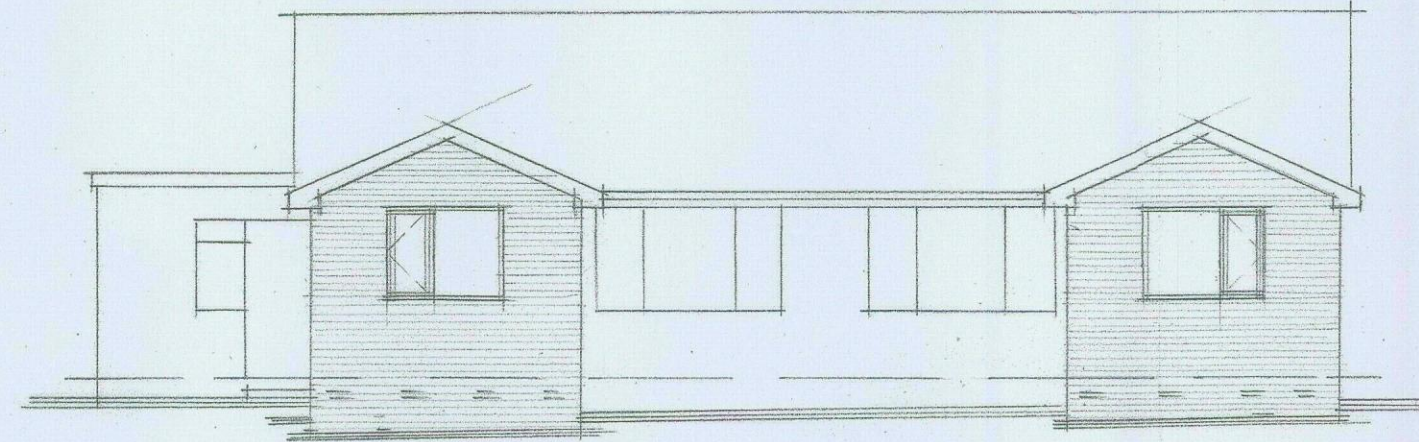
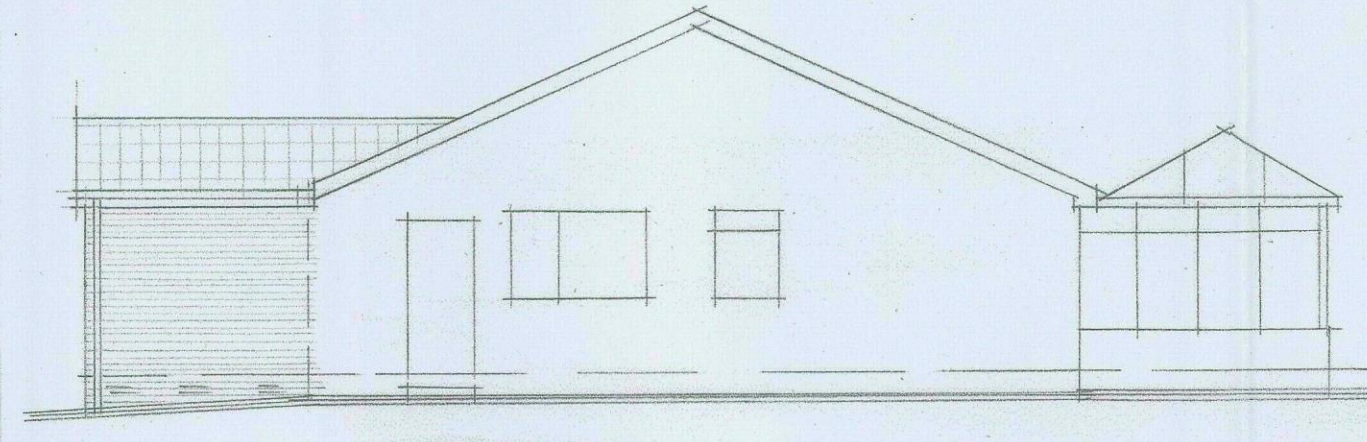


