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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 overhangs over boundary.

Foundations:
Foundations to be concrete strip min 225 x 600mm, depth to be determined on site and agreed with Local Building Inspector
D.p.c's:
D.p.c's positioned min. 150mm above ground level . D.p.c. weathercock to all new window and external door openings. All masonry may require over new lines. Mason pointing to reveals.

Lintels:
Cast in situ or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.

External Walls:
100mm thick brickwork to match existing outer leaf to existing walls. 50mm thick cavity insulation. 100mm thick Celux double-G2000 wall insulation. 100mm thick blockwork inner leaf.

Construction to give min. 0.28W/m² K. Stainless steel wall and roof cladding to match existing. All roof and wall services horizontally and at every thick course at reveals.
Ground Floor:
20mm thick flooring grade chipboard on 125 x 50mm s/w timber floor joists at 400mm centres, 150mm thick Kingspan Kooltherm K3 or equal approved insulation between joists supported on chicken wire to existing floor. Ventilation to be min. 1500mm² in run of external wall.

Garage Floor:
100mm thick concrete reinforced slab on Visqueen 2000g d.p.m. on 50mm thick sand blinding on 150mm thick wall consolidated hardcore.

Flat Roof:

Fully adhered single ply membrane fixed to Manufacturers recommendations. 20mm thick Kingspan Kooltherm K3 or equal approved insulation. 19271 LPCM waterproofing on 225 x 50mm S/W timber joists at 450mm centres.
12.5mm plasterboard and skim finish to underside.
All to give 0.18W/m² K

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 Xite Marked.

Ventilation:
Background ventilation to habitable room to be min. 8000mm². Windows to have opening lights min. 1/20th of floor area.

Drainage:
New drains to be vitrified clay pipes with approved flexible joints connected to existing system. Drains to be lited over where passing under walls and surrounded with pea gravel where passing close to building.

Rainwater Goods:
Rainwater goods to match existing.

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

Upholstery:
Lintels/ beams to have min 150mm end bearing.
New windows to be PVCu double glazed with low-e glass and 16mm air gap to give average U-value of 1.6W/m²K.

Code 4 lead tray dpc to abutment.
75% of all new light fittings to be energy efficient.
Part P certificate to be submitted to Local Authority on completion of work.
Habitable rooms to have escape windows 0.33 sq m min. area, min. 750mm wide, 800 to 1000mm from floor level.

A		Date	Revisions

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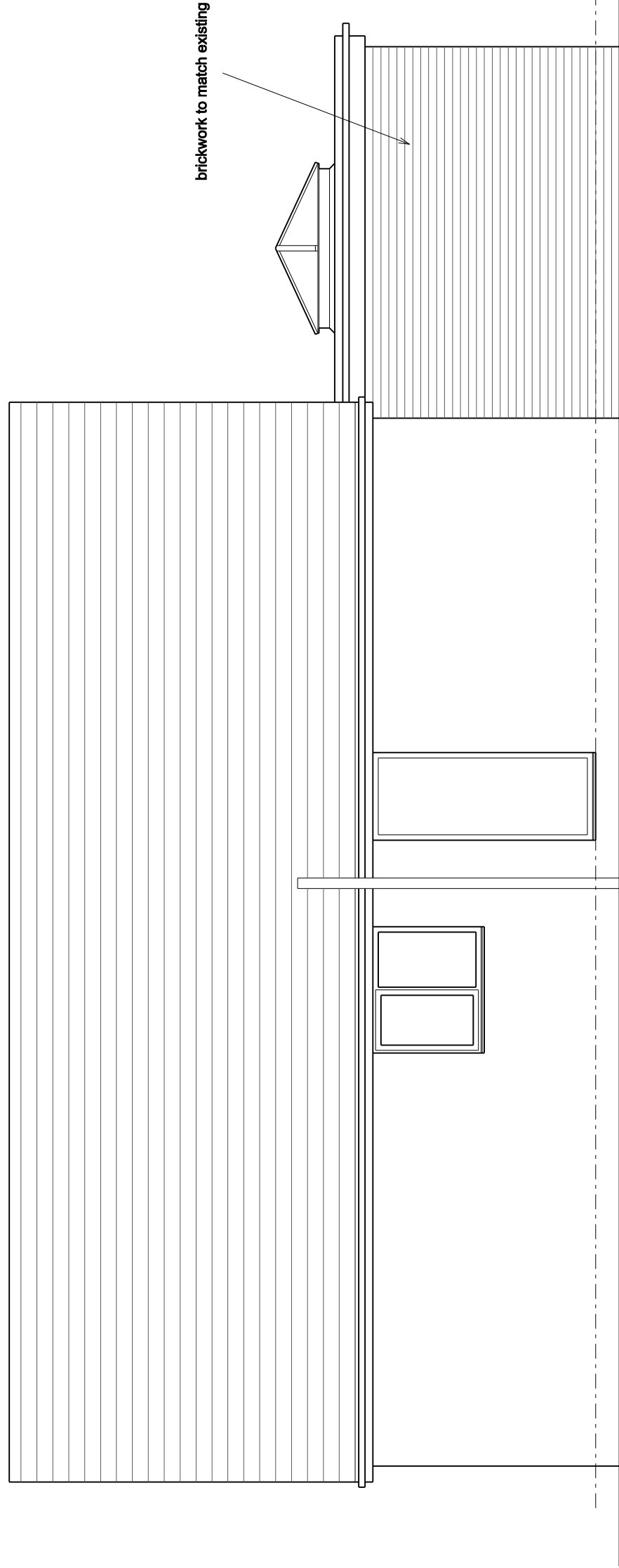
Project

Proposed Alterations
14 Meadow Drive
Darfield
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S73 9HL

