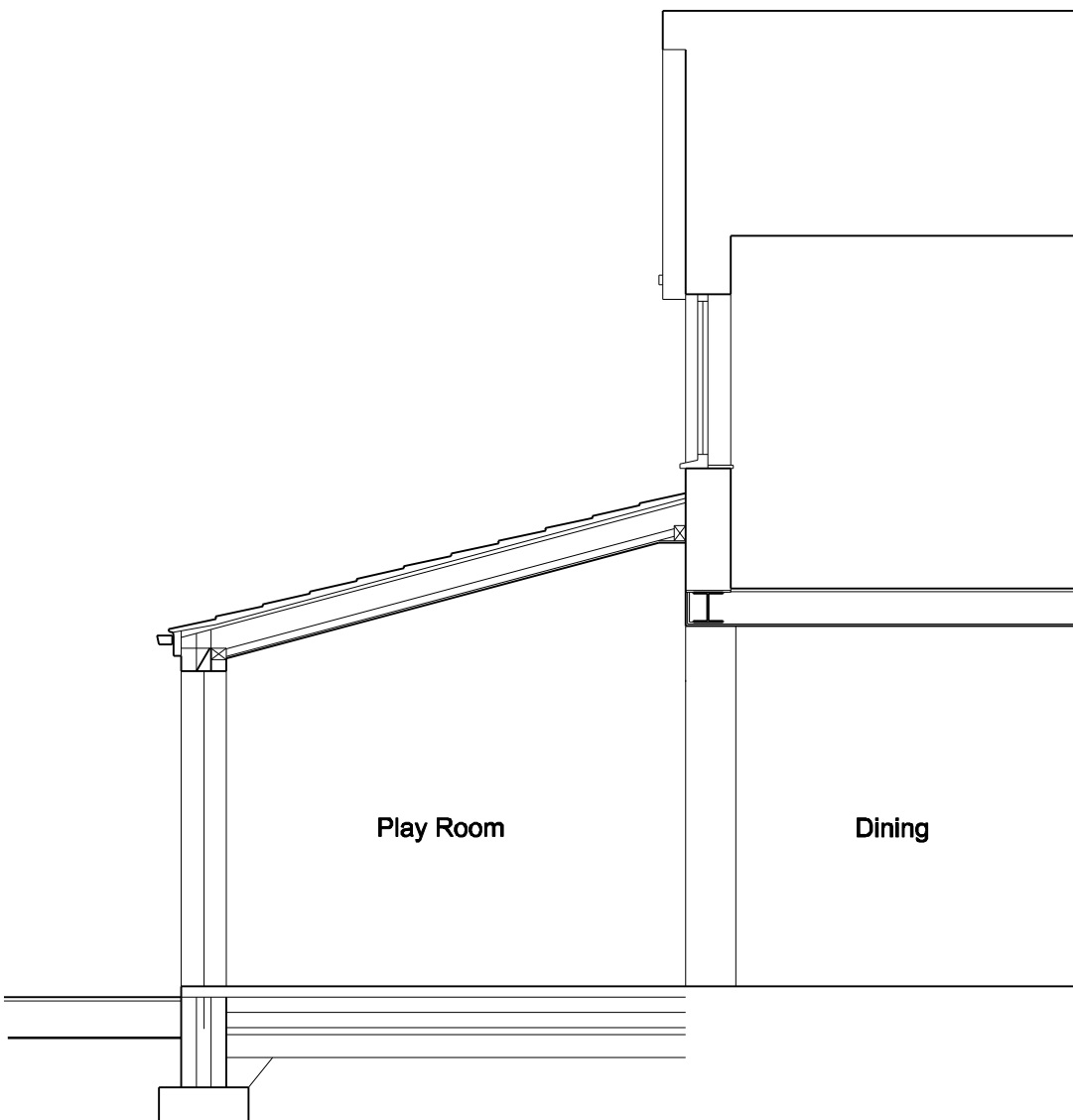
