

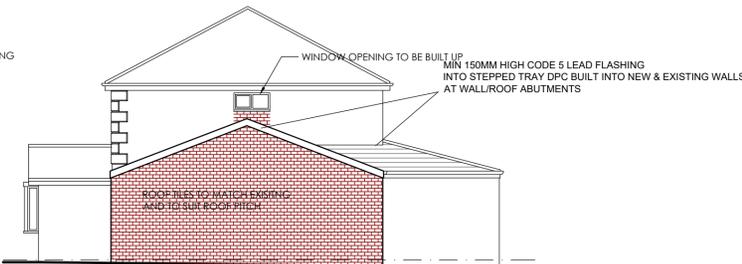


REAR ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED

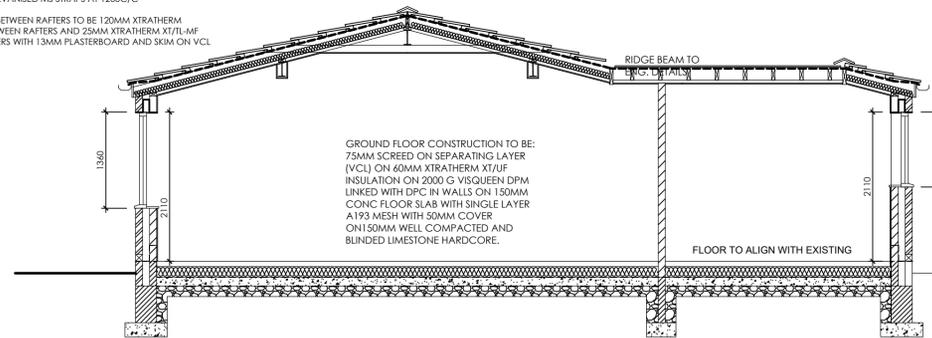


FRONT ELEVATION AS PROPOSED



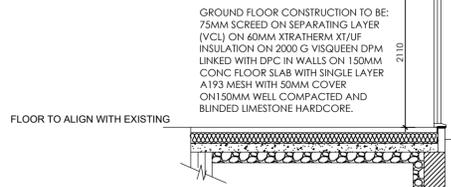
SIDE ELEVATION AS PROPOSED

100MM X 50MM WALL PLATE STRAPPED DOWN TO WALLS WITH 30X5MM GALVANISED MS STRAPS AT 1200C/C
INSULATION BETWEEN RAFTERS TO BE 120MM XTRATHERM XT/FL-MF BETWEEN RAFTERS AND 25MM XTRATHERM XT/FL-MF BELOW RAFTERS WITH 13MM PLASTERBOARD AND SKIM ON VCL



SECTION A - A

MIN 150MM HIGH CODE 5 LEAD FLASHING INTO TRAY DPC BUILT INTO NEW & EXISTING WALLS AT WALL/ROOF ABUTMENTS



SECTION B - B

MONO-PITCH ROOF
INTERLOCKING CONCRETE TILES TO MATCH EXISTING AND SUITABLE FOR LOW ROOF PITCH ON 25X50MM TAN SW BATTENS ON BREATHER FELT ON ROOF STRUCTURE TO ENGINEER'S DETAILS. MAINTAIN A 50MM AIR GAP ABOVE INSULATION TO VENTILATE ROOF. PROVIDE OPENING AT EAVES LEVEL AT LEAST EQUAL TO CONTINUOUS STRIP 25MM WIDE AND 5MM WIDE AT HIGH LEVEL 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 TO MATCH EXISTING

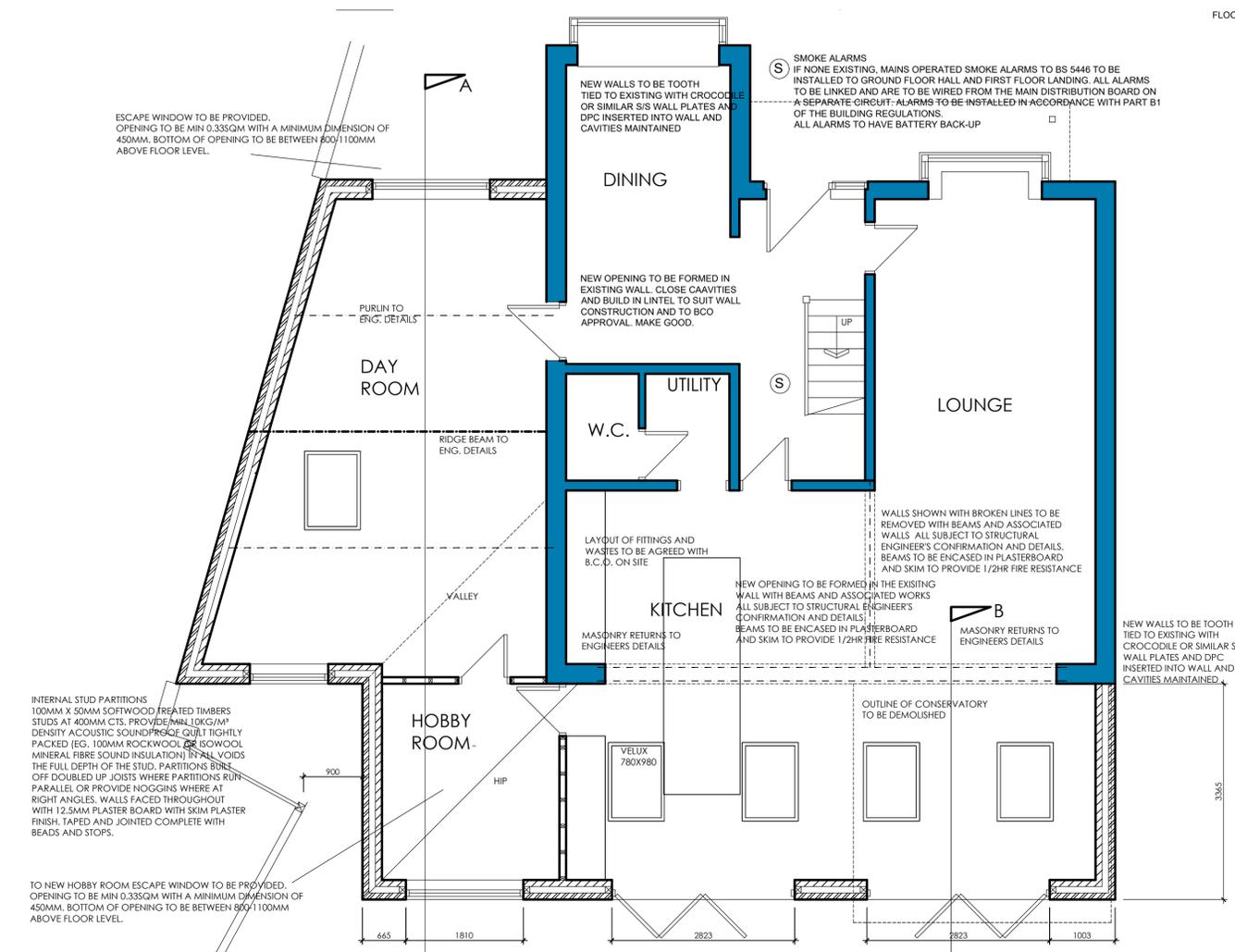
EXTERNAL WALL CONSTRUCTION
103MM OUTER LEAF OF FACING BRICKWORK 100MM DRITHERM 37 CAVITY WALL BATTS 100MM PLASMOR AGLITE® ULTIMA BLOCKWORK INNER LEAF
ALL EXTERNAL CAVITY WALLS TO BE DOT AND DABBED WITH PLASTERBOARD & SKIM
STAINLESS STEEL WALL TIES TO BE PROVIDED AT 450MM C/C VERTICALLY & 750MM C/C HORIZONTALLY AND EVERY BLOCK AT REVEALS
NOTE - FISH TAIL TIES MUST NOT BE USED.
DPC IN WALLS MINIMUM 150MM ABOVE ADJACENT GROUND LEVEL AND LINKED
WEAK MIX CAVITY FILL TO WITHIN 75MM OF G.L. BUT NOT LESS THAN 150MM BELOW D.P.C.
SUB-STRUCTURE

