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

General:
All work 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.

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:
Catic or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations. Glazing:
Glazing within critical locations as defined in Building Regulations i.e. 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.

Foundations:
To be confirmed by a structural engineer. Foundations to be concrete strip min. 225 x 600mm depth to be determined on site and agreed with Local Building Inspector

External Walls:
100mm thick brickwork to match existing outer leaf to Local Authority Approval. 50mm clear cavity, 50mm thick Celotex double-GL2000 wall insulation, 100mm thick Rockwool inner leaf.
External walls to be constructed with 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
19mm thick flooring grade chipboard on 125x 50mm s/w timber joists at 400mm centres, size to be confirmed by Engineer. 120mm thick Kingspan insulation between joists. 100mm thick Kingspan insulation between joists as insulation between joists supported on timber battens as Manufacturers recommendations. 100mm thick oversite concrete on c.p.m on 50mm sand bedding on 150mm thick kerbside concrete to be maintained to existing floor and to be min. 1500mm² /m run of external wall.

Flat Roof:
Single ply membrane fixed to Manufacturers recommendations on 19mm thick exterior grade plywood sheathing on 125x 50mm s/w timber joists. 100mm thick Kingspan insulation between joists. 12.5mm plasterboard and skim finish to underside

Rainwater Goods:
Rainwater goods to match existing. New to be connected to existing system.
Ties: Third tied to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.

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

General:
Lintel/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and argon gas gap and Argon filled to give average U-value of 1.8W/m²K.
Flyscreen required to soffit ventilation.
New lintels to be insulated, by Catic or equal approved.

A		Date	Revisions

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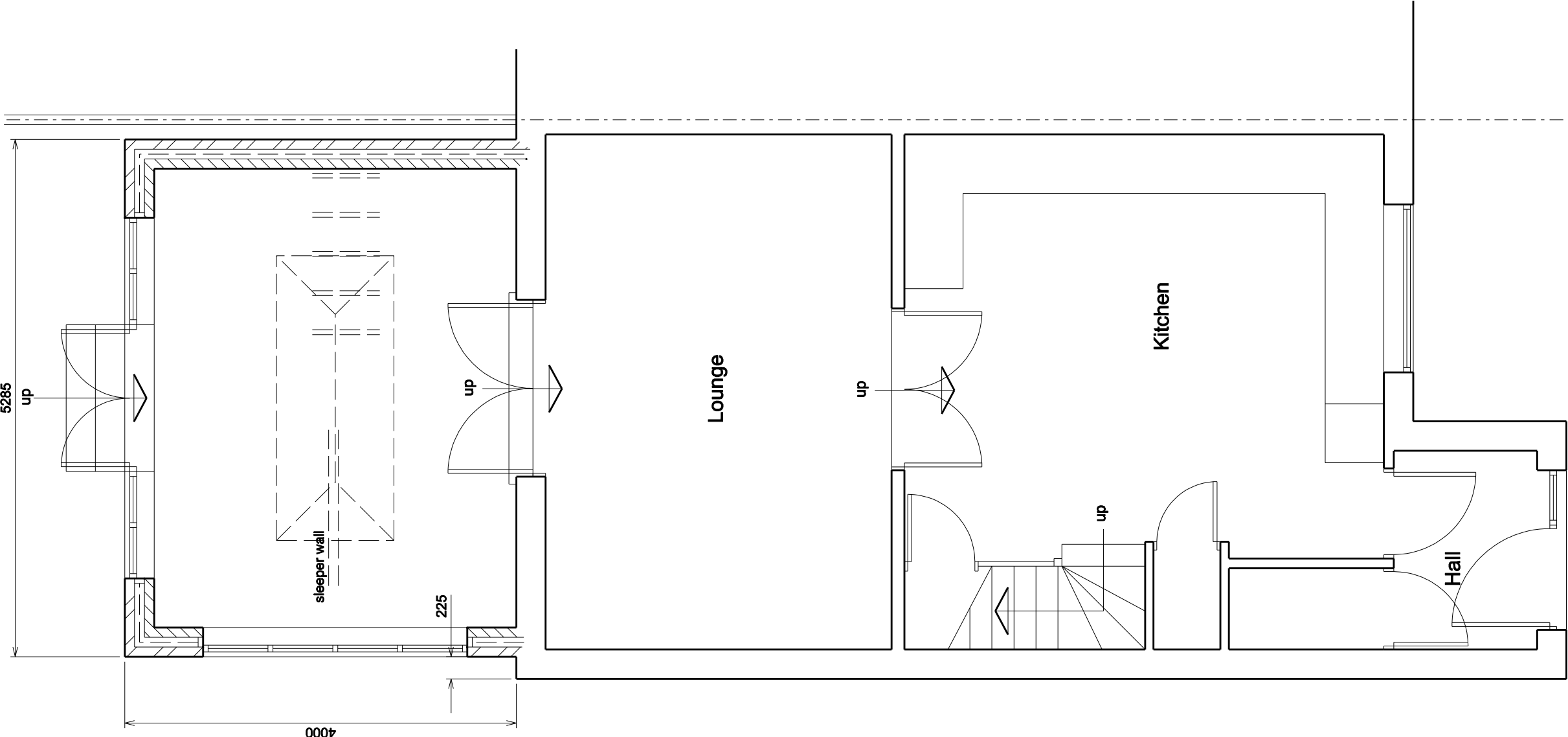
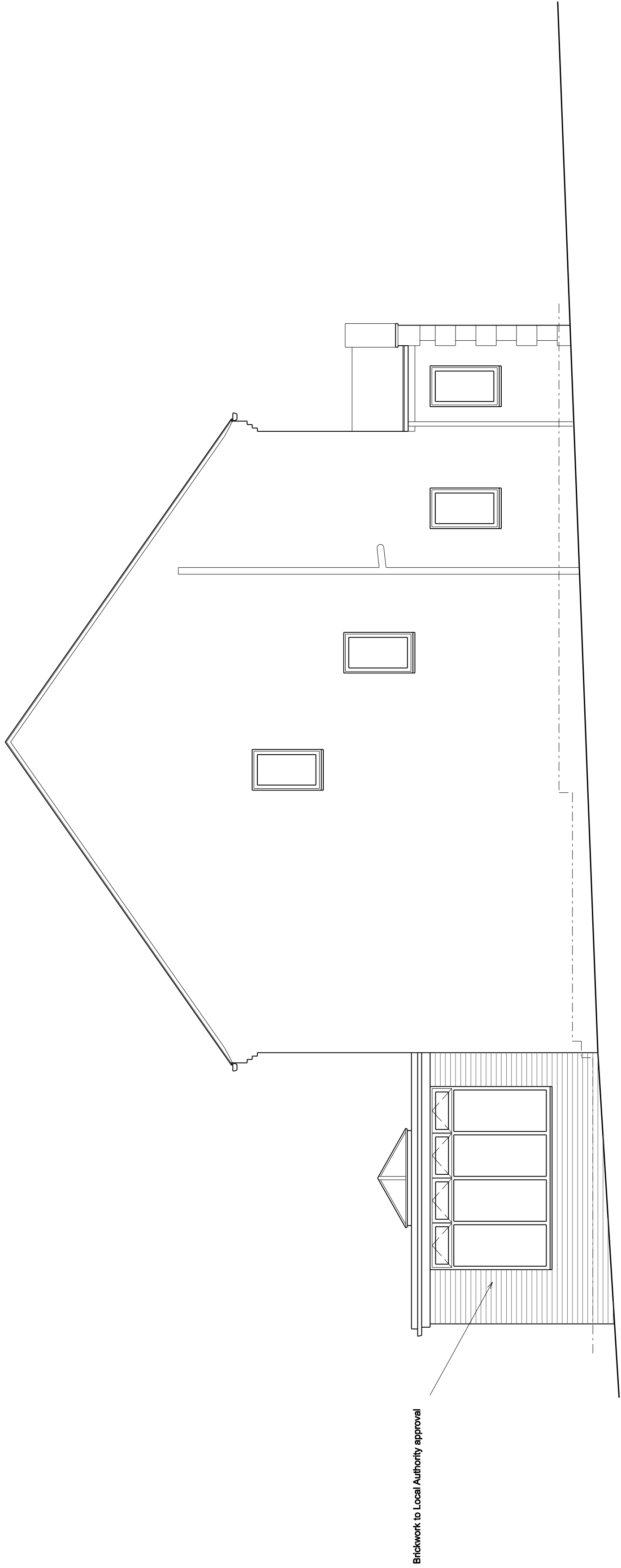
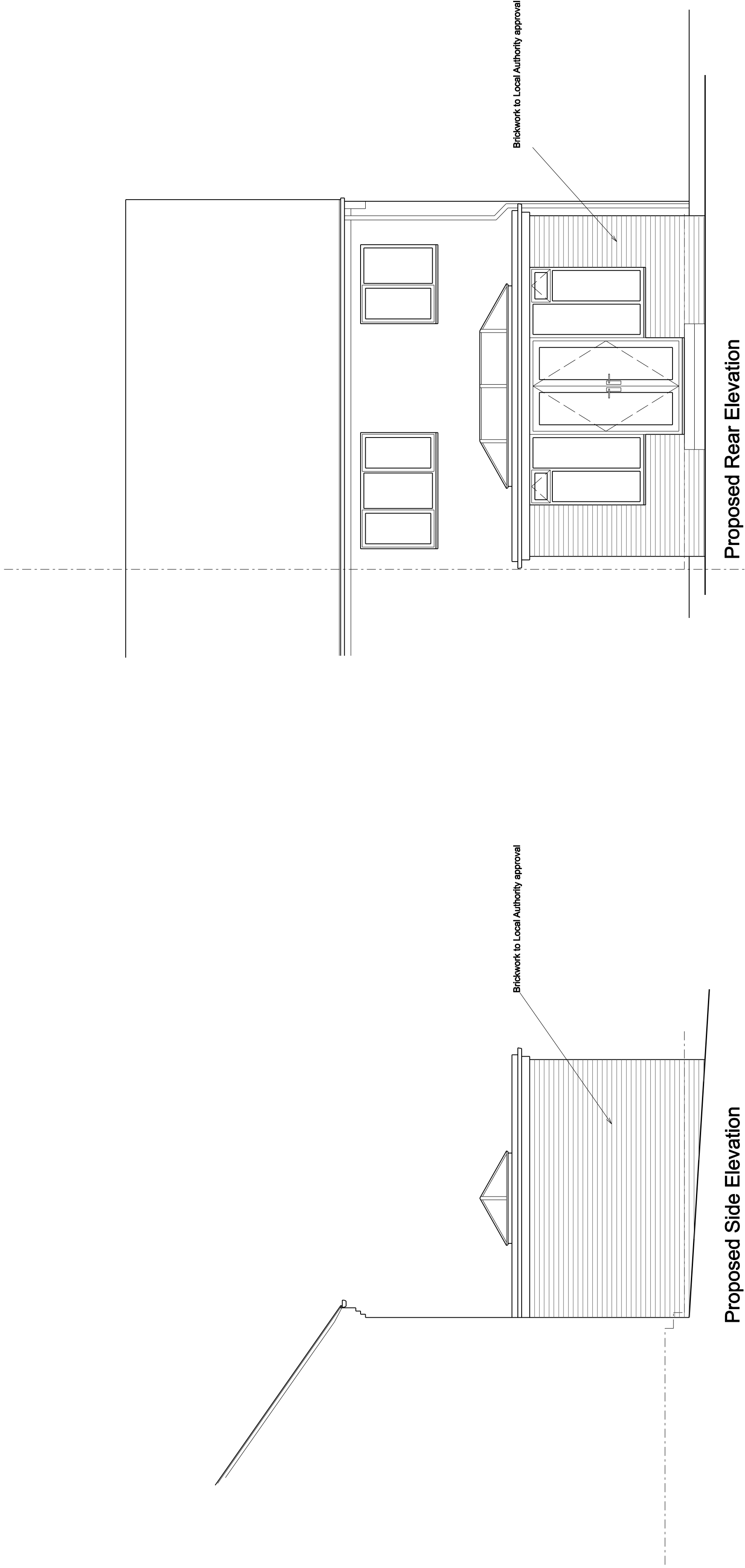
Client
Mr & Mrs Marples

Project
**Proposed Alterations
101 Church Street
Elsacar
Barnsley
S74 8HT**

Title

Proposed Plan and Elevations

Scale	1:50	Date	April 2018
Drawn by	MJH	Revision	
Drawing No.	1139-02		



Proposed Ground Floor Plan