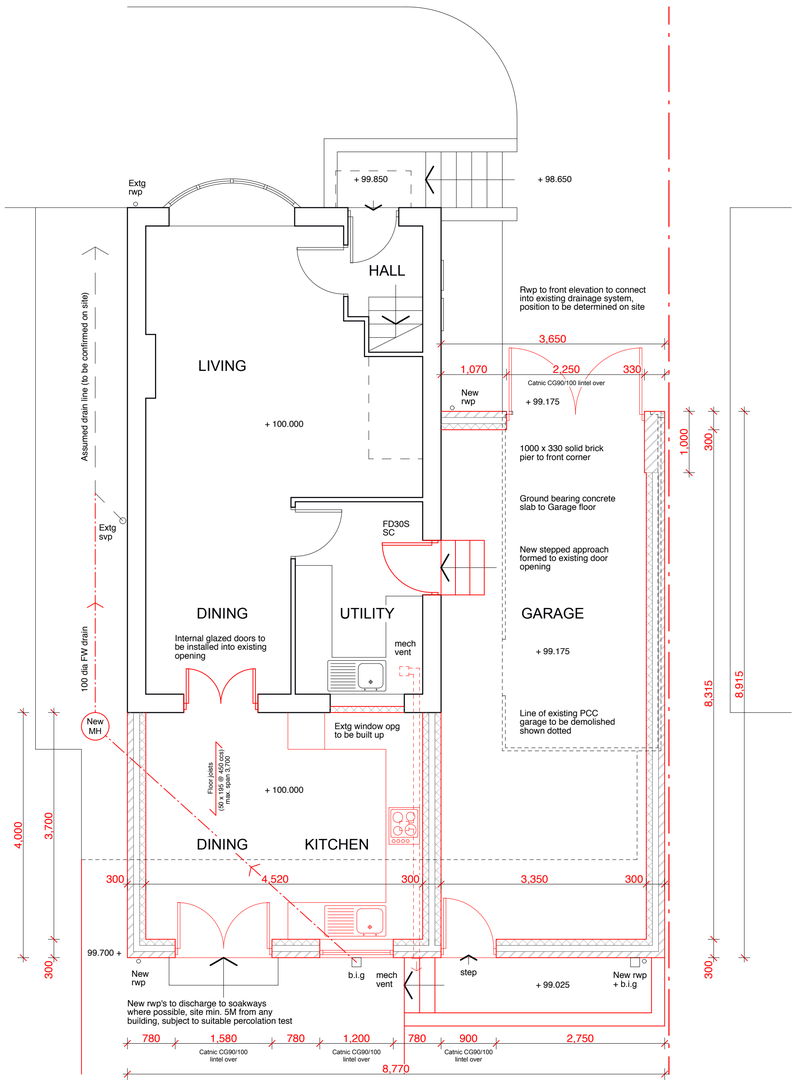
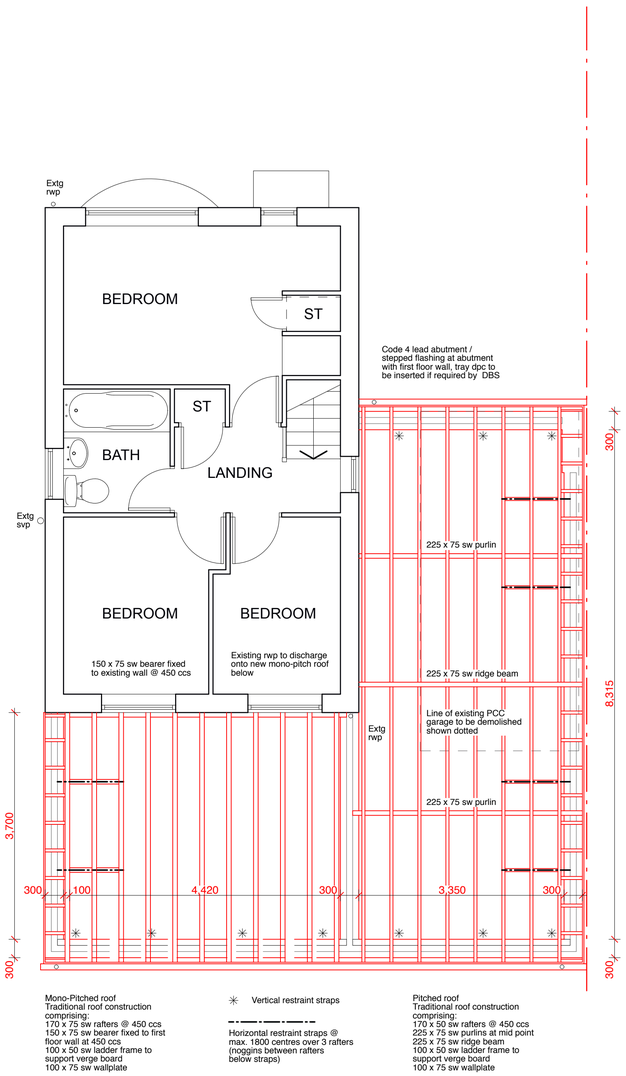