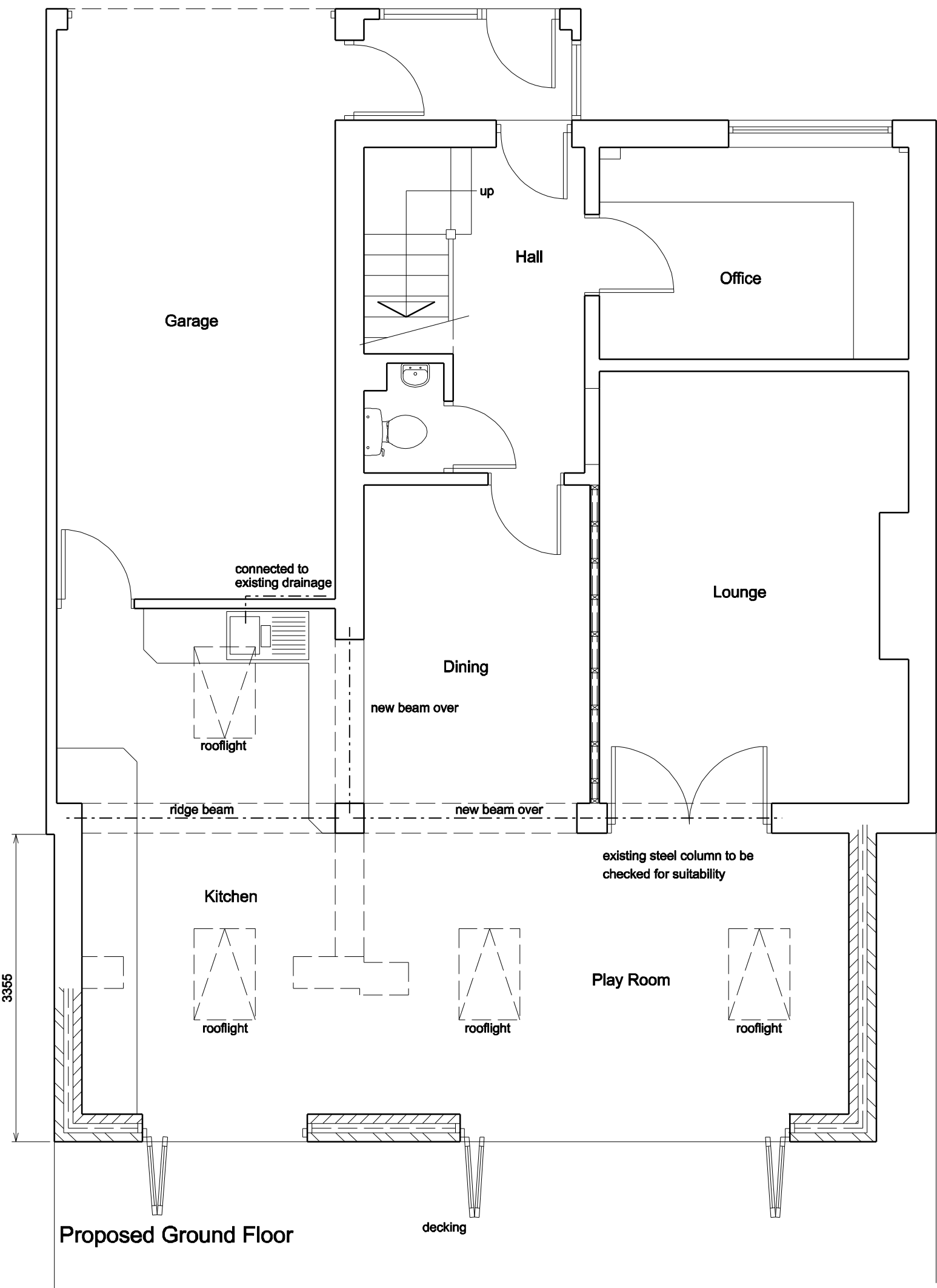




