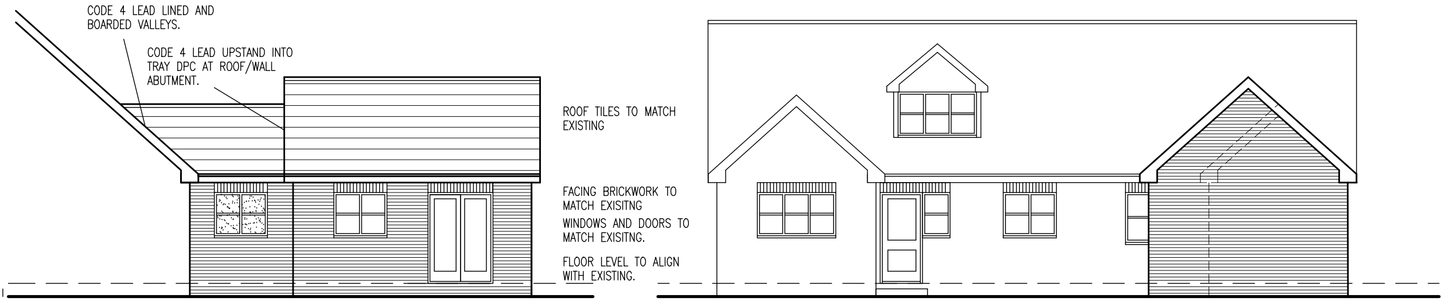
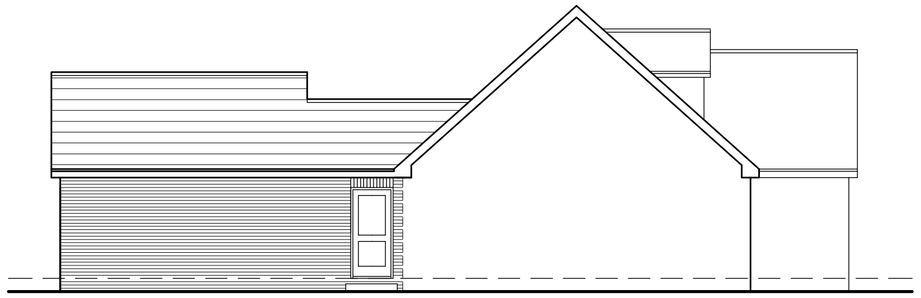


side elevation
as proposed

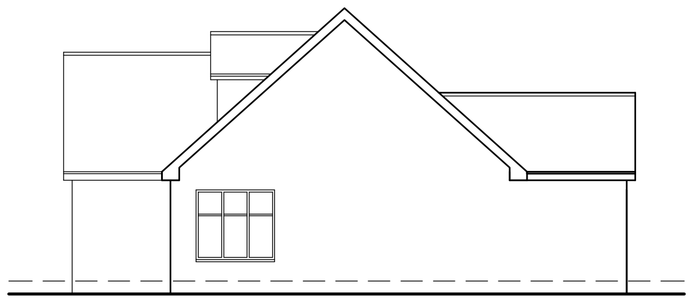
rear elevation
as proposed



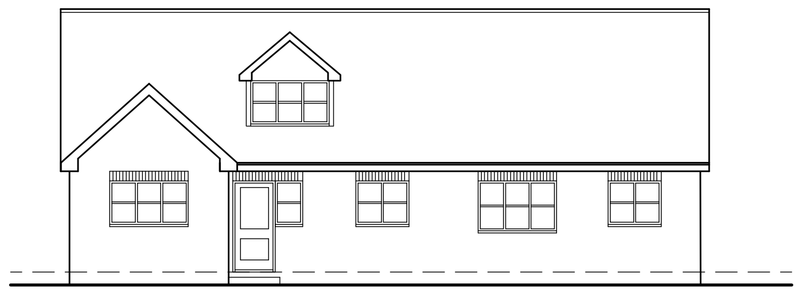
side elevation
as proposed



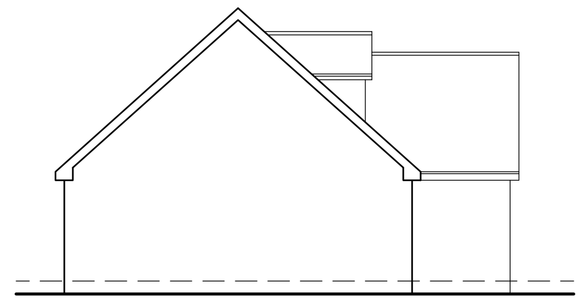
LOCATIION PLAN
SCALE 1:1250



side elevation
as existing

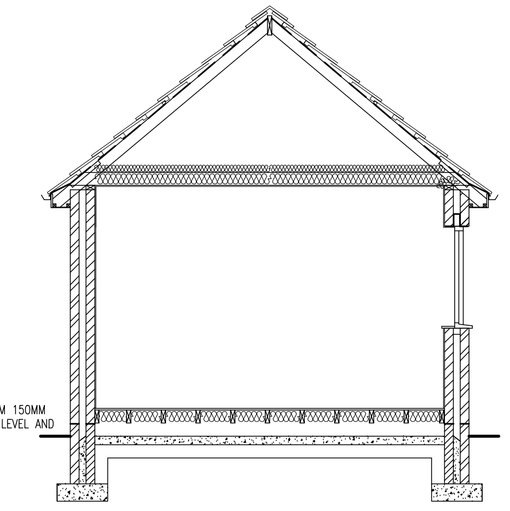


rear elevation
as existing



side elevation
as existing

ground floor plan



SECTION

- ALL ROOF TILES TO BE NAILED.
- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPED TO WALL PLATE.
- 100X50MM S.W. WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30X5MM GALV. M.S. STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30X5MM GALV M.S. STRAPS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - WHERE RAFTER MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL
  - WHERE CEILING TIES OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL
  - WHERE FIRST FLOOR JOISTS SPAN PARALLEL TO THE EXTERNAL WALL

  STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 2NO RAFTERS/JOISTS AND BUILT INTO WALL
  100X50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR
- STAINLESS STEEL WALL TIES TO BE PROVIDED AT 400MM C/C VERT. 700MM C/C HORIZ. AND EVERY BLOCK AT REVEALS. FISH TAIL TIES MUST NOT BE USED.
- THERMABATE OR EQUAL APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN AT ALL REVEALS.
- D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL.
- D.P.C. TO BE BUILT INTO HEADS AND REVEALS OF ALL OPENINGS IN CAVITY WALLS
- LG. LINTOLS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS. MIN 150MM END BEARING AND TRAY D.P.C. OVER.
  LINTOL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR R6 LINTOLS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITES TO BE CLOSED AT EAVES AND VERGES.
- 7N SOLID BLOCKWORK TO INNER LEAF BELOW D.P.C. LEVEL.
- WEAK MIX CAVITY FILL TO WITHIN 75MM OF GROUND LEVEL BUT NOT LESS THAN 150MM BELOW D.P.C.
- WASTE SIZES:
  - SINKS 38MM DIA
  - BATH 38MM DIA. ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS.
  - BASINS 32MM DIA
  - SHOWER 38MM DIA
- DRAINS TO BE LINTOLLED OVER WHERE PASSING THROUGH WALLS.
- 100MM DIA SOIL AND VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND AND TO BE FITTED WITH DURABLE CAGE.
- DRAINS WITHIN 1200MM OF BUILDINGS TO BE ENCASED IN CONC. TO U/S OF FOUNDATIONS.
- NEW MANHOLES TO BE BUILT UP IN 225MM CLASS B ENGINEERING BRICKWORK OFF 150MM CONC BASE.
- DISUSED DRAINS TO BE SEALED OFF.
- WASTES TO DISCHARGE INTO GULLIES ABOVE WATER LEVEL AND BELOW GRATE LEVEL.
- NO WASTE TO DISCHARGE INTO S.V.P. WITHIN 200MM OF W.C. CONNECTION.
- SOAKAWAYS TO BE A MINIMUM OF 5M FROM ALL BUILDINGS AND TO HAVE MIN. 1 CU M FILL BELOW INVERT.
- UNLESS OTHERWISE STATED DRAINS TO BE 100MM DIA. FLEXIBLE JOINTED CLAYWARE PIPES BEDDED AND SURROUNDED IN PEA GRAVEL.
- ALL WINDOWS TO HAVE 8000 SQ MM TRICKLE VENTS.
- WINDOWS IN HABITABLE ROOMS TO HAVE OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE F.F.L.)
  WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MIN 1/20th FLOOR AREA OPENING LIGHT OR
- GLAZING TO BE IN ACCORDANCE WIH PART N OF THE BUILDING REGULATIONS.

