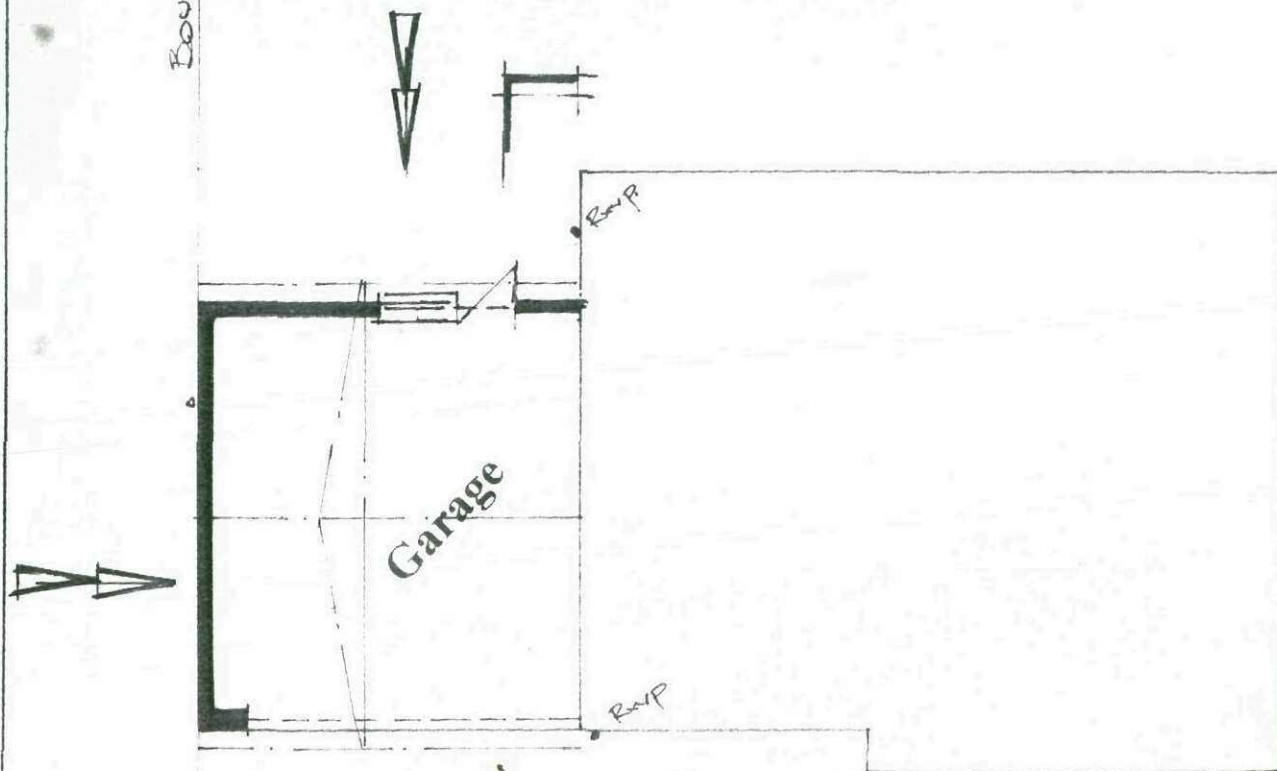


Existing / proposed Side Elevation

BOUNDARY

BOUNDARY



Existing / Proposed Ground Floor Layout

Block Plan 1:100

BOUNDARY



Existing / Proposed Front Elevation

Existing / Proposed Rear Elevation

1 : 100

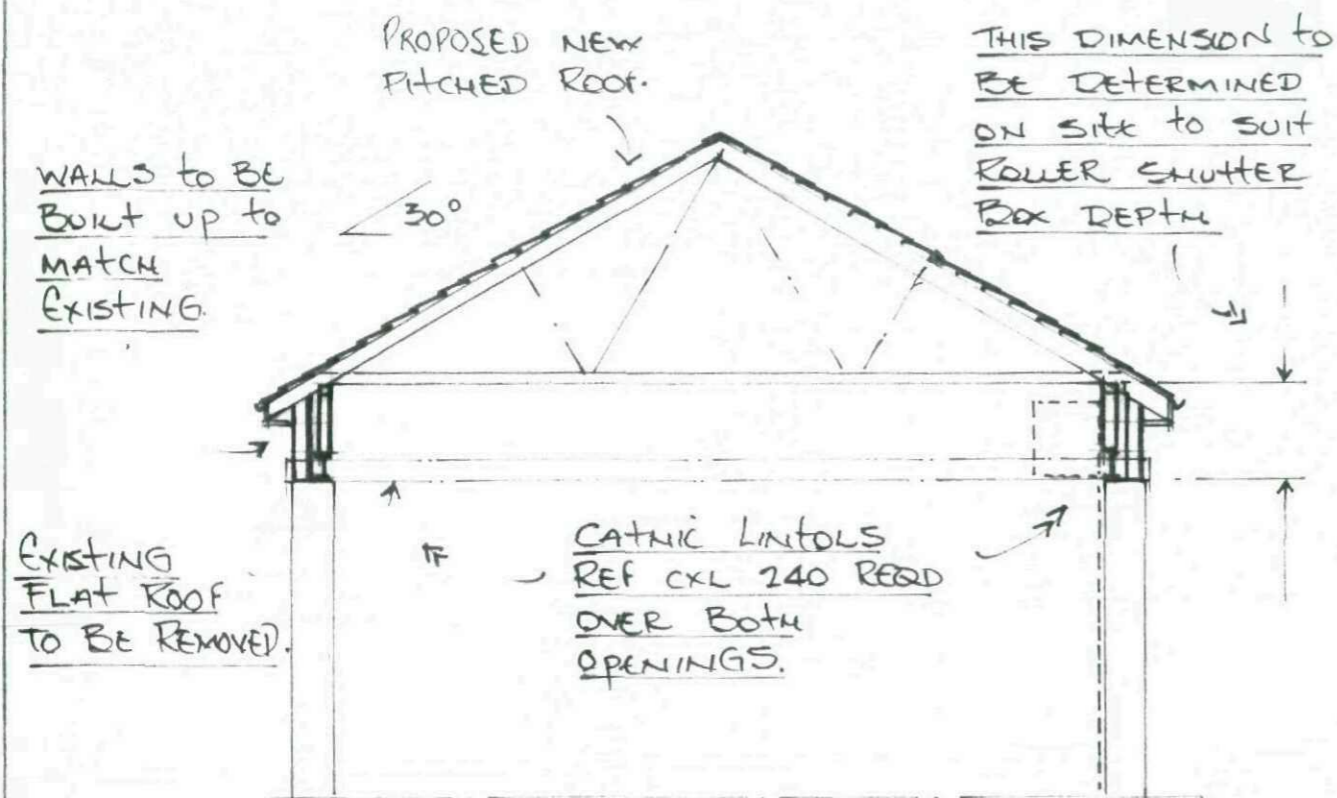
20.7.10



Mr D Davies
17 Whinmoor Way
Silkstone
Barnsley
S75 4JE

Replacing Flat Roof with
Pitched tiled roof.

General Arrangement /
Elevations.



Typical Section

Section Through / Notes

Scope of Works

General.

Removal of an existing flat roof and replaced with a tiled pitch roof.

Notes.

General

These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations. These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct. Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.

All dimensions to be taken to the nearest brick size.

His price shall be deemed to include for:

Any additional calculations as required by building control and as a result any additional building works that may be required.

Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.

When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Foundations

Foundations to be assessed on site by the Building Inspector to determine suitability.

Lintols

All door/ openings / window lintols to be "Catnic". Size and type as agreed with the Building Inspector.

End bearing for all lintols to be 150 mm.

Where external skin is stone any galv lintols to sit on dpe to avoid corrosion.(ext skin only)

Walls

Internal skin

100 mm Thermolite shield or similar blockwork

Cavity

For 50 mm cavity

External skin

125 natural stone to match existing

Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.

Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

Facia / soffit boards

From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

Roof design.(Trusses.)

The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.

Trusses to be at 600 mm c/c

Fixed to horizontal wall plate

Connection of roof to walls to have

5 lb lead flashing.

Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.

Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.

All roofs shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh.

Ridge vents shall be fitted where necessary and as directed by the Building Inspector.

Roof to be suitably wind braced to appendix A of BS 5268 PT 3.

100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c

Roof ventilation. - Vents to be provided to eaves soffit,

ridge and tile vents all as directed by the building inspector.

Lateral Restraint to floors / gable roof

Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

Roof Ventilation.

Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.

Eaves to be equivalent to a continuous gap strip of 25mm.

Plumbing and Drainage.

Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.

DPC's

To be provided to

Under lintols