

GENERAL NOTES

Foundations

To be 600mm wide and 225mm deep continuous C35 grade concrete strip type, minimum 750mm to underside from external ground level, insert A142 mesh reinforcement in bottom with min 50mm cover.
Foundations to be taken below drains where appropriate.

Foundation walls to be constructed in 300mm wide 7N/mm concrete trench blocks below ground level to BS5628

External Walls

To be constructed in facing brickwork outer leaf to match existing building, with 100mm cavity filled with 100mm Crown Drytherm insulation, 100mm Plasmor Stranlite concrete blockwork inner leaf finished with 13mm plasteboard and skim finish.
Stainless steel twist type wall ties to be provided in a diamond pattern 750mm horizontally and 450mm vertically. Ties to be provided at every block course at reveals.. DPC's to be provided horizontally to both leaves min 150mm above ground level. Insulating DPC's to be provided at reveals and cills. 75mmx100mm treated timber wall plates to be provided on inner leaf restrained with 30mm x 5mm galvanised anchor straps at 1200mm centres min 900mm in length. IG L1/S 100 lintols to be provided over openings .

Floor Construction

50mm concrete screed, on 100mm C35 grade concrete slab, with single layer of A142 mesh to bottom min 25mm cover, on 150mm expanded foam type floor insulation, on 2000 gauge visqueen DPM on 150mm well compacted hardcore, blinded with sand.

Drainage

New manholes to be constructed as indicated on drawing, existing manhole to be removed and drainage extended to new position.
All foundations to be taken to below the level of the pipework, any pipework passing through foundation wall to be lintolled over.
all pipework to be 100mm flexible jointed laid to falls on 150mm bed of pea gravel.

Internal Walls

All internal walls to be constructed of 75x50mm softwood framing with 12.5mm plasterboard and skim to both sides, with mineral wool slab sound insulation between studs for sound insulation.

Structural Steelwork

All steelwork to be provided in accordance with structural engineers details, and encased in 2 layers of 12.5mm plasterboard with skim finish for fire protection

Title: **Proposed Rear Extension**
10 Pickhills Avenue
Goldthorpe, Barnsley.

Scale: 1:50 Drawn By: AJF

Drawing No. 1275/04 Date: August 22

AJF DESIGNS



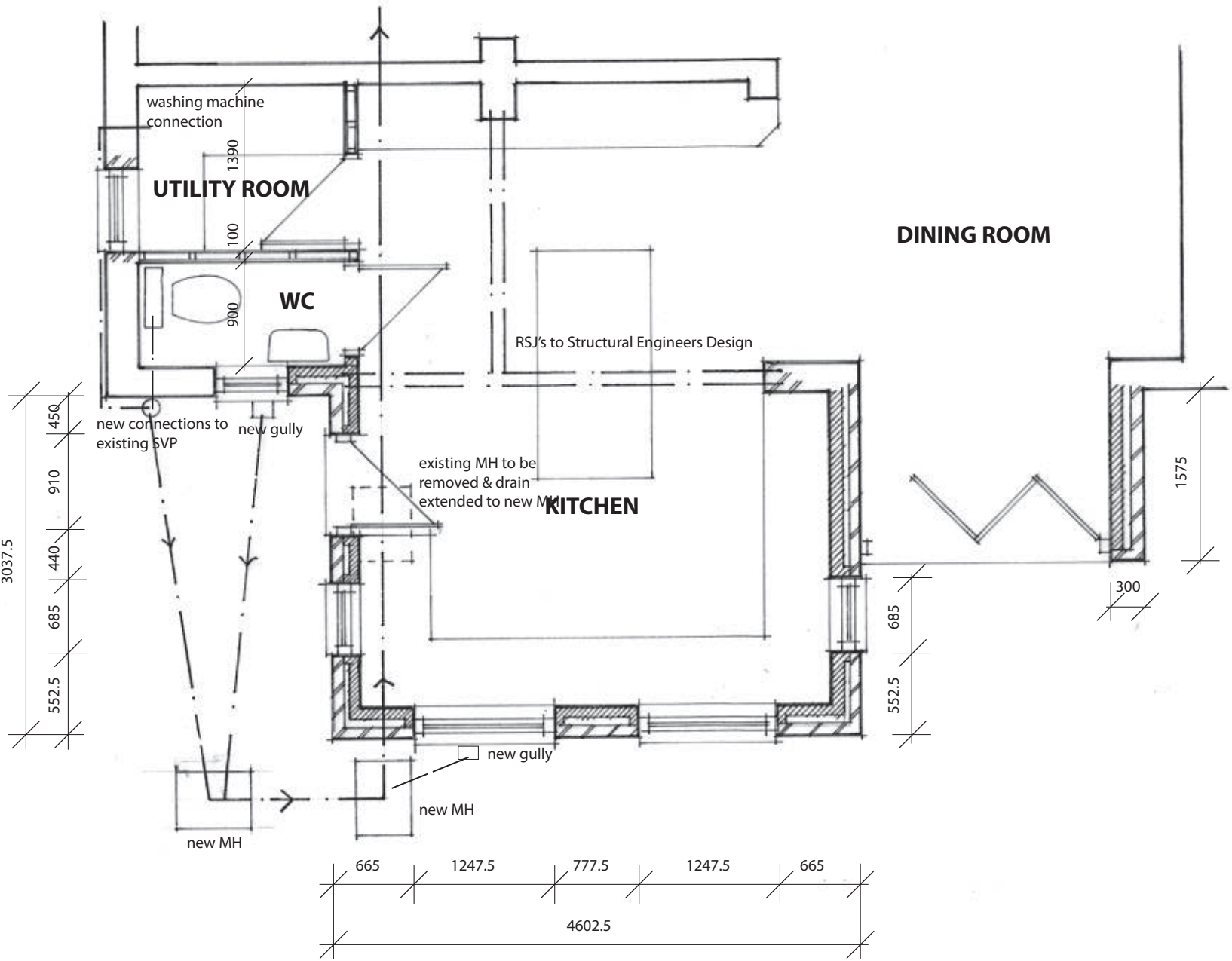
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PLANNING SUPERVISORS

New WC to be fitted and connected to existing soil stack, new wash basin to be connected to new gully and fitted with 32mm dia waste with 75mm deep seal trap.

Mechanical ventilation to be provided with 100mm dia ducts to external air to give extract rate of 15 litres/sec



PROPOSED GROUND FLOOR LAYOUT