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

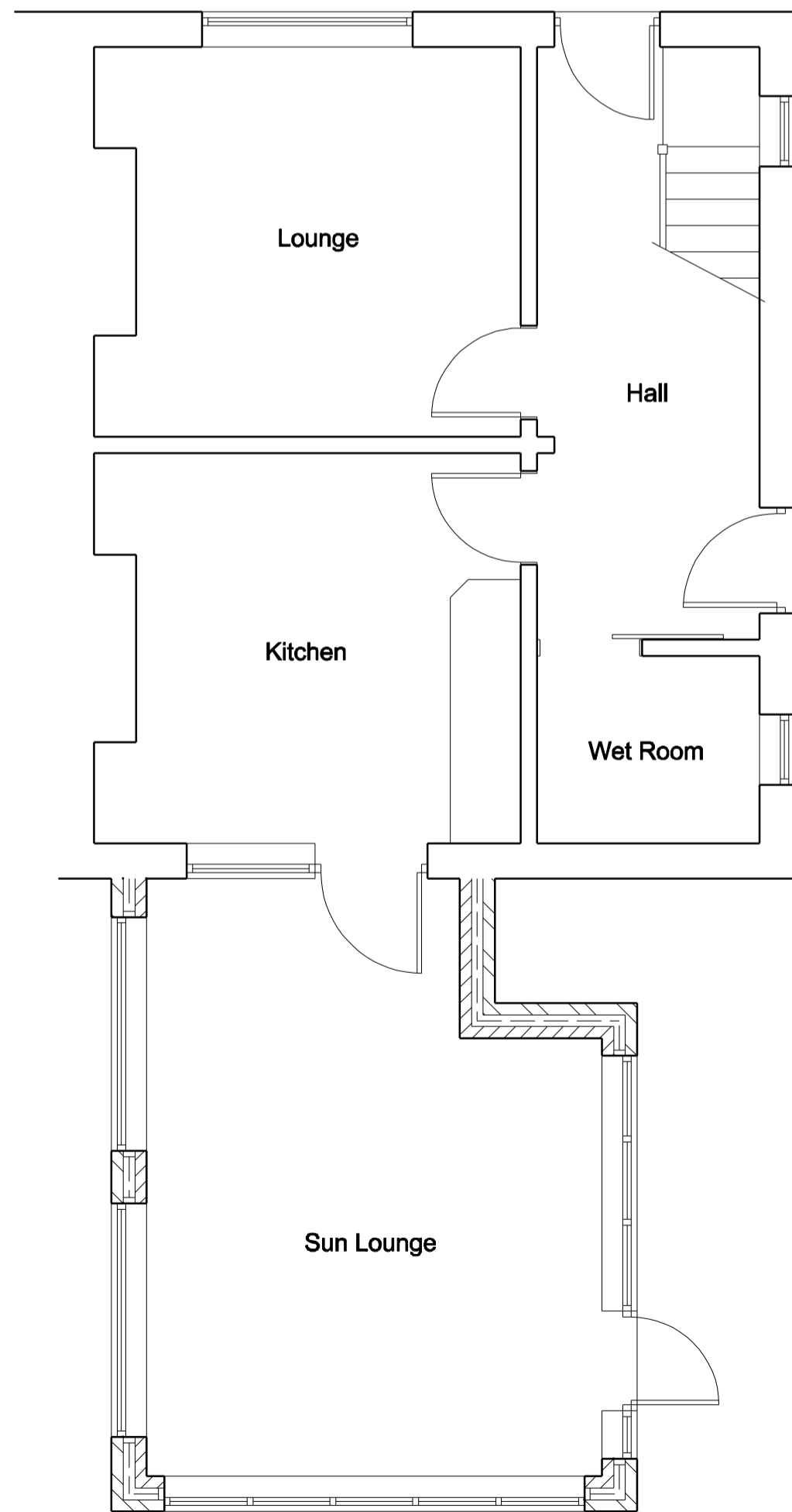
Notes:
 All dimensions must be checked on site and not scaled from this drawing.
 General:
 All work to be carried out strictly in accordance with current Building Regulations and British Standard Codes of Practice. All new timber to be treated with recommended fungicide and insect repellent to satisfaction of Local Building Inspector. No projections over boundary.
 Foundations:
 Existing foundations to be checked for suitability and agreed with Local Building Inspector
 D.p.c.'s:
 D.p.c.'s 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:
 'Catnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.
 Ties:
 Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.
 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.
 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.
 Rainwater Goods:
 Rainwater goods to match existing.
 Flat Roof:
 Permaroof EPDM single membrane to be fixed to Manufacturers recommendations.
 Laid on 19mm thick exterior grade plywood fixed to s/w firings to give min. 1:80 falls on 225 x 50mm s/w timber roof joists at 400mm centres. Min. 50mm clear ventilated air gap over insulation 125mm thick Celotex GA4075 insulation laid between joists. 25mm thick Celotex TB4000 insulation with 12.5mm plasterboard to underside of joists and skim finish to underside. All joints to have scrim tape applied to avoid cracking.
 All to give 0.18 W/m K.
 General:
 Lintels/ beams to have min 150mm end bearing.
 New windows to be PVCu double glazed with low-e glass and 12mm air gap to give average u-value of 1.8W/m²K.
 Surface water from extension to be connected to existing rwp's.
 Wall ties to new external walls to be stainless steel positioned at 450mm centres vertically and 750mm horizontally and at every block course at reveals



