GENERAL CONSTRUCTION NOTES
34 MEADOWGATES BOLTON ON DEARNE BARNSLEY

General notes are to be read in conjunction with drawings and are applicable unless otherwise stated on drawings.

Foundations:- to be C35 grade concrete strip footings see typical detail.

Walls:- external walls to be cavity construction comprising of an outer leaf of facing material as indicated on drawing, with a 50 mm cavity with 50 mm Kingspan Kooltherm K8 with 100 mm thick Plasmor Stranlite inner leaf with 12.5mm plasterboard on plaster dabs with plaster skim finish to achieve U value 0.28W/msq.K. Below ground level use solid Stranlite or other approved 7N/ mm strength blocks to BS 5628. Provide insulation to within 75 mm of ground level. Close cavity at eaves. Bond external brickwork to existing every alternate course or use stainless steel wall connector/tie system. Provide and insert stainless steel vertical twist wall ties at a rate of 5 per sq metre ie at 750 centres horizontally, 450 centres vertically, and 225 centres up reveals of openings. Insert 215 x 65 mm airbricks at 1 m ctrs to vent under ground floor joists. Sleeve across cavity to internal wall. Provide tray dpcs over lintels. Provide continuous horizontal dpcs to inner leaf se detail. Insert Damcor insulated cavity closers/dpc's to all, sills and reveals of openings in external walls as required. Wall plates to be 100 x 75 timbers restrained by 30 x 5 mm galvanised mild steel anchor straps 1200 centres built into blockwork, 900 mm min drop.

Floors Generally:- to be 22 mm T & G flooring grade chipboard with glued joints and perimeter sealed with mastic, on existing joists, sizes and centres as indicated on drawing for new first floor. Provide 200mm mineral fibre insulation in two layers of 100mm Rocksil flexible slab between first floor joists over kitchen area and 100mm thick Kingspan Kooltherm K3 insulation supported on netting between joists over garage to achieve .22W/msq/K 'U' value.

Pitched roofs:- roofing material as specified on drawing on 38 x 25 sw battens on one layer untearable roofing breather felt on prefabricated trussed rafters to BS 5268 part 3 1973 using processed timbers to BS 4471 1978 and BS 4978 1973. Calculations for trusses are to be submitted 28 days prior to erection for which conditional approval is requested. Provide and install a proprietary PVC eaves ventilation strip to full extent of eaves, duct over insulation to vent roof space. Provide and install 100 mm thick Crown Loft Roll 40 insulation between ceiling joist members with 200 mm Crown Wool insulation over joists to achieve 0.16W/msq/K. Ceilings to be 12.7 mm thick plasterboard and skim finish.
Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to first floor joists, (where joists run parallel to walls) and roof trusses to gables (at rafter and ceiling joist levels). Straps are to extend over 3 no joists/trusses and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

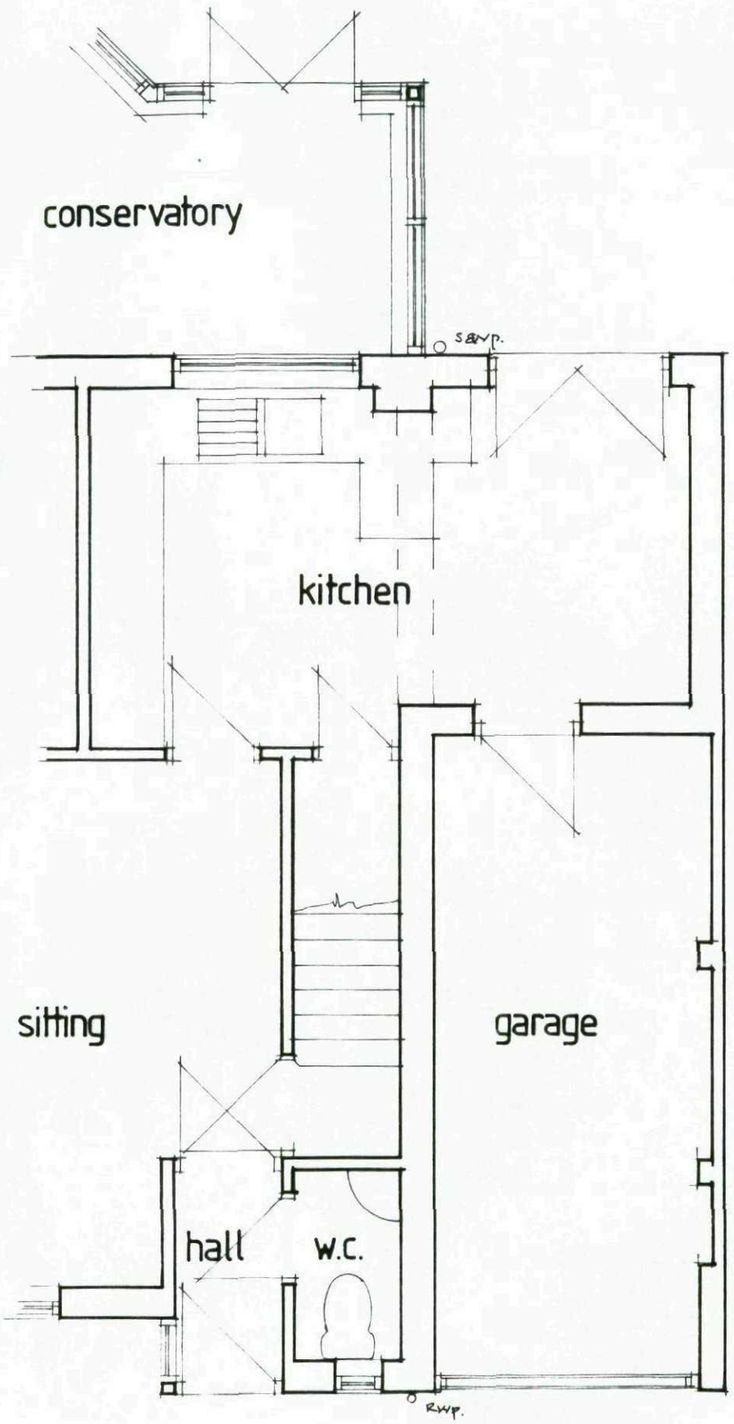
Dormer Walls:- to be Marley Plain tile vertical tile hanging on 38 x 25mm tanalised timber battens on Tyvec untearable breather membrane on 9mm W.B.P. bonded plywood on 100 x 50 tanalised timber studding framework with studs at 600mm ctrs. and noggins at 400ctrs. Fix vapour barrier and line internally with Kingspan Kooltherm K17 dry lining board and skim finish. Fill between voids in studding with 100mm thick Kingspan Thermapitch TP10 cut to fit tightly.

Windows and ventilation:- all new windows are to have opening lights of not less than 1/20th of the floor area and glazed panels not more than 25% of the floor area. New windows to all habitable rooms to be fitted with trickle ventilators giving not less than 8000 mm^2 area, any existing areas affected to meet part F1 of the Building Regs. .
All new windows and glazed doors are to have double glazed units manufactured to BS 6206 using 6mm laminated glass outer leaf 16mm air gap and 6mm inner leaf of laminated Pilkingtons soft coated low E glass, and are to be fully draft stripped.
Windows to habitable first floor rooms to have min 750 high x 450 wide clear opening lights, for escape purposes.