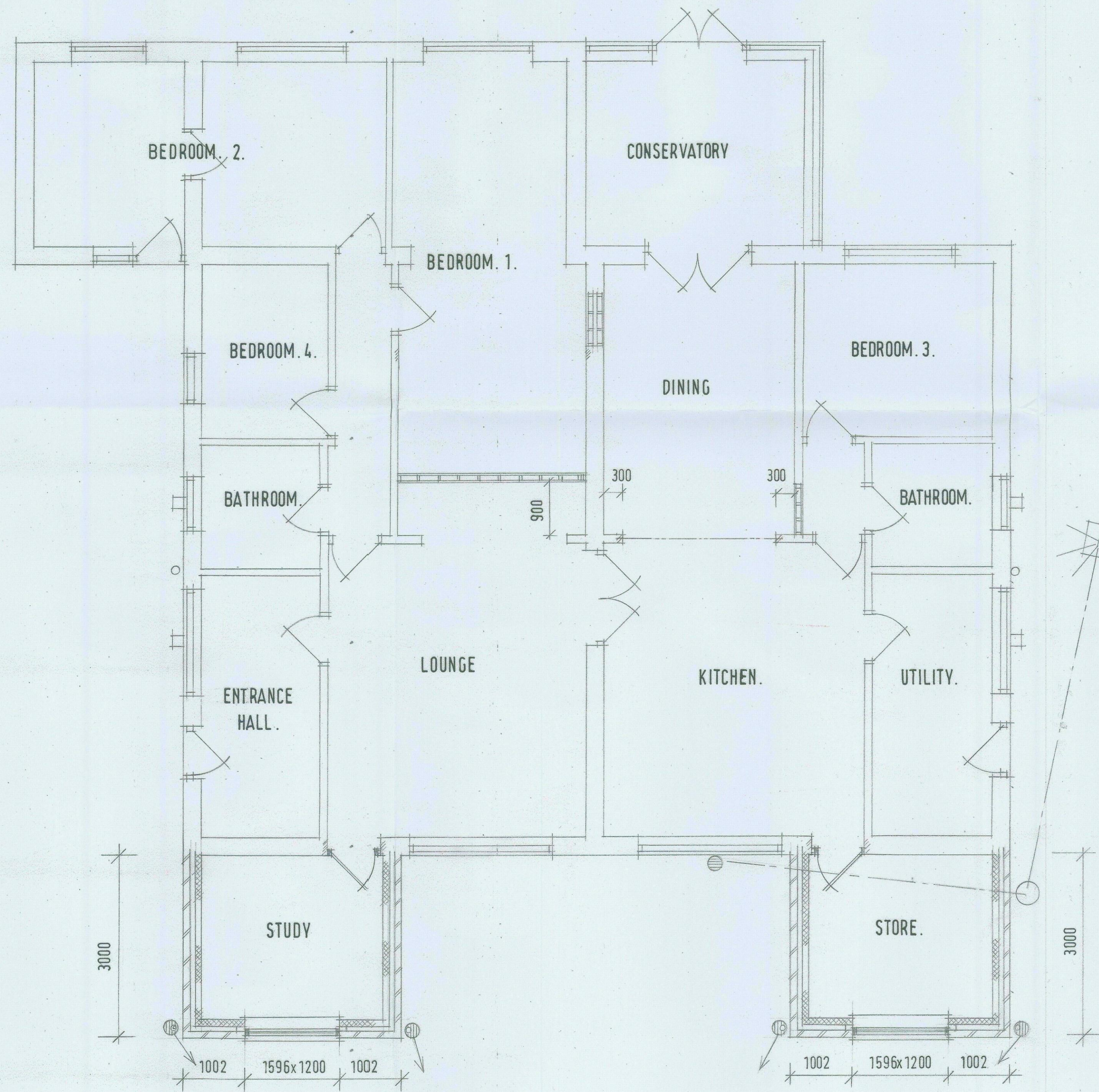
PROPOSED SIDE ELEVATION.



