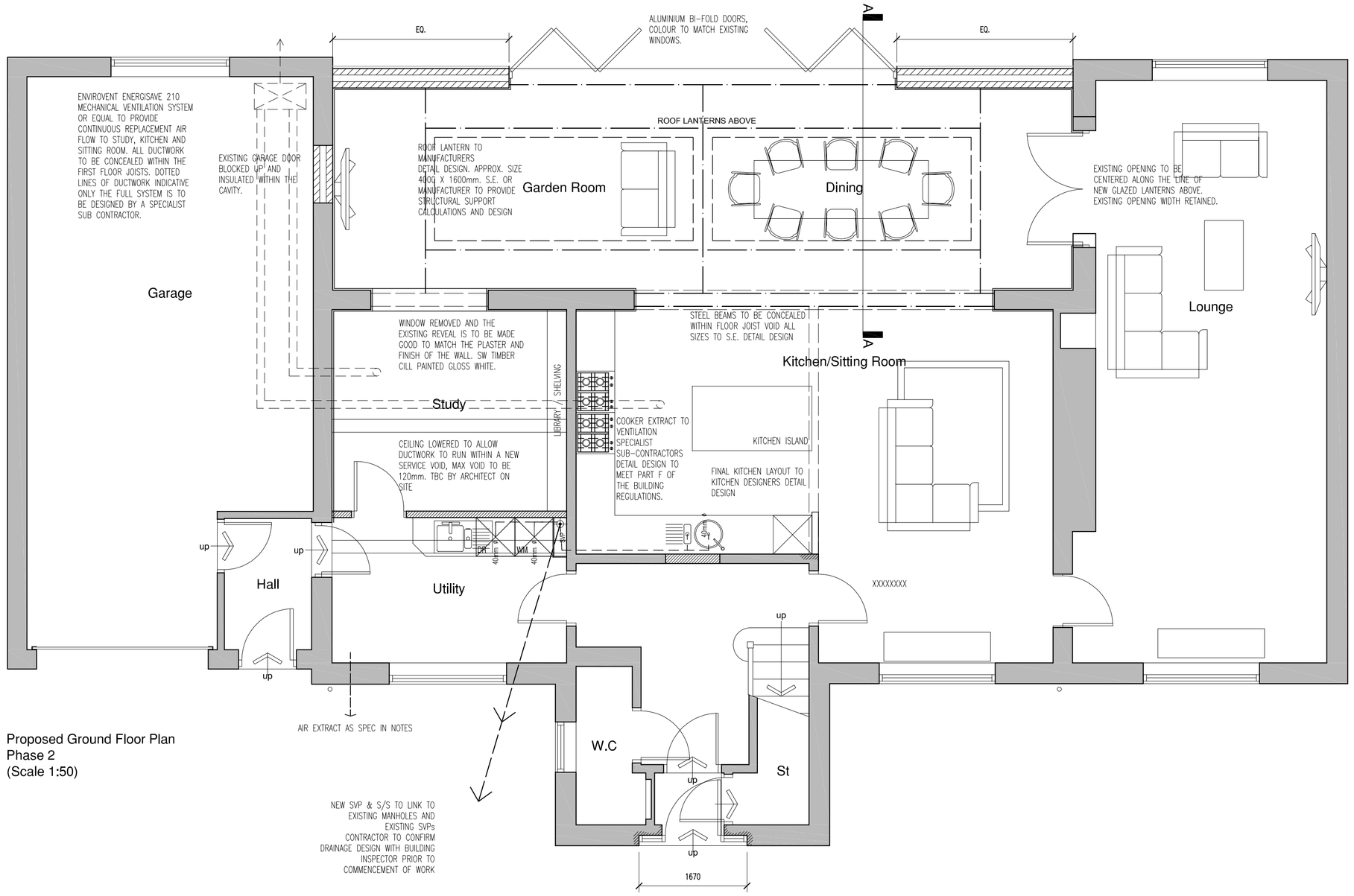
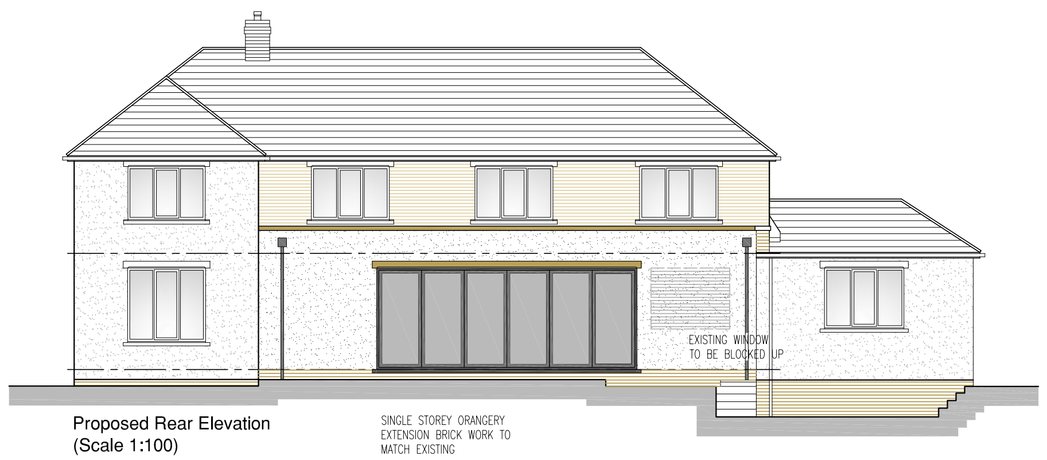
Revision		Date
A	REVISED TO SUIT CLIENTS COMMENTS	19-07-16
B	DRAWINGS ISSUED FOR TENDER	25-07-16