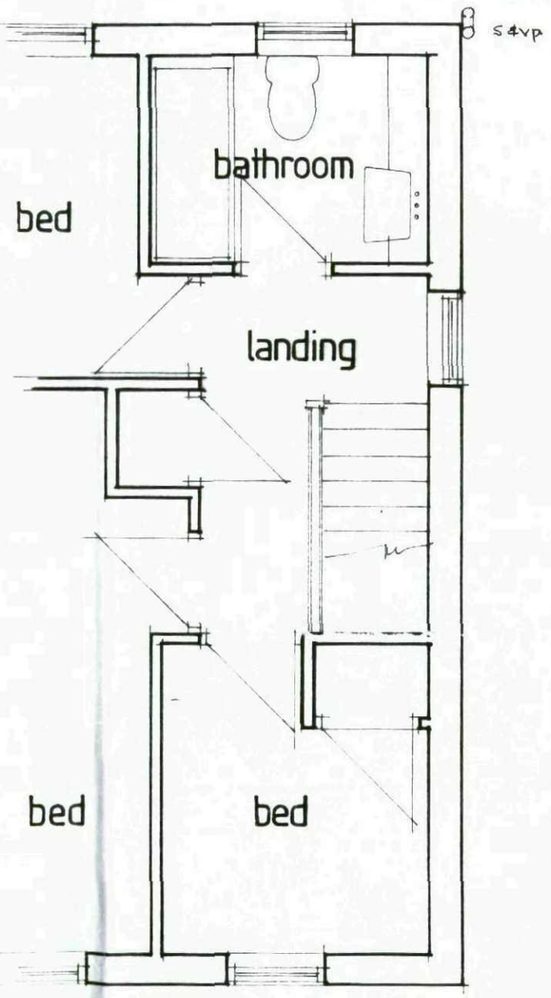
Plumbing and drainage:- soil and vent pipes to be 100 mm ∅ pvc and to terminate one metre above any opening light and be fitted with a balloon grating.
Gutters to be 100 mm pvc half round or square section with 64 mm round or square section fall pipes to suit.

Mechanical/Electrical Works:- provide and install smoke detectors at ground and first floor levels where indicated. Detectors to be hard wired into distribution board with separate fuse.
The electrical installer should be registered under the competent person's scheme and upon completion issue a self-certificated certificate of compliance with Building Regs. to the local authority. All heating installations/alterations to be carried out by Gas safe registered operatives.

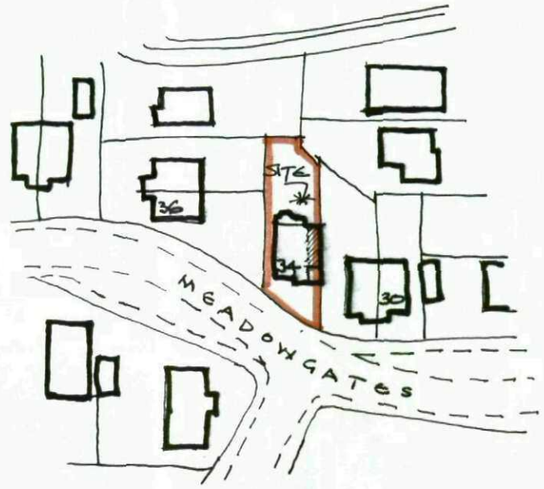
PROPOSED FIRST FLOOR EXTENSION TO 34 MEADOWGATES BOLTON ON DEARNE FOR MR. & MRS. D. EADES - TEL. 01709 880062



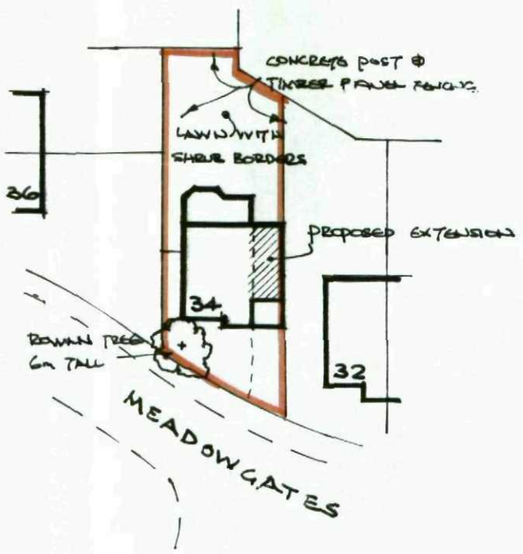
EX. G.F. PLAN (1:50)