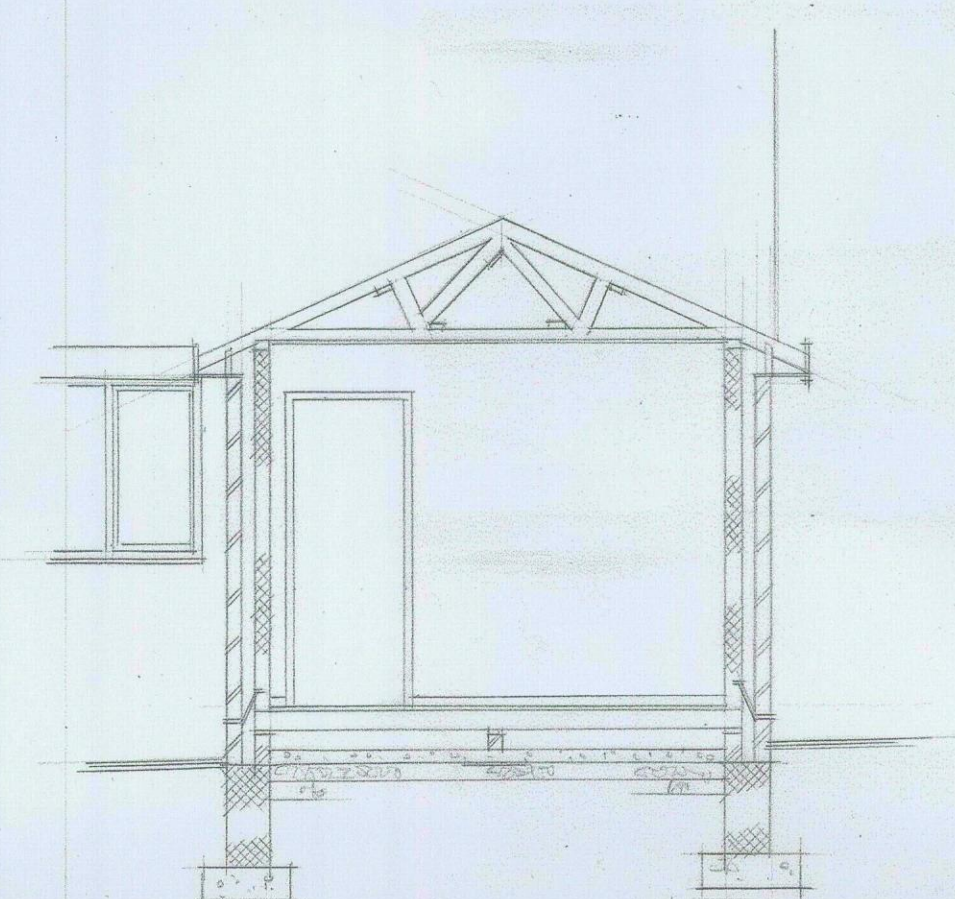
PROPOSED FRONT ELEVATION.



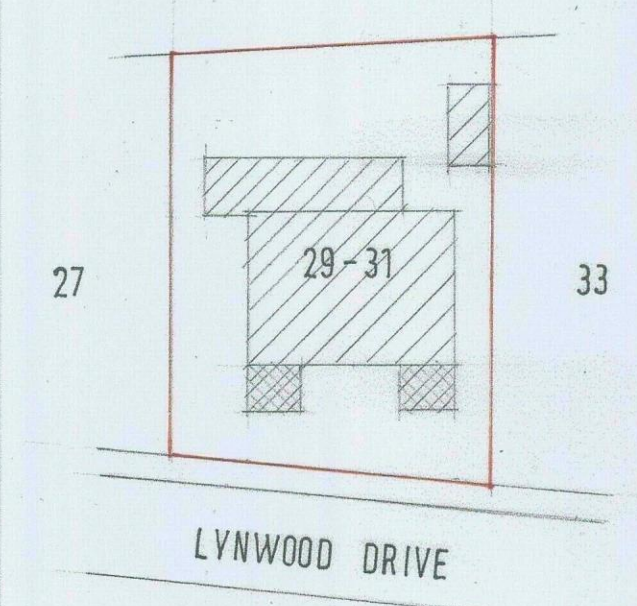
PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR LAYOUT.