MECHANICAL VENT. AS DESCRIBED BELOW.
- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS:
  - KITCHEN: 30LIT PER SECOND IF PROVIDED ADJACENT HOB OR 60 LIT/SEC ELSEWHERE.
  - BATHROOM 15 LIT/SEC.
  - SANITARY ACCOMMODATION: 6LIT/SEC WITH FAN LINKED TO LIGHT SWITCH WITH 20MINUTE OVER-RUN.

ROOF CONSTRUCTION TO BE INTERLOCKING CONCRETE TILES ON 25X50MM TAN S.W. BATTENS ON SINGLE LAYER UNTEARABLE FELT ON 150X50MM RAFTERS AT 400MMC/C
150X50MM CEILING JOISTS AT 400C/C WITH 13MM PLASTERBOARD AND. 5KIM CEILINGS.
150MM ROCKWOOL INSULATION BETWEEN JOISTS AND 100MM OVER.

ROOF VENTILATION TO BE PROVIDED BY GLIDEVALE OR EQUIVALENT EAVES AND SOFFIT VENTS TO PROVIDE VETILATION EQUIVALENT TO A 10MM CONTINUOUS AIR GAP AT EAVES LEVEL.

GUTTER FASCIA AND SOFFIT TO MATCH EXISITNG

EXTERNAL WALL CONSTRUCTION 103MM OUTER LEAF OF FACING BRICKWORK, 100MM DRITHERM 32 CAVITY WALL BATTS AND 100MM BLOCKWORK INNER LEAF WITH PLASTER FINISH INTERNALLY

SUSPENDED GROUND FLOOR CONSTRUCTIONS TO BE 20MM T&G FLOORING GRADE CHIPBOARD ON 150X50MM JOISTS AT 400MMC/C ON D.P.C.
120MM CELOTEX INSULATION BETWEEN JOISTS ON PLASTIC NETTING.
JOISTS TO HAVE HERRINGBONE STRUTTING MID SPAN

WEAK MIX CAVITY FILL TO WITHIN 75MM OF GROUND LEVEL BUT NOT LESS THAN 150MM BELOW DPC.