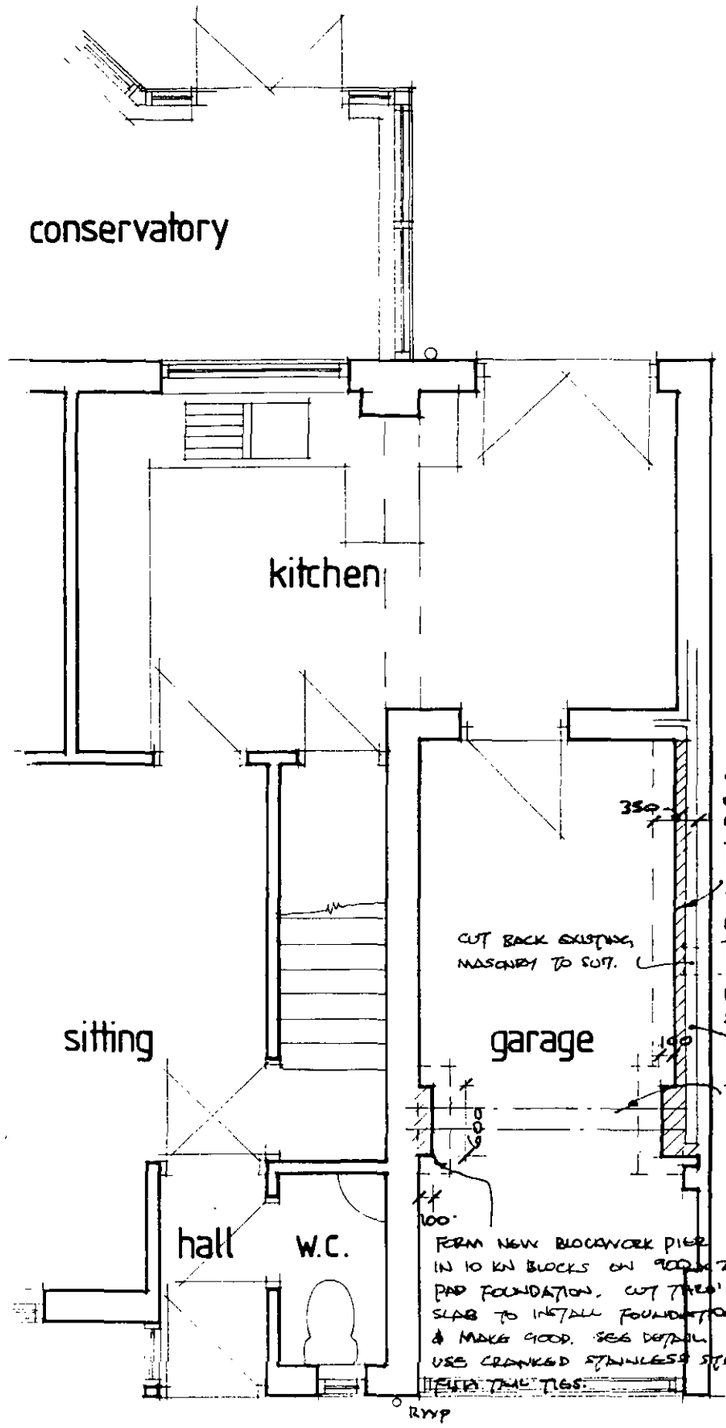
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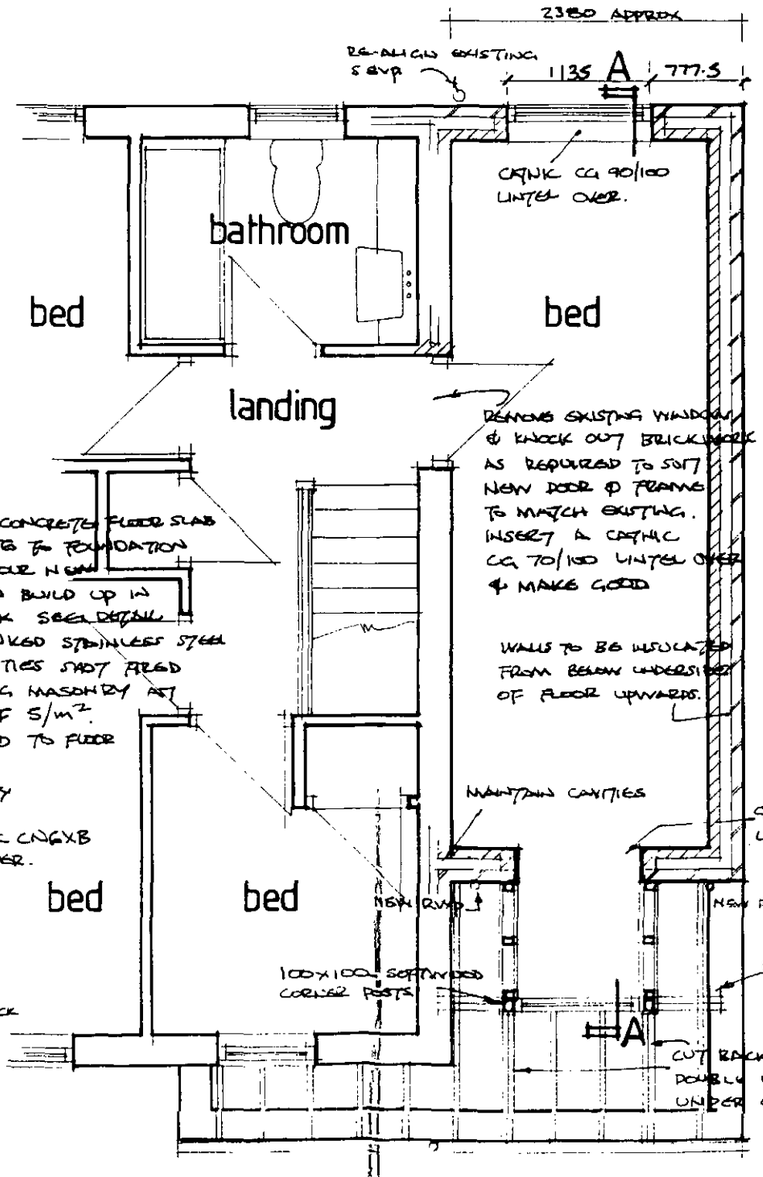
LOCATION PLAN 1/1000 approx.



