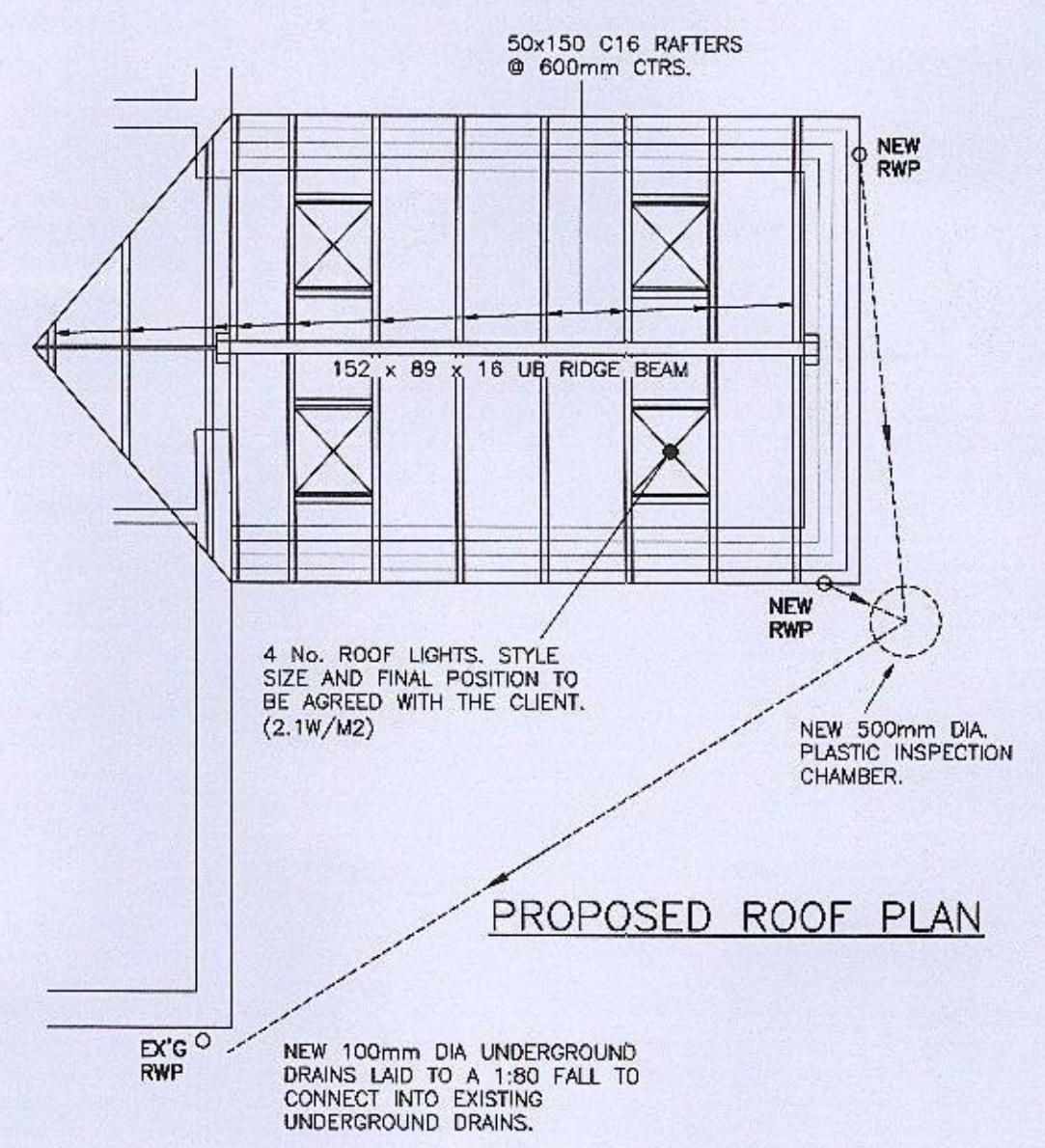
