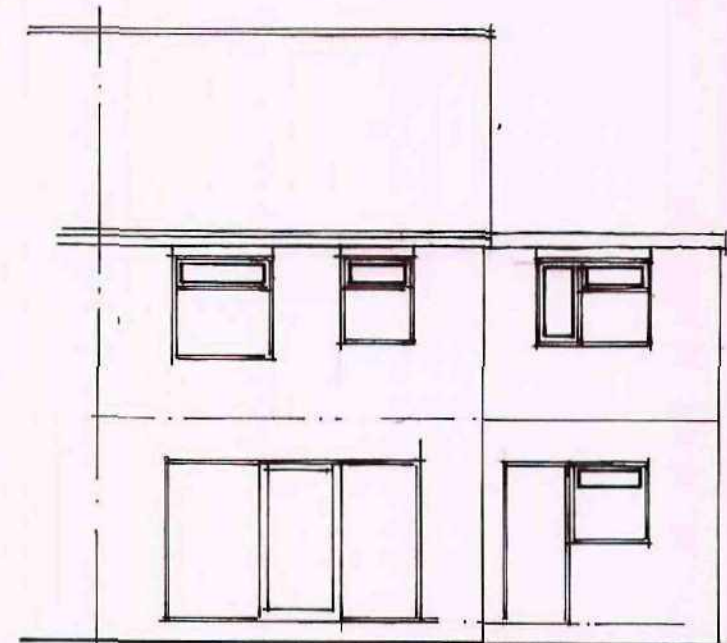
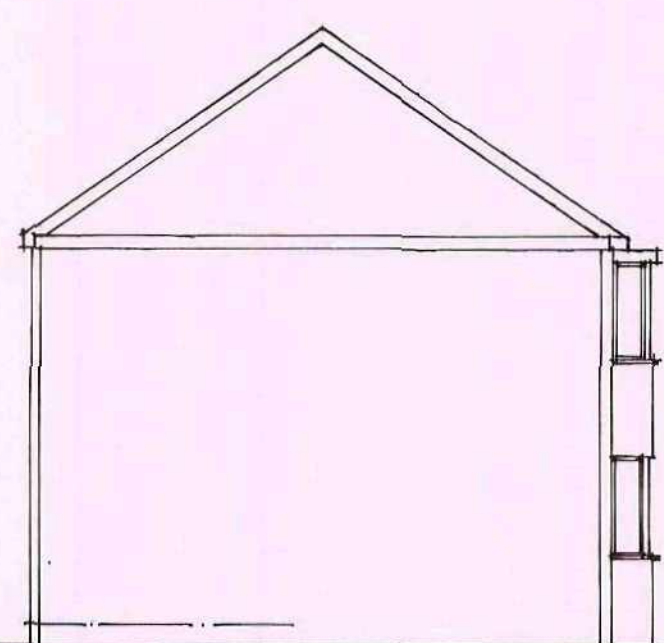


EXISTING

PROPOSED



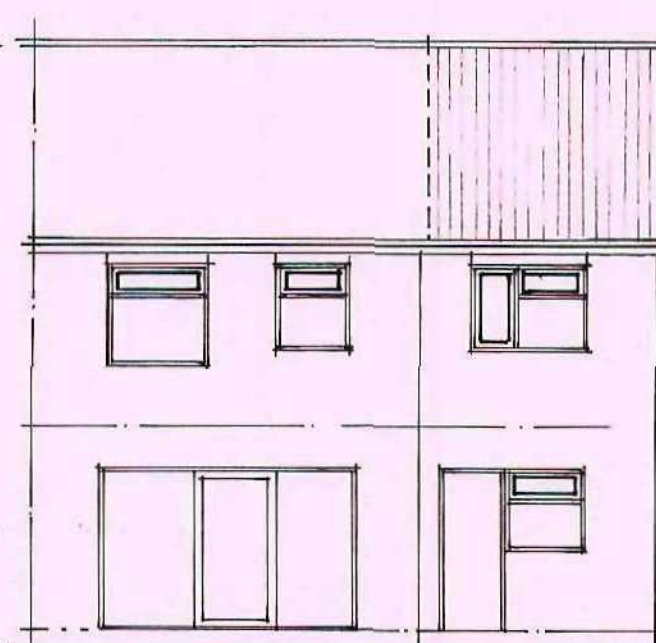
REAR ELEV'



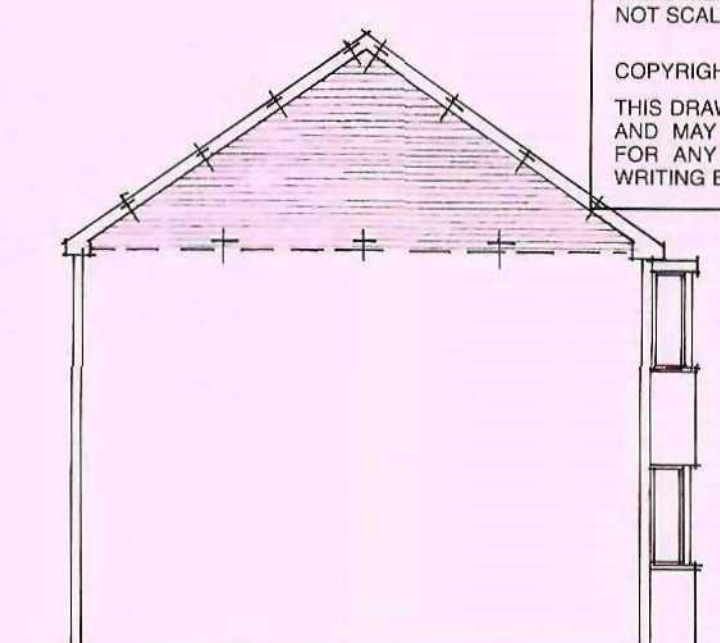
SIDE ELEV'



FRONT

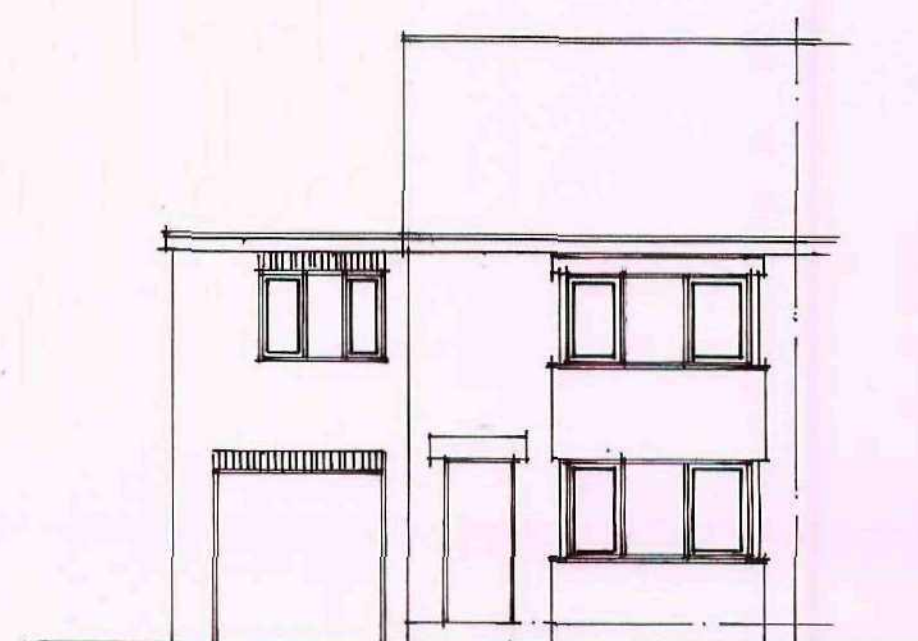


REAR

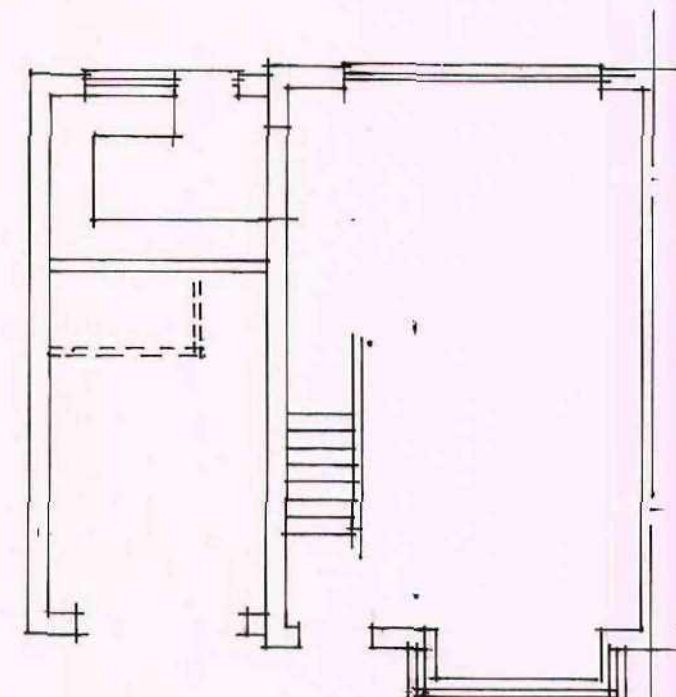


SIDE

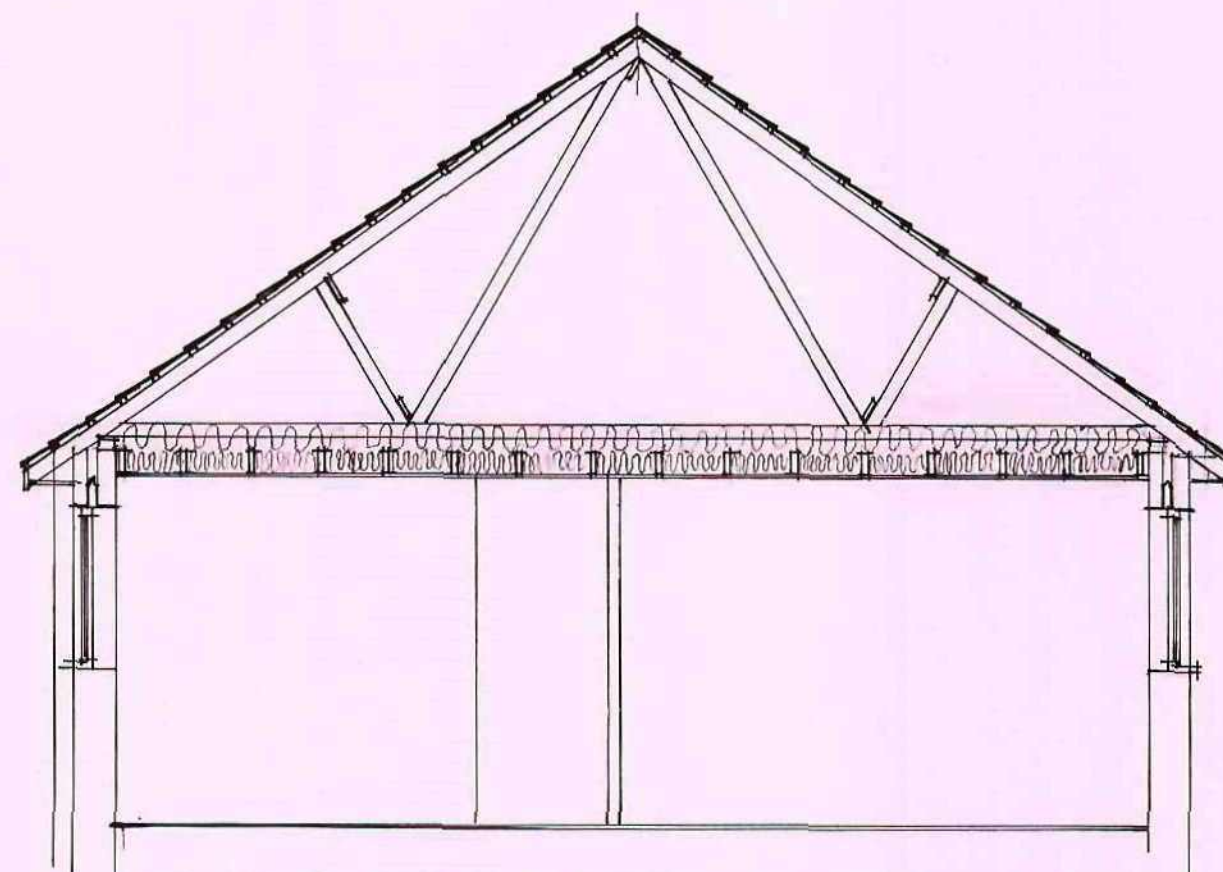
NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
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FRONT ELEV'



PLAN OF HOUSE



TYPICAL SECTION THROUGH NEW ROOF 1:50

GENERAL.

All work carried out in full accordance with current good accepted Building Practice and in all respects to the satisfaction of the D.B.S. All dimensions to be checked and verified before placing any work in hand. Any discrepancies to be cleared with Architect before proceeding with any further work.

EXTERNAL WALLS.

Take off existing fascias to front side and rear, expose top of existing cavity walls and inspect for status of lintols over openings to front and rear to satisfaction of D.B.S.

Facing Bricks to be of same manufacture as existing extension Outer leaf, 102mm thick, special care to be taken to ensure correct bonding, High standard of pointing to be provided, 50mm minimum clear cavity with inner leaf of Aglite blockwork, with S/S wall ties at the rate of 6/M2 maximum horizontal cts 750mm max vertical cts 450. r, total wall width to be as wall below.

Lintols over windows to be equivalent of I.G. ref L1/SWIL.

ROOF CONSTRUCTION.

Carefully remove existing felt covering and decking to top of flat roof joists, (assumed size 150 x 50,) incorporate new 100 x 50 softwood wallplates to front and rear walls, packed and positioned to receive new Prefabricated trussed timber rafters by specialist manufacturers to comply to BS.5268, part 3 for use in dwellings. To match existing roof pitch 100x25 diagonal bracing, to node points of trusses, from ridge to eaves.

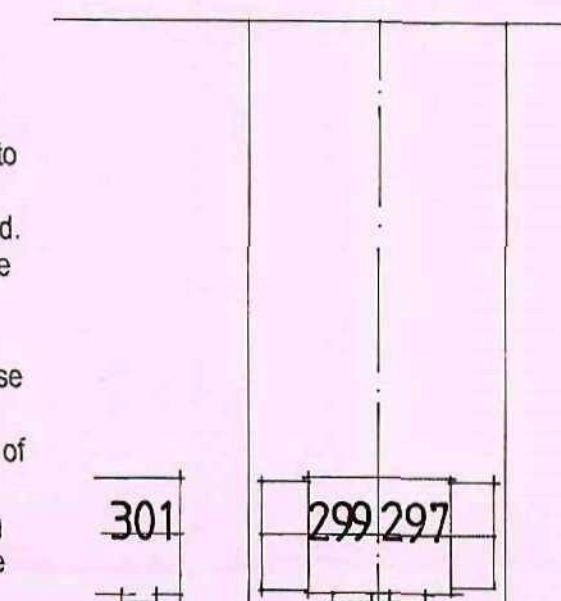
Wallplates to top of walls on mortar bed held in position with M.S. straps min 1000mm long at 1200 cts. To cover first three ceiling joists. Wrot Softwood fascias and ply soffites to line in with existing. tanalised tile battens at correct spacings to line new roof tiles with existing courses, Ridge tiles sat on mortar bed.

Verge ladders to provide support for new Barge boards to gables. 300mm glasswool insulation to roof area as shown. 150 thickness between joists and 150 thick layer at right angles to first layer. Roof tiles to be Redland Ludlow or Sandtoft Lindum, to match existing.

Concrete block type anchor ties at 1800 cts to gable wall where trusses rafters parallel to walls with M.S. straps to cover first three trusses. Noggins tight under straps to prevent deflection.

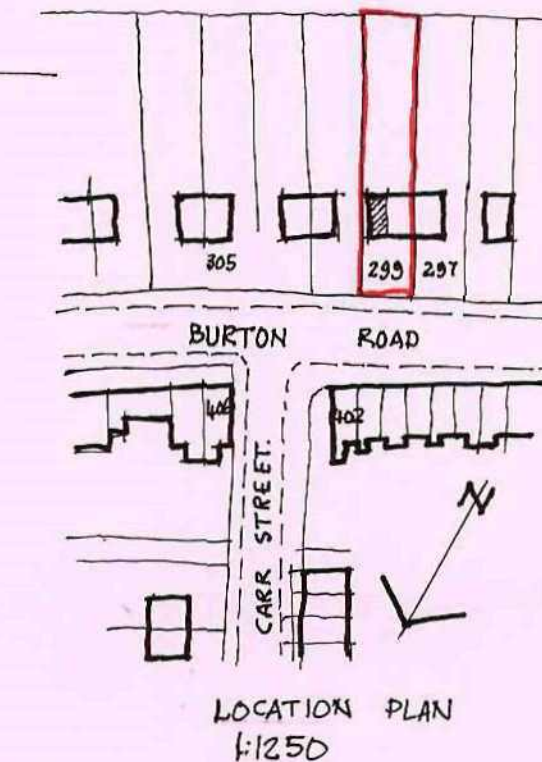
Verge straps at 1200 cts to cover first three rafters with noggins as before described.

Rainwater gutters to match existing to join existing system.



BURTON ROAD

SITE PLAN.
1:500.



LOCATION PLAN
1:1250

REV.	DATE	AMENDMENT
CLIENT MRS. S. SANGER		
TITLE TAKE OFF EXISTING FLAT ROOF DECK OVER SIDE EXTENSION, BUILD UP GABLE WALL AND RECT NEW PITCHED ROOF. 229 BURTON ROAD MONK BRETTON BARNESLEY. ST1 2QE.		
 P. Dimelow B.A. hons Dip Arch. M.A. Architectural Design and Planning Consultant Providence Villa, 42 Sackville Street, Barnsley S70 2DB Tel. (01226) 283222 Fax. (01226) 283222		
SCALE 1:100 / 1:50	DATE MAY 2003	DRAWN P.D.
DRAWING No. 555 - 503 - 1.	REV.	