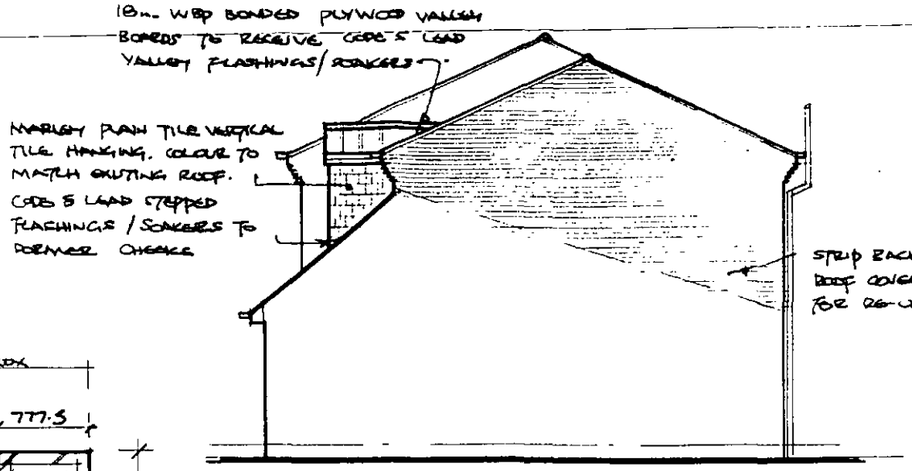
BLOCK PLAN 1/500 approx.



