HEALTH AND SAFETY NOTES:

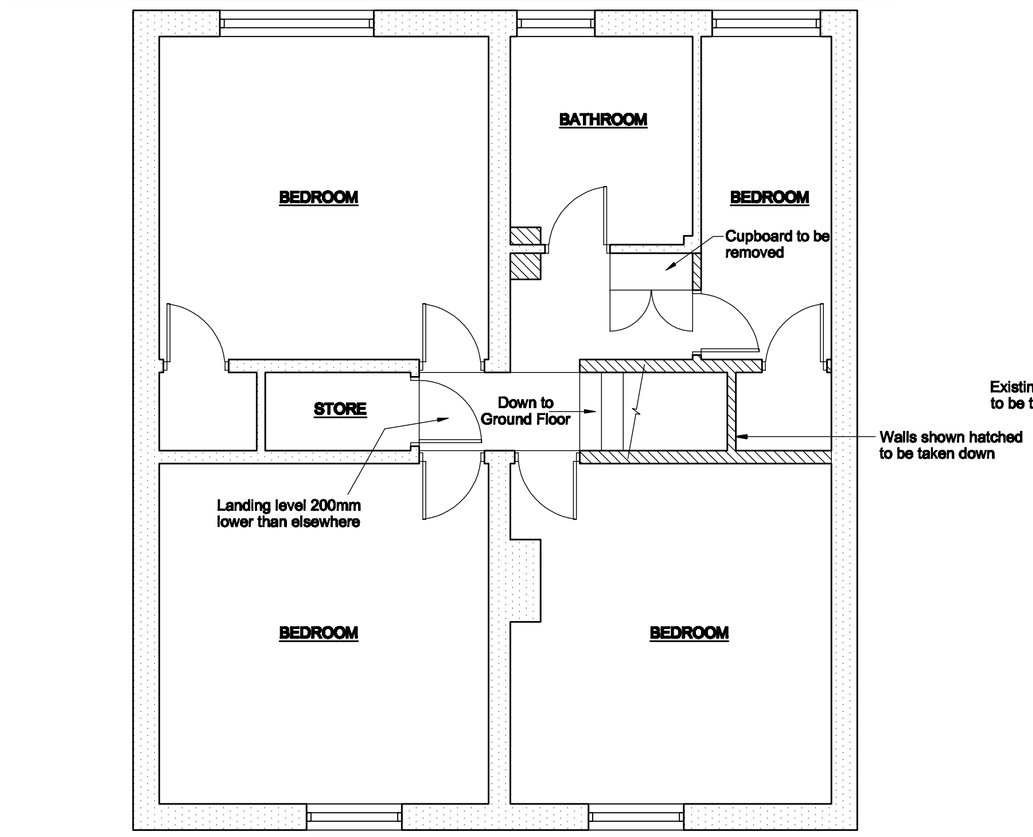
DEMOLITION
CONTRACTOR TO ENSURE THAT FLOORS ARE SUITABLY PROPPED PRIOR TO THE REMOVAL OF INTERNAL LOAD BEARING WALLS.

FOUNDATIONS/EXCAVATIONS
BEFORE UNDERTAKING EXCAVATIONS THE CONTRACTOR SHOULD ENSURE THERE ARE NO BURIED WATER MAINS, SEWERS OR GAS MAINS ETC IN THE VICINITY.

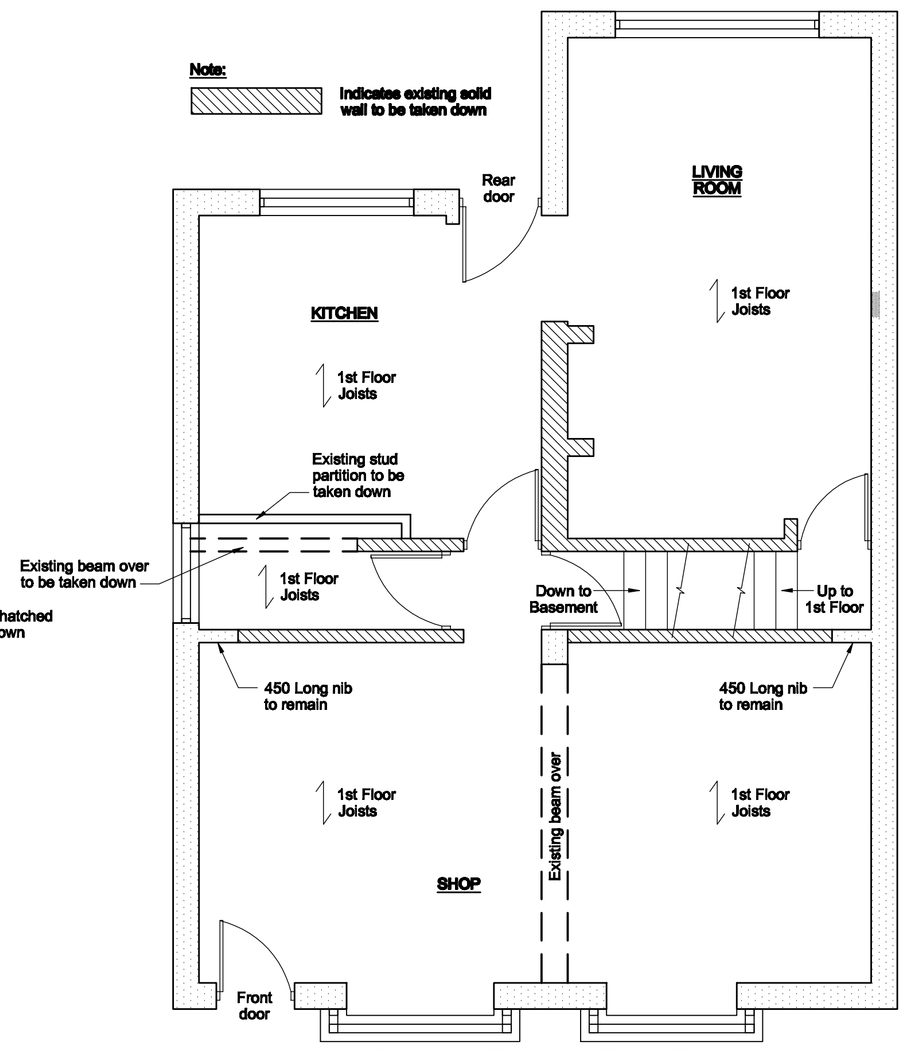
STRUCTURAL STEELWORK
THE MAXIMUM WEIGHT OF ANY INDIVIDUAL STEEL MEMBER IS 150kg.
THE MAXIMUM LENGTH OF ANY INDIVIDUAL STEEL MEMBER IS 5m

SCAFFOLDING
SCAFFOLD SYSTEMS TO BE DESIGNED TO ACCOMMODATE THE POTENTIAL LOADS TO BE APPLIED PLUS A FACTOR OF SAFETY AND TO BE LATERALLY AND LONGITUDINALLY BRACED.
SCAFFOLD SYSTEMS TO BE FITTED WITH TOE GUARDS, HANDRAILS AND DEBRIS NETS (WHERE APPROPRIATE). ALL SYSTEMS SHOULD RECEIVE THE NECESSARY INSPECTIONS AND BE TAGGED ACCORDINGLY.

HANDLING MATTERS
OPERATIVES SHOULD BE MINDFUL TO WEAR PROTECTIVE CLOTHING WHEN HANDLING MATERIALS SUCH AS STEELWORK, CONCRETE AND POTENTIALLY CONTAMINATED EARTH. I.E. SAFETY HELMET, GOGGLES AND GLOVES ETC.



Existing First Floor Plan
Scale 1:50



Existing Ground Floor Plan
Scale 1:50

NOTES:

1) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

3) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.

4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

6) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY LOCAL AUTHORITY BUILDING CONTROL OFFICER PRIOR TO ANY COVERING UP OF WORK.

7) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.

8) ALL DRAINAGE AND FOUNDATIONS ARE PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.

9) ALL CONCRETE WORK TO BE CARRIED OUT TO BS 8500:2006 AND LATEST REVISIONS.

10) ALL BRICKWORK TO BE CARRIED OUT TO BS 5628:2005 AND LATEST REVISIONS.

11) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS 1014:2010.

12) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BUILDING CONTROL OFFICER'S APPROVAL AND SATISFACTION.

13) CODE 5 LEAD FLASHINGS (MIN UPSTAND 150mm) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.

14) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

15) ALL STRUCTURAL WORK MUST BE INPSECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER AND COMPLY WITH THEIR REQUIREMENTS.

WALLS
BELOW DPC CONSTRUCT TWO SEPARATE LEAVES OF COMMON BRICK WITH OUTER SKIN REVERTING TO FACING BRICK 3 NO. COURSES BENEATH FINAL GROUND LEVEL ON EXTERNAL WALLS. USE GALV. "CATNIC" WALL TIES SPACED AT MAX. 750 C/C'S HORIZONTALLY AND MAX. 450 C/C'S VERTICALLY. DOUBLE UP NO. OF TIES AROUND OPENINGS. FIT WALL TIES IN ACCORDANCE WITH BS1243:1978. 100mm CAVITY TO BE FILLED WITH LEAN MIX CONCRETE TO 100mm BELOW G.L. DPC TO BE "HIGHLOAD" PITCH POLYMER OR SIMILAR LAID ON A MORTAR BED.

ABOVE DPC CONSTRUCT TWO SEPARATE LEAVES.

EXTERNAL LEAF: TO BE 102.5 BRICKWORK TO MATCH EXISTING

100mm CAVITY TO BE FILLED WITH 100mm "DRYTHERM" CAVITY BATTS

INTERNAL LEAF: TO BE 440 X 215mm BLOCK (CRUSHING STRENGTH 4N/mm SQ) TO BS8073.

WALL TIES FITTED AS ABOVE. CAVITY ONLY TO BE BRIDGED WITH WALL TIES AND AT THE REVEALS. PROVIDE VERTICAL AND HORIZONTAL INSULATED RIGID PVC-U CAVITY CLOSERS AT ALL REVEALS. PROVIDE CAVITY TRAY OVER ANY ITEM BRIDGING CAVITY (I.E. AIR BRICKS, GAS METER BOXES, VENT DUCTS, ETC)

NEW CAVITY WALLS TO BE TOOTHED INTO EXISTING MAINTAINING CONTINUOUS CAVITY. IF EXISTING WALLS DO NOT HAVE A CAVITY, "CATNIC WALL CONNECTORS" ARE TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SPECIFICATIONS TO INCLUDE A PRE-COMPRESSED SEALING STRIP OR POLYMER-BASED SEALANT APPLIED BEHIND THE WALL CONNECTOR OF THE OUTER LEAF AND A VERTICAL DPC CUT INTO THE EXISTING WALL BETWEEN THE LEAFS.

INTERNAL FINISH TO BE 13mm CARLITE BROWNING WITH 5mm SKIM FINISH. ALL ARCHITRAVES AND SKIRTING TO BE PROVIDED TO OWNERS SPECIFICATION.

FOUNDATIONS
FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER LOCAL AUTHORITY APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE L.A. BUILDING CONTROL OFFICER. MIN. DEPTH 900mm, MIN. WIDTH 600mm. ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS. FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE. ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING TO BS8100.1985. WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEER'S FOUNDATION DESIGN INFORMATION.

FLAT ROOF
12.5mm LIME STONE CHIPPINGS BEDDED ON BITUMEN ON THREE LAYERS OF ROOFING FELT TO BS 747 ON 19mm PLYWOOD DECK ON FIRRINGS ON COUNTER BATTONS IF REQUIRED ON 50x150mm SOFTWOOD JOISTS AT 450mm CENTRES BUILT INTO BLOCKWORK, ALLOW FOR BRICK INFILL BETWEEN JOISTS.
FLAT ROOF TO BE LAID TO FALL MIN 1:60 TO GUTTER.
PROVIDE MIN 100mm THICK GLASS FIBRE INSULATION BETWEEN ROOF JOISTS , ALLOW MIN 50mm AIR GAP OVER INSULATION BELOW ROOF DECK, PROVIDE FOIL BACKED PLASTER BOARD AND SKIM TO SOFFIT.
100x75mm SOFTWOOD WALL PLATES AND ROOF MEMBERS RUNNING PARALLEL TO BRICKWORK TO BE STRAPPED TO WALL WITH 32x5mm GALVANISED STEEL ANCHORS AT 1200mm CENTRES.
FASCIA TO BE 32mm THICK SOFTWOOD. PROVIDE 25mm CONTINUOUS AIR GAP WITH ANTI FLY SCREEN AT EAVES TO VENTILATE ROOF VOID.
GUTTER TO BE 112mm HALF ROUND UPVC AND 75mm ROUND RAIN WATER PIPES, OR TO MATCH EXISTING.

