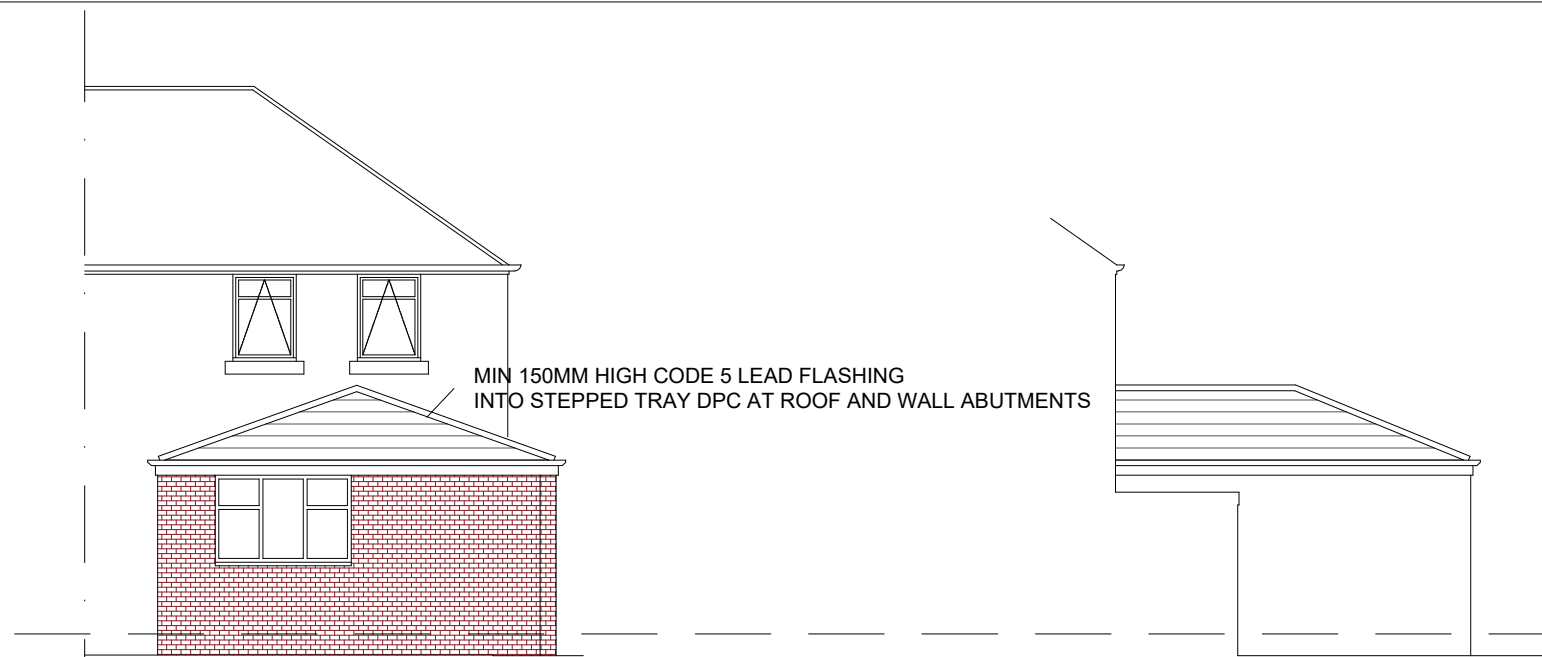
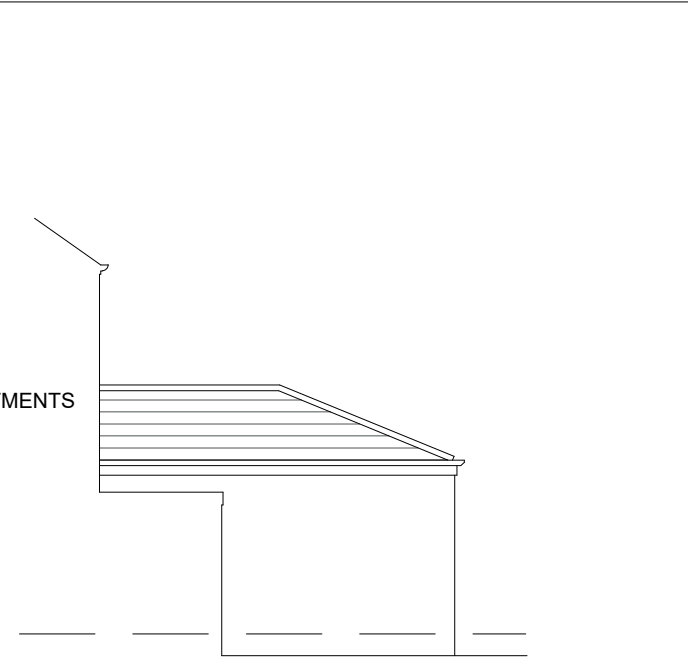
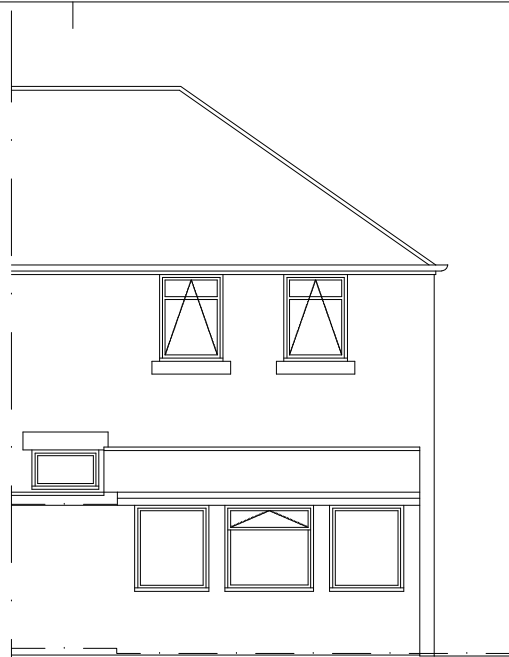