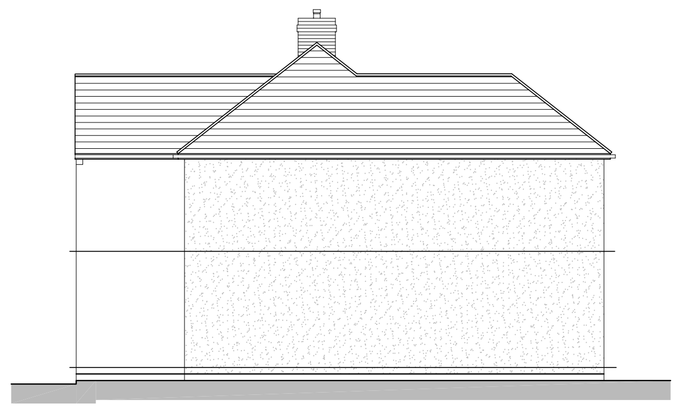
Proposed Ground Floor Plan
Phase 2
(Scale 1:50)

Proposed Front Elevation
(Scale 1:100)

Proposed Side Elevation
(Scale 1:100)



Proposed Rear Elevation
(Scale 1:100)



Proposed Side Elevation
(Scale 1:100)

CONSTRUCTION NOTES:

GENERAL

ALL WORK TO BE CARRIED IN COMPLIANCE WITH THE EMPLOYERS REQUIREMENTS.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND ALL RELEVANT CODES OF PRACTICE.
MATERIALS USED ARE TO BE THE BEST OF THEIR RESPECTIVE KIND AND FIT FOR THEIR INTENDED PURPOSE.
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES VERIFIED PRIOR TO COMMENCEMENT OF WORK.
ANY VARIATION FROM THESE NOTES ARE TO BE VERIFIED WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THERMAL INSULATION

REFER TO SECTION DRAWINGS FOR INDIVIDUAL SPECIFICATION OF ELEMENTS OF CONSTRUCTION AND INSULATION REQUIREMENTS.
REQUIRED STANDARD U-VALUES FOR THERMAL ELEMENTS IN AN EXTENSION ARE:

WALLS	0.28 W/m.sq.K
FLOOR	0.22 W/m.sq.K
ROOF - INSULATED AT CEILING LEVEL	0.16 W/m.sq.K
ROOF - INSULATED AT RAFTER LEVEL	0.18 W/m.sq.K
WINDOWS	1.2W/m.sq.K
DOORS	1.6W/m.sq.K

INSULATION NEEDS TO BE FIXED CONTINUOUSLY WITH MINIMAL THERMAL BRIDGING AND REASONABLE PROVISIONS SHOULD BE MADE TO REDUCE AIR LEAKAGE THROUGH THE BUILDING FABRIC. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION DETAILS IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS" AMENDMENT 1, 2002. ANY ALTERNATIVE DETAILS MUST BE PROVEN TO PERFORM AT LEAST AS WELL AS THE "ROBUST DETAILS." ALL WORK ON SITE SHOULD BE REGULARLY INSPECTED BY A SUITABLY QUALIFIED PERSON TO CHECK THAT THE DETAILS ARE BEING CONSISTENTLY APPLIED DURING THE CONSTRUCTION AND THIS CERTIFICATION SUPPLIED TO BUILDING CONTROL. ALL DOOR AND WINDOW HEADS, REVEALS AND CILLS SHOULD BE INTERNALLY LINED WITH MINIMUM 25mm KINGSPAN OR SIMILAR APPROVED THERMAL INSULATION BEFORE PLASTERBOARD FINISH IS APPLIED.

EXISTING GROUND FLOOR

EXISTING GROUND FLOOR CONSTRUCTION RETAINED. MAKE GOOD TO AREAS WHERE DISTURBED FOR FOUNDATIONS.

NEW GROUND FLOOR TO EXTENSION

GROUND FLOOR:
PLEASE REFER TO SECTION NOTES.

FOUNDATIONS

FOUNDATIONS TO SUIT GROUND CONDITIONS.
DETAILS T.B.C BY BUILDING INSPECTOR/ STRUCTURAL ENGINEER ON SITE FOLLOWING TRIAL HOLE DIGGS PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.
UNDERPINNING WORKS ALL DETAILED DESIGNED BY STRUCTURAL ENGINEER.

EXTERNAL WALLS

EXTERNAL LEAF 100mm STONEWORK TO MATCH THE EXISTING.
BELOW GROUND TO BE 7N/mmsq. FROST RESISTANT DENSE CONCRETE BLOCKWORK TO MIN. 4 COURSES BELOW DPC AND LAID IN 1:3 MORTAR.
BELOW GROUND CAVITY FILLED WITH WEAK MIX CONCRETE .
STONE OUTER LEAF TO CONTINUE MIN. 200mm BELOW DPC.
100mm WALL CAVITY INSULATED TO ACHIEVE REQUIRED U-VALUE.
INNER LEAF 100mm THERMALITE BLOCKWORK TO B.S. 2028.
STAINLESS STEEL WALL TIES BUILT IN TO PROVIDE MIN. 50mm BED AT MAX. 750mm C/C HORIZONTALLY AND MAX. 450mm C/C VERTICALLY, STAGGERED TO COURSES AND AT 225mm C/C VERTICALLY AT REVEALS.
WALLS TO BE CLOSED AT EAVES, VERGE AND ALL OTHER OPENINGS, GENERALLY USING THERMABATE INSULATED CAVITY CLOSERS OR SIMILAR APPROVED UNLESS OTHERWISE INDICATED.
MORTAR TO B.S. 5628-PART 1 1978.
HI-LOAD DPC TO BE 2000 GUAGE AS INDICATED AND MIN. 150Mm ABOVE GROUND LEVEL.
LINTOLS TO BE GALVANISED PRESSED STEEL TO B.S. 449, CONCRETE OR STONE TO STRUCTURAL ENGR'S DETAIL & SPEC.
EXPANSION JOINTS TO BE PROVIDED AT MAX. 6m TO BLOCKWORK AND STONEWORK, AND 10m TO BRICKWORK. ALL TO STRUCTURAL ENGR'S REQUIREMENTS AND DETAIL.
LOCATIONS OF ALL MOVEMENT JOINTS TO BE CONFIRMED WITH ARCHITECT PRIOR TO BUILDING GENERALLY TO BE LOCATED BEHIND DOWNPIPES WHENEVER POSSIBLE.
STRUCTURAL STEELWORK AND SUPPORTS IN LOCATIONS INDICATED BY AND SPECIFICATION SUPPLIED BY STRUCTURAL ENGINEER.

PROPOSED MASONRY WALLS TO BE TIED INTO THE EXISTING STRUCTURE WITH PROPRIETARY STAINLESS STEEL WALL STARTER KITS, INSTALLED TO MANUF'S REQUIREMENTS AND DETAIL SPECIFICATION.

INTERNAL WALLS

WHERE INDICATED WALLS TO BE 100mm/140mm THK. LOADBEARING SOLID BLOCKWORK 4.2N/mmsq. OR AS SPECIFIED BY STRUCTURAL ENGINEER. (MIN MASS 120kg/m2 EXCLUDING FINISHES)
ALL LOADBEARING WALLS TO B.S. 2028 BUILT OFF FOUNDATIONS / FLOOR BEAM TO S.E. DETAIL.
LINTOLS TO BE CATNIC INTERNAL LINTOLS OR SIMILAR.
LIGHTWEIGHT PARTITION WALLS TO BE TIMBER OR METAL STUDS WITH 12.5mm PLASTERBOARD (MIN. 10kg/m2) AND SKIM FINISH. 25mm MINERAL WOOL QUILT (MIN. DENSITY 10kg/m3) SUSPENDED IN CAVITY BETWEEN STUDS.
STUDWORK WALLS TO BATHROOMS & W.C'S TO HAVE PLYWOOD REINFORCEMENT ON 25 X 50mm NOGGINS BETWEEN 300mm ABOVE FFL AND 1500mm ABOVE FFL FOR POSSIBLE FUTURE ADDITION OF HANDRAILS FOR DISABLED USE.
WHERE ONE HOUR FIRE RESISTANCE IS REQUIRED OF THIS TYPE OF WALL TI LAYER 15mm FIRE-LINE BOARD IS TO BE USED EACH SIDE TO MANUF'S RECOMMENDATIONS TO ACHIEVE REQUIRED FIRE RATING.

WINDOWS / DOORS

NEW ALUMINIUM WINDOWS AND DOORS,COLOR T.B.C.
IF LEVEL ACCESS NOT REQUIRED MAX. STEP TO EXTERNAL DOOR 225mm.
ALL DOORS AND WINDOWS TO BE DOUBLE GLAZED, GLAZING SPEC TO MANUFACTURER'S DETAIL TO ACHIEVE REQUIRED U-VALUE.
ALL GLAZING BELOW 800mm ABOVE FFL AND ALL DOOR SIDE PANELS TO BE IN TOUGHENED / LAMINATED GLASS TO BS6206 AS APPROVED BY BUILDING REGS. DOCUMENT N.
ALL GLAZING ABOVE BATHS TO INCORPORATE LAMINATED SAFETY GLASS TO INNER PANE.
THE DOOR / WINDOW MANUFACTURER MUST BUILD THEIR WINDOW TO ALLOW FOR 25mm THICK INSULATION AND 12.5mm PLASTERBOARD WITH SKU FINISH TO BE FIXED TO TO THE HEAD, CILL AND REVEALS OF THE INSIDE OF ALL OF THE DOOR & WINDOW OPENINGS. THE FRAME DESIGN SHOULD BE EASILY WIDE ENOUGH TO ALLOW ALL OPENING LIGHTS TO OPERATE AND A MINIMUM INTERNAL TOLERENCE OF 37mm ALL ROUND.

ROOF

PLEASE REFER TO SECTION NOTES FOR ROOF BUILDUP
ROOF COVERING TO BE EUROPEAN FIRE CLASS B, C, D OR E IN ACCORDANCE WITH APPROVED DOCUMENT 'B'

DRAINAGE

REFER TO DRAWINGS FOR DRAINAGE INTENT.
ALL EXISTING SEWER AND DRAINAGE SYSTEM CHECKED FOR REUSE.
NEW DRAINAGE ROUTE AROUND EXTENSION EXTERNALLY TO BE AGREED ON SITE WITH BUILDING INSPECTOR.
EXTG REDUNDANT DRAINAGE RUNS AND MANHOLES TO BE REMOVED AND GRUBBED UP. NEW DRAINAGE PIPES TO COMPLY WITH AD 'H' AND ALL PROPRIETARY MANHOLES PROVIDED TO ALL MAIN JUNCTIONS AND CHANGES OF DIRECTION OR GRADIENT.
ALL OPENINGS TO BUILDINGS TO BE WATER AND VERMIN PROOF.
NO CONNECTION TO SVP WITHIN 450mm OF INVERT.
DRAINS WITHIN 1m OF BUILDINGS TO BE BACK FILLED WITH CONCRETE TO TO UNDERSIDE OF FOUNDATIONS.
ALL PIPE GRADIENTS AND COVER TO COMPLY WITH APPROVED DOCUMENT H.
100mm Ø PVC SVP AT HEAD OF MAIN FOUL DRAIN TO BE FITTED WITH CAGE / TERMINATED COWL TO FREE AIR MIN. 900mm ABOVE ANY WINDOW OPENING.
ALL WASTE PIPES TO B.S. 659 TABLE 3. BATH SHOWER AND SINK WASTES TO BE 32mm Ø TRAPPED BOTTLE WITH 38mm Ø BRANCH PIPE TO FALLS.
ALL WASTES TO HAVE 75mm DEEP SEAL. ALL W.C'S TO INCORPORATE 7.5l CISTERN WITH 19mm OVERFLOW AND TRAP TO BE 50mm SEAL.
COLD WATER TANK AS SPECIFIED ON PLUMBING LAYOUT.
ALL PLUMBING TO HAVE ADEQUATE ACCESS FOR CLEANING AND TO COMPLY FULLY WITH APPROVED DOCUMENT H OF THE BUILDING REGULATIONS, B.S. 65 AND B.S. 540-1966.
ALL DRAINAGE TO SPECIALIST SUBCONTRACTORS DESIGN, DETAIL AND SPEC.

HEATING

EXISTING HEATING SYSTEM TO BE INSPECTED AND COMMENTED ON FOR SUITABILITY/REPLACEMENT BY MEP SUB-CONTRACTOR.
IF RETAINED TO BE EXTENDED INTO NEW EXTENSION.
ELECTRICAL UNDER FLOOR HEATING SYSTEM, OR SIMILAR APPROVED, TO BE INSTALLED TO M&E SUB-CONTRACTORS / MANUFACTURER'S DESIGN & DETAIL.
HEATING SYSTEMS ARE TO HAVE 'ON - OFF' SWITCH AND TIMER CONTROL, BOILER INTERLOCK CONTROL AND THERMOSTATIC CONTROLS IN EACH ROOM FOR ZONE CONTROL.
HOT WATER PIPES CONNECTED TO HOT WATER STORAGE VESSELS, INCLUDING VENT PIPES AND PRIMARY FLOW & RETURN TO HEAT EXCHANGER TO BE INSULATED TO BS 5422: 2001 FOR MINIMUM 1m FROM POINT OF CONNECTION.