PROPOSED GROUND FLOOR PLAN

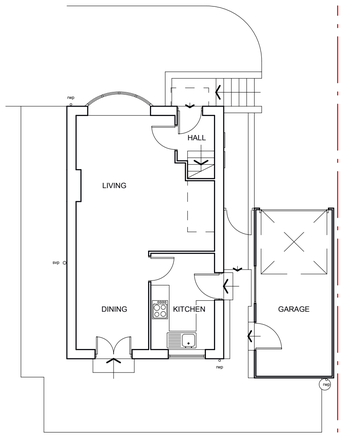


PROPOSED FIRST FLOOR PLAN

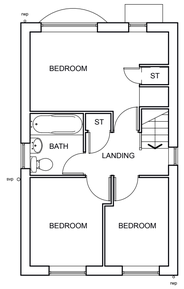
Line of existing PCC garage to be demolished shown dotted

Dry verge detail to match existing

Upvc fascia / verge boards to match existing colour : white



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

CONSTRUCTION NOTES:

ALL WORK CARRIED OUT AND MATERIALS USED SHALL BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.

DRAINAGE SPECIFICATION

ALL DRAINAGE TO COMPLY WITH BS. 8301.
100mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 80
150mm DRAINS TO BE LAID AT MINIMUM GRADIENT 1 : 150
ALL DRAINAGE TO BE 100mm DIAMETER, UNLESS NOTED OTHERWISE.

TO BE FLEXIBLE JOINTED HEPWORTH 'SUPERSLEVE' PIPES OR EQUIVALENT, LAID DIRECTLY ON TRIMMED TRENCH BOTTOM. BACKFILLED WITH SELECTED MATERIAL (MAX. PARTICLE SIZE 40mm) HAND RAMMED TO LAYERS GIVING MIN. 150mm COVER ABOVE PIPE CROWN. FURTHER 300mm LAYER PLACED OVER PRIOR TO ANY POWER RAMMING. ALTERNATIVELY PIPES MAY BE LAID ON 150mm COMPACTED LAYER OF SELECTED EXCAVATED MATERIAL (MAX. PARTICLE SIZE 20mm) AND IN ALL CASES LAID AS MANUF'S INSTRUCTIONS.

WHERE DRAINS PASS WITHIN 1000mm OF FOUNDATIONS PIPES TO BE SURROUNDED WITH 150mm CONCRETE TO LEVEL OF UNDERSIDE OF FOUNDATIONS. WHERE PIPES PASS THROUGH WALLS PRESSURE RELIEVING LINTELS TO BE INCORPORATED OVER.

ALL FOUNDATIONS TO BE TAKEN BELOW THE INVERT LEVEL OF LOCALISED DRAINS WHERE WITHIN 1000mm OF FOUNDATIONS.

ALL SINK WASTES WHERE NOT CONNECTED TO AN INSPECTION CHAMBER OR MANHOLE TO BE CONNECTED VIA A RODDABLE GULLEY.

WHERE DRAINAGE RUNS CROSS, ENSURE FOUL WATER PASSES BELOW SURFACE WATER.

ALL DRAINAGE RUNS ARE DIAGRAMATIC ONLY, DRAINAGE CONTRACTOR TO DETERMINE FINAL POSITIONS AND TO CONFIRM WITH THE DISTRICT BUILDING SURVEYOR.

GROUND FLOOR CONSTRUCTION

OVER SITE TO BE CLEARED OF VEGETABLE TOPSOIL, LEVELLED AND TREATED WITH PROPRIETARY WEED KILLER.

195 X 50mm SW FLOOR JOISTS (GRADE C24) AT MAXIMUM 450mm CENTRES, STRUTTING TO MID POINT. JOISTS TO BE DOUBLED UP BELOW STUD PARTITIONS, BUILT INTO WALLS MINIMUM 90mm OR SUPPORTED ON JOIST HANGERS. SEAL JOISTS WHERE BUILT IN TO MAINTAIN AIR TIGHTNESS.

22mm T & G FLOORING GRADE CHIPBOARD OVER.

140mm ROCKWOOL FLEXI INSULATION BETWEEN JOISTS, HELD IN PLACE BY 25mm NETLON MESH NETTING.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.20 W/m2K.

MINIMUM 150mm UNDERFLOOR VOID TO BE MAINTAINED / VENTED WITH AIRBRICKS AT MAXIMUM 900mm CENTRES, ENSURE VENTS DO NOT EFFECT THE INTEGRITY OF THE DPC / DPM LINK.

100mm OVER SITE CONCRETE SLAB ON 1200 GAUGE VISQUEEN DPM (DRESSED UP OUTER FACE OF INTERNAL LEAF AND LAPPED AND SEALED TO EXTERNAL WALL CAVITY TRAY DPC), ON 50mm SAND BLINDING, OVER 150mm WELL CONSOLIDATED SULPHATE FREE HARDCORE.

600 x 300 mm STRIP FOOTINGS, TOP OF FOUNDATIONS TO BE MIN. 750 mm BELOW FINISHED FLOOR LEVEL / TO SAME LEVEL AS EXISTING FOUNDATIONS / BELOW INVERT LEVEL OF DRAINAGE (TO BE AGREED WITH DISTRICT BUILDING SURVEYOR).

WALL CONSTRUCTION

300 mm CAVITY WALL CONSTRUCTION.

BUFF BRICKWORK EXTERNAL LEAF OVER BROWN BRICK PLINTH TO MATCH EXISTING.

100mm STRUCTURAL CAVITY FULL FILLED WITH 100mm ROCKWOOL WALL BATT INSULATION OR EQUIVALENT.

100mm LIGHTWEIGHT BLOCKWORK INTERNAL LEAF eg. TOPBLOCK TOPLITE STANDARD (630 kg/m3) OR EQUIVALENT, COMPRESSIVE STRENGTH 3.5 N/mm2. WINDOW REVEALS TO BE CONSTRUCTED USING ROCKWOOL 'ROCKCLOSE' INSULATED CAVITY CLOSERS / OPC'S.

DRY LINED INTERNALLY WITH 12.5mm GYPROC WALLBOARD (8 kg/m2) ON DABS TO MANUFACTURERS RECOMMENDATIONS / SPECIFICATION.

ALL ABOVE TO GIVE 'U'-VALUE NOT TO EXCEED 0.28 W/M2°C.

STAINLESS STEEL WALL TIES TO BS.1243 : 1978 AT A RATE OF 6 No. PER SQUARE METRE (750mm HORIZONTAL AND 450mm VERTICAL), AND AT EVERY BLOCKCOURSE AROUND WINDOW / DOOR REVEALS.