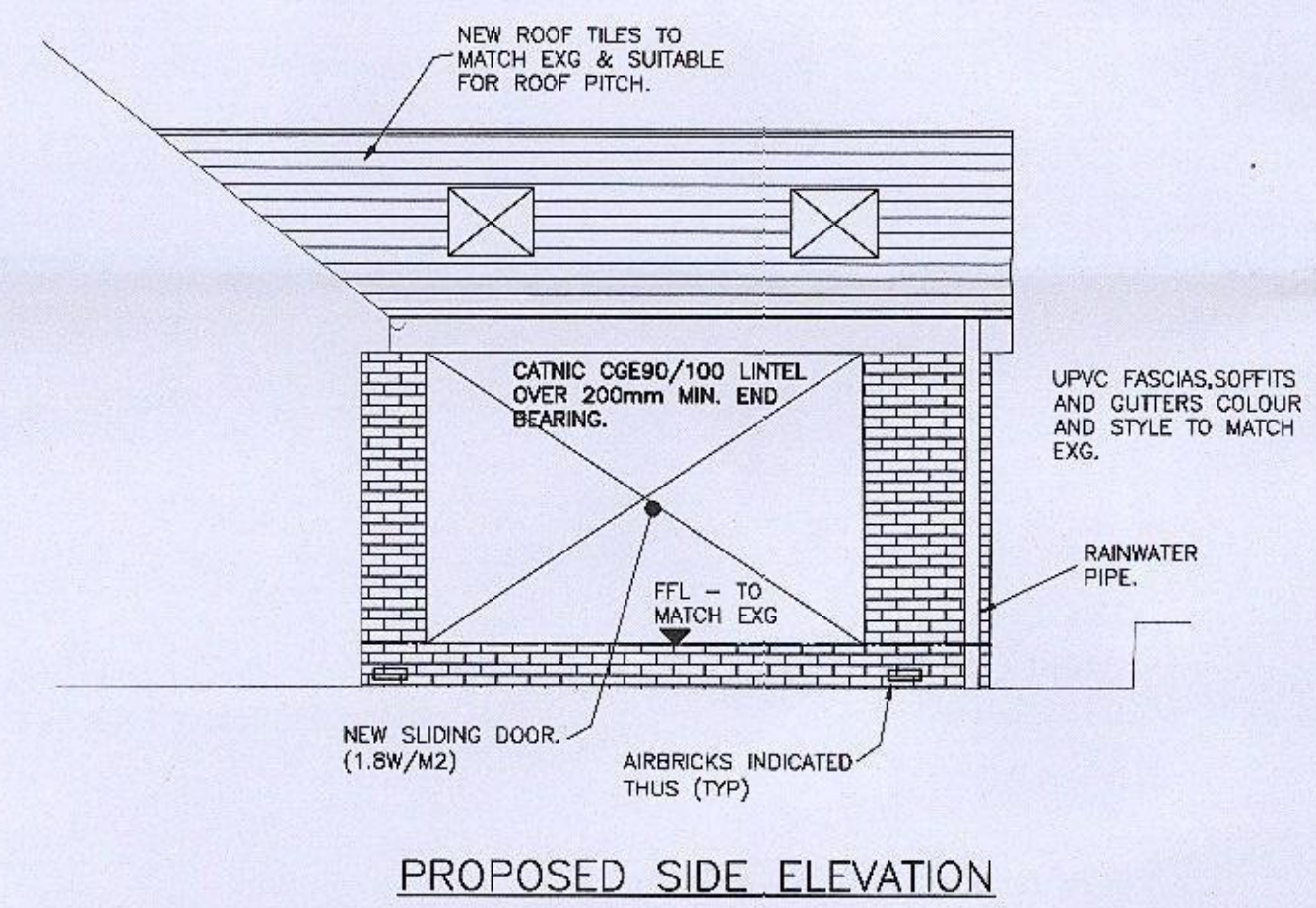
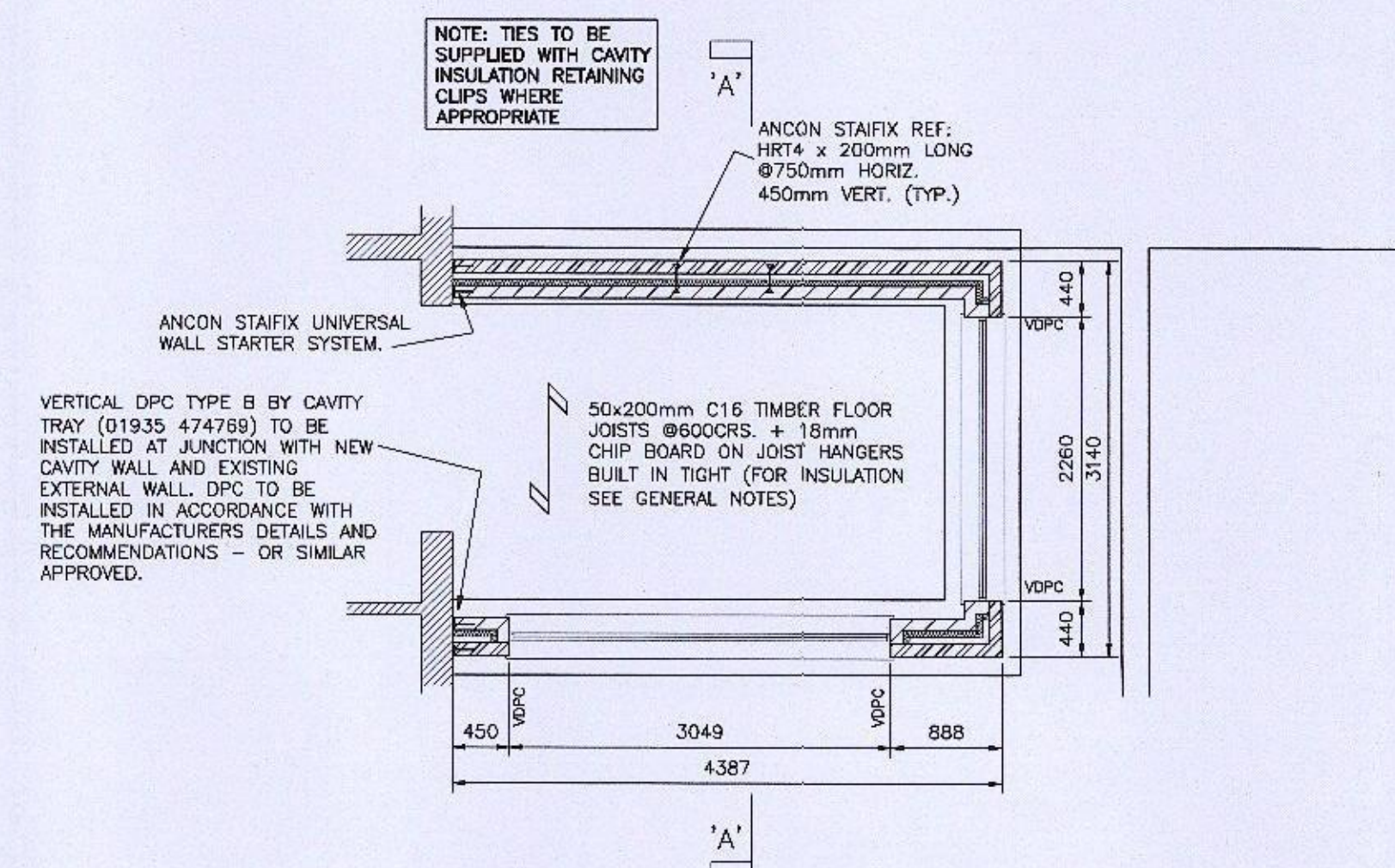
