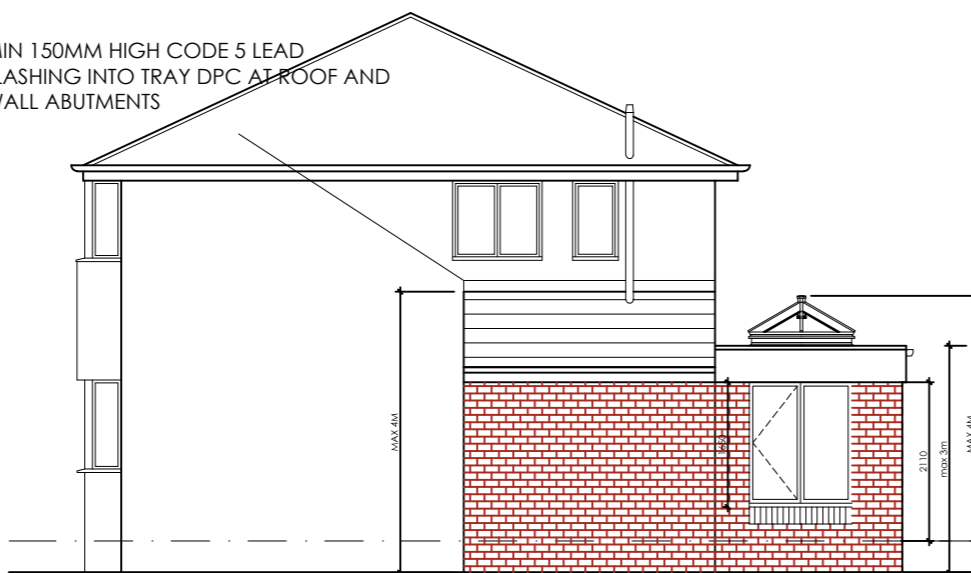


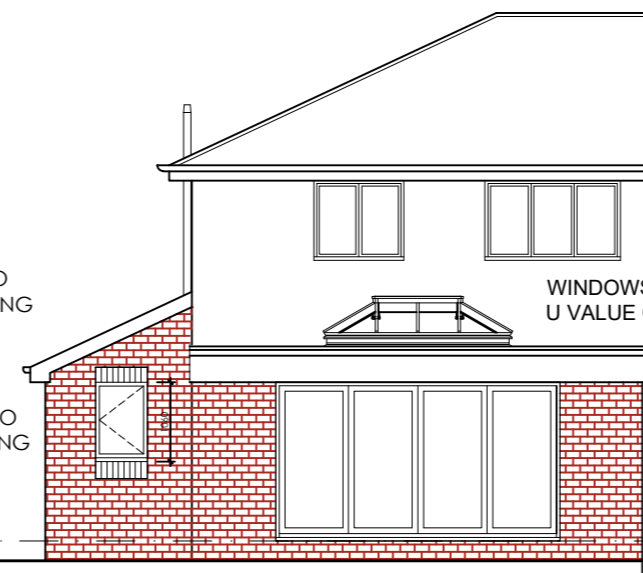


MIN 150MM HIGH CODE 5 LEAD FLASHING INTO TRAY DPC AT ROOF AND WALL ABUTMENTS

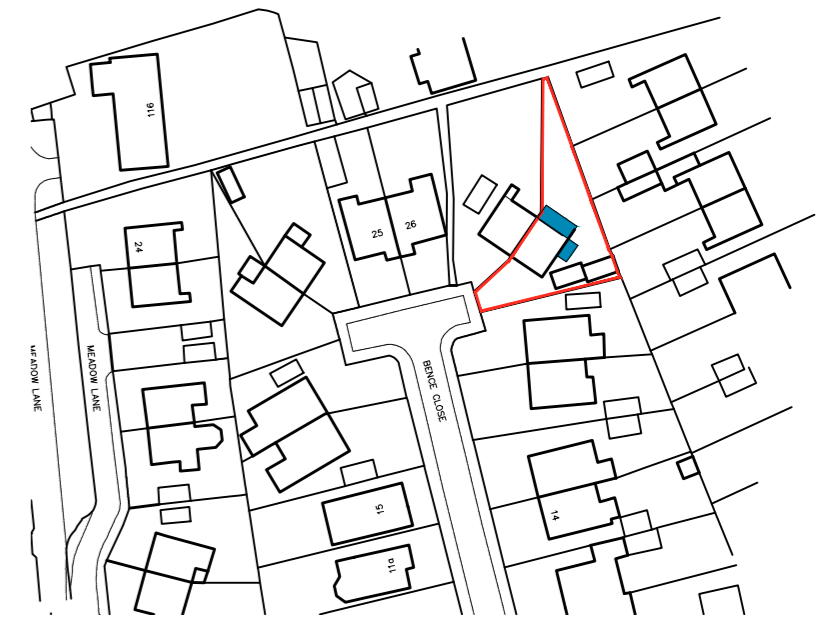


ROOF TILES TO MATCH EXISTING

BRICKWORK TO MATCH EXISTING



WINDOWS AND ROOF LIGHTS TO HAVE U VALUE OF 1.4 OR LESS



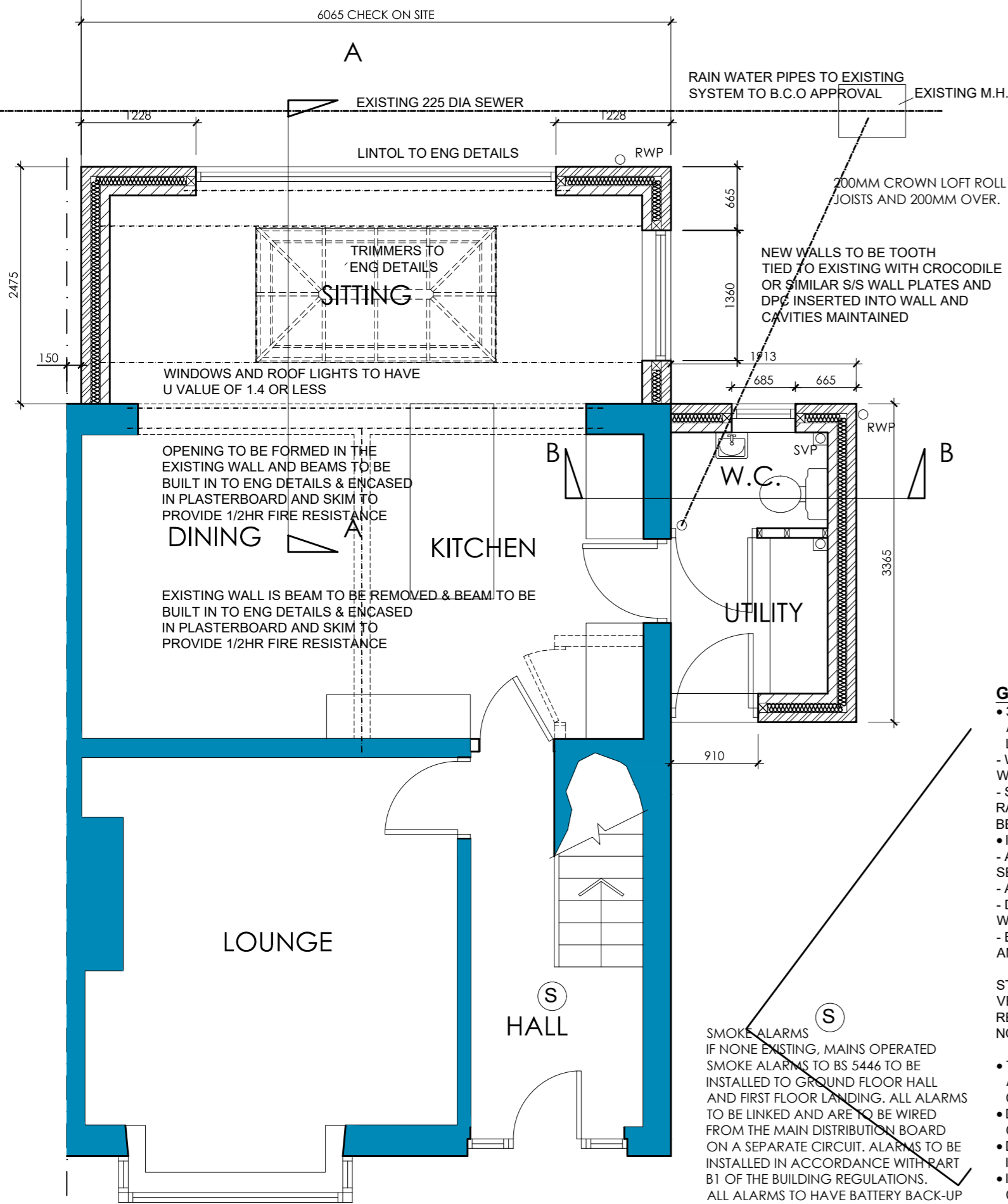
LOCATION PLAN

SCALE 1:1250



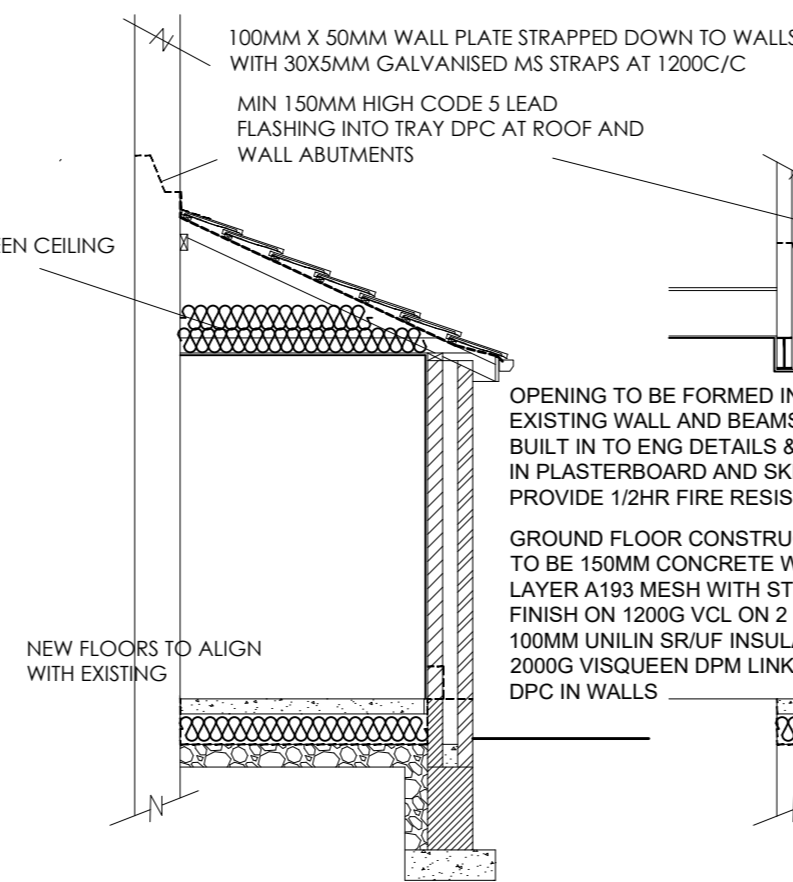
BLOCK PLAN

SCALE 1:500



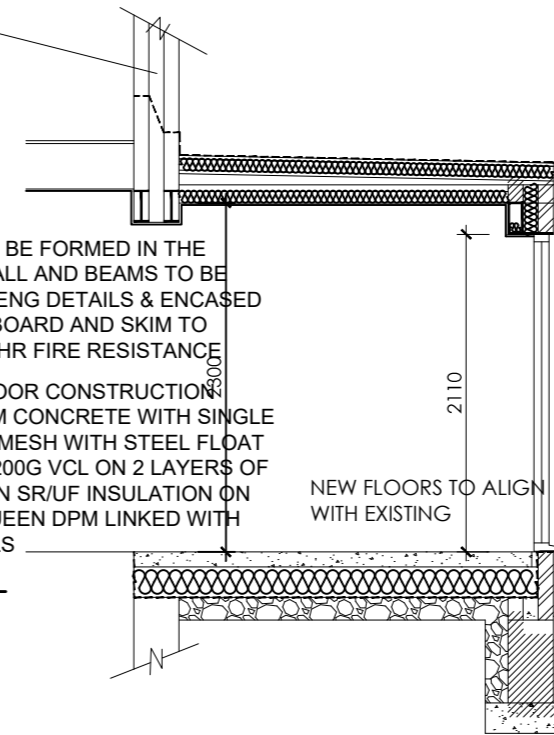
GROUND FLOOR PLAN AS PROPOSED

NEW MONO-PITCHED ROOF
ROOF TILES TO MATCH EXISTING ON 25X50MM TAN SW BATTENS ON APPROVED BREATHER FELT ON 100X50MM C16 RAFTERS AT 400C/C. 100X50MM CEILING JOISTS @ 400C/C WITH 13MM PLASTERBOARD AND SKIM CEILING