PROP. G.F. PLAN (1:50)



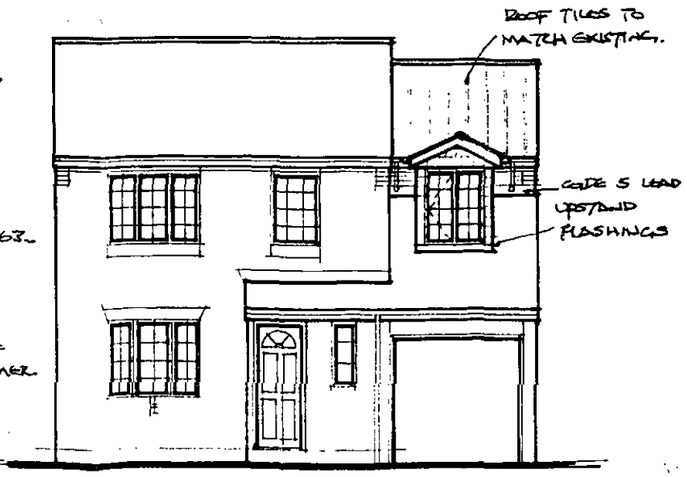
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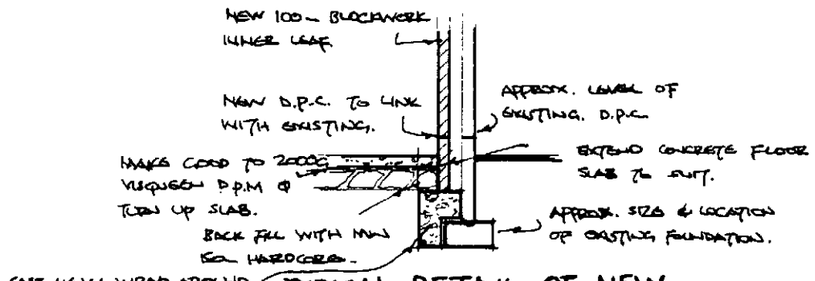
PROP. SIDE ELEVATION (1:100)



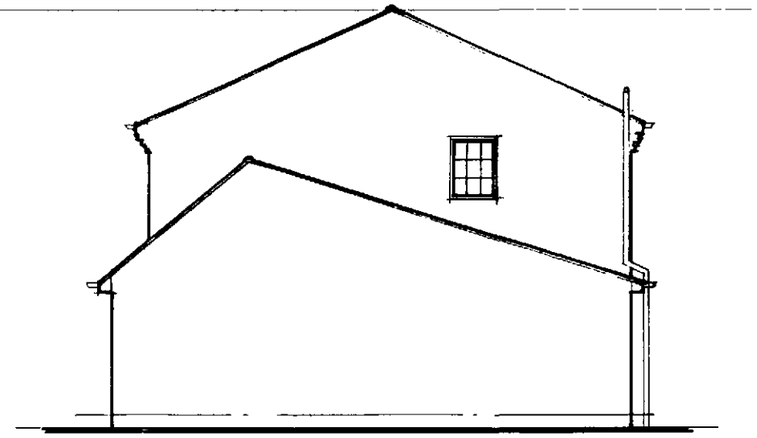
PROP. REAR ELEVATION (1:100)



PROP. FRONT ELEVATION (1:100)



TYPICAL DETAIL OF NEW FOUNDATION FOR INNER LEAF (1:50)