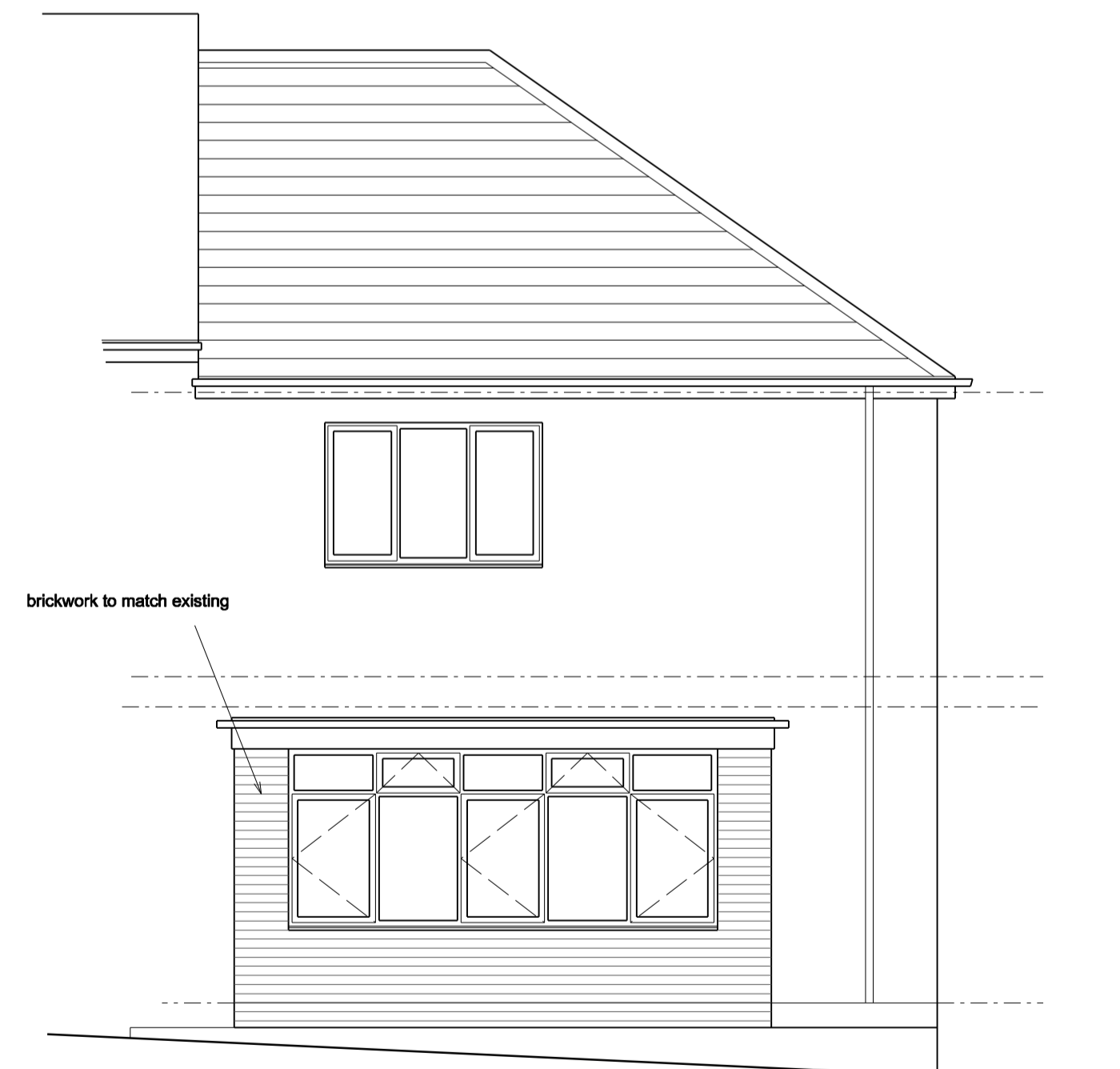
Side Elevation



Side Elevation



Proposed Plan



Rear Elevation

| A | Date | Revisions |
|---|------|-----------|
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Client
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Project
**Proposed Alterations
 56 Kingswood Crescent
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Title
Proposed Plan and Elevations

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|-------------|---------|----------|----------|
| Scale | 1:50 | Date | Oct 2016 |
| Drawn by | MJH | Revision | |
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