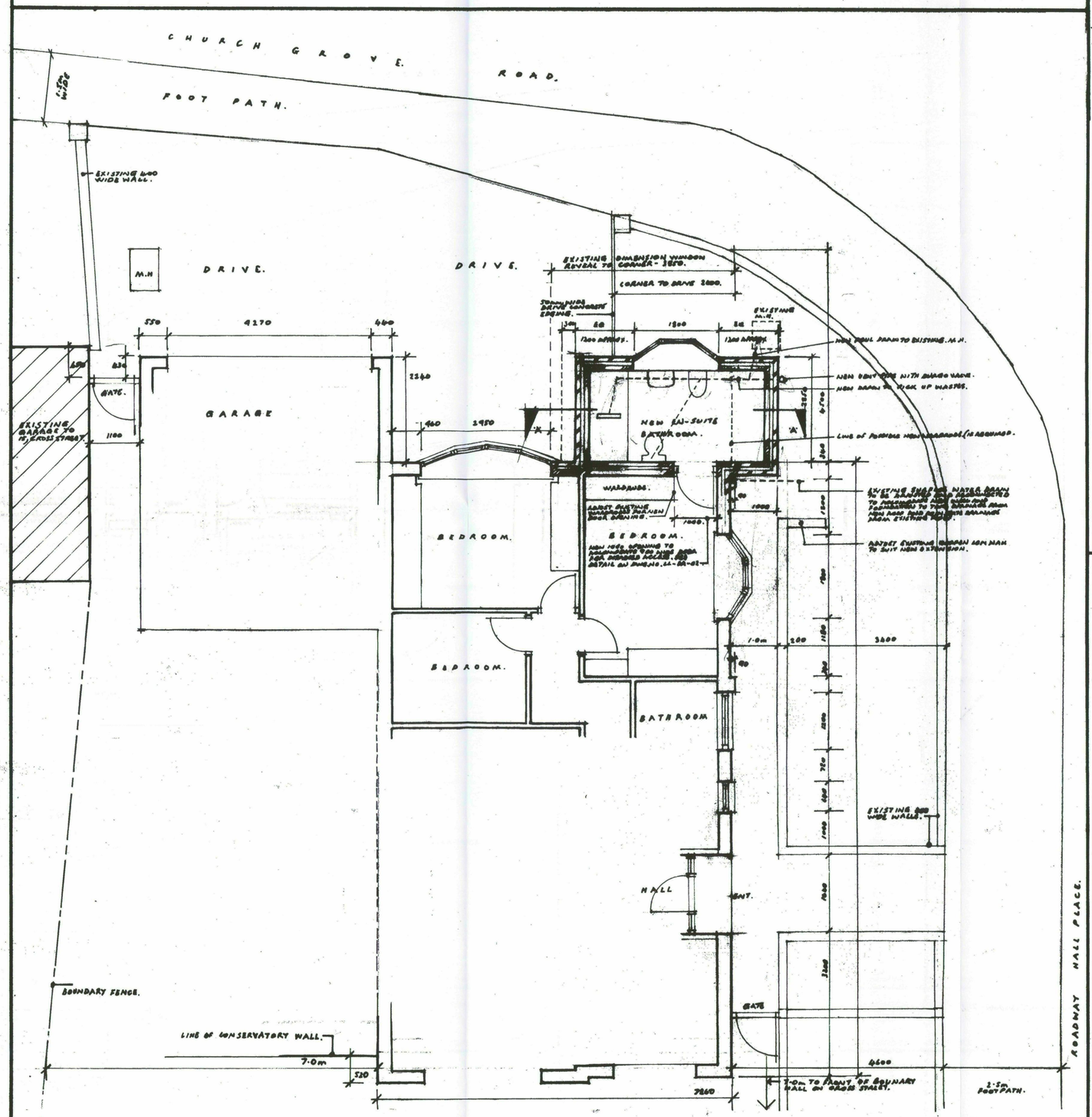
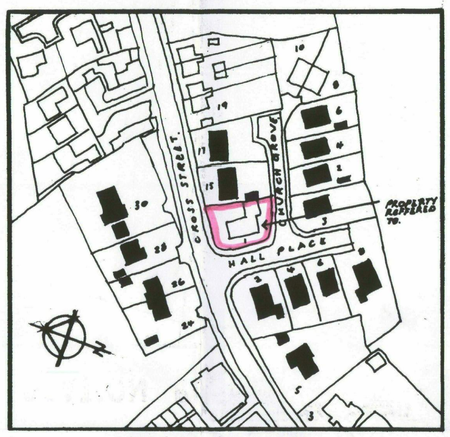


