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NOTES: All dimensions must be checked on site and not scaled from this drawing.

General:
To be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice. All new timber to be treated with recommended fungicide and insect repellent to satisfaction of Local Building Inspector. No projections over boundary.

Foundations:
Foundations to be concrete slabs min 225 x 600mm depth to be determined on site and agreed with Local Building Inspector.
D.p.c.s: D.p.c.s to be positioned min. 150mm above ground level. D.p.c. weathercheck to all new window and external door openings. D.p.c cavity tray required over new lintels. Mastic pointing to reveals.

Lintels:
Lintels to be of equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval. 50mm clear cavity, 50mm thick Caldex double-GA2000 wall insulation, 100mm thick Kingspan K18 insulation to inner leaf.
Construction to give min. 0.28W/m² K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals

Ground Floor
20mm thick flooring grade chipboard on 150 x 50mm s/w timber floor joists at 400mm centres. 150mm thick Kingspan K18 insulation to be positioned between joists and covered insulation between joists supported on chicken wire.
Ventilation to be maintained to existing floor. Ventilation to be min. 1500mm /m run of external wall.

Glazing:
Glazing within critical locations as defined in Building Regulations Part L1a within 800mm from floor level or 1500mm in doors to 300mm either side to be laminated or toughened glass to B.S. 6206 and suitably Kite Marked.

Ventilation
Background ventilation to habitable room to be min. 8000mm². (Wide ventilators in window heads).
Windows to have opening light min. 1/20th of floor area.

Rainwater Goods:
Rainwater goods to match existing.

Ties:
Every third joist to be tied down by stainless steel ties screwed to plets and plugged to wall min. 450mm down.

General:
Lintels/ Beams to have min 150mm end bearing.
New windows to be PVCU double glazed with low-e glass to give U-value of 1.8W/m²K.

Roof:
Roof tiles to match existing fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane on s/w trussed rafters at 100 x 75mm wallplate fixed to wall at 600mm centres.

25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm Kingspan K18 insulation fitted between joists. 25mm Kingspan K18 insulation to be positioned between joists with 30mm finish. All to give 0.18W/m² K.
Min. 50mm clear air space required above insulation.

Revisions	
A	Date
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Project
Proposed Alterations
5 Woodlands View
Wombwell
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Title

Proposed Plans and Elevations

Scale	1:50
Drawn by	MJH
Drawing No.	1199-02
Date	Nov 2019
Revision	



Front Elevation

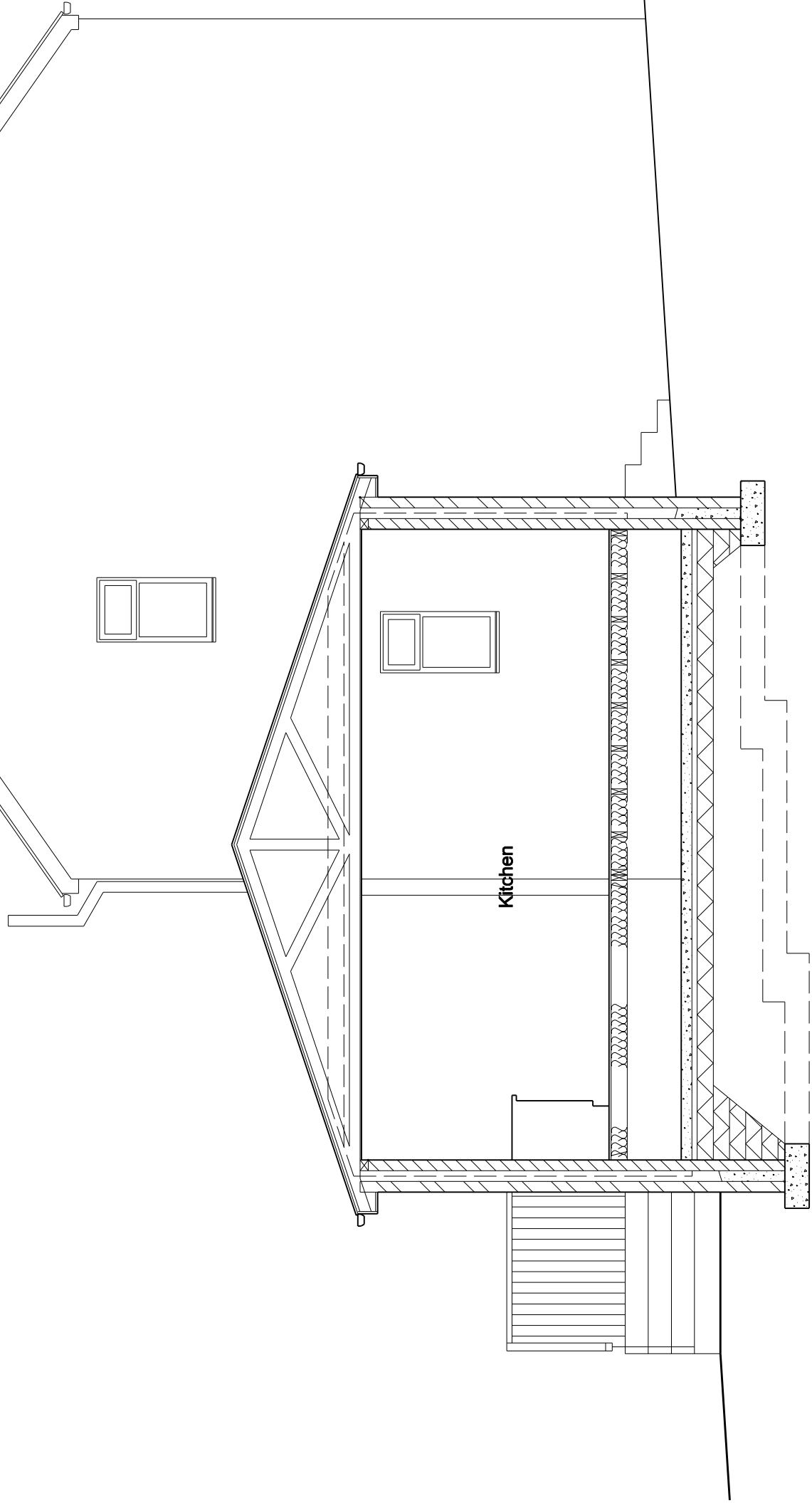
General:
Beams to have min 150mm end bearing.
Smoke detectors to be mains operated with battery backup.
Calculations for roof trusses and steelwork to be submitted to Local Authority for approval.
Smoke detection to be provided and to be interlinked on separate circuit connected to consumer unit and battery.

Bathrooms - 15 litres/sec.
Kitchen - 60 litres/sec (30litres/sec if associated with a hob)

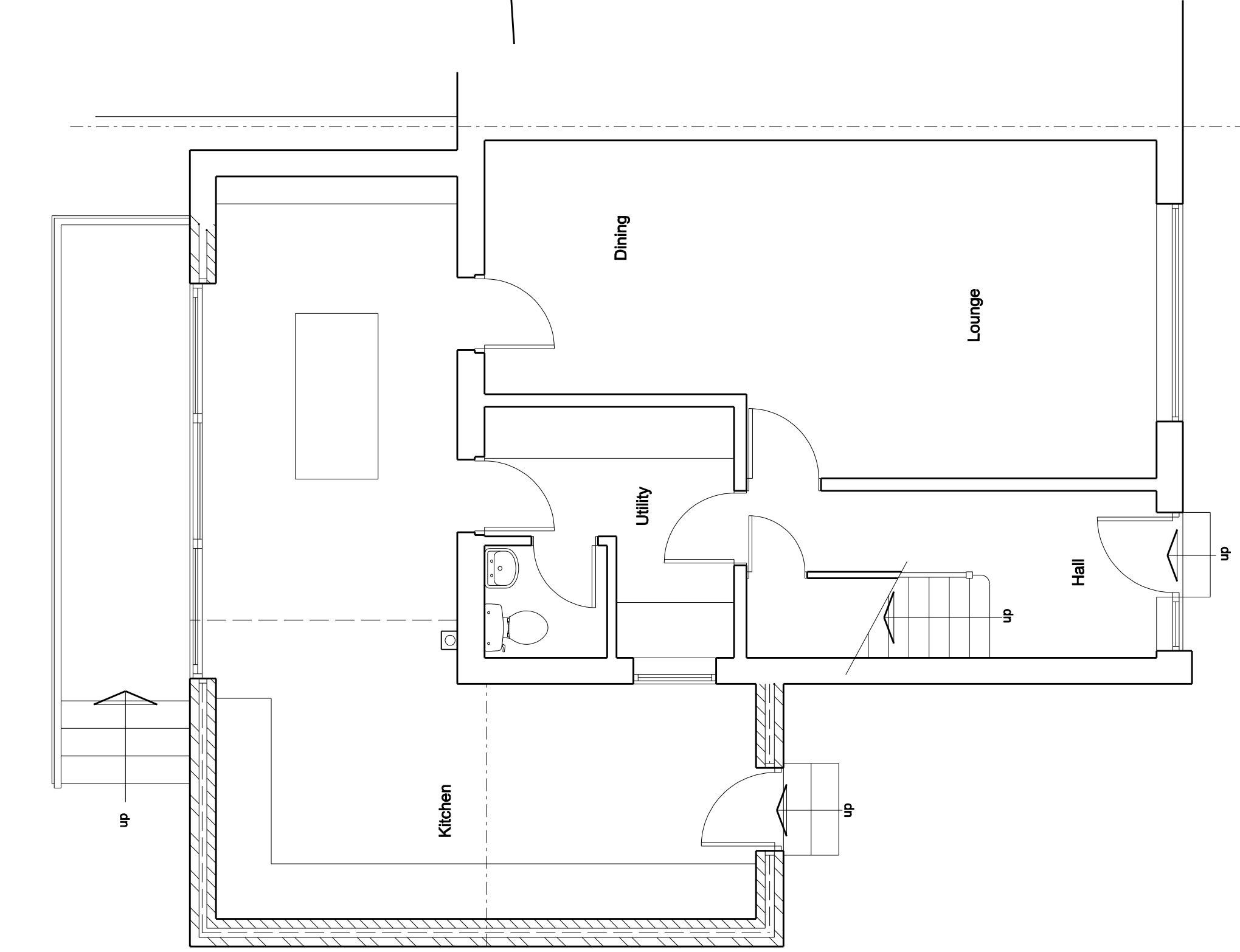
12.5mm thick Gyproc Finline board to new steelwork to give min. 1/2 hr fire protection. Fixed to manufacturers S & V to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c. connection to waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.

Code 4 lead tray dpc to abutment.
75% of all new light fittings to be energy efficient.
All new light fittings to be submitted to Local Authority on completion of work.
Double seal screw down cover to any enclosed chambers.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 1000mm from floor level.

Calculations for new steel beams to be provided by Structural Engineers details.
New beams to be sealed on concrete padstones to Structural Engineers details.
Galvanised steel restraint straps required to wallplate at max. 2.0m centres.
across 3No joists with noggings between at max. 2.0m centres.
3No rafters with noggings between.
Electrical work to be carried out by an Electrician registered with a Competent Persons Scheme, or if work is to be carried out by the contractor, it must be in accordance with Part P Electrical Safety.
Thermabate or equal approved insulated cavity closers to new window and door openings.



Typical Section



Ground Floor Plan

Side Elevation