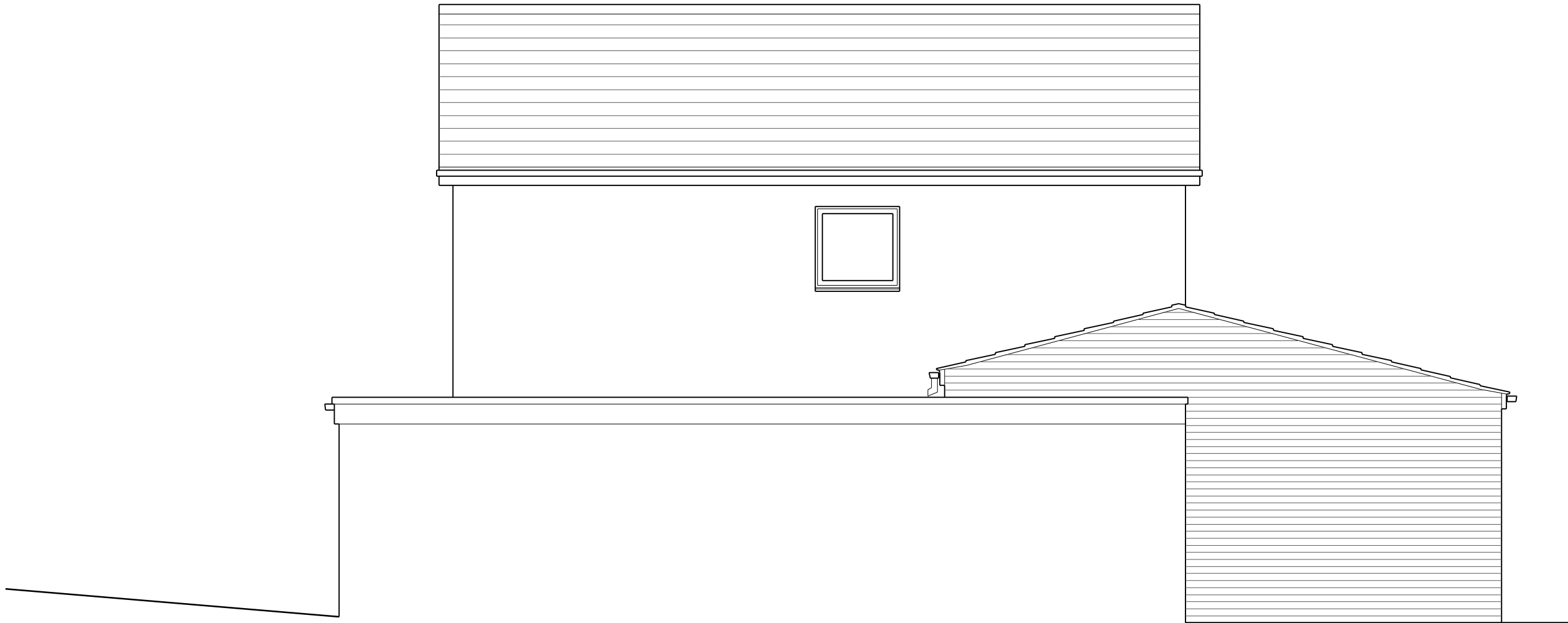
Rear Elevation



Side Elevation



Typical Section



Side Elevation



Front Elevation

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

Notes:
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:
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. weathercheck to all new window and external door openings.
D.p.c cavity tray required over new lintels. Mastic pointing to reveals.
Ground Floor :
75mm thick sand/cement screed on 100mm thick concrete slab on separating layer membrane (min. 500g) on 120mm thick Kingspan K3 floor insulation on Visqueen 1200g dpm on 50mm thick sand blinding on 150mm thick well consolidated hardcore. Insulation laid to Manufacturers recommendations.
External Walls:
100mm thick brickwork outer leaf to Local Authority Approval. 50mm clear cavity, 50mm thick Kingspan K8 cavity board or equal approved , 100mm thick blockwork inner leaf.
Construction to give min. 0.28W/m K. Stainless steel wall ties to be positioned at 450mm centres vertically and 750mm centres horizontally and at every block course at reveals
Roof:
Forticrete Centurion concrete Interlocking tiles to Local Authority approval. fixed to 38 x 25mm s/w battens to Manufacturers recommendations on breathable membrane, Kingspan Nilvent or equal approved on 150 x 50mm s/w timber rafters at 450mm centres. 175 x 50mm ridge purlin
100 x 75mm wallplate fixed to wall at 600mm centres. 25mm soffit ventilation and continuous ridge vent to provide adequate cross ventilation. 100mm insulation laid between joists. 50mm thick Kingspan Insulation fixed below rafters. 12.5mm plasterboard and skim finish. Min. 50mm clear air space required above insulation.
Drainage:
New drains to be plastic pipes with approved flexible joints connected to existing system. Drains to be linteled over where passing under walls and surrounded with pea gravel where passing close to building. Min fall 1:40 for FW 1:80 for SW drains
Fowl drains to run to existing septic tank.

Ties:
Every third joist to be tied down by stainless steel ties screwed to joists and plugged to wall min. 450mm down.
Lintels:
'Castnic' or equal approved galvanised steel lintels over door and window openings to Manufacturers recommendations.
Rainwater Goods:
Rainwater goods to be Marley Extrusions 'Flowline' or equal approved 115mm gutters. 65mm downpipes
Glazing:
Glazing within critical locations as defined in Part N of 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. (rickle ventilators in window heads).
Windows to have opening lights min. 1/20th of floor area.
General:
Lintels/ beams to have min 150mm end bearing.
S & vp to terminate min 900mm above any opening within 3.0m.
No waste connections within 200mm of w.c.connection to s & vp.
Baths or showers on joisted floors to have flexible joint to wall.
Waste pipes 38mm dia. Max length 3.0m. All to be fitted with 75mm deep seal traps.
Extract fans are to be provided to new utility room 30 litres/sec.
Electrical work to be carried out by an Electrician registered within a Competent Persons Scheme, or if work is to be inspected by a Building Control Officer in accordance with Part P Electrical Safety.

A	30/12/2016	Section added
	Date	Revisions

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Client	Mr S. Goulding	
Project	Proposed Alterations 44 Arundell Drive Barnsley S71 5LE	
Title	Proposed Plan, Elevations and Section	
Scale	1:50	
Drawn by	MJH	Date Dec 2016
Drawing No.	1057-02	Revision A