- 200 X 600MM CONCRETE STRIP FOOTINGS, OR TO ENG DETAILS TO SUPPORT POSTS
- MINIMUM 900MM FROM LOWER GROUND LEVEL TO UNDER SIDE OF CONCRETE (ALL SUBJECT TO BUILDING CONTROL
- D.P.C. IN WALLS MINIMUM 150MM ABOVE EXTERNAL GROUND LEVEL & LINKED WITH EXISTING
- 7N SOLID BLOCKWORK BELOW D.P.C LEVEL

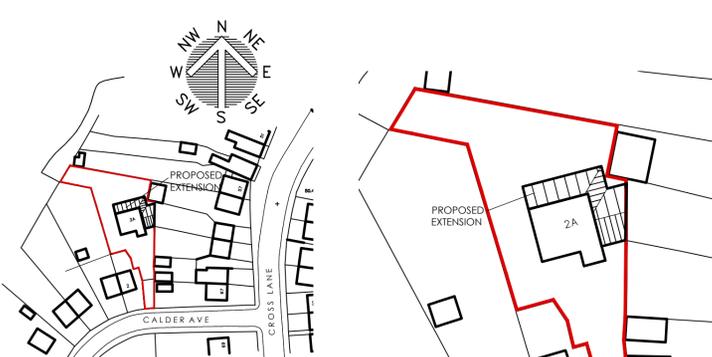
GENERAL NOTES

- ALL ROOF TILES TO BE NAILED.
- 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 STRAPS TO BE TAKEN OVER AND SCREWED TO MIN 3NO RAFTERS/JOISTS AND BUILT IN WALL.
- 100 X 50MM NOGGIN BETWEEN MEMBERS WHERE STRAPS OCCUR.
- STRUCTURAL DETAILS AND CALCULATIONS TO BE SUBMITTED TO LOCAL AUTHORITY MINIMUM 28 DAYS BEFORE WORK BEGINS ON SITE
- 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 R6 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 EXTENSION 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 NEW WINDOWS TO HAVE 8000SQMM TRICKLE VENTS.
- ELECTRICAL**
- INTERNAL LIGHTING 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. THE NUMBER OF SUCH FITTINGS SHALL BE IN ACCORDANCE WITH SAP REQUIREMENTS.
- EXTERNAL LIGHTING SHALL EITHER HAVE:
 - LAMP CAPACITY THAT DOES NOT EXCEED 150W PER FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF WHEN THERE IS ENOUGH DAYLIGHT OR WHEN LIGHTING IS NOT REQUIRED
 - THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN 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.
- ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED MINIMUM 450MM AND MAX 1200MM ABOVE FINISHED FLOOR LEVEL.
- DRAINAGE & WASTE**
- WASTE SIZES
 - SINKS 38 MM DIAMETER
 - BATH 38 MM DIAMETER ALL FITTED WITH MINIMUM 75MM DEEP SEAL TRAPS
 - BASINS 32 MM DIAMETER DEEP SEAL TRAPS
 - SHOWER 38MM DIAMETER
- 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.



GROUND FLOOR PLAN AS PROPOSED



LOCATION PLAN SCALE 1:1250

SITE PLAN SCALE 1:500

PRIOR TO THE COMMENCEMENT OF THE WORKS THE EXISTING FOUL AND SURFACE WATER DRAINAGE SYSTEM IS TO BE INVESTIGATED. WASTE PIPEWORK AND ASSOCIATED DRAINAGE TO BE AGREED WITH THE BUILDING CONTROL OFFICER ON SITE.
RAINWATER TO BE TAKEN TO SOAKAWAYS A MINIMUM OF 5M FROM ALL BUILDINGS SUBJECT TO AGREEMENT OF THE B.C.O..

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Project: PROPOSED EXTENSION AT 2A CALDER AVENUE, ROYSTON BARNSELEY, S71 4AS			Client: MR CRAIG PLUNKETT		
Drawing Title: PLANS ELEVATIONS AND SECTION AS PROPOSED		Date: JAN 2025	Scale: 1:50 & 1:100 @ A1	Ref. No.: 21-027	Dwg. No.: 03
Date	Suffix	Description	Date	Suffix	Description