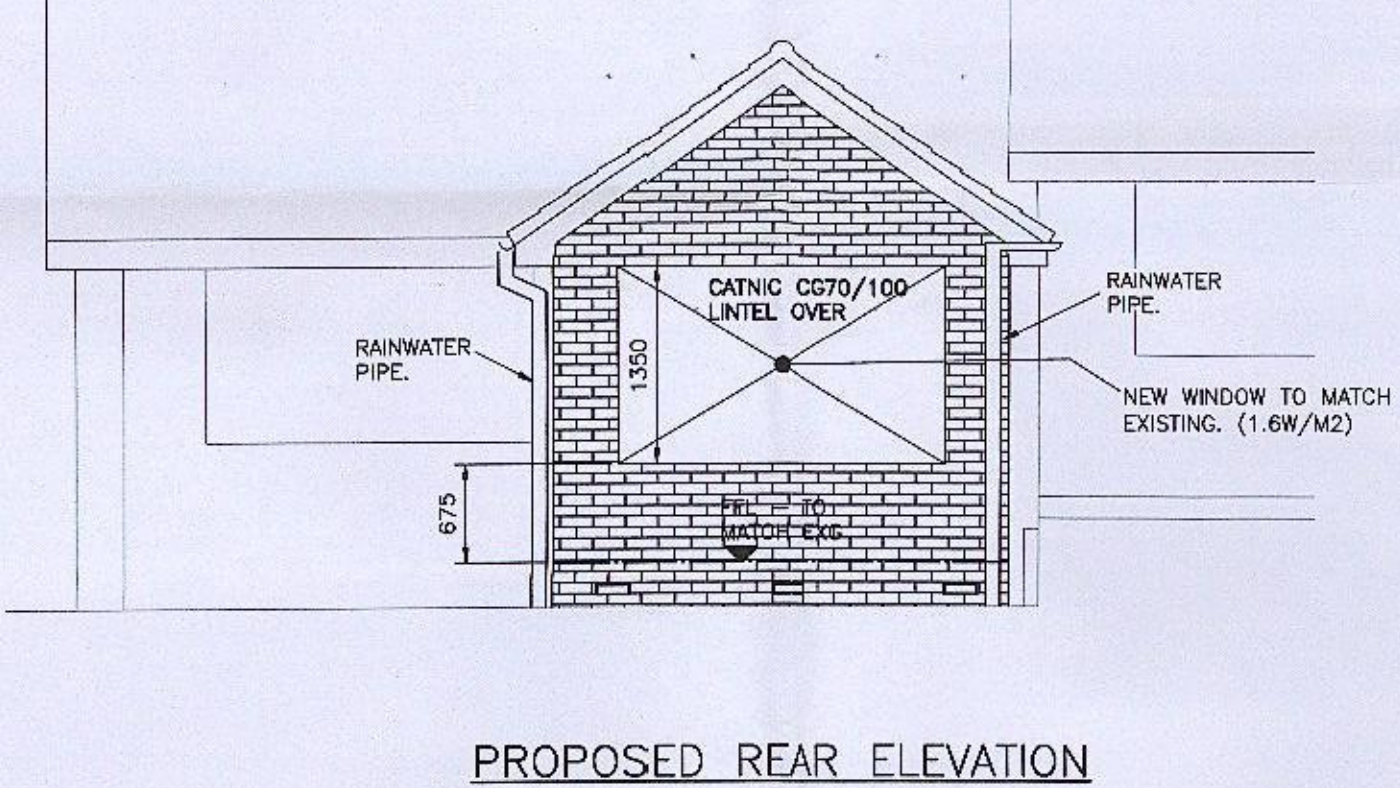