TRAY DPC SET MINIMUM 150mm ABOVE GROUND LEVEL, LAPPED AND SEALED TO UNDER FLOOR RADON BARRIER / DPM.

ALL LINTELS TO HAVE MIN. 150mm END BEARING.

NEW WINDOWS TO PROVIDE MIN. 1/20th FLOOR AREA VENTILATION.

PROPRIETARY WEEPHOLES TO BE INCORPORATED AT MAXIMUM 900mm CENTRES, MINIMUM 2 No. PER OPENING (ABOVE LINTELS).

DAMP PROOF COURSE

TO BE IN ACCORDANCE WITH BRE DIGEST 77 GROUP A, GENERALLY TO BE SET MINIMUM 150mm ABOVE FINISHED GROUND LEVEL.

DPC TO INTERNAL LEAF TO BE LAPPED AND SEALED TO UNDERFLOOR DPM.

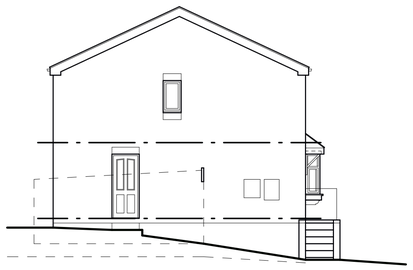
DPC TO BE INCORPORATED AT HEADS, CILLS AND REVEALS OF ALL OPENINGS IN EXTERNAL MASONRY WALLS.

GLAZING

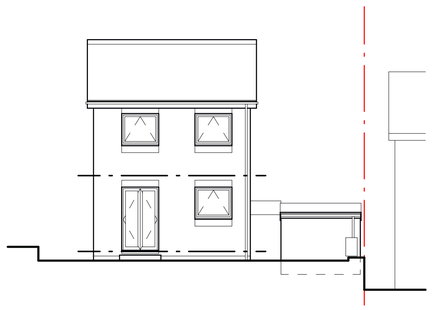
NEW WINDOWS TO PROVIDE U VALUE NOT TO EXCEED 1.4 W/M2°C, MANUFACTURER / INSTALLER TO PROVIDE CERTIFICATION OF U - VALUE AND MEMBERSHIP OF REGISTRATION UNDER THE FENSA SCHEME.

ALL GLAZING IN EXTERNAL WINDOWS AND DOORS TO BE DOUBLE GLAZED AND IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS, IE. SAFETY GLAZING TO WINDOWS BELOW 800MM, DOORS, AND TO DOOR SIDE PANELS BELOW 1500MM WITHIN 300MM OF DOOR, ALL IN ACCORDANCE WITH BS. 6206 AND PERMANENTLY MARKED TO INDICATE SUCH.

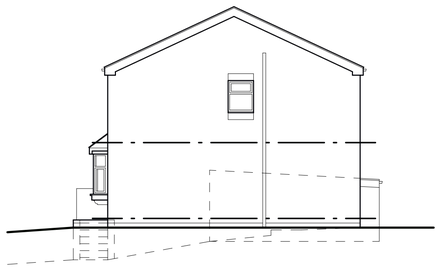
EXISTING FRONT /
SOUTH WEST ELEVATION



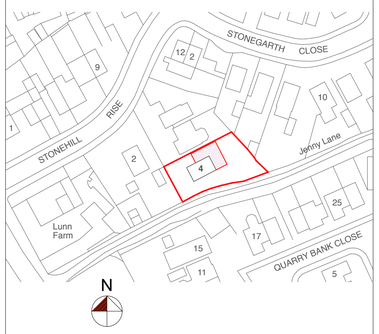
EXISTING SIDE /
NORTH WEST ELEVATION



EXISTING REAR /
NORTH EAST ELEVATION



EXISTING SIDE /
SOUTH EAST ELEVATION



LOCATION PLAN 1:1000

PROPOSED EXTENSION TO
4 STONEHILL RISE, CUDWORTH,
BARNSLEY, S72 8JE

Scale: 1:50/100@A1 Date: Oct 2020

Dwg No: 001 Rev: