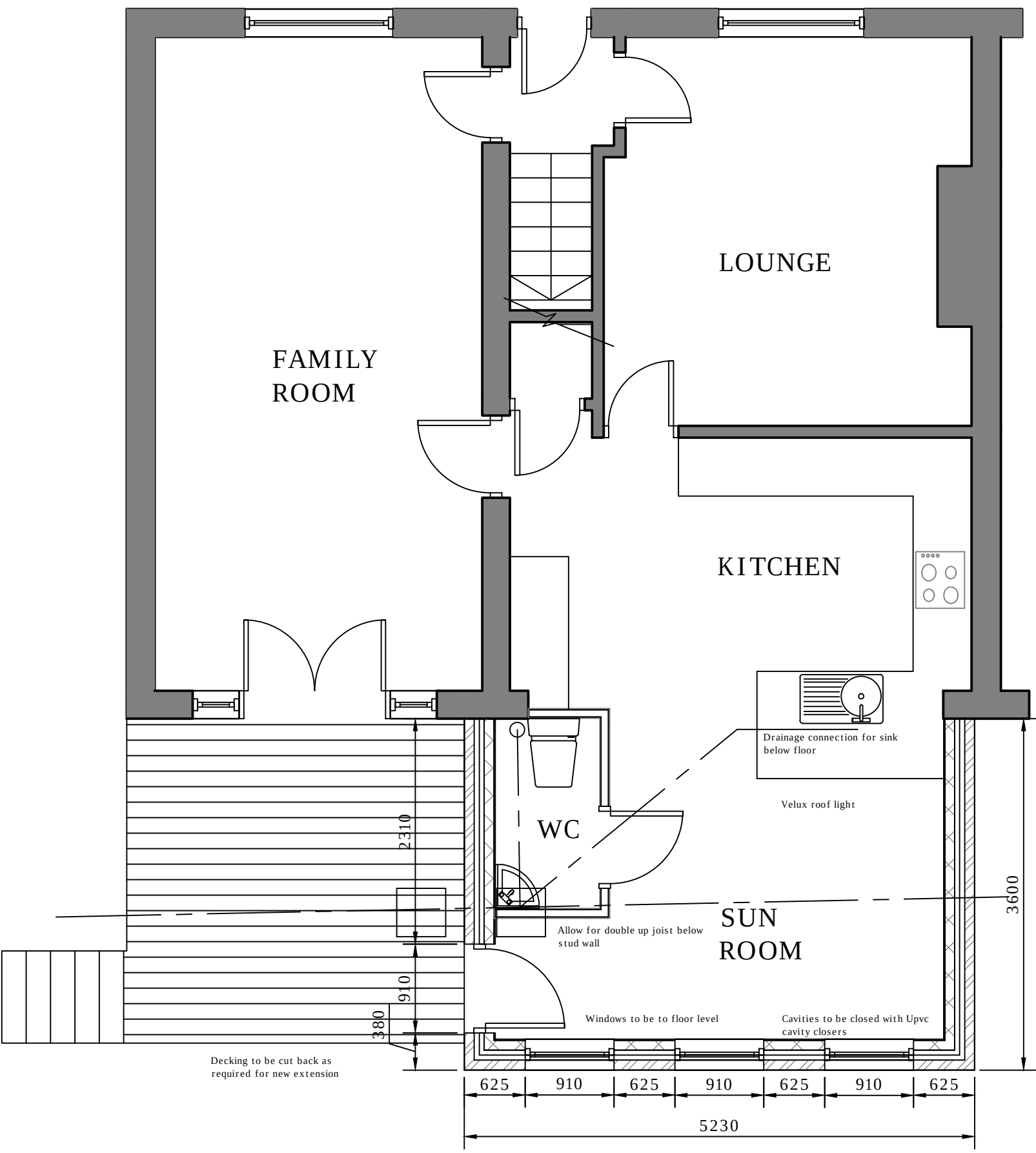




New walls to be 300mm cavity wall with 100mm block internal leaf with 50mm clear cavity & 50mm Kingspan insulation board and rendered block external leaf to provide 0.27W/m² K U value.