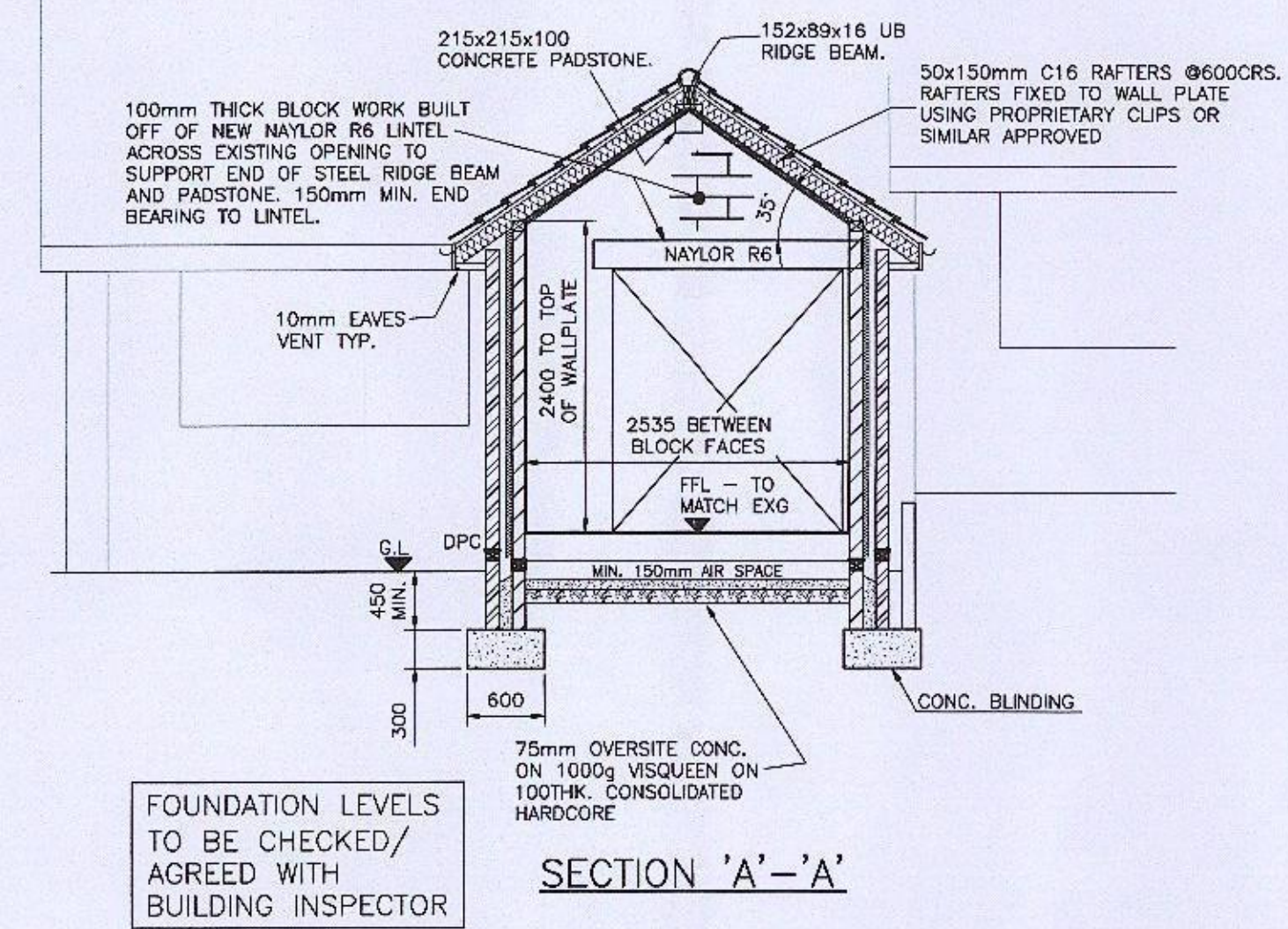




GENERAL NOTES:-

(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 DISCREPANCIES REPORTED IMMEDIATELY.

(F) WRITTEN DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.

(G) ALL NEW WINDOWS TO PROVIDE VENTILATION EQUAL TO 1/20TH OF THE RESPECTIVE FLOOR AREAS.

(H) PART OF VENTILATION OPENING TO BE A MINIMUM OF 1750mm ABOVE FLOOR LEVEL.

(I) ALL MATERIAL TO BE FITTED/APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND HOLD A CURRENT AGREEMENT CERTIFICATE.

(J) ADJOINING OWNER'S PERMISSION TO BE GRANTED BEFORE ANY WORKS COMMENCE TO PARTY WALL.

(K) REFUSE COLLECTION TO BE MAINTAINED (SECTION 55 PUBLIC HEALTH ACT).

(L) ANY ALTERATIONS TO THE APPROVED PLAN MUST NOT BE MADE UNLESS PRIOR APPROVAL IS GIVEN BY LOCAL AUTHORITY AND ARCHITECT.

(M) THE BUILDER IS TO COMPLY WITH THE APPROVED PLAN AT ALL TIMES.

(N) THE BUILDER IS RESPONSIBLE FOR ANY PROPPING OR TEMPORARY WORKS WHILEST CONSTRUCTION IS ON GOING.