STAIRS
NEW EXTERNAL STAIRCASE TO REAR TO BE OF STEEL CONSTRUCTION WITH SLIP-RESISTANT TREADS. STAIRS TO AMBULANT DISABLED DESIGN. STAIRS GENERALLY TO CONSIST OF EQUAL RISERS AT 170mm MAXIMUM, WITH 250mm MINIMUM TREAD. 40 TO 45mm DIAMETER HANDRAIL TO BE 900mm ABOVE THE LINE OF NOSINGS AND BETWEEN 50mm AND 110mm FROM WALLS/BALUSTRADING, FIXED TO BOTH SIDES AND TO EXTEND BEYOND LAST TREAD BY 300mm MINIMUM.
ALL BALUSTRADING AND HANDRAILING TO ACHIEVE A HORIZONTAL RESTRAINT FORCE OF 0.74KN/M IN ACCORDANCE WITH BS 6399. ALL STEP NOSINGS TO BE COLOUR CONTRASTING WITH MIN 50mm WIDTH ON TREAD AND RISER.
NO GAPS IN BALLUSTRADING OR RISERS TO EXCEED 100mm. THEREFORE PROVIDE SOLID RISERS AND WIRE MESH INFILL PANELS TO BALLUSTRADING.

STEELWORK
SIZE(S) INDICATED ON PLANS

ALL TWIN RSJ'S/UB'S TO BE BOLTED TOGETHER AT 600 C/C'S WITH M20 BOLTS AND SPACER BARRELS AS SHOWN ON PLAN. ALL STEELWORK TO HAVE MIN. END BEARING OF 200mm. PADSTONE SIZES ARE TO BE AS THOSE INDICATED ON PLANS. STEELWORK TO BE SURROUNDED IN 2 LAYERS OF 12.5mm PLASTERBOARD. TAPE AND FILL ALL JOINTS AND APPLY 5mm SKIM FINISH FOR 1 HR'S FIRE PROTECTION. ALL STEELWORK TO BE PAINTED WITH ANTI-RUST PAINT.

STUDWORK PARTITIONS
9.5mm PLASTERBOARD REQUIRED EITHER SIDE OF 75x50mm SOFTWOOD FRAMEWORK AT MAX. 400mm C/CS. HEAD AND SOLE PLATE TO BE PROVIDED. PARTITIONS AT GROUND FLOOR LEVEL TO BE SAT ON A PITCH POLYER DPC GYPSUM SKIM FINISH TO PLASTERBOARD. INSERT 75mm "ROCKWOOL" INSULATION INTO TIMBER FRAMEWORK PARTITION TO BE ½ HOUR FIRE RESISTANT.

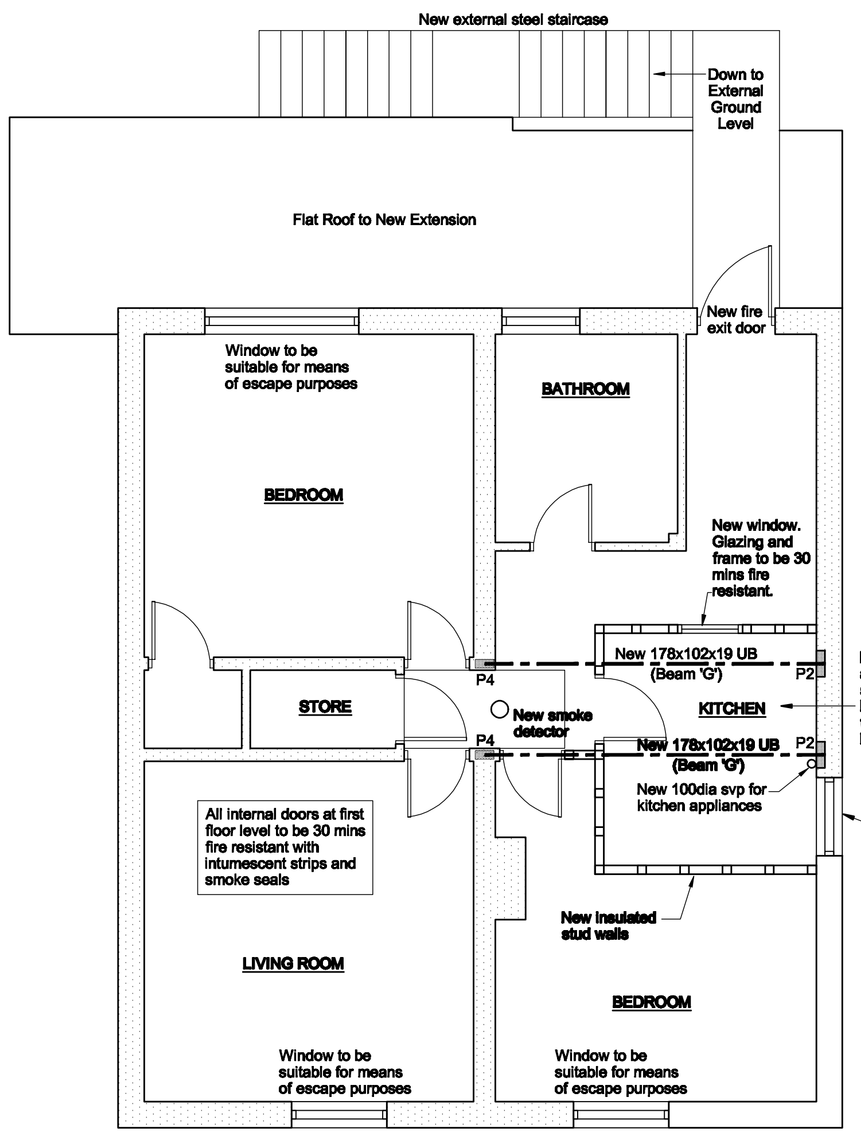
LINTELS
PROVIDE "CATNIC" LINTELS OVER ALL OPENINGS. ALL LINTELS TO HAVE MIN. 150mm END BEARING AND BE LAID ON A MORTAR BED. ALL LINTELS ACTING AS "ELEMENTS OF STRUCTURE" ARE TO BE PROVIDED WITH ONE LAYER 12.5mm PLASTER BOARD AND 5mm SKIM FINISH TO PROVIDE ½ HOUR FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm ROCKWOOL.

EXISTING OPENINGS
WHERE REQUIRED, EXISTING OPENINGS IN EXTERNAL WALLS TO BE BLOCKED UP WITH THE LINTELS AND CILLS REMOVED. WITH BLOCK OR BRICKWORK TO MATCH THAT OF THE SURROUNDING WALL MAINTAINING THE BOND AND COURSING.

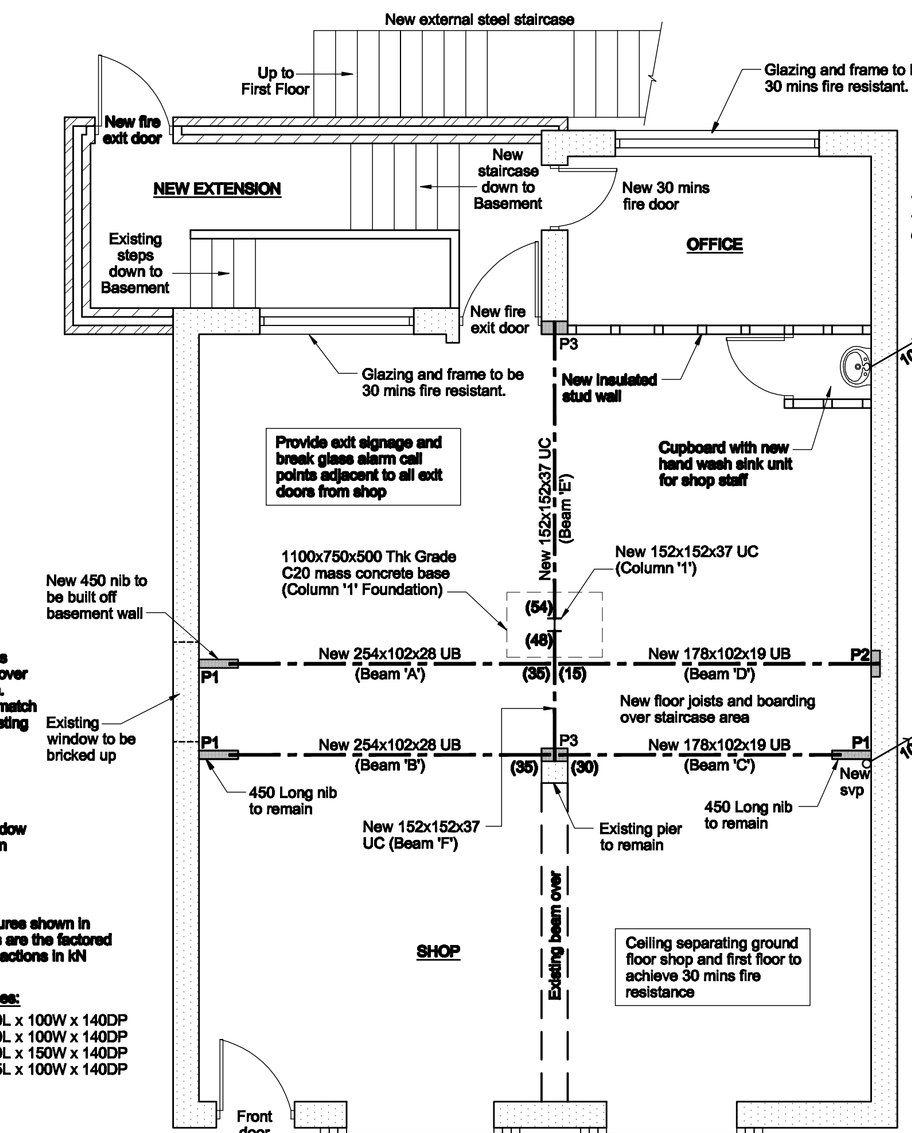
VENTILATION (KITCHEN)
MECHANICAL EXTRACT VENTILATION TO THE KITCHEN CAPABLE OF EXTRACTION AT A RATE NOT LESS THAN 60 LT PER SEC WHICH MAY BE OPERATED INTERMITTENTLY FOR INSTANCE DURING COOKING AND BACKGROUND VENTILATION EITHER BY A CONTROLLABLE AND SECURE VENTILATION OPENING OR OPENINGS, HAVING A TOTAL AREA NOT LESS THAN 4000 SQ mm LOCATED SO AS TO AVOID DRAUGHTS E.G. A TRICKLE VENTILATOR OR BY MECHANICAL VENTILATION BEING IN ADDITION CAPABLE OF OPERATING CONTINUOUSLY AT NORMALLY 1 AIR CHANGE PER HOUR.

VENTILATION (HABITABLE ROOM)
BACKGROUND VENTILATION EITHER BY A CONTROLLABLE AND SECURE VENTILATION OPENING OR OPENINGS, HAVING A TOTAL AREA NOT LESS THAN 8000 SQ mm LOCATED SO AS TO AVOID DRAUGHTS E.G. A TRICKLE VENTILATOR OR BY MECHANICAL VENTILATION BEING IN ADDITION CAPABLE OF OPERATING CONTINUOUSLY AT NORMALLY 1 AIR CHANGE PER HOUR. RAPID VENTILATION ONE OR MORE VENTILATION OPENINGS AT HIGH LEVEL WITH AN OPENING AREA OF 1/20TH OF THE FLOOR AREA.

ELECTRICAL WIRING
ALL ELECTRICAL WORKS TO COMPLY WITH CURRENT IEE REGULATIONS AND CARRIED OUT BY AN "N.I.C.E.I.C." APPROVED CONTRACTOR. DETAILS OF THE POSITION OF ALL ELECTRICAL FITTINGS TO BE SPECIFIED BY OWNERS. THEN THESE DETAILS ARE TO BE APPROVED BY N.I.C.E.I.C. CONTRACTOR PRIOR TO ANY ELECTRICAL INSTALLATIONS BEING CARRIED OUT.

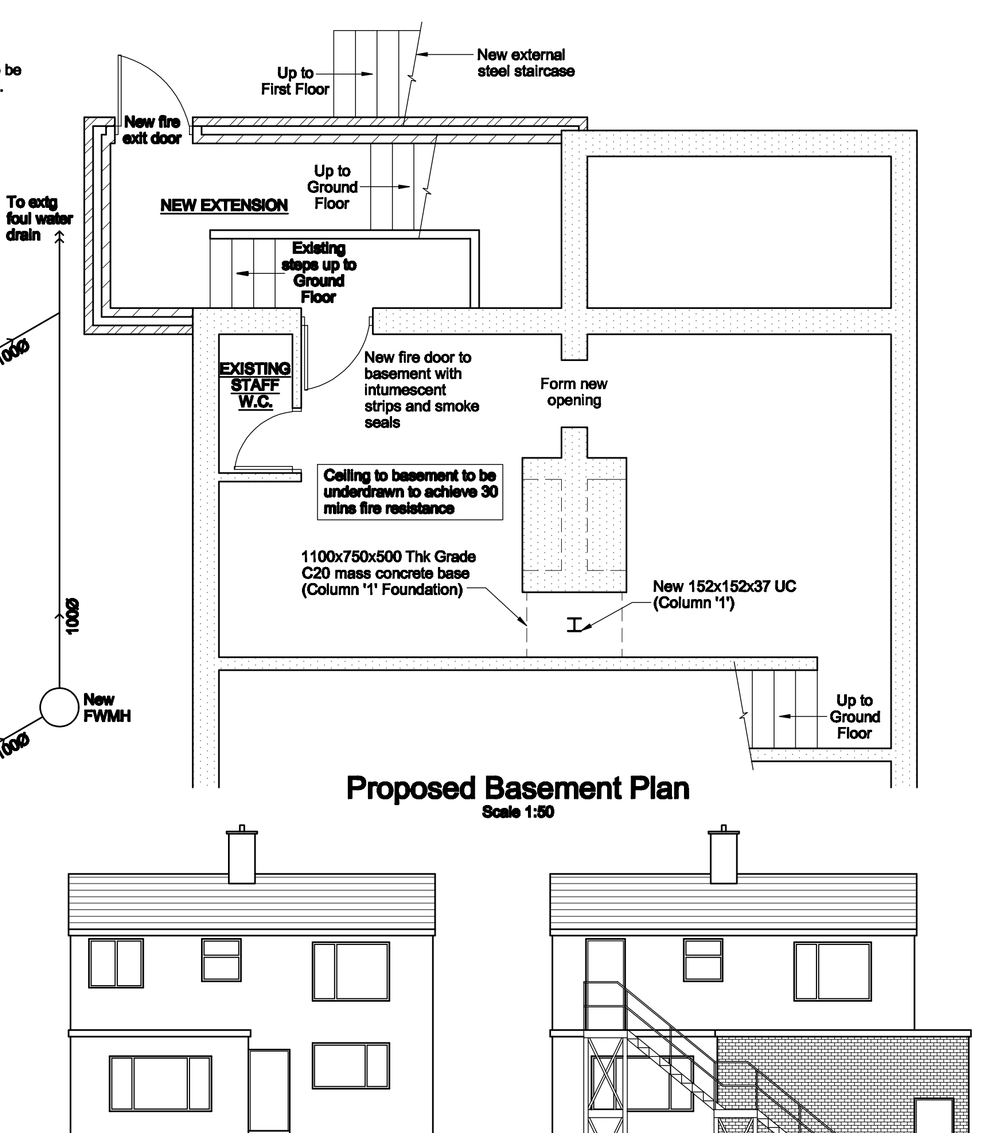


Proposed First Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

Sound testing to be undertaken on completion between ground floor shop and first floor. Floor to resist the transmission of airborne sound in compliance with Approved Document E



Proposed Basement Plan
Scale 1:50

Existing Rear Elevation
Scale 1:100

Proposed Rear Elevation
Scale 1:100

REF	REVISION	DATE	INITIAL	APRVD
C	Kitchen layout. Fire exit door to extension.	24.08.11	JS	
B	External staircase from first floor added.	08.08.11	JS	
A	Amendments required by Building Control.	31.03.11	JS	

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Client

MISS R NAGULARAJAH

Job

ALTERATIONS AT
KINGS ROAD NEWS
11-13 KINGS ROAD
WOMBWELL, BARNSLEY

Drawing Title

EXISTING AND PROPOSED FLOOR PLANS

2011	2881/01	01	C

Scale	Date	Drawn
1:50 @ A1	27.01.2011	JS

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