HEATING SYSTEM TO BE INSTALLED, DESIGNED AND COMMISSIONED IN ACCORDANCE WITH THE DOMESTIC HEATING COMPLIANCE GUIDE (CLG 2010 EDITION)

VENTILATION

ALL HABITABLE ROOMS:
OPENING WINDOW(S) FOR RAPID VENTILATION, MIN. OPENING SIZE 1/20th FLOOR AREA.
CLOSABLE TRICKLE VENTS TO WINDOWS & ENTRANCE DOORS (OR OTHER BACKGROUND VENTILATORS) SHOULD GIVE MIN. AREA 5000mmsq. FOR BACKGROUND VENTILATION.

KITCHEN AND UTILITY:
OPENING WINDOW / DOORS AS INDICATED FOR RAPID VENTILATION.
TRICKLE VENT TO WINDOW OF MIN. AREA 2500mmsq. FOR BACKGROUND VENTILATION.
30 LITRES/SECOND EXTRACT FAN BUILT INTO COOKER HOOD OR 60 LITRES/SECOND IF ELSEWHERE IN KITCHEN.
WHERE THERE IS NO WINDOW FAN IS TO HAVE 15 MINUTE TIMED OVERRUN.

BATHROOMS:
TRICKLE VENT TO WINDOW (OR AIR BRICK IF NO WINDOW) OF MIN. AREA 2500mmsq. FOR BACKGROUND VENTILATION.
MECHANICAL EXTRACT AT 15 LITES/SECOND.
WHERE THERE IS NO WINDOW FAN IS TO HAVE 15 MINUTE TIMED OVERRUN.

W.C'S:
OPENING WINDOW FOR RAPID VENTILATION; MIN OPENING SIZE 1/20TH FLOOR AREA.
TRICKLE VENT TO WINDOW OF MIN. AREA 2500mmsq. FOR BACKGROUND VENTILATION.

ENVIRONMENT WHOLE HOUSE VENTILATION SYSTEM TO PROVIDE CONTINUOUS AIR CHANGES TO STUDY, KITCHEN AND SITTING ROOMS.

JOINERY ARRANGEMENT NOTES:

TIMBER

IT IS RECOMMENDED THAT ALL TIMBER IS TO BE OBTAINED FROM SUSTAINABLE SOURCES, WITH FSC CERTIFICATION FOR PREFERENCE, OR IS U.K. GROWN TIMBER OTHERWISE.
ALL TREATED TIMBER IS TO BE INDUSTRIALLY TREATED PRIOR TO DELIVERY TO SITE USING NON-FORMALDEHYDE BASED PRESERVATIVES.

WALL PLATE

100 X 75mm TREATED WALLPLATE ON INNER LEAF OF EXTERNAL CAVITY WALLS

STRAPPING

ALL TIMBER FLOORS WITH A SPAN OF 2.5m OR MORE ARE TO HAVE SOLID OR HERRINGBONE STRUTTING (CANNOT USE HERRINGBONE IF DISTANCE BETWEEN JOISTS IS MORE THAN 3 TIMES THE JOIST DEPTH). IF SPAN IS BETWEEN 2.5m AND 4.5m ONE STRUT IS REQUIRED AT MID-SPAN. IF SPAN IS MORE THAN 4.5m 2 NOS. STRTS ARE REQUIRED AT ONE THIRD SPAN POSITION.
FLOOR JOISTS ARE TO BE DOUBLED UP BENEATH STUD WALLS AND BELOW BATHS.

ELECTRICS

ALL SOCKETS, LIGHT SWITCHES AND OTHER EQUIPMENT TO BE POSITIONED BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL.

MINIMUM 1/3 OF ALL ROOMS (ROUNDING UP) AND STARTING WITH THE LIVING ROOM AND HALLWAY IN EACH DWELLING ARE TO BE FITTED WITH LOW ENERGY LIGHT FITTINGS IN ACCORDANCE WITH APPROVED DOCUMENT 'L1'. USE PENDANT FITTINGS WITH BUILT IN BALLASTS FOR COMPACT FLOURESCENT LUMINAIRES OR SIMILAR APPROVED.

ALL ELECTRICAL WORKS ARE TO BE IN ACCORDANCE WITH APPROVED DOCUMENT 'P' AND BE DESIGNED, INSTALLED AND TESTED BY A COMPETENT SUB-CONTRACTOR. THE WORK WILL NEED TO BE CERTIFIED BY A MEMBER OF A RELEVANT 'COMPETENT PERSONS SCHEME' AND CERTIFICATION GIVEN TO BUILDING CONTROL PRIOR TO COMPLETION.

REFER TO CLIENTS REQUIREMENTS FOR DETAILS OF NUMBERS AND TYPE OF ELECTRICAL OUTLETS IN INDIVIDUAL ROOMS.

FIRE PROTECTION NOTES:

CONSTRUCTION AND DESIGN TO SATISFY B.S.5839: PART1: 1998 AND EMPLOYERS REQUIREMENTS.

GENERALLY ALL STRUCTURAL ELEMENTS TO HAVE MIN. 1/2 HOUR FIRE RESISTANCE.
ALL DOORS ACCESSING FROM STAIRCASE, HALL AND LANDING ENCLOSURE TO BE 1/2 HOUR FIRE RESISTANCE

COMPARTMENT WALLS TO BE TAKEN FULL HEIGHT AND FIRE STOPPED USING CORDFIL C144 OR EQUAL FOR 1 HOUR FIRE RESISTANCE.

ALL INTERNAL MASONRY OR STUDWORK WALLS TO HAVE MIN. 1/2 HOUR FIRE RESISTANCE.

ALL CEILINGS TO HAVE 1 NO. LAYER 15mm PLASTERBOARD TO ACHIEVE MIN. 30 MINUTE FIRE RESISTANCE.

MIN. 1 NO. MAINS OPERATED, INTERLINKED SMOKE ALARM ON EACH STOREY OF THE DWELLING.
ALARMS TO BE CEILING MOUNTED & POSITIONED IN CIRCULATION SPACES, MIN. 300mm AWAY FROM WALLS & LIGHT FITTINGS AND WITHIN 7.5m OF THE DOOR TO ANY HABITABLE ROOM.
ALL ALARMS TO BE POSITIONED IN EASILY ACCESSABLE LOCATIONS FOR OCCUPIER MAINTENANCE.
ALL ALARMS TO MEET REQUIREMENTS OF B.S. 5446: PART 1: 1998 AND B.S. 5839: PART 6: 1995.

THE INSTALLER OF ALL FIRE ALARM/DETECTION EQUIPMENT IS TO PROVIDE INSTALLATION AND COMMISSIONING TEST CERTIFICATES TO SHOW COMPLIANCE WITH ALL RELEVANT BRITISH STANDARDS AND TO THE SATISFACTION OF THE LOCAL AND FIRE AUTHORITIES.

FD30 30 MINUTE FIRE DOOR

S MAINS OPERATED INTERLINKED SMOKE ALARM.

H MAINS OPERATED HEAT DETECTOR INTERLINKED TO HOUSE SMOKE ALARM

PROPOSED SITE PLAN
SCALE 1:500

Proposed First Floor Plan
(Scale 1:100)

MR AND MRS TAM
LEASIDE
HOOD GREEN ROAD
HOOD GREEN
BARNSLEY, S75 3EU

MR AND MRS TAM	*Client*
LEASIDE	*Job*
HOOD GREEN, BARNSLEY	
PROPOSED - PHASE 2	*Title*

DRAWN	CHECKED	DATE	SCALE	
	-	JAN 2016	A3 ISSUE: -	A1 ISSUE: 1:100

REVISION	DRAWING STATUS	DRAWING NUMBER
B	-	*1025-011*

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