CONSTRUCTION SPECIFICATION:-

FOUNDATIONS:- ALL FOUNDATIONS TO BE CONC. STRIP FOUNDATIONS, DEFINIT AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS - GENERALLY 600x200mm MIN. DEPTH TO TOP OF CONCRETE TO BE 450mm FOR Frost Protection (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAIN PIPES UNDER BUILDINGS FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

EXTERNAL WALLS:- (0.22W/M²) BELOW GROUND BLOCKWORK TO DPC LEVEL TO INNER LEAF AND 150mm BELOW GROUND LEVEL TO EXTERNAL LEAF. CAVITY FILL TO GROUND LEVEL WITH WEAR AND CONCRETE. EXISTING HOUSE, 50mm CLEAR CAVITY, 50mm KINGSPAN KOOLESTERY K8 PARTIAL FILL INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE) UNDER LEAF FROM 100mm TILCON TOPLITE GFI CONC. BLOCKWORK WALL TIES TO BE ANCON WITH x 200mm OR SIMILAR STAINLESS STEEL AT 450mmVERT AND 750mmHORIZ. CRS. TWO PART 12.5mm LIGHT WEIGHT PLASTER FINISH INTERNALLY, CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPCS (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 AND 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 PRECAUTIONS:- CHIMNEY TO HAVE A MANS WIRE SMOKE ALARM SYSTEM.

FLOOR CONSTRUCTION:- (0.22W/M²) 18mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 600mm cts u.a.c. (see plans). JOISTS TO BE SUPPORTED OFF JOIST HANGERS (FURFEK LTD OR SIMILAR APPROVED). PROVIDE KINGSPAN THERMAFLOOR T733 INSULATION 75mmTHK. BOARDS FITTED BETWEEN JOISTS SUPPORTED ON BATTENS OR PLASTIC NOTTING U VALLE 0.22W/M² (PART L) BUILDING REGULATIONS. MIN. 150mm CLEAR AIR SPACE UNDER FLOOR JOISTS OVER SITE CONCRETE 75mmTHK. ON VISQUEEN ON MIN. 100THK. CONSOLIDATED HARDWARE.

PITCHED ROOF CONSTRUCTION:- (0.18W/M²) CONCRETE ROOF TILES, TO MATCH EXISTING & SUITABLE FOR PROPOSED ROOF PITCH. FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFIL FELL ON 12mm THK. POUNCED ON RAFTERS @ 600mm CRS. PROVIDE THE FOLLOWING: a) 120mm THK. KINGSPAN THERMAFLOOR T710 INSULATION TIGHT BETWEEN CEILING JOISTS AND UNDERPIN 15 ISOLATED DRY LINED BOARD 32.5mm THICK TO UNDERSIDE OF RAFTERS ALL TO ACHIEVE 0.18W/M² (PART L).

VENTILATION TO ROOF AREA:- ROOFS VENTED AT EAVES WITH PROPRIETARY 'CAVITY TRAYS' OPEN EAVES VENTILATOR WITH FLY SCREEN AND AIR CAP AT EAVES TO PROVIDE VENTILATION AT LEAST EQUAL TO CONTINUOUS STRIP 10mm WIDE AT ALL SIDES OF ROOF TO GIVE CROSS VENTILATION OF ROOF SPACE.

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 cts. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY 'BAT' OR 'CATNIC' MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER SMO. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS-5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

DRAINAGE:- NEW RWP AND B.L.G TAKEN INTO EXG DRAIN.

LINTELS:- ALL LINTELS OTHERWISE STATED TO BE CATNIC CG70/100 OR SIMILAR APPROVED DRAINABLE, MILD STEEL LINTELS FITTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. ALL LINTELS TO BE RENDERED TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL LINTELS TO ACHIEVE 150mm END BEARING. ALL LINTELS TO HAVE HORIZONTAL DAMP PROOF COURSE.

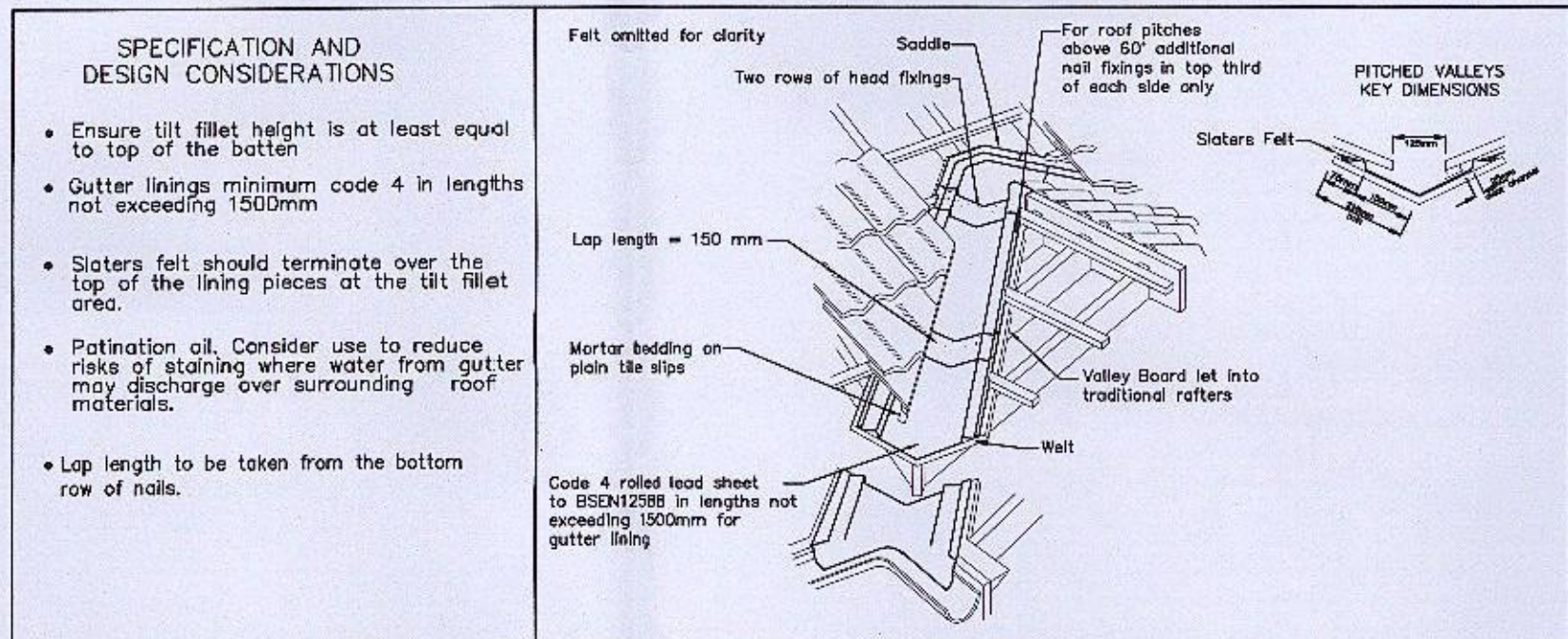
ELECTRICAL FITTINGS:- LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.

HEATING:- EXTENSIONS TO HEATING SYSTEMS TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR.

WINDOWS/DOORS:- (1.8W/M² & 1.8W/M²) NEW WINDOWS AND DOORS TO BE IN BROWN PAU AND TO BE DOUBLE GLAZED WITH 4-16-4mm 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 (1500mm IN DOORS). ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM.

AIR BRICKS:- 150mm min. AIR SPACE BELOW FLOOR SYSTEM VENTILATED USING AIR BRICKS AT 1200CRS. BELOW SUSPENDED GROUND FLOOR, 215x75 SIZE WITH CAVITY TRAYS OVER.

CONTRACTOR TO READ ALL NOTES TAKE SITE DIMENSIONS & INVESTIGATE EX'G DRAINS AS NECESSARY PRIOR TO ORDERING MATERIALS



APPROVED FOR ROOM
02 APR 2014

BUILDING REGS		
SUFFIX	REVISIONS	DATE
CLIENT	MR & MRS P. WILSON	
PROJECT	PROPOSED GROUND FLOOR REAR EXTENSION TO: No. 14 CLOISTER WAY, MONK BRETTON, SOUTH YORKS, S71 2JN	
TITLE	PROPOSED PLANS, ELEVATIONS, TYPICAL SECTIONS AND DETAILS	
PLOT DATE	MARCH 2014	
SCALE	1:50, 10	DRAWN CRN
PROJECT No.	1000/100	