SECTION B - B

FLAT ROOF CONSTRUCTION TO BE AN APPROVED SINGLE PLY MEMBRANE ON 12MM EXT QUALITY PLY ON 75MM UNILIN FR-ALU INSULATION ON 19MM EXT QUAL PLY DECKING ON FIRTINGS CUT TO FALL 1 IN 60 ON 120X47MM C16 ROOF JOISTS AT 400C/C WITH 13MM FOIL BACKED PLASTERBOARD AND SKIM CEILING. 75MM UNILIN XTTR INSULATION BETWEEN JOISTS



SECTION A - A

EXTERNAL WALL CONSTRUCTION
103MM OUTER LEAF OF FACING BRICKWORK TO MATCH EXISTING, 100MM UNILIN CAVITY THERM 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

DPC IN WALLS MINIMUM 150MM ABOVE ADJACENT GROUND LEVEL AND LINKED TO DPM

WEAK MIX CAVITY FILL TO WITHIN 75MM OF G.L. BUT NOT LESS THAN 150MM BELOW D.P.C.
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

- 30 X 5MM GALVANISED MILD STEEL STRAPS TO BE PROVIDED AT 2M C/C IN THE FOLLOWING LOCATIONS:
- WHERE ROOF 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.
- 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.

- 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. HI THERM 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 AND DOORS TO HAVE U VALUE OF 1.2 OR LESS
- 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.

ELECTRICAL

- 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.

HEATING

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

DRAINAGE & WASTE

WASTE SIZES

- SINKS 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 1200M M 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.
- HOT WATER TAPS TO BE INSTALLED ON THE LEFT.
- MECHANICAL VENT
- 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
- SANITARY ACCOMMODATION = 6 LITRES/SECOND WITH FAN LINKED TO LIGHT SWITCH. WITH 20 MINUTE OVER-RUN

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Project: PROPOSED EXTENSIONS AT 22 BENCE CLOSE, DARTON BARNSELY S75 5PB		Client: DEVELOPMENTS BY BOUTIQUE	
Drawing Title: PLANS, ELEVATIONS & SECTIONS		Date: JULY 2023	Scale: 1:50 & 1:100 @ A2
Date: 07/09/2023		Ref: 23-066	Dwg. No: 01 Rev: A
Date: 07/09/2023	Suffix: A	Description: REVISED FOLLOWING DRAIN SURVEY, FLAT ROOF REVISED	Date: Suffix: Description: