

INTERNAL WALLS
 Load bearing walls to be 100mm "Celcon Aircrete" blockwork with a minimum density of 450Kg/m³ with 13mm dense plaster or plasterboard on dabs and skim.
 Non-load bearing walls to be 75mm x 50mm timber studding with 25mm quilt insulation laid between and 12.5mm plasterboard and skim to both sides and double joists under walls where running parallel. 100mm brick honeycomb sleeper walls minimum 150mm high and shown dotted.


TIES
 Galvanised lateral restraint straps to be fixed at first floor level; roof level and up roof slopes to span 3no. rafters/ceiling joists and at maximum 1800mm centres and where applicable incorporate timber noggins between joists and packed out from brickwork face. Dragon ties to be included to all hip roofs where applicable.


All new windows to first floor of dwelling are to have opening lights with unobstructed openable areas of 0.33m² and minimum 450mm x 750mm for escape purposes. Bottom of openable area is not to exceed 1100mm from floor level and windows are to comply with Part B of current Building Regulations and to satisfaction of District Building Surveyor.

LINTOLS
 Catnic insulated lintols to all external openings with minimum 150mm end bearing and to have proprietary weep holes at 450mm centres. All internal block walls to have 150mm x 100mm pre-cast reinforced concrete lintols and to be "Naylor Spanlite" or similar approved.

DORMER ROOF CONSTRUCTION
 Roof construction as main roof with 100 x 50mm rafters and ceiling joists at 400mm centres. 300mm fibre glass insulation between ceiling joists with 300mm laid on top in opposite direction 9mm plasterboard and skim ceiling. Front and cheeks to be 19mm 'V' jointed UPVC t&g boarding

DORMER CONSTRUCTION
 100mm x 50mm timber studding incorporating 100mm Kingspan insulation between studs and vapour barrier and 62.5mm insulated foil backed plasterboard. 100mm x 100mm corner posts 100mm x 50mm joists at 400mm centres and sill to be tied down to floor joists with 32mm x 6mm galvanised mild steel straps. 90mm 'Kingspan' K106 insulation between joists at sill level.

FIRE DOORS
 All doors marked thus  are to be half hour fire resisting doors with self closers fitted and with minimum 12mm rebates machined to accept intumescent strips.

SMOKE DETECTION
 Smoke detectors shown thus  to be incorporated and interconnected and wired to a separate fuse at the distribution board. They are to be positioned minimum 300mm from any ceiling lighting point and maximum 3 metres from bedroom doors.

- General notes**
- This drawing is copyright and is not to be copied or reproduced in any way without obtaining prior consent.
 - All dimensions and levels to be checked and verified on site. Any discrepancies to be reported to this office before work commences.
 - Details of ground floor construction and foundations are indicative only and are subject to ground conditions and levels.
 - The project to which this drawing applies should, if applicable, be undertaken in full compliance with the C.D.M. Regulations (2015), and under the control of a Client appointed C.D.M Co-ordinator and the Client must ensure that they are fully aware of their responsibilities within the C.D.M. Regulations (2015)
 - Any work that is carried out adjacent to any existing 'Party Walls and Boundary Party Walls' the client is to ensure that the requirements of the Party Wall Act 1996 are strictly adhered to and all the legal requirements of that act are to be discharged prior to commencement of any work.
 - NOTE:
 Any works that are subject to Building Regulation Approval must not be commenced prior to approval being granted. Any works that are commenced prior to approval will be the sole responsibility of the Client / Contractor

NOTE :
 Refer to Drawing No 2023-57-1 for confirmation of Building Regulation Approval Conditions

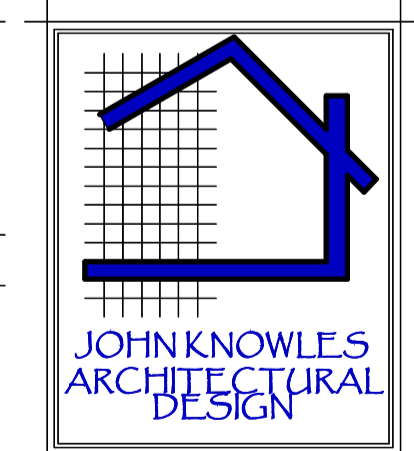
APPROVED DRAWING

REVISION	DATE	DESCRIPTION
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PROJECT : PROPOSED DWELLING
ADDRESS : 46. FOUNDRY STREET. ELSECAR. BARNSELY. S74.8EQ.
CLIENT : S.ORWIN & P.BRIGGS

DRAWING No.: 2024-69-2
DATE: December 2024

SCALE : 1:50 @ A1



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