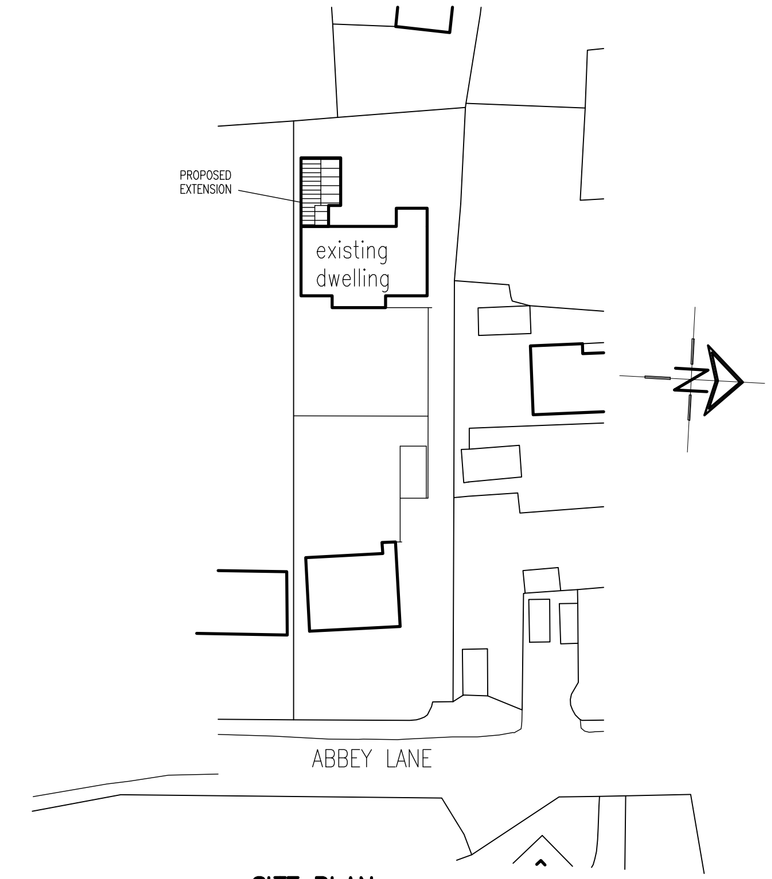
SUB FLOOR VOID VENTILATED BY 225X150MM AIR GRATES AT 1800MM C/C AND WITHIN 1000MM OF CORNERS, BOXED THRO CAVITIES WITH TRAY D.P.C. OVER
100MM OVERSITE CONC ON 150MM WELL COMPACTED HARDCORE. TOP OF OVERSITE AT OR ABOVE ADJACENT GROUND LEVEL.
MIN 150MM FROM TOP OF OVERSITE TO U/S OF JOISTS.

- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.
- INTERNAL DOORS TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 800MM

GLAZING TO BE IN ACCORDANCE WITH PART N OF THE BUILDING REGULATIONS.
AREAS TO HAVE SAFETY GLAZING (CRITICAL LOCATIONS) ARE
BETWEEN FLOOR LEVEL AND 800MM ABOVE THAT LEVEL IN
INTERNAL AND EXTERNAL WALLS AND BETWEEN FLOOR LEVEL
AND 1500MM ABOVE THAT LEVEL IN DOORS, SIDE SCREENS OR
PANELS CLOSE TO THE EDGE OF THE DOOR.

- INFILTRATION OF COLD AIR TO BE LIMITED BY:
  - ALL GAPS BETWEEN DRY LININGS AND MASONRY WALLS TO BE SEALED
  - ALL VAPOUR CONTROL LAYERS TO BE SEALED
  - DRAUGHT STRIPS TO BE FITTED TO ALL EXTERNAL DOORS, WINDOWS AND ROOF LIGHTS
  - BOXING TO CONCEALED SERVICES TO BE SEALED AT FLOOR AND CEILING LEVEL
  - SEAL AROUND LOFT HATCHES.
- NEW WINDOWS TO HAVE WOOD OR PVC FRAMES WITH A MAX U VALUE OF 1.8W/M SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.

(S) MAINS OPERATED SMOKE ALARMS TO BS 5446. ALL AARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPERATE CIRCUIT. ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS. ALARM TO BE LINKED TO EXISITNG SYSTEM



SITE PLAN
SCALE 1:500

0 1 2 3 4 5 6 7 8 9 10

White Agus Partnership
128B, NEW ROAD, STAINCROSS, BARNSLEY. S75 6PP
PHONE/FAX. 01226 206482
E mail: agus@btinternet.com
CHARTERED SURVEYORS AND BUILDING DESIGN CONSULTANTS

Project. PROPOSED EXTENSION AT 40A ABBEY LANE CUNDY CROSS, BARNSLEY	Client. MR R HORBURY
Drawing Title. PLANS SECTION AND ELEVATIONS	Date. FEB 2009 / Scale. 1:50 & 1:100
	Ref. 08–115 / Dwg. No. 01 / Rev. A

Date	Suffix	Description	Date	Suffix	Description
25-02-09	A	REVISED TO CLIENTS REQUIREMENTS & UPDATED			