PROPOSED PLAN AND ENLARGED SITE PLAN. (PART ONLY)

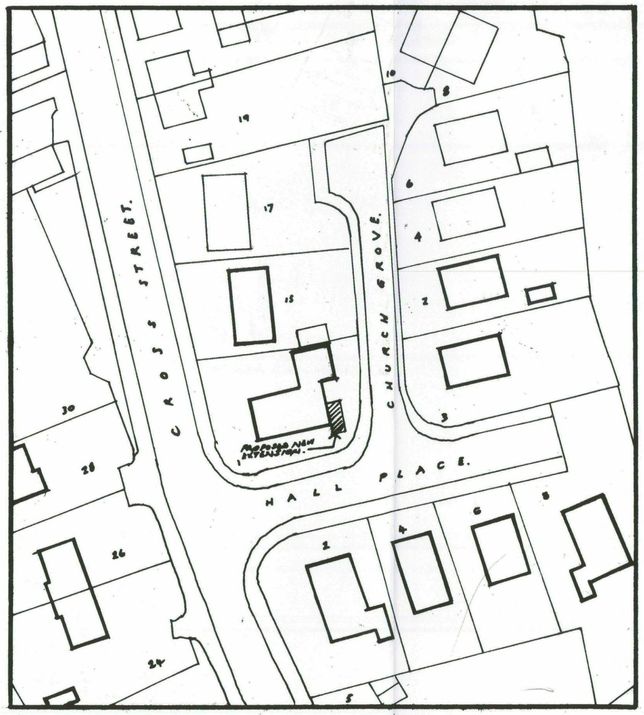
WASTES TO NEW EN-SUITE BATHROOM FITTINGS.

1. PROPRIATORY P.V.C. WASTE GULLY FROM SHOWER, BASIN WITH 70mm DEEP WATER SEAL THROUGH 100mm DRAIN TO FLOOR OF FLOOR BEARERS / 10 FOOT DRAIN TO PICK UP W.C. WASTE AND SINK WASTE.
2. NEW W.C. / CISTERN TO BE ANTI-SYPHONIC WITH 75mm BOX WASTE WITH A 75mm DEEP SEAL CONNECTED TO NEW DRAIN.
3. SHOWER WASTE TO BE 70mm PROPRIATORY GULLY TO BE IN P.V.C.
4. WASH HAND BASIN WASTE TO BE 38mm DIA P.V.C. WASTE WITH A 38mm ANTI-SIPHON TRAP WITH A 75mm DEEP WATER SEAL. CONNECTED TO NEW DRAIN.
5. 100mm DIA. NEW SOIL AND VENT PIPE WITH BACKO VALVE.
6. BIDET WASTE (IF BIDET IS INSTALLED) TO BE AS W.C. WASTE.



LOCATION PLAN.

Scale 1:1250th.



SITE PLAN.

Scale 1:500th.

NOTES

GENERAL NOTES.

PART M.

1. NOT EXISTING DISABLED ACCESS WILL NOT BE REQUIRED BY THIS DEVELOPMENT.

PART K. STEPS

1. NOT NEWLY FORMED STEPS TO BE A MIN OF 530mm RISE AND MIN 250mm GOING

PART P. ELECTRICAL.

1. NOT NEW ELECTRICAL WORK TO BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH NICEIC SELF CERTIFICATION SCHEME.
2. NOT NEW ELECTRICAL WORK INCORPORATES S.E. OUTCOMES / SOCKETS OR INTERACTIVE TO ANY EXISTING INSTALLATIONS ARE NOT ILLUSTRATED ON THIS DRAWING SUCH ARE TO BE AGREED / DRAWN UP BY THE CLIENT AND NO CONTRACTOR.
3. NOT ELECTRICAL WORKS PRESENTLY NOTED ABOVE TO NEEDS REQUIRED BY THE BUILDING REG. S.E. OUTCOMES.

PART J. BOILER AND HEATING.

