

Roof construction  
 Interlocking roof tiles on 38x25 battens on roofing felt on 50x150 rafters at 400 centres with 50x100 ceiling joists at 400 centres all to be fixed down to 100x50 sw timber wallplate. 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

External wall construction

Cavity wall construction to comprise of 102.5mm facing brick outer skin / 100mm cavity with vertical twist wall ties, spaced at 900mm centres horizontally and 4.50m vertically and additional ties at openings cavity to be fully filled with 100mm Driftherm 3f 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 up to dpc level with engineering type bricks. Lintels 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.

Shower room 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.

Existing landing window to be removed and new opening formed into extension with part of opening to be blocked up. Three number steps to be formed up into extension.

First floor none-loadbearing walls to be 50x75 timber studding with studs at 450m centres with 12.5mm plasterboard and skim finish to both sides insulation quilt to shower room/bedroom walls.

First floor construction:  
 18mm chipboard on minimum 50x150 joists at 400 centres 38x38 herringbone strutting to centre of joists. Ceiling to be 12.5mm plasterboard and skim finish, 100mm sound insulation quilt between joists.

Existing bathroom window to be removed with opening to be blocked up, walls to be made good.

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.

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

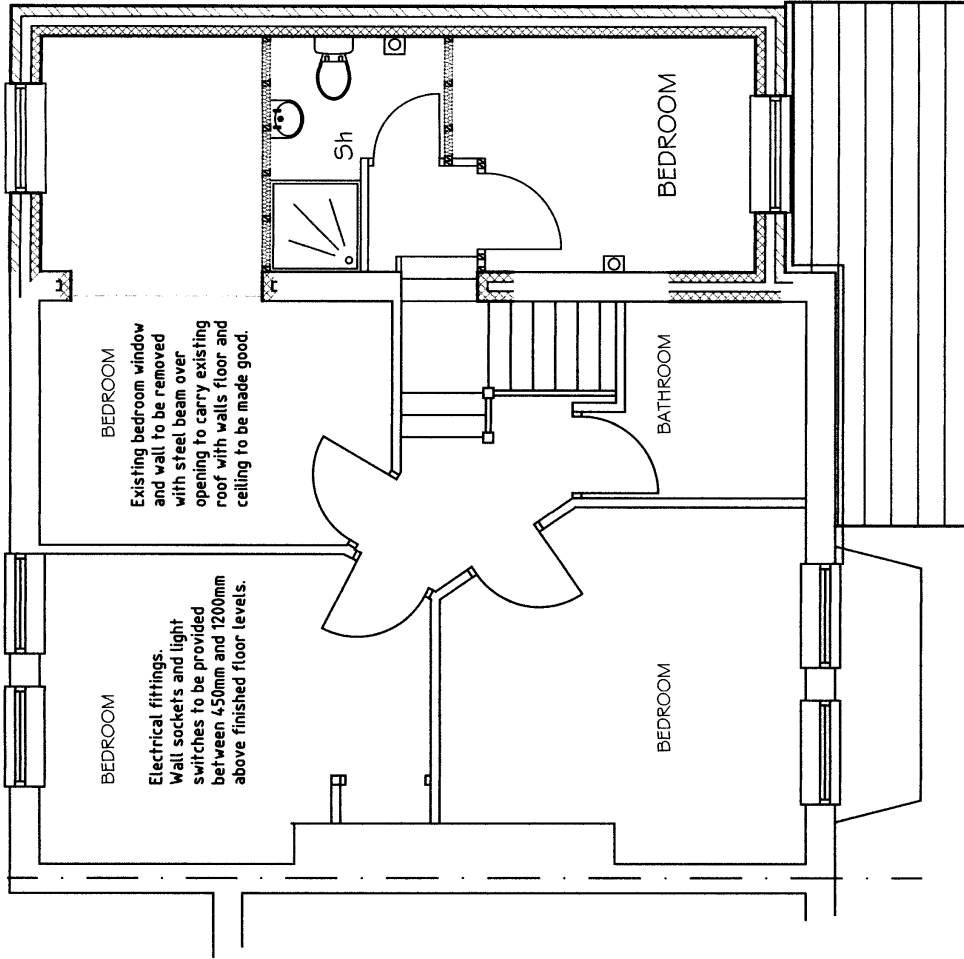
Windows are to be minimum 16mm double glazed units and to have a low E coating.

Windows lower than 800mm from inside floor level are to be provided with guarding or to be fixed shut with laminated glazing below 800mm.

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.



**PROPOSED FIRST 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.

City of York Council  
 04 MAY 2021  
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M.T.S Architectural Services 60 Burdyle Avenue Clifton York YO30 6JW Tel 01904 626394	
Project <b>PROPOSED TWO STOREY SIDE AND SINGLE STOREY FRONT EXTENSION AT 225 BURTON STONE LANE YORK</b>	
Proposed First Floor Plan drg. no. <b>GTBSL/05</b> date April 2021 scale 1:50 @ A3	