveals

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PROPOSED FIRST FLOOR PLAN

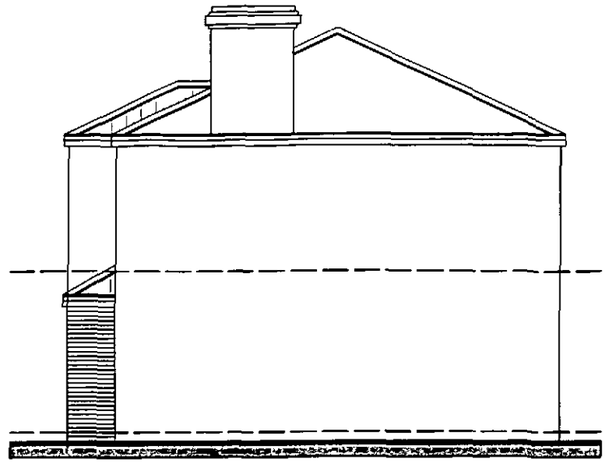
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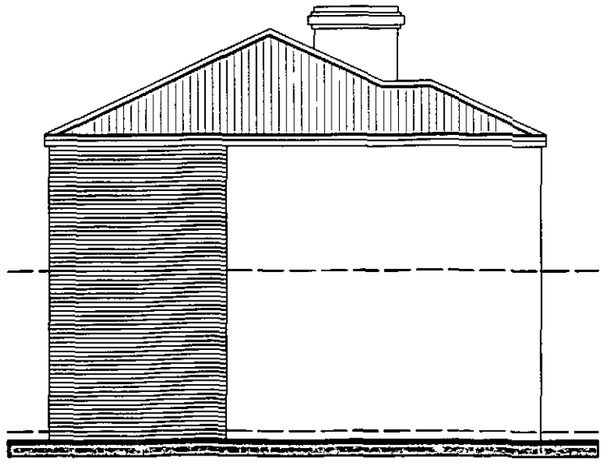
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

MATERIALS KEY

NOTE Read conjunctio with relevant specification ote

Existing xternal materials

New are of facing brickwork to match e ting

New roof reas to match existing fin sh

NOTES

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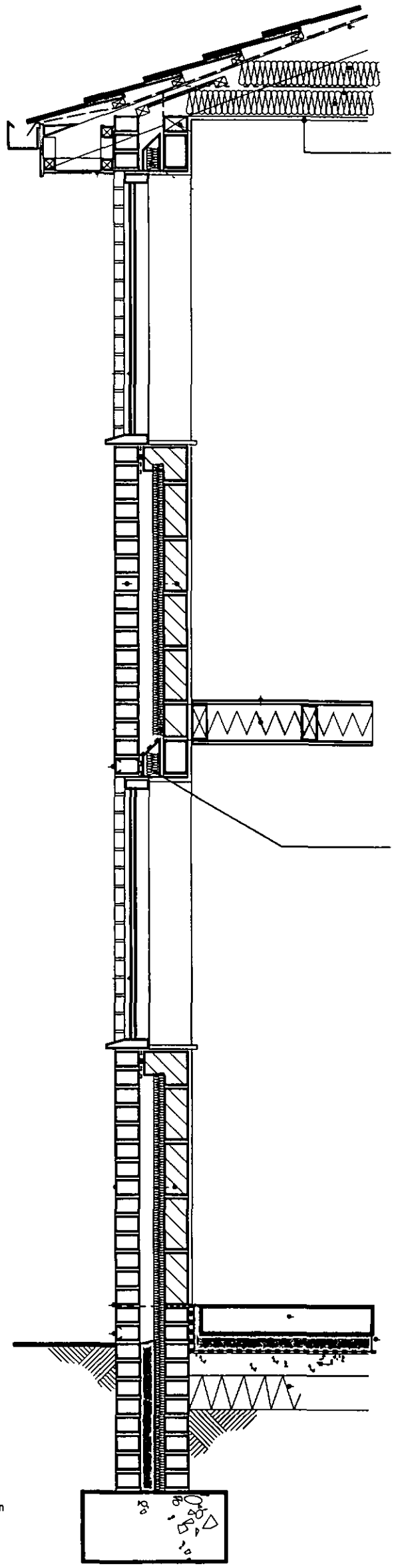
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otherham S6 7HG
T l 0 968 980275
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FOUNDATIONS
Concrete strip foundations to be at a minimum of 600mm below GL and 900mm in clay subsoils
below invert level of adjacent drains within 1000mm radius
Depth to go down to a level to the approval of the Local Authority Distnct Building Surveyor
Common brickwork below GL with lean mix concrete cavity fill
DPC min 150mm above GL
DRAINAGE
RWP s to soakaway min 5m away from building and 4M away from boundary Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site
100mm square sectioned UPVC gutters & downpipes
All drainage above ground to comply with part H1 of the current Regs
WC wastes to be 100mm diam
Sink wastes to be 40mm diam
All wastes fitted with anti vac deep seal traps min 75mm
Below ground drainage in 100mm Hepsleeve clayware min fall 1in60 connected to existing manhole & mains drainage
SVP s to terminate min 1000mm above adjacent openings

MECHANICAL & ELECTRICAL
Mechanical ventilation to be introduced as
15 litres/sec at Bathrooms / WC s / en suites
30 litres/sec at Utility rooms
60 litres/sec at kitchens
All fans with 15min overrun
All heating & hot water pipes to be adequately insulated
Gas boilers to have minimum efficiency rating of 86 %
Combustion appliances and appliances to be identified with robust notice plate
TRV's fitted to all new radiators
All electrical work required to meet the requirements of Part P (Electrical safety) to be designed installed inspected and tested by a person competent to do so And on completion issue a design installation & test certificate in accordance with BS7671

EXTERNAL WALLS
100mm Facing brickwork outer leaf
50mm Kingspan TW50 or similar rigid insulation boards clipped back to inner leaf
100mm thermal blockwork inner leaf
12 5mm lightweight plaster & skim
Stainless steel safety wall ties @ 750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings
Insulated DPC s to reveals of all openings by messrs Damcor or similar
DPC min 150mm above ground level
IG or similar insulated galvanised steel lintols above openings with 150mm min end bearing
Tray DPC s above all openings with weepholes to external leaf
New walls to be toothed and bonded into existing

WINDOWS & DOORS
UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors to achieve min U value of 1 8
Opening lights to give 1/20th floor area ventilation & 8000mmsq background trickle ventilation
Glazing within 800mm of ffl at windows & within 1500mm of ffl at doors and within 300mm to sides of doors to be glazed with toughened safety glass to BS6206

INTERNAL WALLS
All new internal walls in 100X50mm SC3 studs @600mm ctrs horizontally & vertically with 12 5mm plasterboard & skim to each side
100mm rockwool quilt infil
Double joists to be inserted at position of new walls to accept fixings

ROOFS
Roof trusses to the manufacturers design & specification TO bs 5268 at 450mm ctrs
Trusses underdrawn with 12 5mm p/board & skim finish
100X50mm treated timber wall plate strapped down to external wall with stainless steel straps @ 1200mm ctrs
Proprietory concrete interlocking roof tiles on 38X25mm treated battens on proprietory breathable roofing membrane
150mm code 5 lead flashing at abutments with tray DPC at cavity walls
Roof trusses strapped to walls at gables with stainless steel straps at 1200 ctrs
to span over 3 trusses minimum
75x50mm dragon ties to be inseted over corners of hips

ROOF INSULATION
100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve
0 16 *U value*
90mm thick kingspan TP10 rigid roofing insulation between rafters at pitched roofs with 42 5mm thick kingspan kooltherm K18 insultion bonded to plasterboard under rafters to achieve 0 2 w/msq k
U value with 50mm clear airspace above rafters
ROOF VENTILATION
25mm continuous ventilation at eaves soffit with insect mesh
Proprietory vent flashings to be provided continously at wall abutments with integral code 5 lead flashing
Proprietory vented ridge tiles to give min 5mm continuous ventilation

ELECTRICAL WORK
electrical work to be carried out by an electrical installer who is registered with a competent person s scheme and on completion issue a design installation & test certificate under BS7671
fixed energy efficient lighting will be installed as one per 25msq of the dwelling
Light fittings to only take lamps to have luminous efficacy greater than 40 lumens per circuit watt

FLOORS (CONCRETE)
75mm MIN sand cement screed on 150mm thick concrete slab with layer of reinforcement mesh to top & bottom
75mm thick kingspan rigid flooring insulation
1200 guage visqueen dpm on 50mm thick sand blinding
150mm thick washed & compacted hardcore

FLOORS UPPER
25mm thick PT&G floor boarding on 225X50mm SC3 treated timber floor joists @ 450mm ctrs
joists underdrawn with 12 5mm plasterboard & skim finish
Joists built into internal and external walls and structural steelwork
Noggings inserted between joists at 2000mm maximum centres
Joist strops to provide lateral restraint at *every 2m to span over 3 joists and return* into cavity
100mm rockwool acoustic insulation quilt between joist
250mm rockwool insulation quilt to achieve a U value of 0 25 w/msq/k
between joists above garage with 2 layers of plasterboard to underside of joists

FIRE PROTECTION / ESCAPE
Smoke alarms will be linked together and will be mains wired with battery back up provided at each storey within 7 5m of each room
All new first floor windows to have an escape window 0 33msq clear area at least 750mm high and 450mm wide and at 900mm above relevent floor level
Exposed steelwork to be protected to half hour min with 2 layers of p board
Garage door to be FD30S with 150mm step down

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PROPOSED SPECIFICATIONS

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