1. EXISTING BOILER IN BOOG / LOFT SPACE TO BE RETAINED AS EXISTING.
2. ALL OR ANY OTHER ALTERATIONS TO THE EXISTING HEATING SYSTEM I.E. REPOSITION OF NEW RADIATORS OR THE REPOSITION AND OF EXISTING RADIATORS ARE NOT ILLUSTRATED ON THIS DRAWING AND ARE TO BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.
3. FOR INSTALLATION TO CONDENSING - BRAND TO EXISTING BOILER. SEE NOTES ON DRAWING 3 / 3 ELEV. / 3A / 3B FRONT ELEVATION.

GENERAL PLUMBING NOTES.

1. ANY NEW SMOKE PIPE CONNECTIONS TO NEW SOIL AND VENT PIPE SHOULD BE MADE AT JUNCTION WITH NEW SOIL AND VENT PIPE EXTENSION TO ALSO ANY ANTI-SYPHONAGE COMPONENT SHOULD BE MADE BY A REPUTABLE SANITARY SUP.
2. ANY SMOKE PIPE CONNECTIONS SHOULD BE AT LEAST 300mm ABOVE OR BELOW W.C. CONNECTION TO ENSURE ANY ANTI-SYPHONAGE.

DRAINAGE.

SURFACE WATER DRAINAGE.

1. FOR METHODS OF PROVIDING NEW S.W. WATER ARE ANNOTATED ON INDIVIDUAL PLANS AND ELEVATIONS. EXISTING S.W. WATER DRAINAGE TO BE REVISED AS A REPRESENTATION WITH THE NOTES ON THE ENLARGED SITE PLAN.
2. OTHER SURFACE WATER DRAINAGE TO DRAIN INTERNALLY OF PROPERTIES AND TO BE DEVISE SOAKAWAYS.

NEW GULLIES. (S.W. AND FOUL DRAINAGE)

1. NEW GULLIES TO BE OF A BACK INLET TYPE 114 x 114 WITH 75mm SEAL ANTI-SYPHON DEPTH OF WATER SEAL TRAP TO BE IN P.V.C. PRE-FORMED BEDDED ON 100mm THICK CONCRETE BASE AND SURROUNDED ON ALL SIDES WITH FINE GRAVEL.

FOUL DRAINAGE.

1. NEW DRAINS FROM WORK IN SINGLE GULLY AND W.C. WASTE TO BE PROVIDED UNDERGROUND NEW TRUNK DRAINAGE FLOOR TO BE IN 100mm DIA HEAVY DUTY PRESSURE WITH PLASTIC JOINTS AND BEDDED IN A MIX OF 1:2:4 AND SUSPENDED FROM UNDER OF FLOOR JOISTS WITH BRACKETS. DRAINS TO BE PROTECTED BELOW FLOOR / GROUND LEVELS TO NEW TRUNK SOIL AND VENT PIPE WITH BACKO VALVE DRAIN CONNECTED INTO EXISTING MANHOLE.
2. ANY DRAINAGE PIPEWORK PASSING THROUGH WALLS TO BE WRAPPED CLEAR WITH A SUITABLE SOUNDING LAYER TO BE USED OF ANY LINTEL MUST BE USED OF A SUITABLE STRUCTURE AT 100mm BELOW GRADE TO PREVENT BRIDGING PASSING ON THE DRAIN.

REF	REVISION.	DATE.

PROPOSED PLAN, SITE AND LOCATION PLANS.

PROPOSED ON-SUITE BATHROOM EXTENSION AT 1, HALL PLACE. MONK BRETTON. BARNSLEY S71 2EX FOR MR & MRS L. LANG.

		SCALES.
DRN		1:50 SECTION. PROPOSED PLAN.
DATE	FEB. 23.	AS STATED.
DRAWING. No. LL-BA-01		REVISION.

EXISTING AND PROPOSED GROUND LEVELS.

.1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY HAS BEEN CARRIED OUT. LEVELS HAVE BEEN DETERMINED BY A DATUM LEVEL ON THE EXISTING DWELLING SINCE MISSING AND WITH DIMENSIONS.

.2. ALL LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.

.3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW PAVEMENTS ARE LAID TO A DEPTH OF 150mm TO THE UNDERSIDE FROM FINISHED GROUND LEVEL.

FOUNDATION LEVELS.

.1. ALL EXISTING FOUNDATION LEVELS ARE ASSUMED AND THESE SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

.2. ALL NEW FOUNDATION LEVELS TO BE TIED TO THE UNDERSIDE OF THE FOUNDATION FROM GROUND LEVELS AND MAY HAVE TO BE STEPPED UP OR DOWN AS REQUIRED. THE NUMBER OF STEPS TO BE DETERMINED ON SITE ACCORDING TO THE DEPTH OF THE FOUNDATION.

