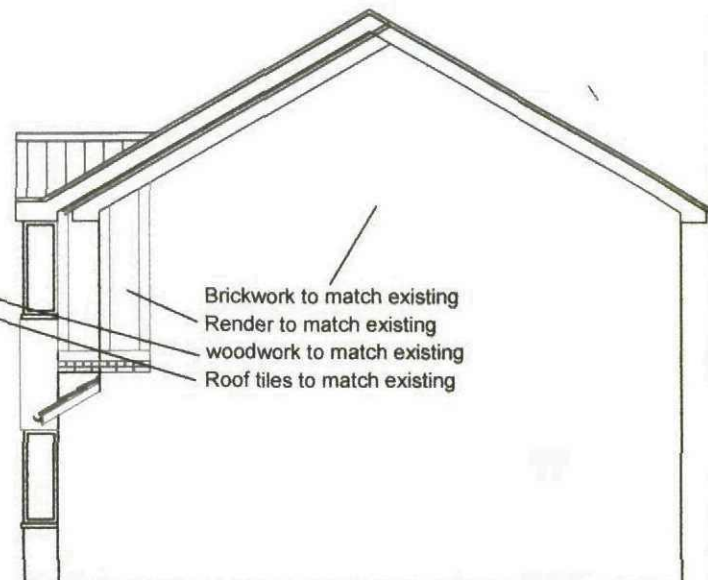
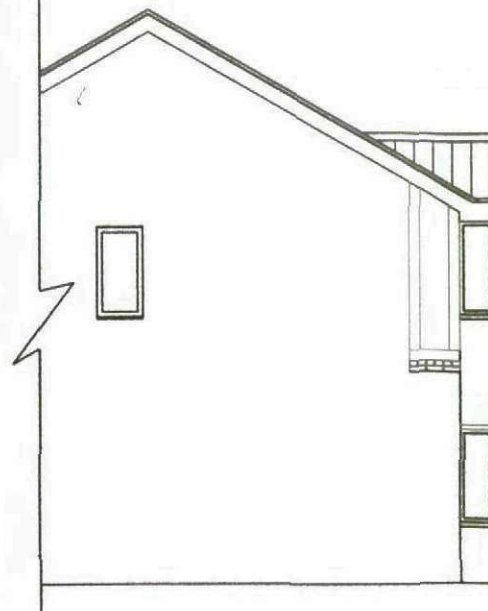
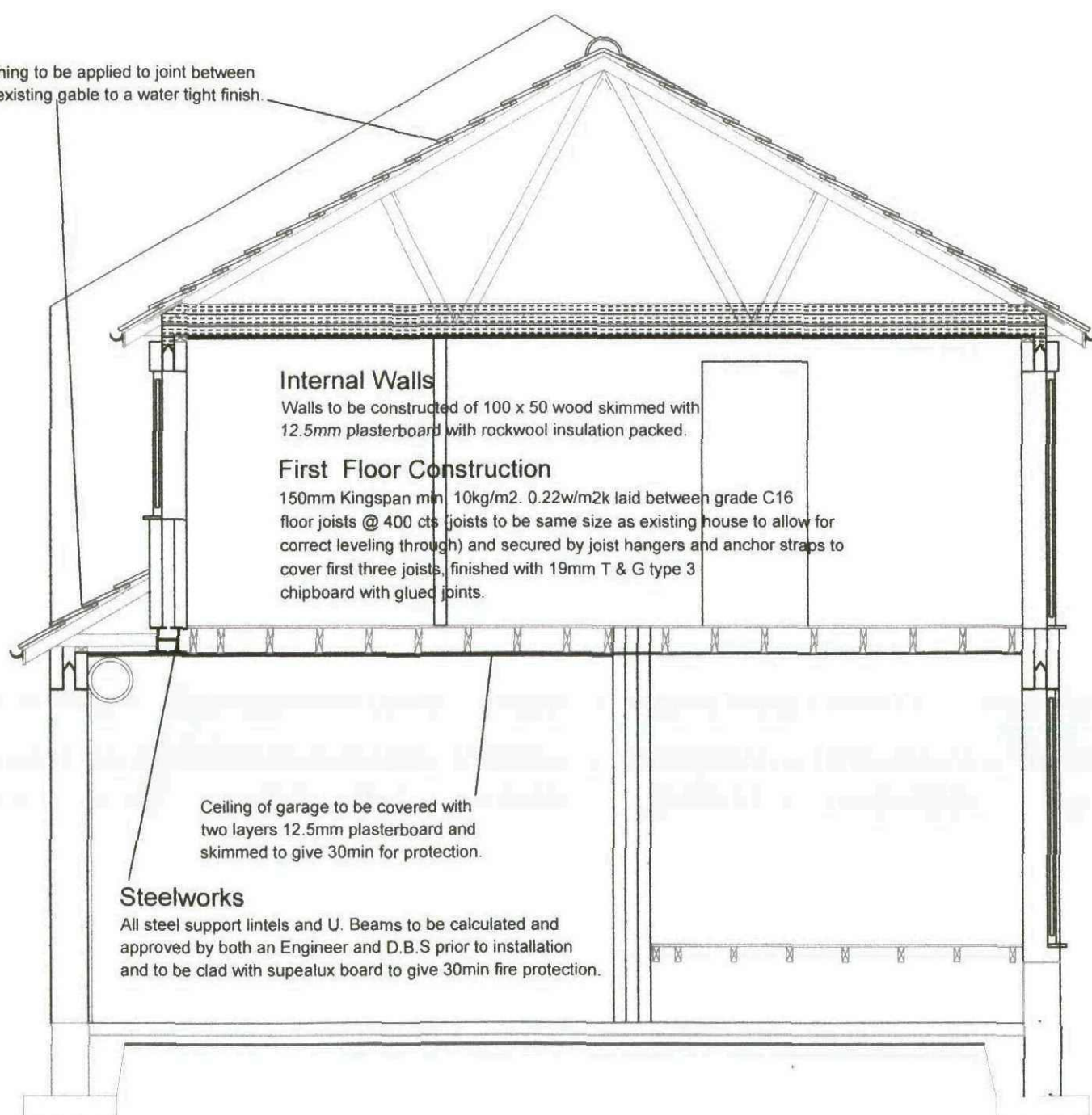