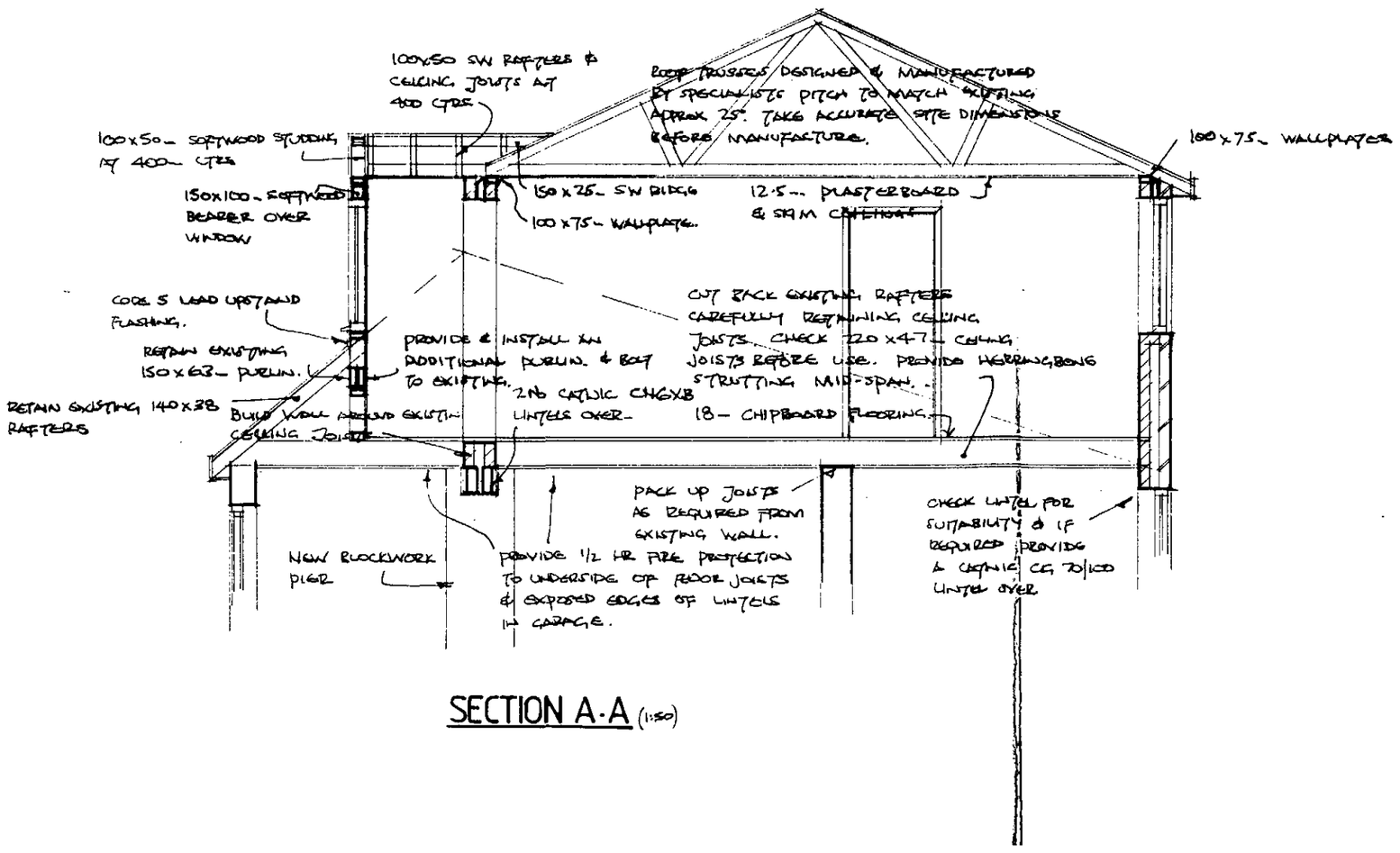
EX. SIDE ELEVATION (1:100)



EX. REAR ELEVATION (1:100)



EX. FRONT ELEVATION (1:100)



SECTION A-A (1:50)