.3. FOUNDATION STEPS TO BE TAKEN THE THICKNESS OF THE FOUNDATION THICKNESS I.E. 200mm RISE AS 200mm WIDE.

.4. FOR FOUNDATION SPECIFICATION SEE SECTION A-A NOTES.

EXTERNAL AIR GRATES FOR VENTILATION TO NEW TIMBER SUSPENDED FLOOR - TO BE P.V.C. OR TERRA COTTA.

.1. PROVIDE 150mm HIGH x 215mm WIDE AIR GRATES POSITIONED AS SHOWN ON ELEVATIONS TO PROVIDE UNOBSTRUCTED CROSS VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR. THE GRATES TO BE AT NOT LESS THAN 1.0m CENTRES.

.2. AIR GRATES TO BE FIXED THROUGH CAVITY WALL BY A PLASTIC TERRA COTTA OR P.V.C. SLEEVE TO THE APPROPRIATE SIZE FITTED WITH A PLASTIC GRATE SEAL IN THE INNER.

.3. AIR BRICK AND SLEEVE TO HAVE A SUITABLE TRAY D.P.C. WHERE THE SLEEVE BRIDGES THE CAVITY.

STRUCTURAL EXTERNAL WALLS.

.1. NEW WALLS TO MATCH EXISTING AS FAR AS IS PRACTICABLE WITH ALL NEW BRICKWORK BONDED TO THE EXISTING BRICKWORK. IF THE EXISTING BRICKWORK IS NOT SUITABLE A CORRECT BONDING MAY HAVE TO BE USED WITH A CONNECTION STRIP TO BE USED WITH A COMPRESSED HOOP STRAP. BRICKS MUST BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

.2. NEW 100mm WIDE CAVITIES TO BE FORMED MADE CONTINUOUS WITH THE EXISTING AS FAR AS IS PRACTICABLE TO LEAVE THROUGH ALL NEW CAVITY CLOSURE AT ROOFING AND BELOW DPC. EXTERNAL GROUNDS TO PREVENT COLD BRIDGING.

.3. WALL TIES TO BE STAINLESS STEEL BUTTERFLY TIES OR WIRE SIMILAR APPROVED AND TO BONE THROUGH AS FAR AS IS PRACTICAL. TIES TO BE PLACED 300mm HORIZONTALLY AND 750mm VERTICALLY AND STAGGERED AT INTERVALS LOWEST TIES TO BE IN WITH INSULATION AND BE DOUBLED UP AT REVEALS.

.4. ALL NEW EXTERNAL WALLS TO HAVE A 'U' VALUE OF 0.6W/m²K.

.5. D.P.C.S TO BE PROVIDED AT HEADS, CILLS AND JAMBS OF ALL EXTERNAL OPENINGS INCLUDING OPENINGS FOR FLUES ETC. CAVITY TRAYS A.P.T TO HEADS OF EXTERNAL OPENINGS AND JOINT ABUTMENTS WITH D.P.C. MUST BE PROVIDED BY CATNIC TYPE LINTELS WITH STEEL TOE / TRAY.

.6. FOR POSITION FOR OTHER PROVISIONS REQUIRED D.P.C.S OR MOVEMENTS SEE SECTIONS / DETAIL NOTES.

.7. ALL WALLS AT EAVES LEVEL TO BE SUITABLY BRAND BILLED.

.8. WALL CONSTRUCTION.

100mm FACING BRICKWORK
100mm CAVITY WITH INSULATION
100mm BLOCKWORK INCLUDING STRUCTURAL BLOCKWORK
15mm 3 COAT WALL PLASTER.

CAVITY INSULATION.

.1. INSULATION TO CAVITY TO BE 100mm THICK INSERTED CAVITY WALL BATTS OR OTHER APPROVED SUITABLY FIXED WITH CLIPS OR OTHER APPROVED METHOD. ALL FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS / TO BE 0.18W/mK.

.2. INSULATION TO BE TIED IN WITH WALL TIES DURING CONSTRUCTION OF CAVITY WALL.

LINTOLS / WEEPHOLES TO HEADS OF EXTERNAL OPENINGS.

