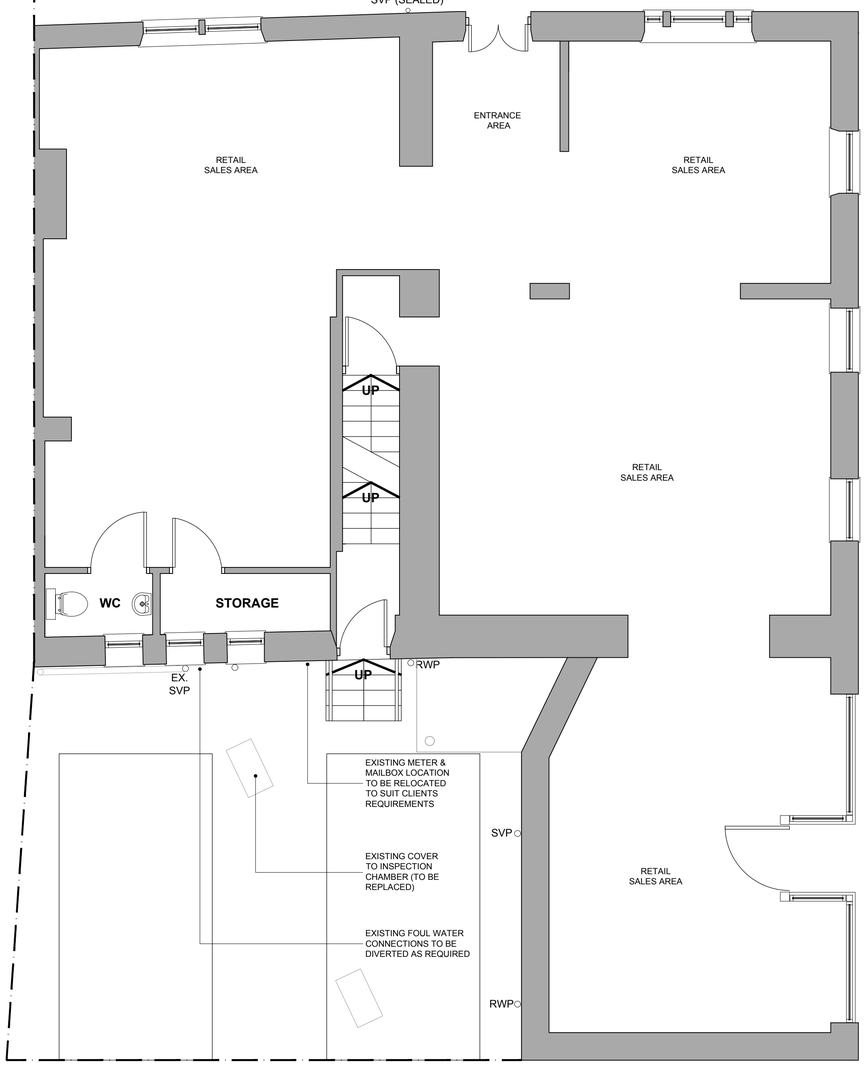


GROUND FLOOR PLAN
AS EXISTING
1:50 @ A1

NEW ALUMINIUM FRAMED DOUBLE GLAZED WINDOWS
TO BE GLAZED USING K-GLASS, LOW-EMMISIVITY WITH 20mm AIR GAP TO ACHIEVE A MINIMUM U-VALUE OF 1.6W/m.k

BACKGROUND VENTILATION I.E TRICKLE VENTS TO BE FIXED TO NEW WINDOWS TO ACHIEVE 5000 sq.mm (EQUIVALENT AREA)

ALL GLAZED ASPECTS LESS THAN 800mm FROM FINISHED FLOOR LEVEL TO RECEIVE TOUGHENED SAFETY GLASS

DOT DASH LINE DEMONSTRATES 17m 'ONE DIRECTION ONLY' TRAVEL DISTANCE FROM 'DEAD END' ASPECT OF PROPOSED EXTENSION

GENERAL EXTERNAL WALL CONSTRUCTION NOTES:
WALL TIES TO NEW CAVITY WALL CONSTRUCTION TO BE DOUBLE TRIANGLE AT 750mm HORIZONTAL & 450mm VERTICAL C/S

VERTICAL DPC'S, TO BE FIXED TO REVEALS AT ALL EXTERNAL WALL OPENINGS

VOID TO BE VENTILATED USING AIR GRATE VENTILATORS ON 2 SIDES OF THE BUILDING TO ENSURE THE FREE FLOW OF AIR TO ALL AREAS IN ACCORDANCE
WITH THE REQUIREMENTS OF BUILDING REGULATIONS DOCUMENT C

VENTILATORS TO ACHIEVE A MINIMUM AREA OF 1500mm²/RUN OF EXTERNAL WALL
OR 500mm²/m² OF FLOOR AREA WHICHEVER GIVES THE GREATER OPENING AREA
(AIR GRATES TO BE NO MORE THAN 2m APART)

EXTERNAL WALL SPECIFICATION (TIMBER FRAME):
2 No 15mm SOUNDBLOC PLASTERBOARD ON
50 x 38mm SW BATTENS FORMING A
50mm INSULATED SERVICE ZONE, AGAINST A
POLYTHENE VAPOUR CONTROL LAYER WITH
140mm SW TIMBER STUDS @ 400mm CENTRES INSULATED WITH,
100mm KINGSPAN KOOLTHERM K12 FRAMING BOARD BETWEEN STUDS,
9mm OSB SHEATHING TO OUTSIDE OF STUDS WITH A 'TYPE 1' BREATHER
MEMBRANE TO BS 4016 TO OUTSIDE OF SHEATHING BOARD &
38 x 38mm TANALISED SW TIMBER HORIZONTAL BATTENS, WITH
VERTICAL CEDAR CLADDING FINISH EXTERNALLY

NEW EXTERNAL WALL SPECIFICATION (MASONRY):
100mm NATURAL STONE (TO MATCH EXISTING) WITH
100mm OVERALL CAVITY (50mm CLEAR CAVITY/50mm KINGSPAN KOOLTHERM
K8 INSULATION FIXED TO INTERNAL BLOCKWORK) &
100mm 7N CONCRETE BLOCKWORK WITH 13mm PLASTER & SKIM INTERNAL FINISH

OVERALL CONSTRUCTION TO ACHIEVE MIN U-VALUE OF 0.28

NEW SUSPENDED TIMBER GROUND FLOOR CONSTRUCTION TO COMPRISE:
25mm T & G FLOORING GRADE CHIPBOARD, OVER
110mm KINGSPAN KOOLTHERM K3 INSULATION, BETWEEN
47 x 170mm C16 SW FLOOR JOISTS @ MAX. 400mm CENTRES, WITH
150mm (MIN.) VENTILATED VOID, WITH
DAMP PROOF MEMBRANE (TO BE SUITABLY LAPPED WITH EXISTING DPM, AND NEW DPC's), OVER
75mm MASS CONCRETE OVER-SITE, OVER WELL COMPACTED HARDCORE.

CONSTRUCTION TO ACHIEVE A MINIMUM U-VALUE OF 0.22W/m.k

FOUNDATION DESIGN NOTES:
THE FOUNDATION DESIGN IS TO BE AGREED ON SITE BETWEEN THE MAIN CONTRACTOR, CLIENT & BUILDING INSPECTOR FOLLOWING THE EXPOSURE OF EXISTING GROUND CONDITIONS ON SITE

FOR PRICING PURPOSES TENDERING CONTRACTORS SHOULD ALLOW FOR A MINIMUM 1m DEEP EXCAVATION & THE FORMATION OF A 600mm (W) x 150mm (D) CONCRETE FOUNDATION

IF A SPECIALIST FOUNDATION DESIGN IS REQUIRED (RAFT, PILE ETC) THEN A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHOULD BE CONSULTED TO PROVIDE THE RELEVANT DESIGN, CALCULATION & DETAILS)

DRAINAGE:
CONTRACTOR TO CONFIRM ALL ON SITE DRAINAGE (RUNS, FALLS, INVERTS ETC), IN ORDER TO SUITABLY CONNECT THE PROPOSALS DRAINAGE REQUIREMENTS (DESIGN TO BE AGREED WITH BUILDING CONTROL PRIOR TO COMMENCEMENT ON SITE).

IF UPON INSPECTION OF EXISTING DRAINAGE, IT IS DISCOVERED THAT THE CURRENT ON SITE DRAINAGE SERVES ANY PROPERTIES OTHER THAN THE APPLICANTS, THEN THE RELEVANT AGREEMENTS MUST BE PUT IN PLACE WITH YORKSHIRE WATER

NEW POSITION OF DIVERTED FOUL WATER CONNECTION

STRUCTURAL NOTE:
NEW STRUCTURAL STEELWORK TO BE FIXED TO SUPPORT EXISTING EXTERNAL WALL CONSTRUCTION ABOVE IS INDICATED BY THE DOT-DASH LINES

NEW STRUCTURAL STEELWORK IS TO BE FIXED IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DESIGN & DETAILS

STRUCTURAL STEELWORK IS TO BE 'BOXED IN' USING 2 LAYERS OF A SUITABLE 13mm FIRE RATED PLASTERBOARD (STAGGERED JOINTS) TO ACHIEVE A MINIMUM OF 60 MINUTES FIRE RESISTANCE

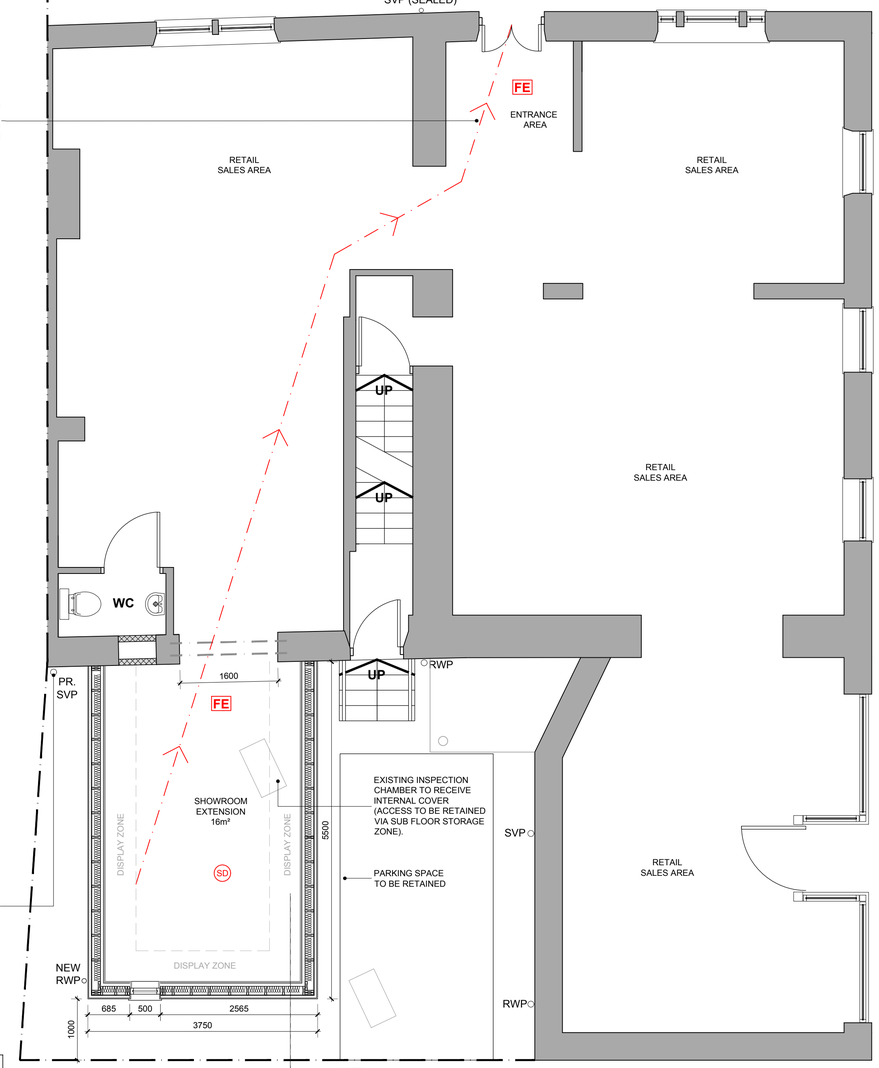
TIMBER STRUCTURE NOTE:

SIZES OF STRUCTURAL ELEMENTS ARE INDICATED TO TIMBER FRAME SUBJECT TO APPROVAL FROM BUILDING CONTROL

IF STRUCTURAL CALCULATIONS ARE REQUESTED BY BUILDING CONTROL FOR THESE ELEMENTS THEN A QUALIFIED STRUCTURAL ENGINEER MUST BE EMPLOYED TO PRODUCE STRUCTURAL DESIGN & DETAILS FOR THESE ELEMENTS PRIOR TO WORKS COMMENCING ON SITE

EXTERNAL WALL NOTE:

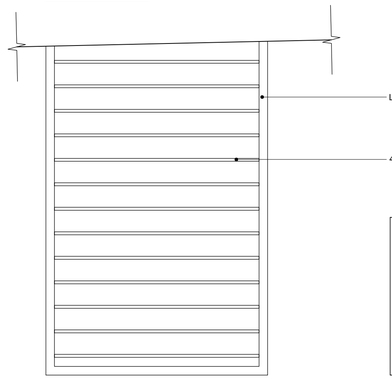
JUNCTION BETWEEN MASONRY AND TIMBER FRAMED CONSTRUCTION TO BE AS PER TRADA DETAILS & GUIDANCE



GROUND FLOOR PLAN
AS PROPOSED
1:50 @ A1

SECTION A-A

NEW POSITION OF DIVERTED FOUL WATER CONNECTION



ROOF PLAN
AS PROPOSED
1:50 @ A1

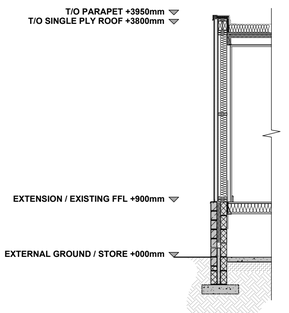
ROOF STRUCTURE NOTE:

SIZES OF STRUCTURAL ELEMENTS ARE INDICATED TO ROOF SUBJECT TO APPROVAL FROM BUILDING CONTROL

IF STRUCTURAL CALCULATIONS ARE REQUESTED BY BUILDING CONTROL FOR THESE ELEMENTS THEN A QUALIFIED STRUCTURAL ENGINEER MUST BE EMPLOYED TO PRODUCE STRUCTURAL DESIGN & DETAILS FOR THESE ELEMENTS PRIOR TO WORKS COMMENCING ON SITE

CONTRACTOR TO ENSURE ADEQUATE NOGGINGS BETWEEN ROOF JOISTS, AT MAXIMUM 2m CENTRES.

ROOF JOIST LAYOUT AS SHOWN IS INDICATIVE ONLY.



SECTION A - A
AS PROPOSED
1:50 @ A1

FIRE PLAN KEY

COMPARTMENTATION:

THE EXISTING/EXTERNAL WALLS IN THE EXISTING BUILDING CONSTRUCTED FROM SOLID MASONRY ARE TO BE CLASSED AS HAVING 1 HOUR FIRE RESISTANCE WITH ANY EXISTING GAPS TO BE INFILLED USING 1 HOUR FIRE RESISTANT MATERIAL

DETECTION:

(SD) NEW MAINS INTERLINKED SMOKE ALARMS (SD) ARE TO BE FITTED WITHIN THE PROPOSED EXTENSION, AS AN EXTENSION TO THE EXISTING FIRE DETECTION SYSTEM

