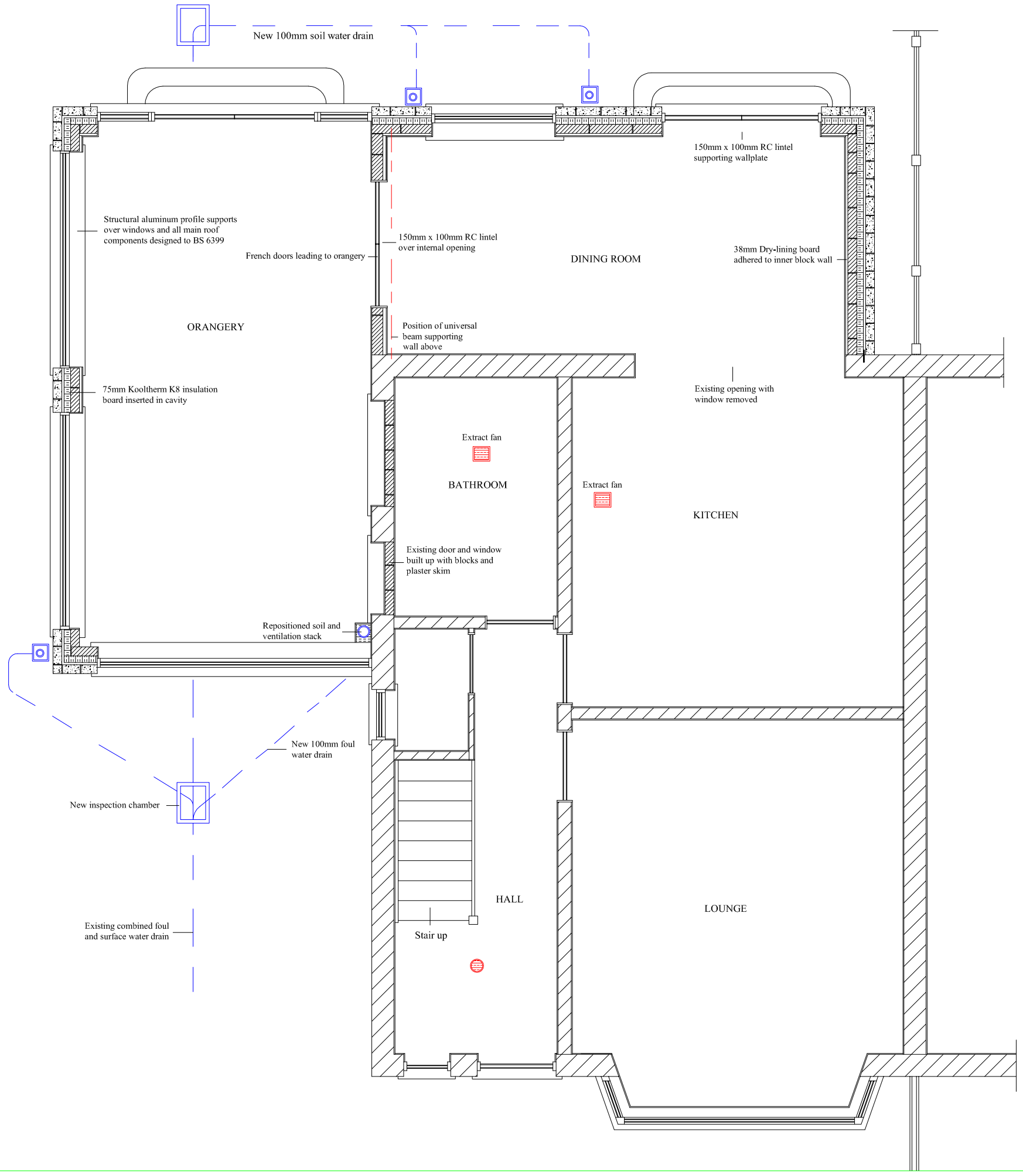
# PROPOSED GROUND FLOOR PLAN




## CONSTRUCTION NOTES

### CONSTRUCTION TIES AND COMPONENTS

All new walls are to be block bonded into the flanking walls or have proprietary mechanical fixings with stainless steel ties every masonry course.
Galvanised steel wallplate straps, rafter restraint and rafter feet straps are to be centred at the following:-
Wallplate straps - 1800mm centres;
Rafter restraint straps - 4 built into wall and extended and secured to every third joist;
Rafter feet - fixed to each rafter and extended down and secured to inner block wall.

### RADON GAS

A horizontal low density reinforced membrane designed to provide protection from the entry of radon gas into the building from the ground floor is to be incorporated under the floor and extend through the external wall and link up to the external d.p.c.
Application procedure:-
Cover entire floor with a radon protection barrier overlapping joints 100mm and sealing with a sealant tape using a "top hat" seal for all service pipes. Carry edges of membrane under d.p.c. of external wall.
The preferred membrane must comply with BS 5759 and be laid to the manufacturer's instructions and to Approved Document C2.

### ROOM VENTILATION

Rapid ventilation "opening lights" to all new windows will be in excess of 1/20th of the floor area of the room they serve with background ventilation of 8000mm square. The windows are to be secure, adjustable and located 1750mm above floor level.

### ESCAPE WINDOW

All new windows to habitable rooms are to have un-obstructed openings of a minimum area of 0.33 metres square and at least 450mm high and 450mm wide.
The bottom of the opening should not be more than 1100mm above floor level.

### ROBUST CONSTRUCTION

Robust construction details to include:-
a) A continuous thermal element of dry-lining around the internal perimeter of the extension which would elevate thermal bridging through the wall.
b) Thermal joints between elements i.e. around windows and door openings are to be closed with thermal breaks or have the insulation extended to abut the frame and suitably sealed with an approved mastic compound.
c) All service pipes and ducts bridging an external element are to be sealed around the element and in-sulated with Kingspan Kooltherm pipe insulation or Kooltherm duct insulation.
Internal pipes, hot water vessels etc. shall be insulated with Kooltherm pipe or duct insulation or to standards set out in the Domestic Heating Compliance Guide.
Provisions should be made to reduce unwanted air leakage through the new envelope of the building fabric.

SCALE 1:50

DRAWING NO. 05