.1. LINTOLS TO BE UNIPLAN TYPE LINTOLS BY CATNIC OR EQUAL WHERE SUITABLE. LINTOLS TO BE 150mm BEARING TO THE SIDES. THE LINTOLS TO BE FIXED WITH A MINIMUM OF TWO FIXINGS EITHER SIDE. STEEL TOE TO SUPPORT EXTERNAL BRICKWORK AND TO SERVE AS CAVITY TRAY D.P.C.

.2. WEEPHOLES TO BE POSITIONED ABOVE EXTERNAL OPENING HEADS TO ALLOW FOR DRAINAGE OF THE P.V.C. SHEET WITH VERTICAL JOINTS OPEN THE CAVITY AND PROVIDE ADEQUATE AIR FLOW. THE OPENINGS TO BE 10mm MINIMUM OF HEIGHT.

.3. FOR POSITION OF WEEPHOLES (SEE SECTION / DETAILS FOR INSULATION).

NEW WINDOW.

.1. NEW WINDOW TO BE IN WHITE P.V.C. TO MATCH EXISTING.

.2. GLAZING TO BE IN OPAQUE LAMINATED SAFETY GLASS WITH EACH PANE STAMPED WITH THE B.S. KITE MARK.

.3. WINDOW TO HAVE 'U' VALUE OF 1.8W/m²K TO THE MANUFACTURERS DETAILS.

.4. WINDOW FRAMES TO BE FITTED WITH TRICKLE VENTS WITH A MINIMUM FREE AREA OF 8000 mm² EACH AND A TOTAL OF NOT LESS THAN 8000 mm².

.5. WINDOW TO HAVE 1/20th OF TOTAL FLOOR AREA IN ORIGINAL LIGHT FOR VENTILATION.

.6. THE TOTAL COMBINED AREA OF THE WINDOW AND OTHER EXISTING WINDOWS AND DOORS CANNOT EXCEED 25% OF THE FLOOR AREA.

EXTERNAL FASCIAS, SOFFITS, GUTTER PROFILES AND RAINWATER GOODS.

.1. ALL EXTERNAL FASCIAS, SOFFITS AND EAVES TO BE IN WHITE P.V.C. TO MATCH EXISTING.

.2. ALL EXTERNAL RAINWATER PIPES TO BE IN WHITE P.V.C.

.3. RAINWATER TO BE 75mm SQ. SECTION FIXED TO WALL WITH STRAPS AND BRACKETS.

.4. RAINWATER GUTTERS TO BE 100mm SQ. SECTION TO MATCH EXISTING SECURELY FIXED TO WALL WITH LONG BRACKETS AT 600 c/c.

.5. P.V.C. EAVES PROFILES TO BE INTEGRAL ROD TO MATCH EXISTING.

EXTRACT FAN.

.1. FIT NEW EXTRACT FAN IN EXTERNAL WALL IN A SUITABLE NEW OR EXISTING WALL AREA. POSITION SHOWN ON PLAN AND ELEVATION. ALTERNATIVE GALV. FAN TO BE FIXED THROUGH WINDOW WITH A MINIMUM OF ONE OPENING WINDOW. FIXED IN ACCORDANCE WITH THE MANUFACTURERS DISTRIBUTIONS.

.2. FAN TO BE SELECTION QUIETLY AND CAPABLE OF EXTRACTING 30 LITRES PER SECOND. ELECTRICAL OPERATION REQUIRED FOR FIXED OPERATION FAN. THE INSTALLATION TO COMPLY TO PART L (C) 2006.

.3. FAN TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH A 15 MINUTE OVERRUN.

.4. FAN TO BE INDEPENDENTLY SWITCHED FROM A FUSED SPUR. LOCATE TO BE DETERMINED FROM PLAN. A GRILLE SHUTTER TO BE INDEPENDENTLY SWITCHED WHEN THE FUSED SPUR IS IN THE 'ON' POSITION.

ROOF INSULATION.

.1. ROOF INSULATION TO BE RIGID INSULATION 100mm THICK BETWEEN AND OVER THE RAFTERS. INSULATION TO BE LAID FULL OVER THE WALL PLATES. INSULATION TO BE LAID FULL OVER THE WALL PLATES.

.2. MIN 50mm VOID LEFT ABOVE INSULATION FOR AIR CROSS FLOW VENTILATION.

.3. ROOF TO HAVE A TOTAL 'U' VALUE OF 0.15W/m²K.

ROOF AND EAVES VENTILATION.

.1. ROOF VENTILATION TO BE PROVIDED AS REQUIRED. VENTS TO BE INCORPORATED INTO THE ROOF FOR THE VENTILATION REQUIRED TO BE EQUIVALENT TO 300 EA/mm IN ACCORDANCE WITH BUILDING REG. F.2. AND B3 (B) AND FITTED IN ACCORDANCE WITH THE MANUFACTURERS DISTRIBUTIONS.

.2. ROOF VENTS TO BE FITTED AT HIGH LEVEL TO MAXIMUM CROSS FLOW VENTILATION.

.3. 50mm GAP TO BE MAINTAINED AT EAVES LEVEL ABOVE THE INSULATION. VENT TRAYS TO BE FITTED BETWEEN THE INSULATION TO MAXIMUM THE ROOF VENTILATION.

.4. 100mm GAP RETAINED ABOVE INSULATION AND UNDERSIDE OF ROOF TIMBER FOR CROSS VENTILATION.

.5. 100mm DIA. P.V.C VENTS TO BE FITTED INTO EAVES SOFFIT WITH INSECT FRONT SCREEN ON THE INSIDE. VENTS TO BE AT REGULAR CENTRES ALONG THE EAVES LENGTH MAX 2500mm.

ROOF CONSTRUCTION.

.1. MARLEY INTER LOCKING ROOF TILES (MINI) FIXED TO THE MANUFACTURERS DIMENSIONS WITH THE MANUFACTURERS INSTRUCTIONS ON ROOFS TO MATCH EXISTING IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS ON ROOFS TO MATCH EXISTING IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ADJUSTABLE RAFTERS 100x50 S.W. RAFTERS AT 400 c/c. MAX SPAN OF RAFTER 1.8m.

.2. 200x25 FIX RIDGE SECTION.

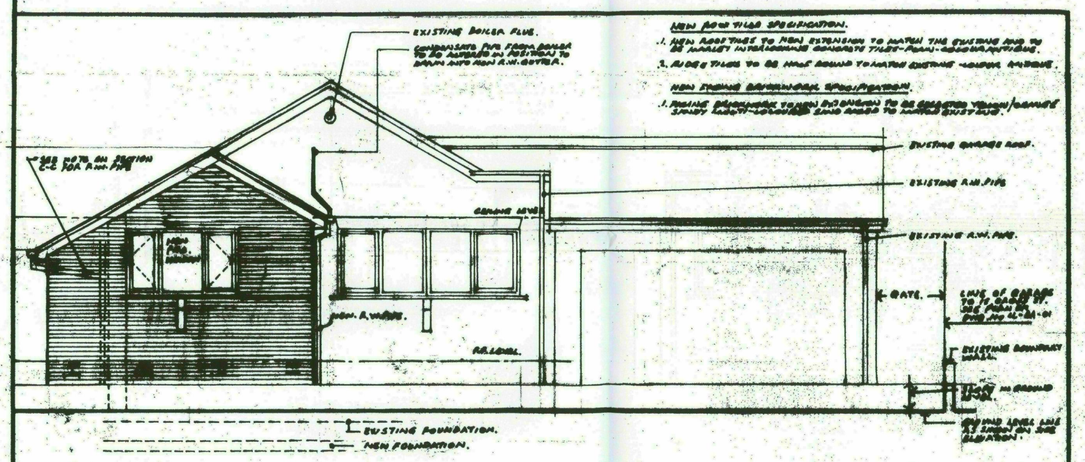
.3. 150x50 S.W. CEILING JOISTS AT 400 c/c.

.4. 100x50 S.W. HANGER AND 100x50 S.W. BRACER.

.5. 125x75 S.W. PURLIN MAX SPAN 1.9m.

.6. 100x50 S.W. WALL PLATES BEDDED ON GT.MORTA.

.7. EVERY FOURTH RAFTER TO BE FIXED DOWN WITH GALVANISED STRAPS. ROOF STRUTS ARE TO BE GALVANISED TO RAFTERS AND WALLPLATE AND BACK INTO AND SECURELY FIXED TO WALL PLATE. ROOFING SHOULD STRUTS ARE TO BE PLACED AT 1500mm FOR LATERAL RESTRAINT.



PROPOSED FRONT ELEVATION.