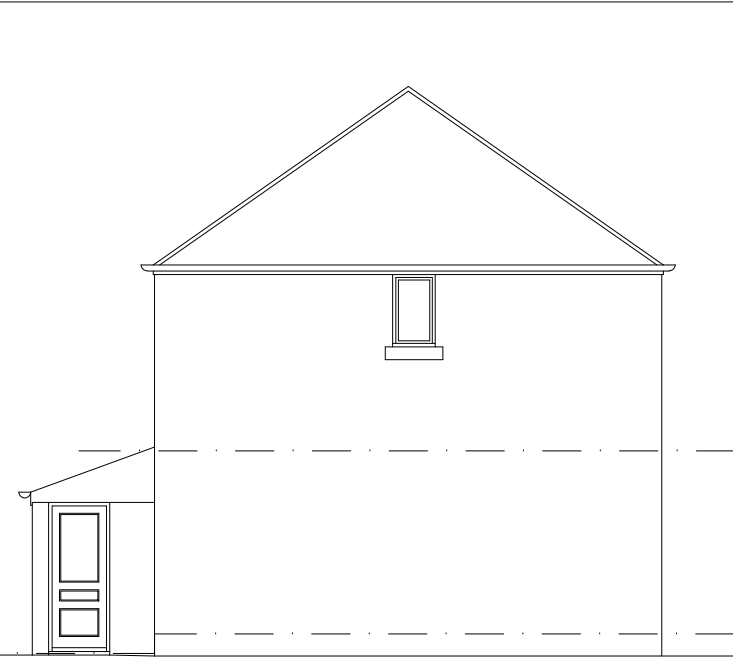
REAR ELEVATION
AS PROPOSED



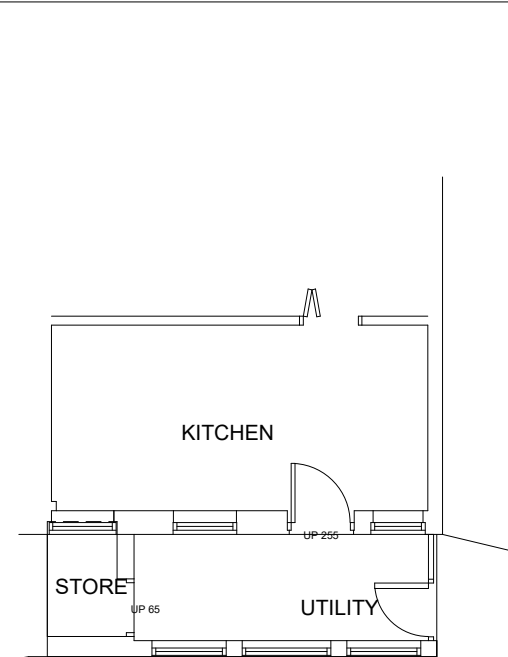
SIDE ELEVATION
AS PROPOSED



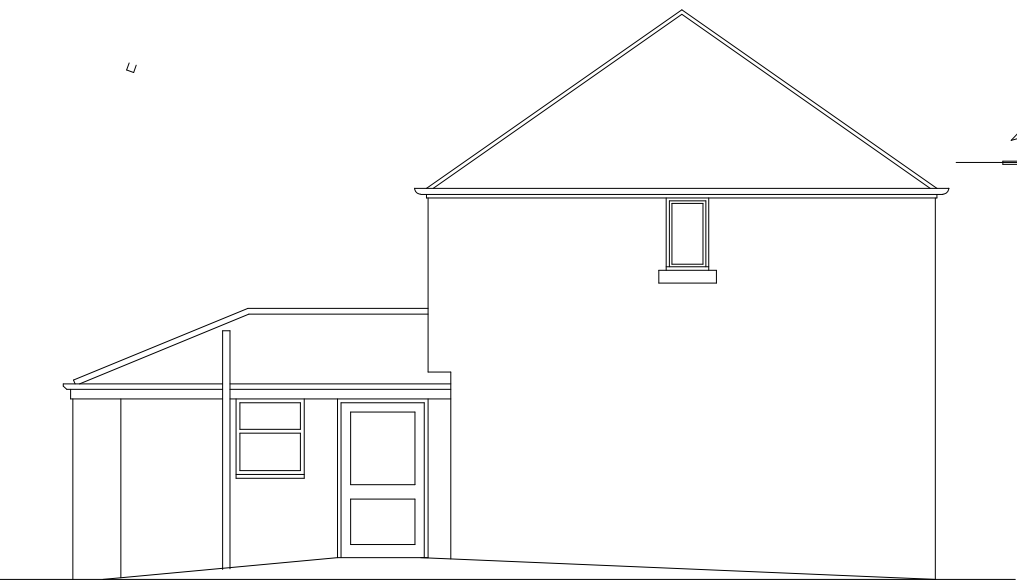
REAR ELEVATION
AS EXISTING



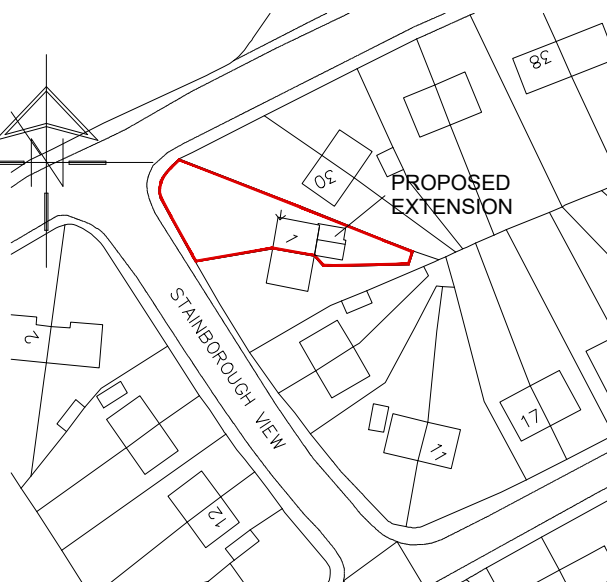
SIDE ELEVATION
AS EXISTING



GROUND FLOOR PLAN
AS EXISTING



SIDE ELEVATION
AS PROPOSED



Location Plan
Scale 1:1250

PITCHED ROOF
INTERLOCKING CONCRETE TILES TO MATCH EXISTING 7 TO SUIT LOW ROOF PITCH ON 25X50MM TAN SW BATTENS ON BREATHER FELT ON TRUSSES BY SPECIALIST.

MAINTAIN A 50MM AIR GAP ABOVE INSULATION TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 10MM WIDE

100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS WITH 30X5MM GALVANISED MS STRAPS AT 1200C/C

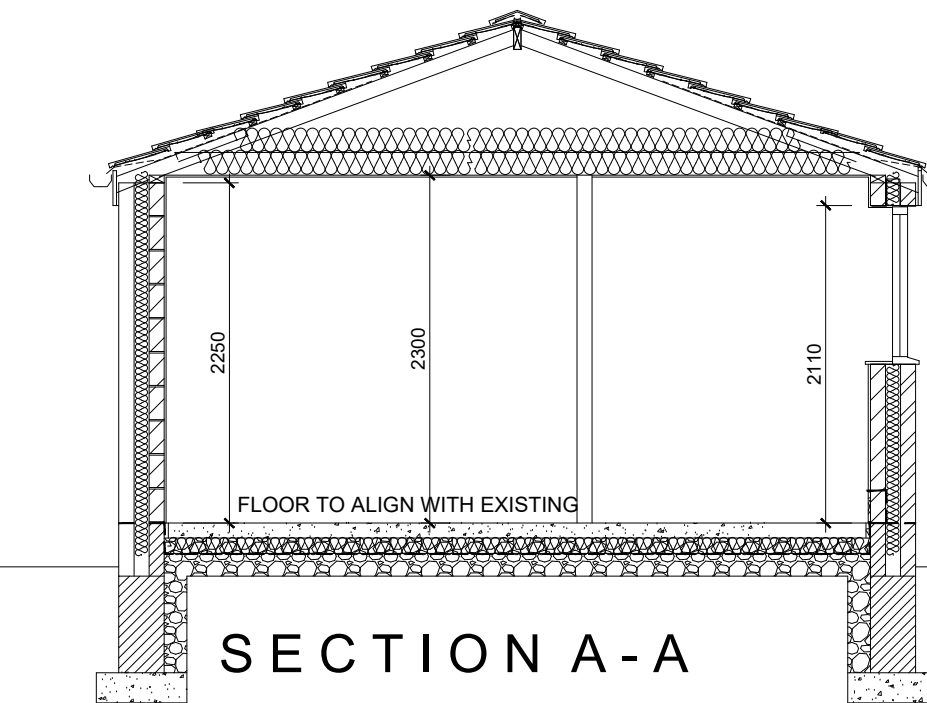
100MM UPVC GUTTER AND 68MM RWPS ON UPVC FASICA

INSULATION AT CEILING LEVEL
400MM CROWN LOFTROLL 40 (OR EQUAL) LAID ACROSS TOP
13MM FOIL BACKED PLASTERBOARD AND SKIM CEILINGS

GROUND FLOOR CONSTRUCTION TO BE 125MM CONC WITH SINGLE LAYER & STEEL FLOAT FINISH 193 MESH ON 100MM PIR INSULATION ON 2000G VISQUEEN DPM ON BLINDING ON MIN 150MM WELL COMPACTED LIMESTONE HARDCORE.
DPM TO BE LINKED WITH DPC IN WALLS
25MM THICK PERIMETER INSULATION TO FULL DEPTH OF CONCRETE FLOOR SLAB

D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL



SECTION A-A

PROVIDE LATERAL RESTRAINT WHERE FLOOR/CEILING JOISTS RUN PARALLEL TO WALLS, JOISTS ARE TO BE STRAPPED TO WALLS WITH 1000MM X 30MM X 5MM GALVANISED MILD STEEL STRAPS OR OTHER APPROVED IN COMPLIANCE WITH BS EN 845-1 AT MAX 2.0M CENTRES, STRAPS TO BE TAKEN ACROSS MINIMUM 3 NO. JOISTS. STRAPS TO BE BUILT INTO WALLS. PROVIDE 38MM WIDE X 1/4 DEPTH SOLID NOGGINS BETWEEN JOISTS AT STRAP POSITIONS.

EXTERNAL WALL CONSTRUCTION
103MM OUTER LEAF OF FACING BRICKWORK TO MATCH EXISTING ,100MM DRITHERM CAVITY WALL BATTS
100MM PLASMOR AGLITE® BLOCKWORK INNER LEAF
ALL EXTERNAL CAVITY WALLS TO BE DOT AND DABBED WITH PLASTERBOARD & SKIM
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 700MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.

SUB-STRUCTURE

MINIMUM 200 X 600MM CONCRETE STRIP FOOTINGS, MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL OFFICERS APPROVAL)
D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL

7N SOLID BLOCKS BELOW D.P.C LEVEL

GENERAL NOTES

30X6MM GALV M.S STRAPS TO BE PROVIDED WHERE CEILING JOISTS SPAN PARALLEL TO THE EXTERNAL WALL.

- STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL. 100 X 50MM NOGGINS BETWEEN MEMBERS WHERE STRAPS OCCUR.

INFILTRATION OF COLD AIR TO BE LIMITED BY:

- ALL GAPS BETWEEN DRY LININGS & 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.

• THERMABATE PREFORMED REVEAL PANELS OR EQUALLY APPROVED INSULATED CAVITY CLOSERS TO BE BUILT IN TO ALL REVEALS.
• D.P.C. TO BE BUILT INTO ALL WALLS MINIMUM 150MM ABOVE GROUND LEVEL

• D.P.C. TO BE BUILT INTO HEADS & REVEALS OF ALL OPENINGS IN CAVITY WALLS.

• I.G. LINTELS TO BE BUILT IN ABOVE ALL OPENINGS IN CAVITY WALLS, MINIMUM 150MM END BEARING AND TRAY
D.P.C. OVER

• ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.

DRAINAGE & WASTE

WASTE SIZES

- SINKS 38 MM DIAMETER
- BATH 38 MM DIAMETER
- BASINS 32 MM DIAMETER
- SHOWER 38MM DIAMETER

ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS

- WASTE 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.

- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS.5572.1978 FOR SANITARY PIPEWORK. ALL DRAINAGE TO BE IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS. WASTES TO HAVE 75MM DEEP ANTI VAC BOTTLE TRAPS AND RODDING EYES TO BE PROVIDED AT CHANGES OF DIRECTION.

- ALL NEW WINDOWS TO HAVE 8000MM² TRICKLE VENTS.
- NEW WINDOWS IN HABITABLE ROOMS TO HAVE 1/20TH FLOOR AREA OPENING LIGHTS AT HIGH LEVEL (TYPICALLY 1750MM ABOVE FIRST FLOOR LEVEL)

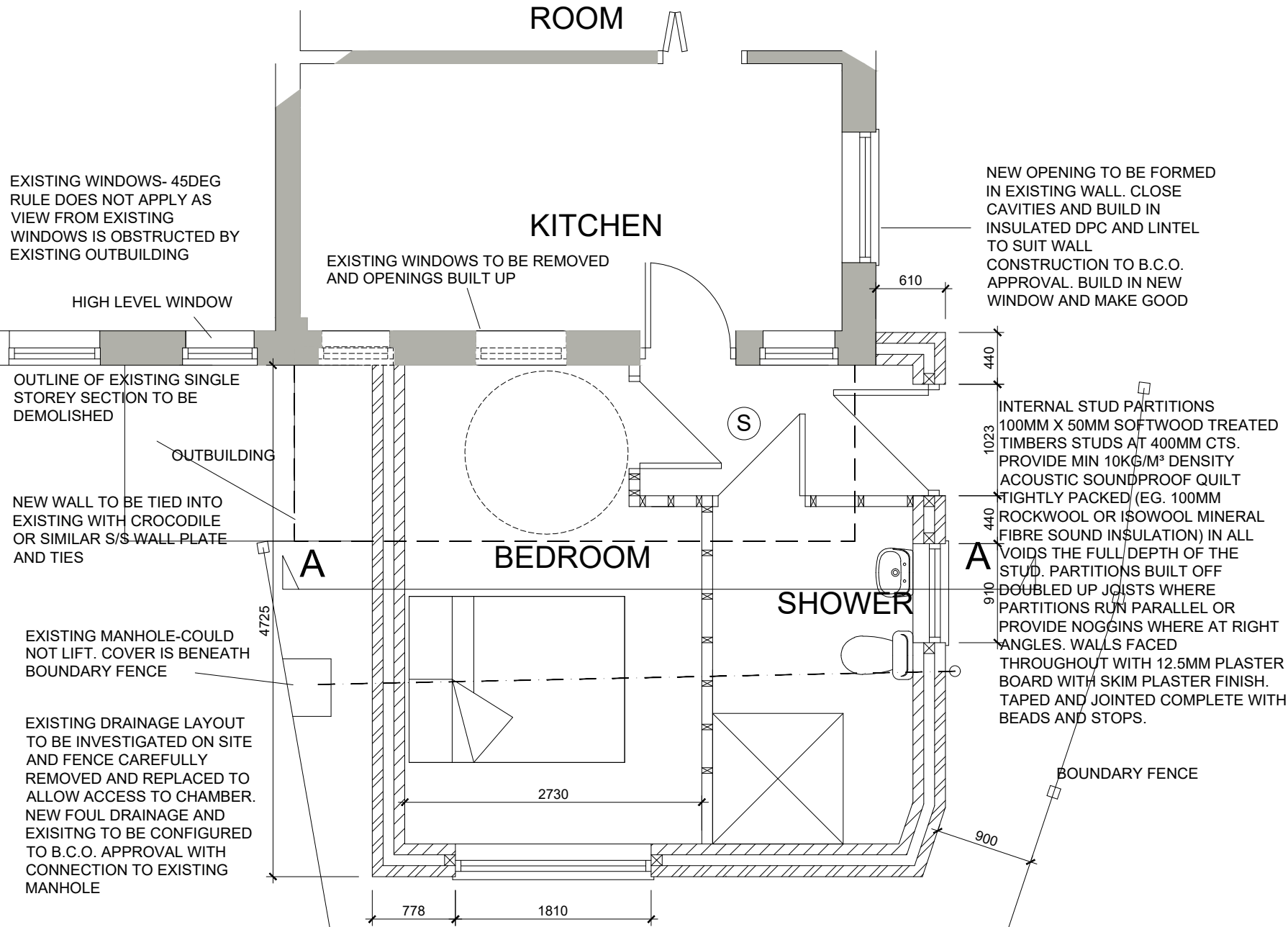
• WINDOWS TO SANITARY ACCOMMODATION TO HAVE WINDOWS WITH MINIMUM 1/20TH FLOOR AREA OPENING LIGHT OR MECHANICAL VENT (AS DESCRIBED BELOW).

- GLAZING TO BE IN ACCORDANCE WITH PART K 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 PANEL CLOSE TO THE EDGE OF THE DOOR.

ANY NEW RADIATORS TO BE FITTED WITH TRV's
4.AT LEAST 25% OF NEW LIGHTS SHALL HAVE FITTINGS (INCLUDING LAMP GEAR AND APPROPRIATE HOUSING, REFLECTOR, SHADE) THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

- ELECTRICAL WORK TO BE CERTIFIED UNDER THE 'COMPETENT PERSONS SCHEME' AND FULL CERTIFICATION OF THE DESIGN/INSPECTION AND TESTING IS TO BE PROVIDED TO THE LOCAL AUTHORITY FOR APPROVAL ON COMPLETION.

- HEATING
- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON



GROUND FLOOR PLAN AS PROPOSED

- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- A NOTICE CONFIRMING THAT THE HOT WATER SYSTEM HAS BEEN PROPERLY COMMISSIONED, AND ISSUED BY A PERSON COMPETENT TO DO SO, IS TO BE PROVIDED ON COMPLETION.

WINDOWS

- WINDOWS TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM 16MM GAP
- ALL WINDOWS TO HAVE 8000MM² TRICKLE VENTS.

SMOKE ALARMS

MAINS OPERATED SMOKE ALARMS TO BS 5446. ALL ALARMS TO BE LINKED AND ARE TO BE WIRED FROM THE MAIN DISTRIBUTION BOARD ON A SEPARATE CIRCUIT. ALARMS TO BE INSTALLED IN ACCORDANCE WITH PART B1 OF THE BUILDING REGULATIONS.
ALL ALARMS TO HAVE BATTERY BACK-UP

HEATING

- ALL DETAILS TO BE SUBMITTED FOR APPROVAL.
- ALL WORKS TO BE CARRIED OUT BY A GAS SAFE PERSON

			OFFICE ONE 34 VICTORIA ROAD BARNSELY, S70 2BU			Phone: 01226 208482 Email: info@whiteaguspartnership.co.uk Web: www.whiteaguspartnership.co.uk		
ARCHITECTURAL SERVICES			Project.			Client.		
PROPOSED EXTENSION AT 1 STAINBOROUGH VIEW, TANKERSLEY BARNSELY S75 3AJ			MR SCALES					
Drawing Title.			Date.			Scale.		
PLANS AND ELEVATIONS			18-088			1:50 & 1:100 @ A2		
Date			Suffix			Description		
16-10-18			A			KITCHEN DOOR RELOCATED		
13-11-18			B			UPDATED FOR BUILDING REGULATIONS		
11-12-18			C			REVISED TO CLIENTS REQUIREMENTS		
Date			Suffix			Description		