



**PROPOSED GROUND FLOOR PLAN**  
**BUILDING REGULATION NOTES**

All work in accordance with the building regulations 1991 and approved documents and all subsequent revisions and to latest edition of the National House Building Council Standards Document. All work to the approval of the Building Control Officer.

All work to relevant British Standards and Codes of Practice. All electrical work to current regulations. Do not scale the drawing. All dimensions to be checked on site before work commences and any discrepancies reported to the architect immediately.

**External wall construction**  
Cavity wall construction to comprise of 102.5mm facing brick outer skin / 100mm cavity with vertical twist wall ties, spaced at 500mm centres horizontally and 450mm vertically and additional ties at openings cavity to be fully filled with 100mm Dritherm 32 cavity wall insulation slabs / 100mm blockwork inner skin with 12.5mm duplex plasterboard on plaster dabs with skim finish. Walls below ground level to be 100mm high strength dense concrete blocks with outer leaf finished with 1 course below outside ground upto dpc level with engineering type bricks. Linetels to have minimum 150mm end bearing. All cavities to be closed at eaves level, reveals to external doors and windows to be closed with insulated cavity closers with built in dpc to minimise cold bridging.

**Kitchen** to have mechanical means of ventilation equivalent to 60 l/s intermittent located at high level, alternative to be mechanical cooker hood with ventilation equivalent to 30 l/s and to vent to the external air.

**Utility** to have mechanical means of ventilation equivalent to 30 l/s intermittent located at high level.

**Cloak's** to have mechanical means of ventilation equivalent to 15 l/s intermittent and to be linked to light switch and to have a 15 minute over-run. Vent to be located at high level.

**Ground floor construction**  
Floor covering on 100mm thick concrete on 500 gauge dpm on 100mm Kingspan Therma floor TF70 zero odp insulation slabs on 1200 gauge visqueen dpm on minimum 100mm thick sand blinded consolidated hardcore. 50mm insulation upstand to perimeter walls, floor dpm to be taken up inside wall and to tucked into wall dpc. Airbricks to be provided in external wall and to be ducted under new floor to link in with existing airbricks in existing gable.

**Foundation construction**  
Foundations for new external walls to be 600x225mm thick concrete strip foundations to be 1:2.4 mix (sulpher resistant if necessary). Aggregate to comply with BS 2620, 2002. Foundations to be 900mm below outside ground level but subject to local ground conditions and to the approval of the building inspector.

**Lateral restraint** to be provided with the use of 30x5 heavy duty galvanized straps at max 2m centres and to span at least 3 joists or rafters

**back ground ventilation** to be provided with trickle vents in window heads equivalent to 8,000mm<sup>2</sup> Rapid ventilation to be at least 1/20th of the floor area of the room they serve.

**Code 4 lead flashings** as required

**Windows** are to be minimum 16mm double glazed units and to have a low E coating.

**Roof construction front lean too**  
Interlocking roof tiles on 38x25 battens on roofing felt on 50x100 rafters at 400 centres with 50x100 ceiling joists at 400 centres all to be fixed down to 100x50 sw timber wall/plate. 12.5mm plasterboard and skim finish ceiling. insulation to be 300mm thick in 2 layers at 90° to each other.

**Roof** to be cross ventilated at eaves with the provision of a 10mm continuous gap in soffit protected with a fly proof mesh steel lintels to openings in brickwork are to be to manufacturers design and specification, if IG lintels are used then dpc cavity tray to be fitted over.

**Horizontal and vertical black pvc dpc** to all door and window frames, insulated cavity closers to be provided to all door and window openings.

**Electrical fittings.**  
Wall sockets and light switches to be provided between 450mm and 1200mm above finished floor levels.

All materials to be suitable nature and quality, adequately prepared, applied used or fixed to/for the purpose in which they are used and in accordance with manufacturers recommendations.

All timbers to be stress graded to BS5268 part2. The timber used is to be of a species and grading as specified in the building regulations and to be grade c16 unless otherwise noted on the drawing.

Minimum period of fire resistance to elements of structure to be half hour.

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project  
**PROPOSED TWO STOREY SIDE AND SINGLE STOREY FRONT EXTENSION AT 225 BURTON STONE LANE YORK**

PROPPOSED GROUND FLOOR PLAN

drwg. no. **GTBSL/04**

date April 2021  
scale 1:50 @ A3