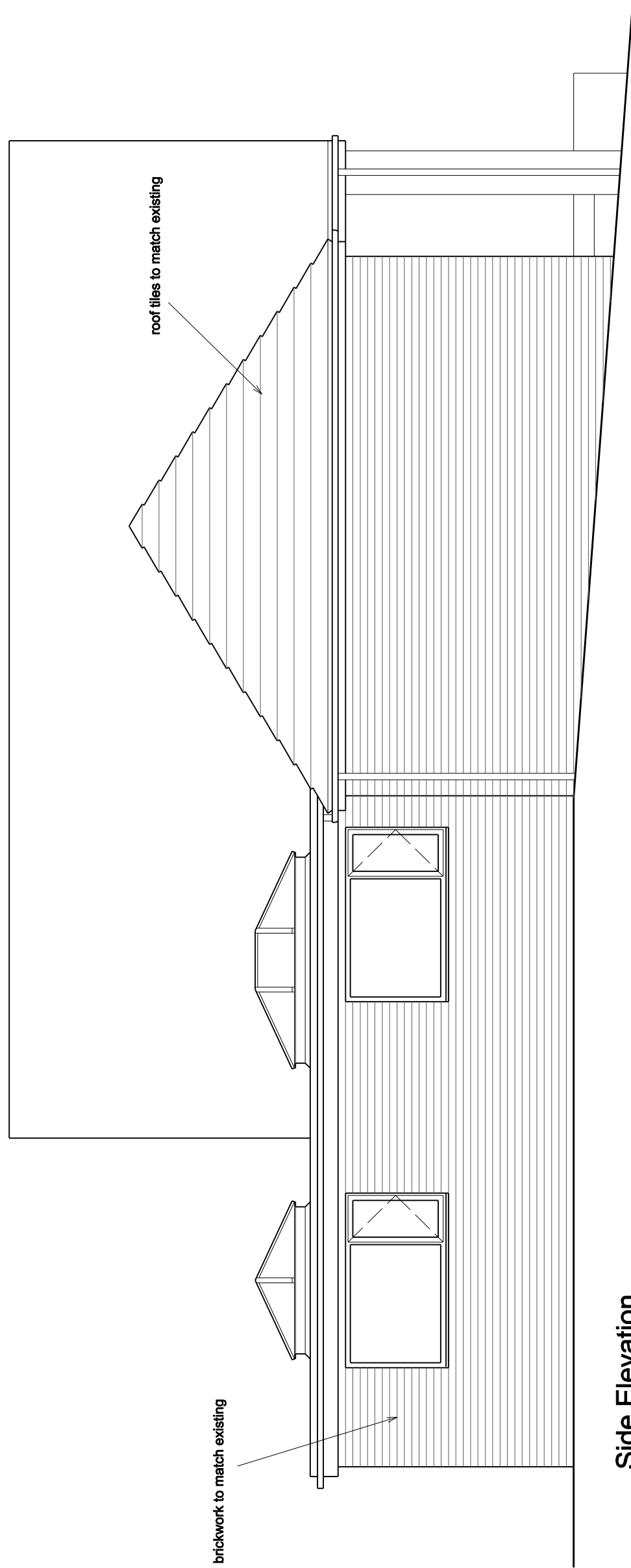
Title

Proposed Plan and Elevations

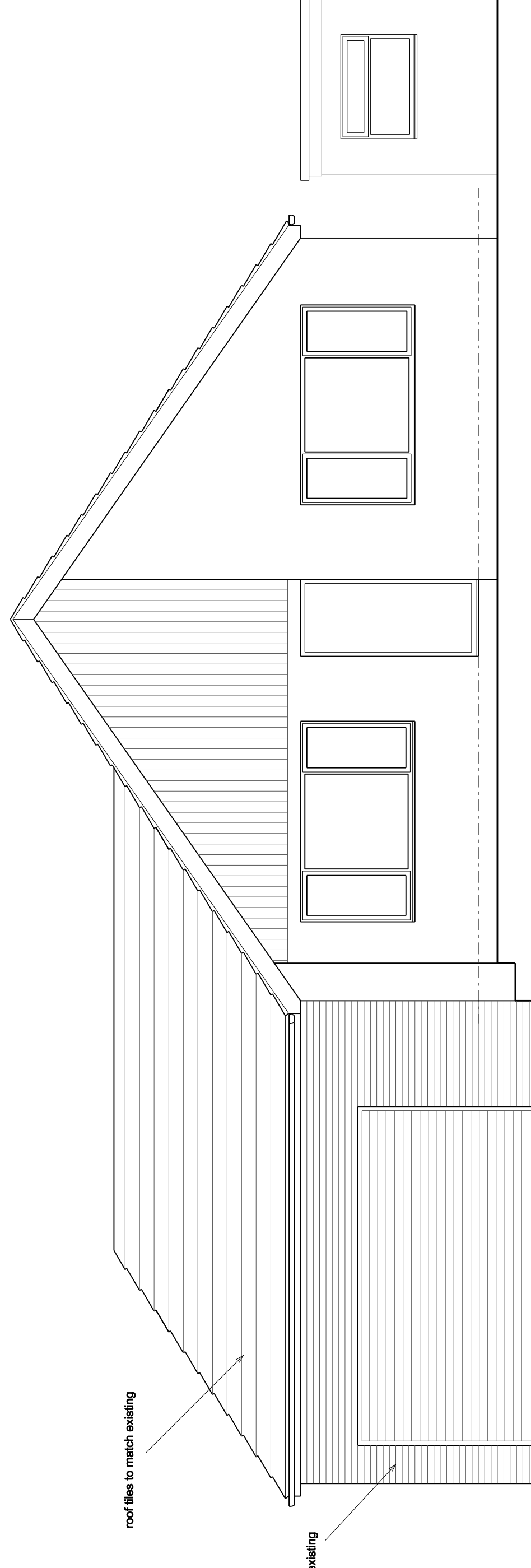
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Revision	



Side Elevation



Side Elevation



Front Elevation

Rear Elevation

