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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.

Foundations:
Proposed foundations to be concrete slabs min 225 x 600mm depth to be determined on site and agreed with Local Building Inspector. Existing foundations to be checked for suitability.

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 linels. Mastec pointing to reveals.

Lintels:
Lintels to be 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 Celotex double-Glazed wall insulation. 100mm thick Kingspan double-Glazed wall insulation. 100 x 75mm 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 joists. 100mm thick Kingspan double-Glazed wall insulation. 100 x 75mm wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals. 1500mm /m run of external wall.

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. 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.

Roof:
Roof to match existing and Local Authority approval fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable underlay on timber rafters. Size to be confirmed by Structural Engineer. calculations to be submitted to Local Authority. 100 x 75mm wall ties to be positioned at 450mm centres.

100mm thick Kingspan between roof joists. 50mm thick Kingspan below joists. 12.5mm plasterboard with skim finish all to give U value of 0.18. 50mm clear ventilation gap above insulation.

General:
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 1.8W/m²K.

Code 4 lead tray dpc to abutment. All windows to be energy efficient. Part P certificate to be submitted to Local Authority on completion of work.

Double seal screw down cover to any enclosed chambers. Habitable rooms to have double windows to 300mm min. area, min. 750mm wide, 800 to 1000mm from floor level.

Revisions	
A	23/05/2020 dimensions added, address corrected

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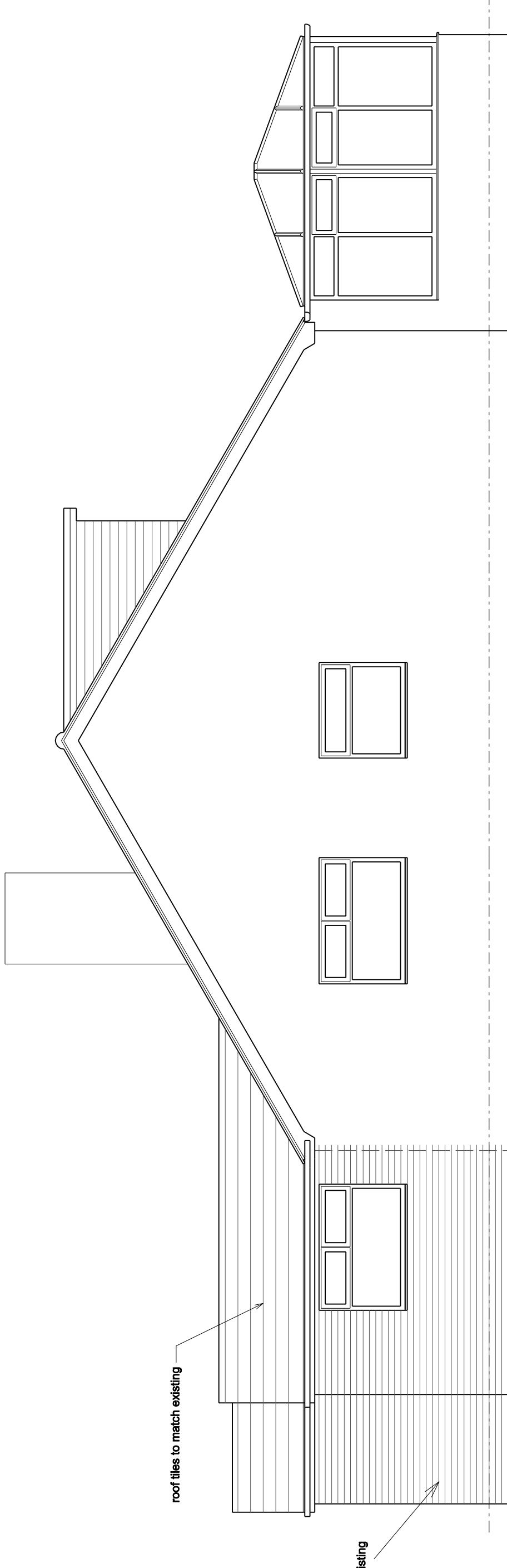
Client
Mr. F. Argiolas

Project
**Proposed Alterations
38 Venetian Crescent
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Barnsley
S73 9PL**

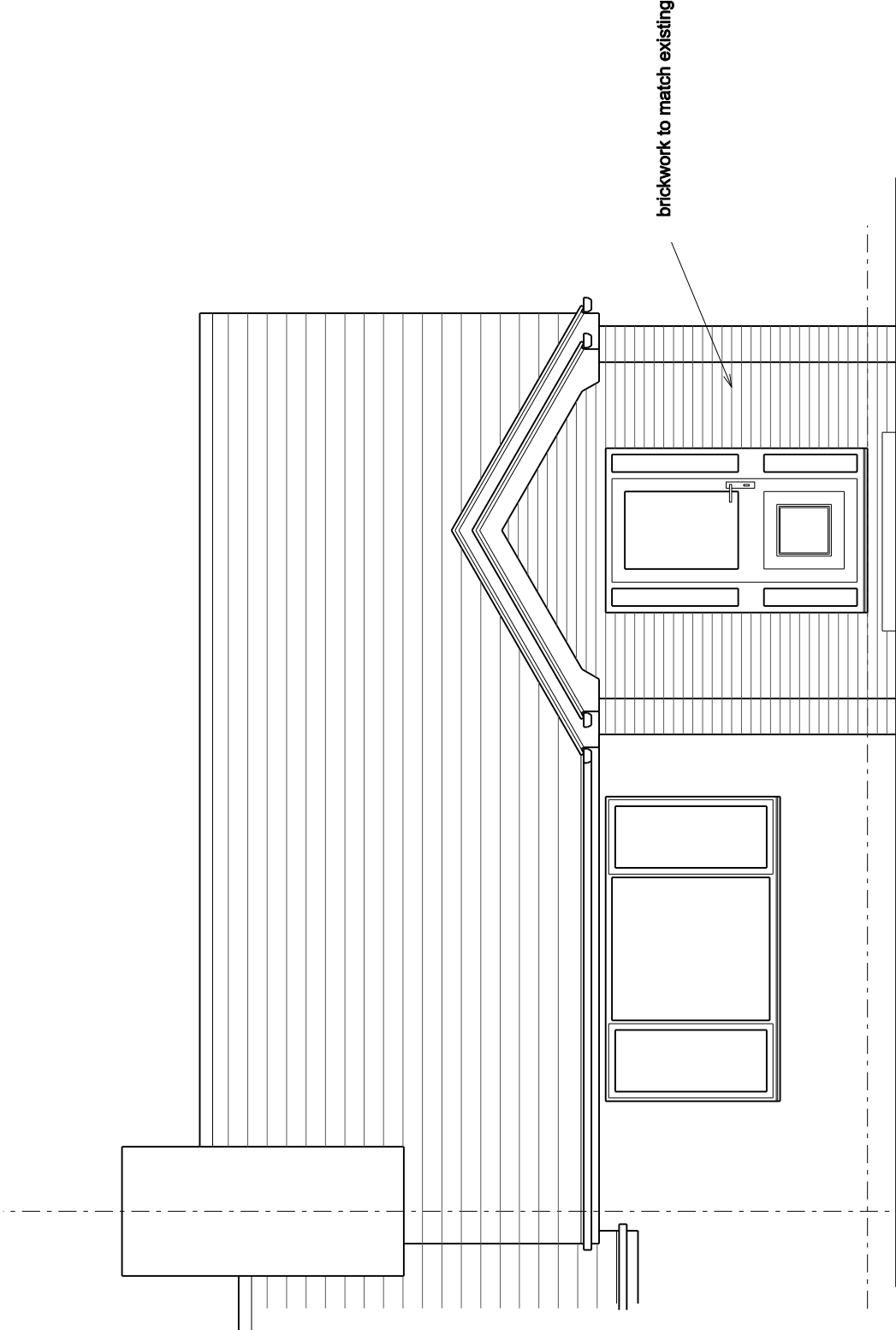
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Proposed Plan and Elevations