FE SYMBOL INDICATES ILLUMINATED DIRECTIONAL ESCAPE SIGNAGE TO BE FIXED AT HIGH LEVEL (ARROW INDICATES DIRECTIONAL ARROW IF REQUIRED) TO BS5499-1:2002

ADDITIONAL FIRE STRATEGY NOTES:

ALL NEW STRUCTURAL STEELWORK IS TO BE 'BOXED IN' USING 2 LAYERS 15mm GYPROC FIRELINE PLASTERBOARD OR EQUIVALENT BOARD FIXED WITH SKIM FINISH, STAGGERED JOINTS & IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS TO ACHIEVE 60 MINUTES FIRE RESISTANCE

ALL SERVICE PENETRATIONS (INCLUDING SVP'S) THROUGH SEPARATING WALLS & FLOORS ARE TO BE FITTED WITH INTUMESCENT FIRE COLLARS TO ACHIEVE THE SAME FIRE RESISTANCE AS THE PENETRATED ELEMENT

FLOOR & ROOF CONSTRUCTIONS TO ACHIEVE A MINIMUM 60 MINUTES FIRE RESISTANCE

STRAPPING REQUIREMENTS:

HORIZONTAL STRAP INSTALLATION; LATERAL RESTRAINT TO BE PROVIDED AT A MAXIMUM OF 2m CENTRES, AND A PERFORMANCE REQUIREMENT OF 8kN ULTIMATE CAPACITY PER HORIZONTAL RESTRAINT STRAP.

PERPENDICULAR RESTRAINT STRAPS TO THE JOISTS ARE TO BE FIXED TIGHT AGAINST THE TIMBER STUDS & FIXED ACROSS THE FIRST 3 JOISTS.

PARALLEL RESTRAINT STRAPS TO THE JOISTS ARE TO BE FIXED TIGHT AGAINST THE TIMBER STUDS & BE AT LEAST 1200mm LONG.

VERTICAL STRAP INSTALLATION; VERTICAL STRAPPING AT LEAST 1 METRE IN LENGTH SHOULD BE PROVIDED AT EAVES LEVEL AT INTERVALS NOT EXCEEDING 2m.

ALL SUBJECT TO STRUCTURAL ENGINEERS DESIGN & DETAILS IF REQUIRED BY BUILDING CONTROL

- **GENERAL NOTES:**

  WRITTEN DIMENSIONS TO TAKE PRECEDENT OVER SCALED DIMENSIONS.

  MAIN CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION OR MANUFACTURE TO ENSURE ACCURACY.

- **DRAWING STATUS:**

  - [ ] PRELIMINARY ISSUE
  - [x] PLANNING ISSUE
  - [ ] BUILDING REGULATIONS / TENDER ISSUE
  - [ ] CONSTRUCTION ISSUE
    NOTE: ONLY 'CONSTRUCTION ISSUE' DRAWINGS ARE TO BE USED ON SITE
  - [ ] RECORD ISSUE

- **DRAWING REVISIONS:**

- **REV 01 :** 08.02.16 PRELIMINARY ISSUE ISSUED FOR COMMENT
- **REV 02 :** 12.02.16 PLANNING ISSUE

- **PROJECT TITLE:** PROPOSED SHOWROOM EXTENSION AT EASY FIREPLACE, 1 MORLEY LANE, MILNSBRIDGE, HUDDERSFIELD, HD3 4NR
- **CLIENT:** CSW PROPERTY LTD
- **PROJECT REF:** C1038
- **DRAWING TITLE:** PLANS EXISTING & PROPOSED
- **DRAWING NO:** C1038-101
- **DATE:** FEBRUARY 2016
- **SCALE:** 1:50 @ A1

zero architecture

A d d r e s s : Hope Park Business Centre Bradford, BD5 8HH
T e l e p h o n e : 0 1 2 7 4 5 5 1 3 0 0
E m a i l : info@zeroarchitecture.co.uk
W e b s i t e : www.zeroarchitecture.co.uk

Chartered Institute of Architectural Technologists

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