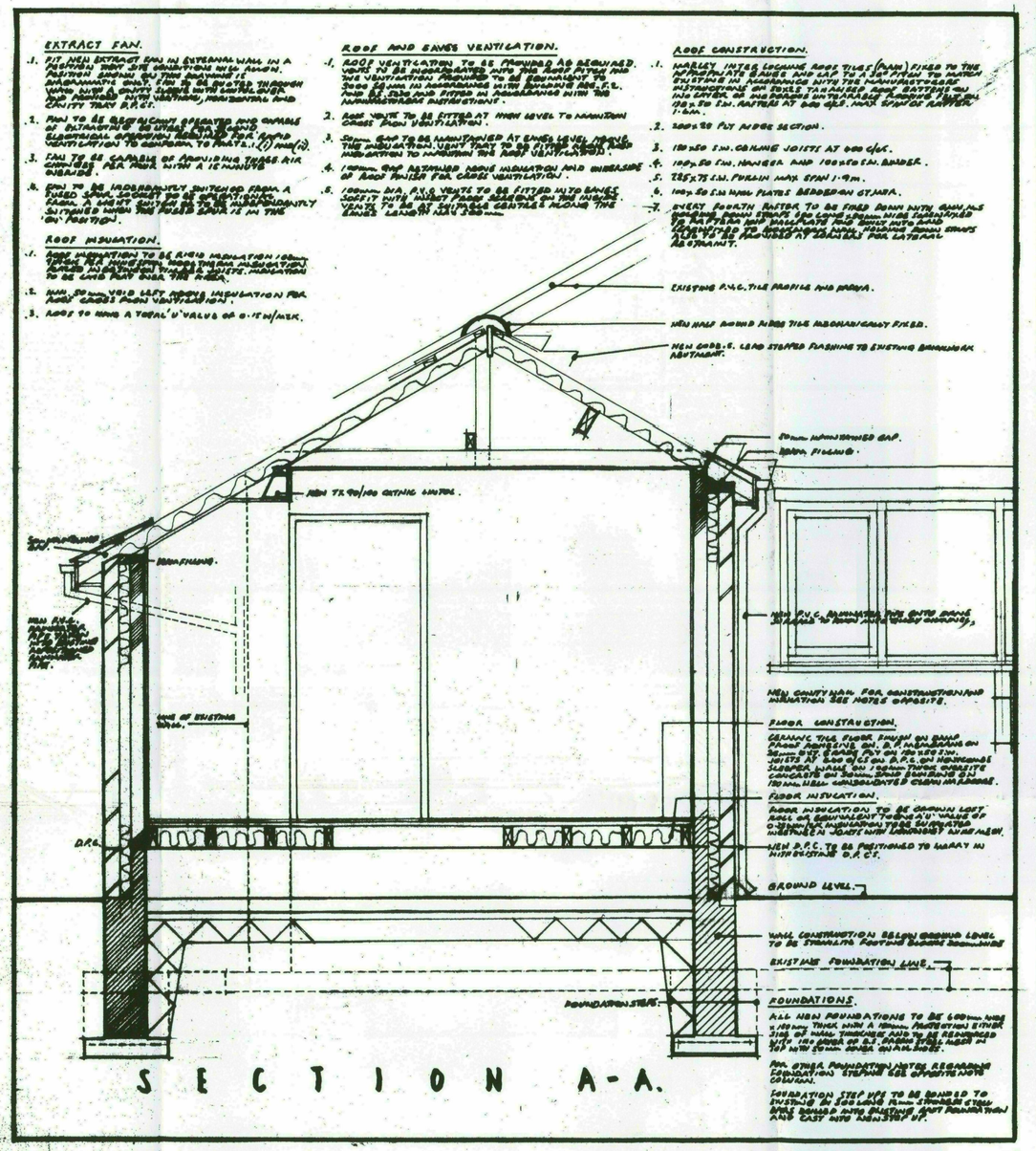
NEW ROOF TILES SPECIFICATION.

.1. NEW ROOF TILES TO NEW EXTENSION TO MATCH THE EXISTING AND TO BE MARLEY INTERLOCKING CONCRETE TILES - MINI - COLOUR ANTHRACITE.

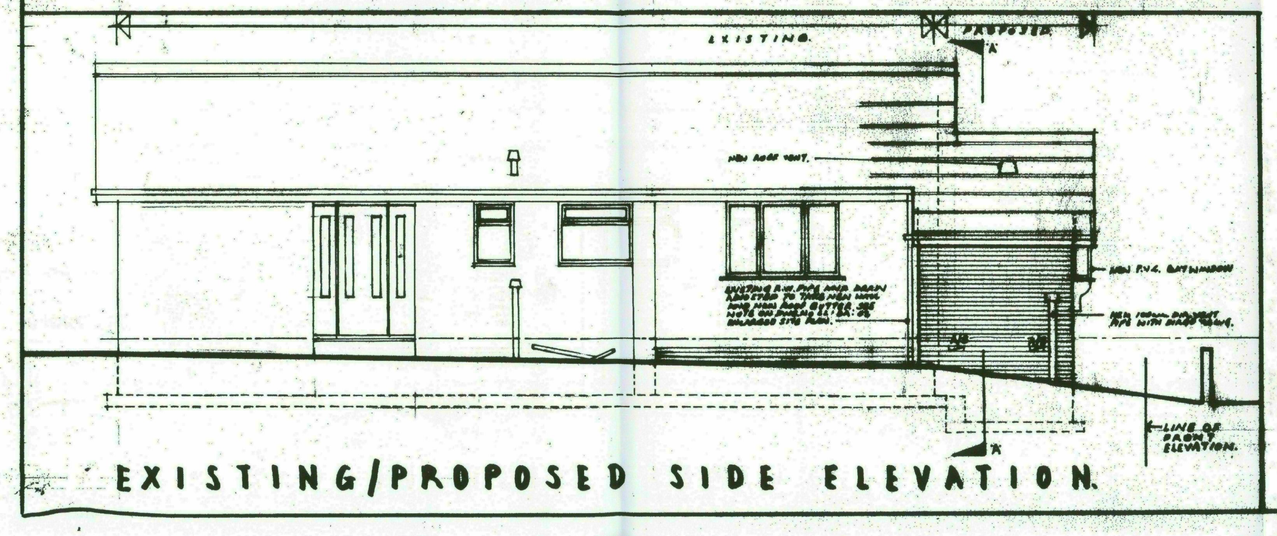
.2. RIDGE TILES TO BE MADE BOUND TO MATCH EXISTING - COLOUR ANTHRACITE.

NEW FACING BRICKWORK SPECIFICATION.

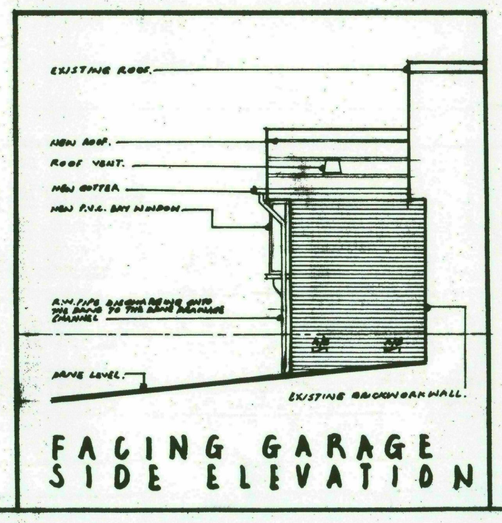
.1. FACING BRICKWORK TO BE MATCHED TO BE CLOSELY MATCH EXISTING BRICKWORK AND BOND TO MATCH EXISTING.



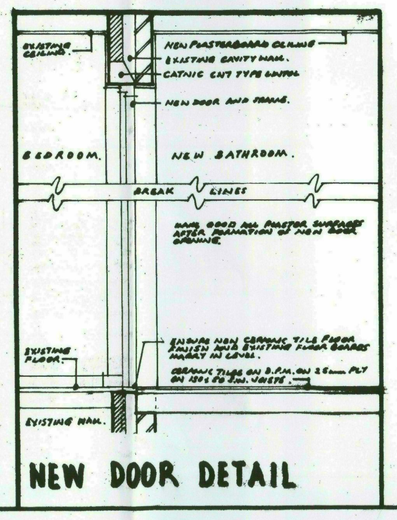
SECTION A-A.



EXISTING/PROPOSED SIDE ELEVATION.



FACING GARAGE SIDE ELEVATION



NEW DOOR DETAIL

N O T E S

REF	REVISION.	DATE.

ELEVATIONS AND SECTION.

PROPOSED ON-SUITE BATHROOM EXTENSION AT 1, HALL PLACE, MONK BRETTON, BARNSLEY, S71 2EX FOR MR & MRS L. LANG.

		SCALES
DRN		1:50 ELEVATIONS
DATE	FEB. 22.	1:20 SECTION AND DOOR DETAIL.
DRAWING No. LL - BA - 02		REVISION