SECTION.



BLOCK PLAN.  
SCALE 1:500

**NOTES**  
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before tendering and work commences.  
This drawing must read with and checked against any structural or other specialist drawings provided.  
The contractor is to comply in all respects with the current building regulations whether specifically stated on these drawings or not. Internal dimensions exclude plaster thickness.  
Do not scale off this drawing.

**ROOF**  
Interlocking concrete roof tiles all nailed and clipped at verges, on 25x50mm battens on pre-treated timber rafters on pre-treated trussed rafters at 400/600 c/s. Wind bracing to be provided to all node points in accordance with BS 5268. Ladder frame to gables, 100x50mm wall plates. Wall plates tied down with 1.0m long m.s. straps at 1.2m c/s. 55x5mm m.s. straps across 3rd trusses (after ceiling position and nogging between) and built into gables at max 2.0m c/s (and all node points). Fascia and soffit to match existing. 114mm p.v.c. r.i.g. and 64mm full paper. Roof to have 300mm glasswool insulation (laid in two layers and in opposite directions) 200x25mm lags over it collars. B.S. code 5 milled sheet lead over and taken up 150mm under roofing felt, over felted pieces, 12.5mm plasterboard and plaster skim to ceilings.

**TIMBER WALLS**  
75x50mm s.u. partition vertical members at 400mm c/s and horizontal bracing with 12.5mm plasterboard and plaster skim finish. Void filled with glasswool with min density of 10 kg/m<sup>3</sup>.

**DRAINAGE**  
38mm wastes to S.U. with 75mm anti-siphon traps. Waste from S.U. to discharge below gate level.  
Foundation taken below level of any drains.  
Drains to be installed over through walls. 100mm plastic underground drainage for new sections, fitted and installed to manufacturer's instructions.  
Surface water to compound one cubic meter capacity below inlet (for each fall pipe) 4.0m from building.  
Drain runs shown assumed.

**VENTILATION**  
Ventilation to habitable rooms by means of ventilation openings having an area equal to 1/20 of floor area. Trickle vents to equal 5,000 cm<sup>2</sup>.  
Ventilation to kitchen via mechanical extractor extracting at a rate of not less than 60 litres per second (or maybe incorporated into cooker hood and capable of extracting at 30 litres per second).

**GENERAL**  
Safety glass fitted to all doors with glazing incorporated any glazing within 300mm of a door and any glass below 900mm of floor level.  
Double glazing to give U-value of 1.6 W/m<sup>2</sup>K (28mm units).  
Escape type windows having a min unobstructed open area of 0.33m<sup>2</sup> and at least 450mm clear opening. Cell height to be between 600/1100mm from finished floor level.  
Electrical work to be carried out in accordance with Part P (electrical safety) and will require BS 7671 electrical installation certificate issuing and be a member of a competent persons scheme.  
Steelwork calculations to be supplied by client/contractor 28 days before commencement of work on site. Steelwork to be erected in 12.5mm fireline plasterboard and plaster skim finish.

**STRUCTURE**  
102mm brickwork to match existing, bonded on alternate courses. 100mm cavity with 100mm Dritherm insulation batts built in inner skin 100mm Plaster Fibrolite blockwork. Two double triangle type ties per m<sup>2</sup> and every 225mm up reveals. Wall ties to be at max 750mm c/s horizontally. D.p.c.'s to all heads and reveals. Walls to be Kynose S1/2 90 type or similar and approved. 225x75mm air bricks with cavity leads, d.p.c.'s and traps over, in corners and at max 1.2m c/s. External reveals to be insulated to prevent cold bridging with 'Thermoblock' cavity clovers. Walls finished off with 12.5mm plasterboards (dot/dabbed to walls) and plaster skim finish.

**FLOOR**  
18mm Tandy chipboard type C4 BS 5669 on 125x50mm joists at 400mm c/s, supported on 100mm horizontal bond sleeper walls, d.p.c. over and at mid span. Sub floor to be 100mm (150mm under sleeper wall) oversite concrete on 150mm sulphate free hardcore fill (all layers well compacted). 100mm Kingspan insulation board fitted between joists, supported on nails, nailed to sides of joists.

**FOUNDATIONS**  
To suit site conditions, normally 600x225mm concrete strip. 900mm min depth of foundation. D.p.c. 150mm min above ground level. Below ground level trench type blockwork to be used. New foundations taken under existing min 150mm.

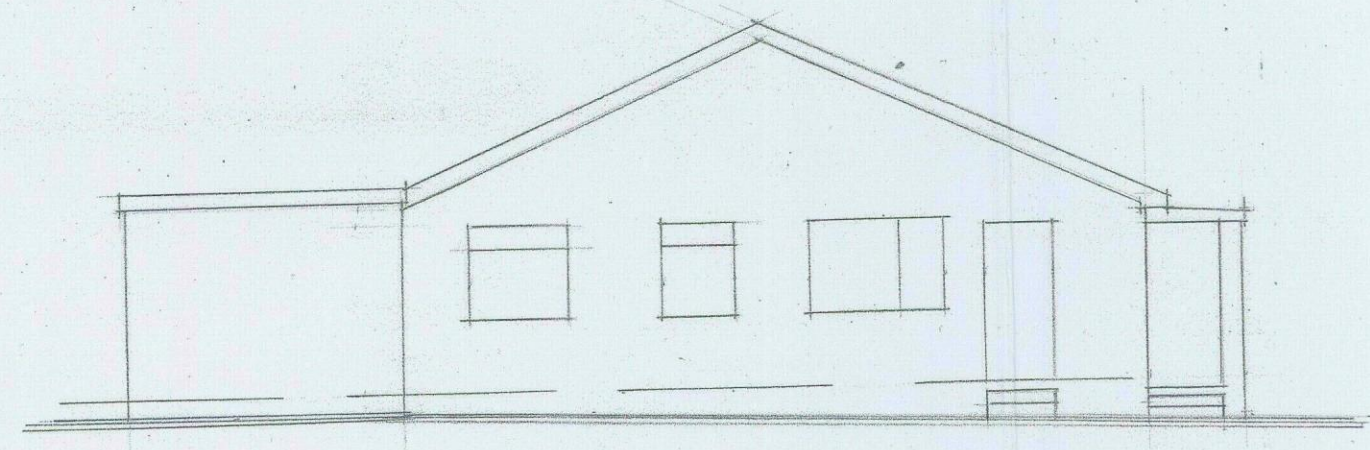
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| Job Title     | EXTENSIONS & ALTERATIONS. |            |
| Client        | MR & MRS D. EDWARDS-BROWN |            |
| Drawing Title | PROPOSED LAYOUTS.         |            |
| Drawn By      | Date                      | Scale      |
| I.W.          | JULY 20                   | 1:50 1:100 |

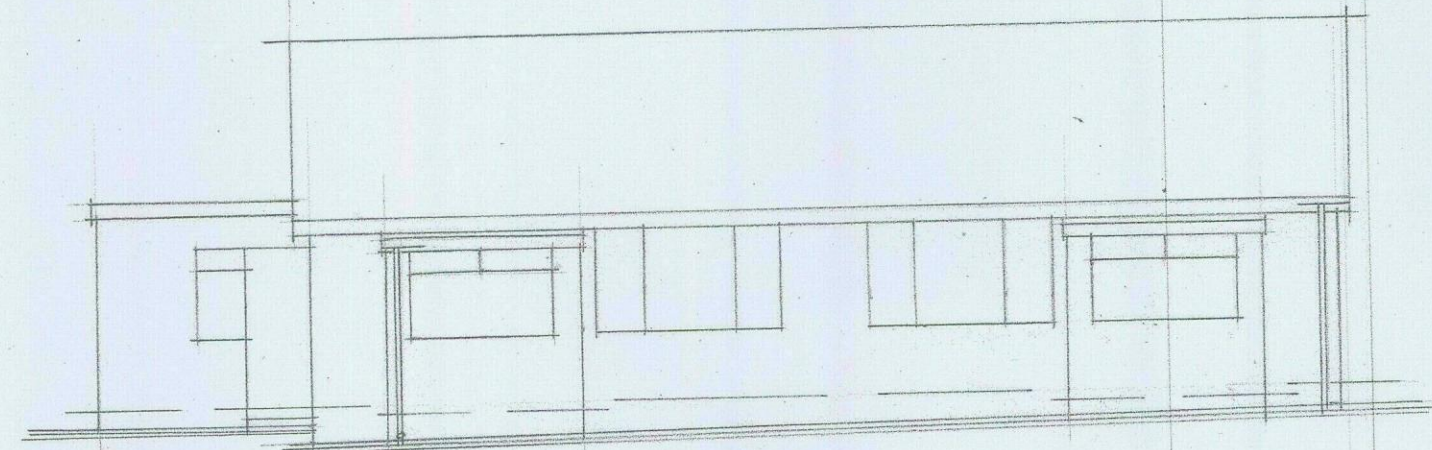
**IAN WILLIAMS**  
**DESIGN AND BUILD**  
FAIRFIELDS, CHURCH ROAD,  
ALTOFTS, W. YORKS WF6 2NU  
Telephone: 01924 893311

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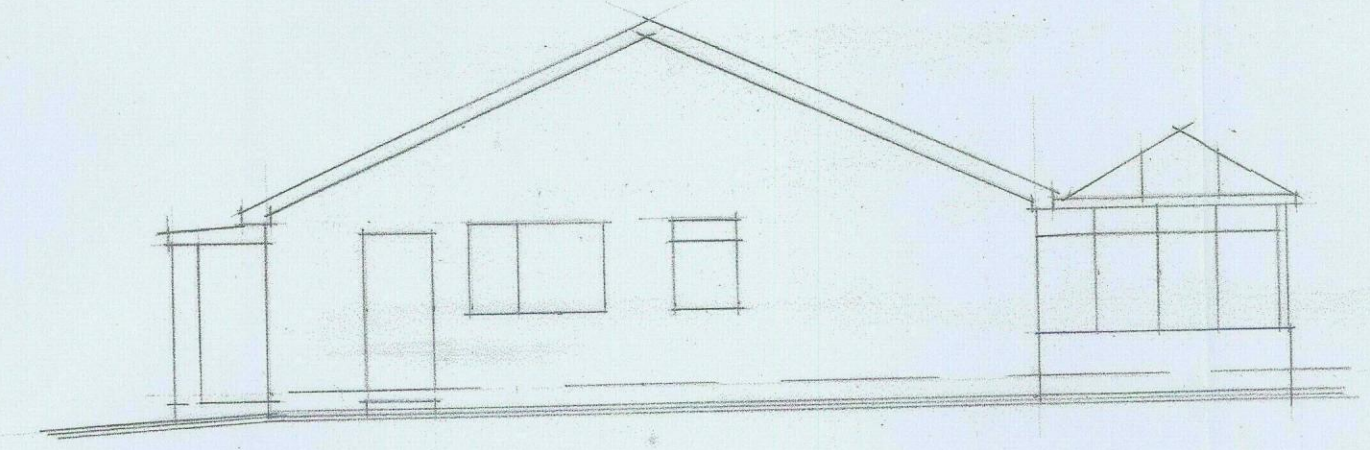
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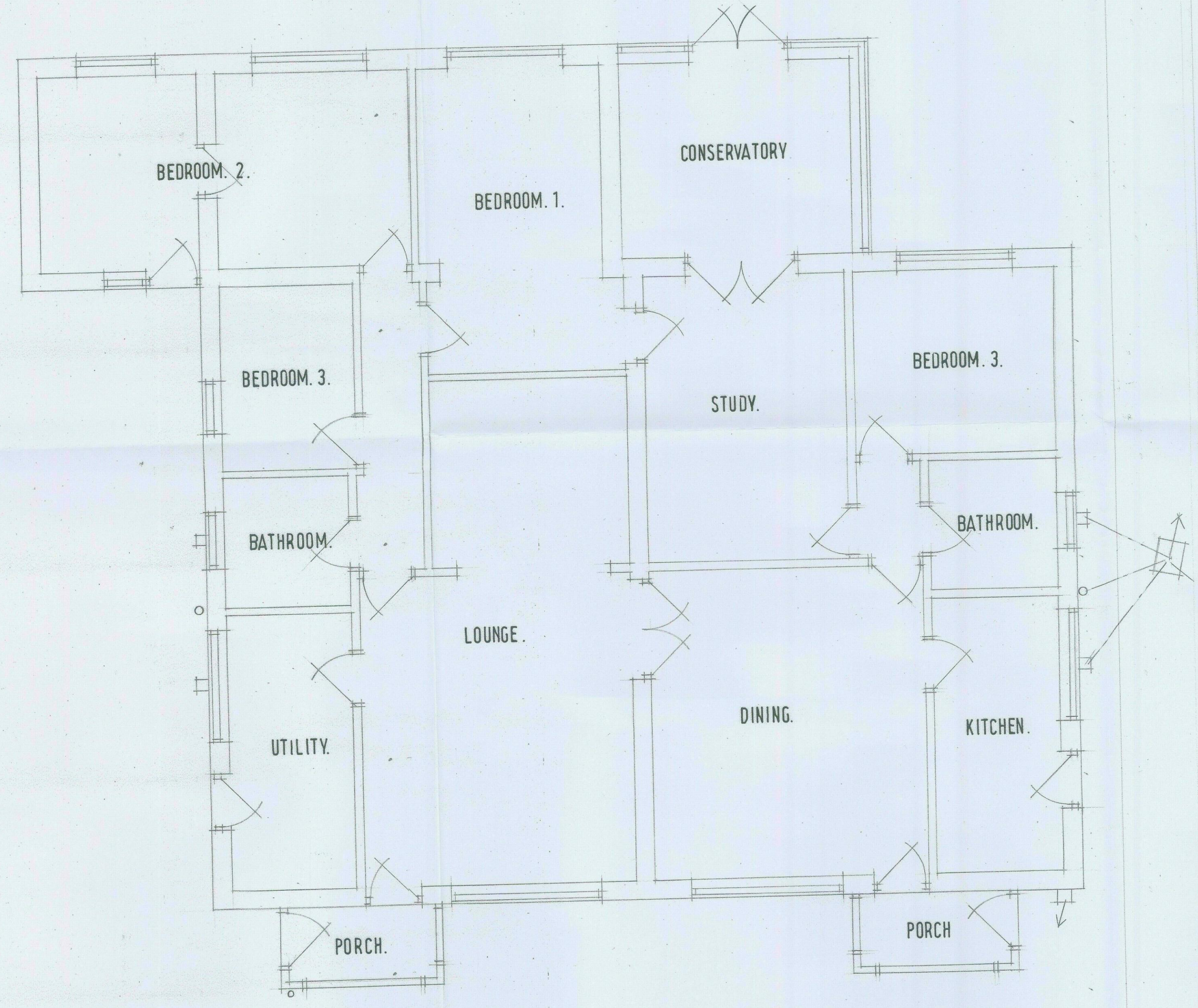
EXISTING SIDE ELEVATION.



EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING GROUND FLOOR LAYOUT.

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