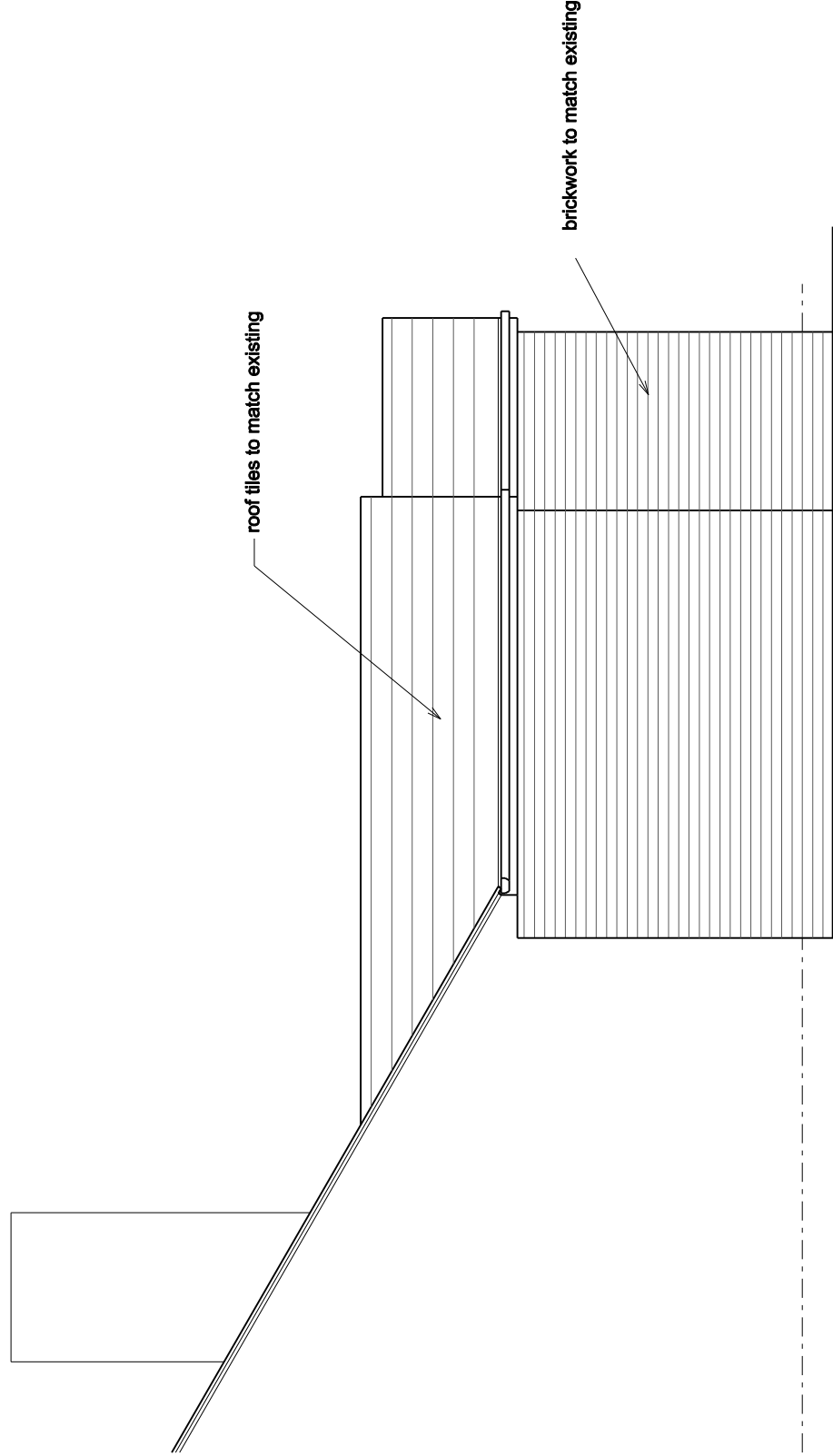
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Drawn by	MJH
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Revision	A



Side Elevation



Front Elevation



Side Elevation