Lead flashing to be applied to joint between roof and existing gable to a water tight finish.



Internal Walls

Walls to be constructed of 100 x 50 wood skimmed with 12.5mm plasterboard with rockwool insulation packed.

First Floor Construction

150mm Kingspan min 10kg/m² 0.22w/m²k laid between grade C16 floor joists @ 400 cts (joists to be same size as existing house to allow for correct leveling through) and secured by joist hangers and anchor straps to cover first three joists, finished with 19mm T & G type 3 chipboard with glued joints.

Ceiling of garage to be covered with two layers 12.5mm plasterboard and skimmed to give 30min for protection.

Steelworks

All steel support lintels and U. Beams to be calculated and approved by both an Engineer and D.B.S prior to installation and to be clad with supealux board to give 30min fire protection.

External wall construction

Walls to be constructed in accordance with part A of the building regulations 1991 and shall achieve a U value of 0.27W/m² or greater.

Walls to be 102mm brickwork, 100mm cavity with full fill cavity bats or better, Inner leaf to be constructed from 100mm stralite 7N/mm² blocks. to be tied together with approved stainless steel ties spaced at a max of 750mm horizontal cts and 450 vertical cts but at every course at reveals. Ties to existing brickwork to be resin fixed stainless steel at 450mm cts. Finished internal walls with 12.5mm plasterboard applied with dot and dab fixings with an allowance for air void between board and block, and to be finished with 3mm plaster skim. All open cavities to be closed with approved cavity closers. Outer leaf to have weepholes at 1000mm cts to allow for drainage to cavity over damp tray in both leaves and to be positioned a min of 150mm above finished ground level or two leaves of brick and block, mass filled with concrete to 150mm below DPC.

Connecting walls to be opened up to allow for a continuous cavity 225x150mm airgrates @ ground level @ 1.8m cts boxed thro cavity with DPC over..

Ground Floor Construction

Ground to be removed down to an acceptable level for inspector. To be then back filled with crushed stone hardcore and compacted in 150mm stages. Stone to be blinded with sand to protect 1200 gauge visqueen D.P.M., or radon barrier to the satisfaction of D.B.S. to run continuous under the 75mm concrete oversite and through walls.

100mm Kingspan thermafloor to be laid between grade C16 floor joists and secured by joist hangers and anchor straps to cover first three joists, finished with 19mm T & G type 3 chipboard with glued joints.

Foundations

To be C15 mass filled concrete to all external walls, Recommended 600 wide and a min 200 deep. Load Bearing internal walls to have foundations 500 wide by 200 deep. All strip foundations to be min 900 below lowest finished ground level unless adjacent to drain or sewers in which they should be lower. All foundations to satisfy D.B.S and be inspected prior to placing concrete.

General

All works to be carried out to the full satisfaction of D.B.S and comply with current B. regs. & B.S.C.P. weather or not specified on dwg. Any discrepancies to be cleared with the architect before proceeding with any further work. All measurements are in metric and must be checked at site and not scaled from the drawings.

COUNT

Mr Paul Kave

TITLE

Proposed 2 storey extension to side of existing property. Consisting of Garage, utility, bedroom, en-suite and storage.
21 White Cross Ave
Cudworth
Barnsley S72 8GA

N. COOK

Architectural Design and Planning Consultants
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SCALE

1:50 / 1:100

DATE

10 September 2010

REVISION

N.C.

DRAWING NO

10102010PK

KEY

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