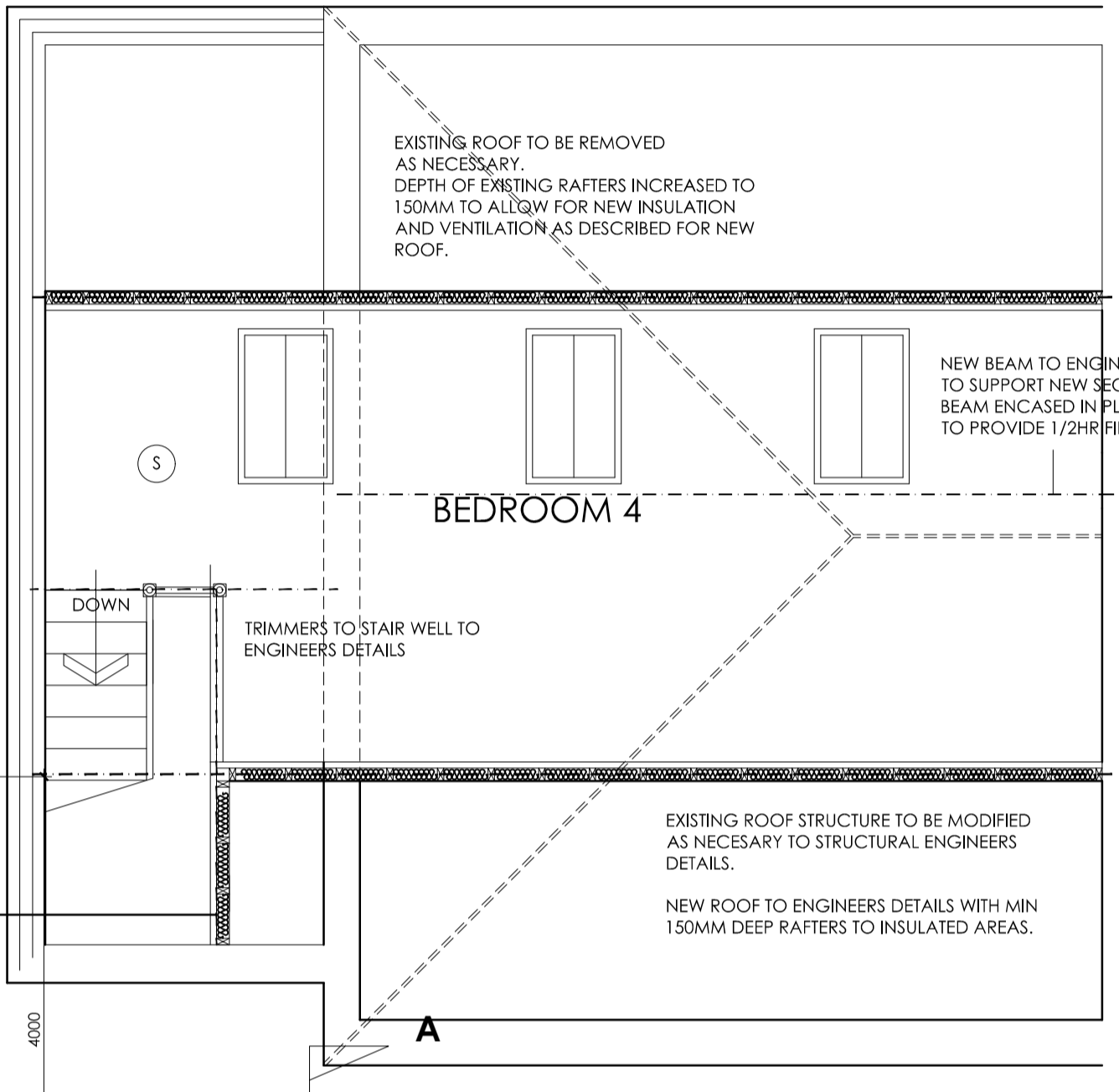


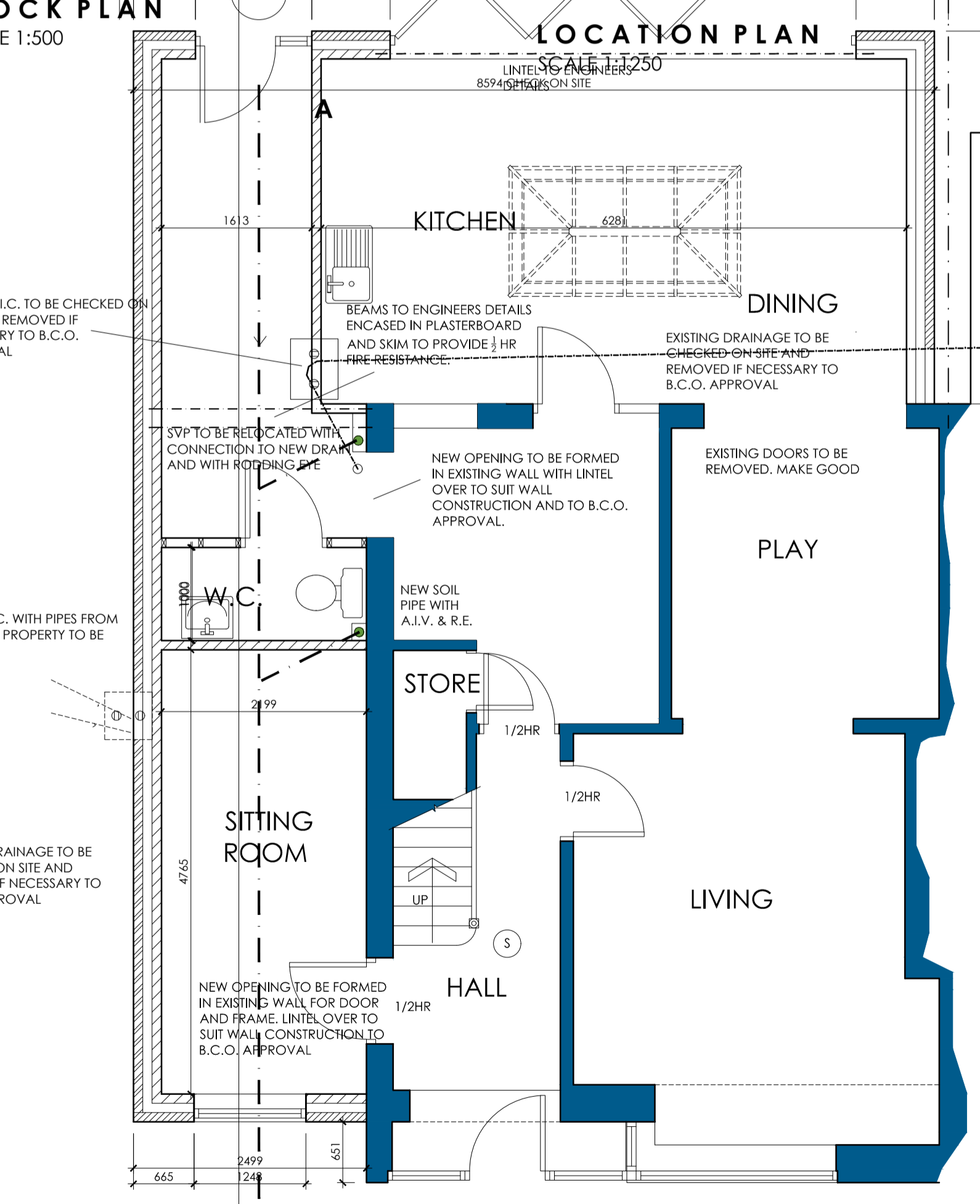
FRONT ELEVATION AS PROPOSED

REAR ELEVATION AS PROPOSED

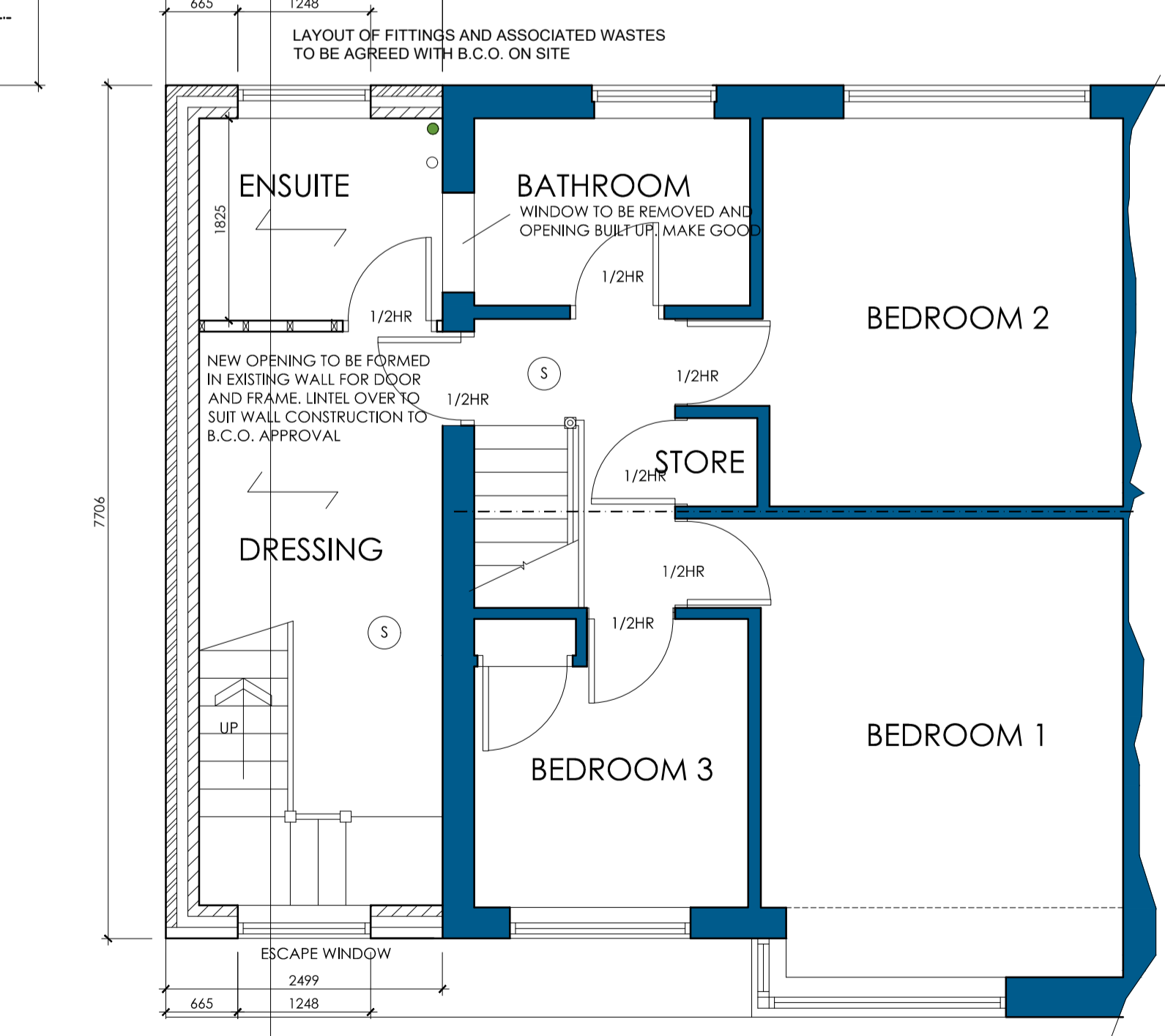
SIDE ELEVATION AS PROPOSED



PROPOSED SECOND FLOOR PLAN SCALE 1:50



PROPOSED GROUND FLOOR PLAN SCALE 1:50



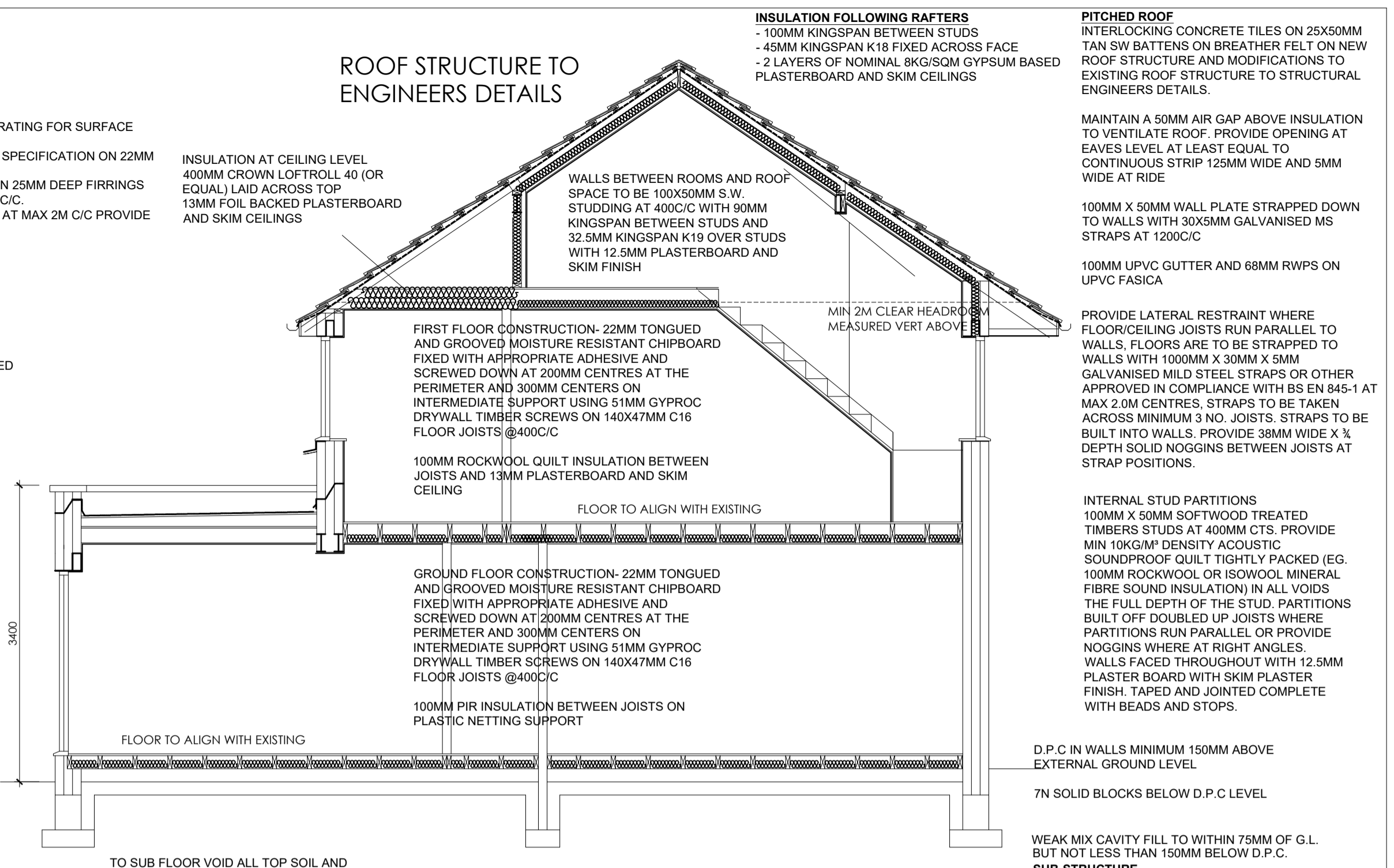
PROPOSED FIRST FLOOR PLAN SCALE 1:50

FLAT ROOF TO BE SINGLE PLY MEMBRANE WITH AA FIRE RATING FOR SURFACE SPREAD OF FLAME WITH A CURRENT BBA OR WILPAS CERTIFICATE AND LAID TO MANUFACTURERS SPECIFICATION ON 22MM EXT QUAL PLY ON 120MM CELOTEX CROWN BOARD BONDED TO VCL ON 22MM EX QUAL PLY DECKING ON MIN 25MM DEEP FIRRINGS CUT TO FALL MIN 1 IN 60 ON 145X47MM C16 JOISTS AT 400C/C. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM CEILING. AT MAX 2M C/C PROVIDE 30X5X100MM GALV MS STAPS ANCHORED TO WALL.

INSULATION FOLLOWING RAFTERS
 - 100MM KINGSPAN BETWEEN STUDS
 - 45MM KINGSPAN K18 FIXED ACROSS FACE
 - 2 LAYERS OF NOMINAL 8KG/SQM GYPSUM BASED PLASTERBOARD AND SKIM CEILINGS

EXTERNAL WALL CONSTRUCTION TO BE AS SHOWN EITHER 103MM OUTER LEAF OF FACING BRICKWORK BELOW DPC WITH WALLS ABOVE DPC OR 100MM 7N SOLID BLOCKWORK WITH DECORATIVE RENDER, 100MM DRITHERM CAVITY WALL BATTIS 100MM PLASOR 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.
 WHERE SHOWN OUTER LEAF TO BE 100MM 7N SOLID BLOCKWORK. ALL REMAINING EXTERNAL FACING BRICKWORK ABOVE DPC LEVEL TO BE RENDERED TO MATCH NEW WORKS.

ROOF STRUCTURE TO ENGINEERS DETAILS



GENERAL NOTES

- ALL RAFTERS/TRUSSES TO BE SPIKED OR CLIPPED TO WALL PLATE.
- 100 X 50MM SOFT WOOD WALL PLATE STRAPPED DOWN AT MAX 2M C/C WITH 30 X 5MM GALVANISED MILD STEEL STRAPS TAKEN DOWN WALL MIN 900MM AND PLUGGED AND SCREWED INTO WALL.
- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:- WHERE RAFTERS MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- WHERE CEILING TIES/FLOOR MEMBERS OF TRUSSES SPAN PARALLEL TO THE EXTERNAL WALL.
- 100 X 50MM STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 2NO RAFTERS/JOISTS AND BUILT IN WALL.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE.
- 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.
- LINTEL TO INCORPORATE WEEP HOLE DUCTS AT 1M C/C MIN. 2NO PER OPENING.
- NAYLOR RE LINTELS OVER OPENINGS IN 100MM INTERNAL BLOCKWORK WALLS.
- ALL CAVITIES TO BE CLOSED AT EAVES & VERGES.
- 7N SOLID BLOCKWORK BELOW D.P.C. LEVEL.
- NEW WINDOWS TO HAVE PVC FRAMES WITH A MAX 'U' VALUE OF 1.6W/M² SQ DEG C WITH DOUBLE GLAZED UNITS IN LOW E GLASS, ARGON FILLED AND WITH MINIMUM 16MM AIR GAP.
- 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 PANEL CLOSE TO THE EDGE OF THE DOOR.
- WINDOWS TO EACH NEW ROOM AT FIRST FLOOR LEVEL TO HAVE OPENING LIGHTS FOR ESCAPE PURPOSES WITH MINIMUM 0.33M² AREA AND MIN WIDTH OF 450MM. OPENING LIGHT TO BE WITHIN 1100MM OF FLOOR LEVEL.
- ALL BATHS ARE TO BE FITTED WITH A SUITABLE DEVICE TO LIMIT THE HOT WATER TEMPERATURE TO A MAXIMUM OF 48 DEG C.
- 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 TO BE GLAZED WITH DOUBLE LOW E (SOFT), ARGON FILLED WITH MINIMUM 16MM GAP.
- ALL WINDOWS TO HAVE 800MM² TRICKLE VENTS.
- 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).
- MECHANICAL EXTRACT TO EXTERNAL AIR TO BE PROVIDED AS FOLLOWS: - KITCHEN = 30 LITRES/SECOND IF PROVIDED ADJACENT HOB OR 60 LITRES/SECOND ELSEWHERE, - UTILITY ROOM = 30 LITRES/SECOND, - BATHROOM = 15 LITRES/SECOND, - SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN 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, 100MM DIAMETER SOIL & VENT PIPE TO TERMINATE MINIMUM 900MM ABOVE OPENING LIGHTS AND TO BE FITTED WITH DURABLE CAGE, DRAINS TO HAVE LINTEL OVER WHERE PASSING THROUGH WALLS, DRAINS WITHIN 1200MM OF BUILDING(S) TO BE ENCASED IN CONCRETE TO UNDER SIDE OF FOUNDATIONS, NEW MANHOLES TO BE BUILT UP. IN 225MM CLASS B ENGINEERING BRICKWORK, OFF 150MM CONCRETE BASE, 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.

White Agus PARTNERSHIP
 ARCHITECTURAL SERVICES
 Project: PROPOSED EXTENSION AT 35 BROADWAY BARNSELEY, S70 6QL
 Client: MR AND MRS ASHTON
 Date: JUNE 2020
 Scale: 1:50 1:100 @ A1
 Ref: 19-152
 Dwg. No: 02
 Rev: C
 Date: 14-09-20
 15-10-20
 15-11-20
 Description: DRAINAGE REVISED, REAR EXTENSION AND MATERIALS REVISED, EXTERNAL MATERIALS REVISED
 Date: 14-09-20
 15-10-20
 15-11-20
 Description: DRAINAGE REVISED, REAR EXTENSION AND MATERIALS REVISED, EXTERNAL MATERIALS REVISED