Cavity wall ties to be provided at 750mm spacing horizontally and 450mm spacing vertically. Ties to be double triangle type with insulation clips.

Movement joints to be provided to suit block manufacturers recommendations and be continuous through render with UPVC stop beads.

All new cavities are to be continuous with existing cavities.

New ground floor construction to be 22mm thick moisture resisting flooring board on timber joist 50x150mm with minimum 100mm Kingspan insulation board to give minimum 0.25W/m² K U value, between joists supported by 25mm timber battens nailed to side of joists.

Foundations to be minimum 600x200mm deep at same depth & tied into existing house foundations.

Allow for lintels over existing sewer run subject to Yorkshire Water agreement.

All glass in critical locations ie. below 800mm above FFL or 1500mm in doors or within 300mm horizontally of doors to be of a type defined as 'Break Safely' in accordance with BS 6206:1981.

Windows to be double glazed UPVC to give minimum 1.8W/m² K U value. All new windows to have reflex hinges to enable cleaning from inside. Opening lights to provide minnum rapid ventilation of 1/20th of floor area. Trickle vents are to be provided to give 8000m² background ventilation.

All new radiators to new rooms to be provided with TRV & installed & commissioned by a GAS SAFE registered engineer, certification to be provided to Building Control.

Lateral restraint straps 30x5mm galvanised steel 1200mm long to be provided to floor and roof junctions to gable wall. Fixed along joists or over 3 joists. Vertical straps 1000mm long to be provided to wall plate at minimum 2000mm centres.

All electrical work is required to meet the requirements of Part P (Electrical Safety) & is to be designed, installed, inspected & tested by person competent to do so.

Soil pipes to be 100mm dia UPVC fire stopped when passing through compartment walls and floor with fire protection collar, collar fixed through 12.5mm Fireline boards into ply bearer. Soil pipes to be wrapped in 25mm mineral wool insulation and SVP boxings to be packed with mineral wool insulation. SVP's to external air to be terminated with cage or perforated cover, or to ridge vent or air admittance valve (AAV). All to comply with Building Regulations. Location of stack to external air to comply with Para 1.27 Part H. Pipes of smaller diameter passing through compartment walls & floors are to comply with the Building Regulations. Minimum size of branch pipes to be 75mm for WC's, 32mm for wash basins & 40mm for sinks, baths & showers. Appliances other than the WC to be fitted with 75mm seal traps. Proprietary bosses are to be used for multi connections to soil stacks to comply with the regulations. Bathroom layouts & associated shower units are to comply with the backflow prevention requirements of the Water Regulations 1999.

Exisiting manhole to be relocated to outside of extension footprint subject to Yorkshire Water agreement.

General Notes

1. This drawing is detailed to satisfy a planning application/building regulations application. No liability is accepted for any loss of any sort or additional expense incurred consequent on any failure real or alledged, of the drawing to meet the requirements of any body, statutory or otherwise.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. DO NOT SCALE FROM THIS DRAWING. Written dimensions only should be used. If any doubt exist ask for clarification.
4. Until approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction.
5. All work is to be carried out in compliance with the requirements of the relevant statutory authorities and regulations.
6. All dimensions are in millimeters unless otherwise stated.
7. Contractors and sub-contractors must agree all dimension prior to any work being carried out, be this offsite manufacturer or onsite construction.

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Rev	Description	Date	Drawn	Appr.
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Drawing Status

FOR BUILDING REGULATIONS

Client

MR & MRS LOWE

Project Title

REAR EXTENSION
2 CROSS STREET
BARNSELY

Drawing Title

PROPOSED GROUND FLOOR
PLAN

Drawn By: PDS

Scale: 1:50 @ A3

Date: JAN 2016

Drawing Number:

2CS-02

Revision: