

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
 Existing roof structure removed, new to consist of interlocking concrete roof tiles all nailed and chipped at verges, on 25x50mm rafters on breather/sarking felt on pre-laminated treated rafters of 400mm c/s. Level bracing to be provided full length of all rafter points in accordance with BS 5268, on 100x50mm wall plate. Gull plates tied down with 1.0m long n.s. straps at 1.0m c/s, 35x50mm n.s. straps across 3rd trusses, rafters / ceiling joists (n.g.s. between) and built into gable at max. 1.0m c/s (and all rafter joints). Fascia, soffits to match existing. Pitch roof to be 200x25mm edge, 100x50mm rafters at 400mm c/s and 125x50mm ceiling joists at 400mm c/s. 14mm p.v.c. 170g and 6mm full paper. Roof to have 300mm glass wool insulation (laid in two layers and in opposite directions) 200x25mm lag boards in valleys & S.S. code 5 lead over and taken up 50mm under roofing felt, over felted pieces. Existing double roman ties used on front elevation and new growth face double roman ties to rear elevation. 150mm lead flashing used at junction of roof and chimney to rear section, roof side wall.

STRUCTURE
 Existing structure details to be checked and verified by contractor and building inspection for additional roof loads. Also extension to be sand / cement rendering on 100mm blackblock bonded alternate courses, 100mm cavity with 100mm Dithren insulation batts built in, junior skid 100mm Masonite Fibrite blockwork. The double truss type ties permitted every 250mm up reveals. Gull this max. 75mm horizontally. D.p.c.s to all heads and reveals (50mm cavity to storm porch). Lintels to be Kaystone HD/K 90 type or similar and approved. External reveals to be insulated to prevent cold bridging with Thermobatt cavity clothes. Lintels finished off with 12.5mm plasterboard (dot dabbed to walls) and plaster skim.

FLOOR
 18mm hardy chipboard type C4 BS 5269 on 150x50mm treated timber joists at 400mm c/s on 150mm concrete with layer of A.142 mesh incorporated on 2,000 B w.p.w.m linked to d.p.c. and sand blinding on 150mm layer of sulphate free fill (layers to be well compacted). Arch floor to be concrete as above.

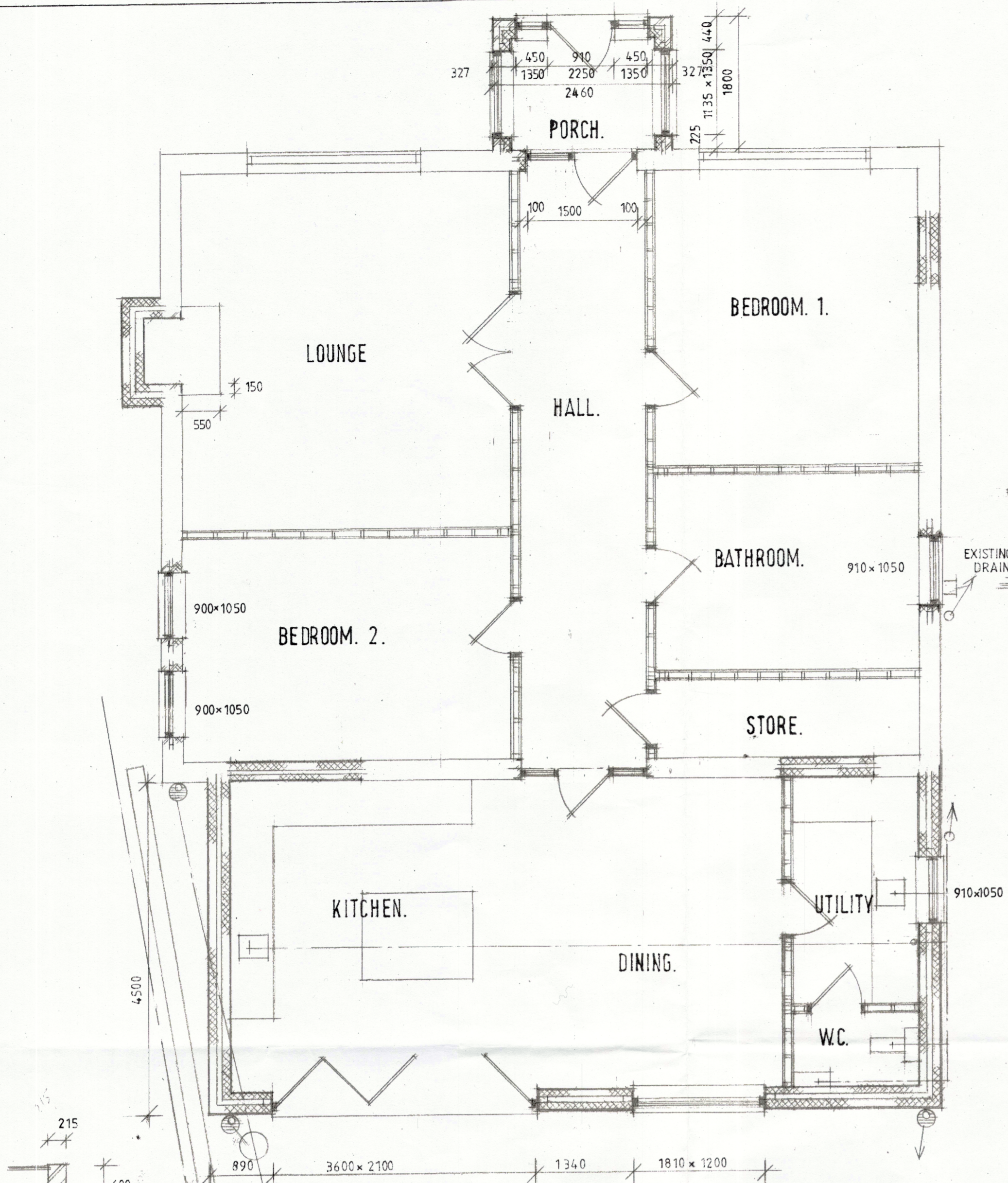
FOUNDATION
 To suit site conditions (trial hole to be dug) normally 600x200mm concrete strip, 900mm min depth of foundation. D.p.c. 150mm min above ground level, below ground level trench type blockwork to be used. Structural calculations may be required for foundations due to location of fault line if found or requested by building inspector.

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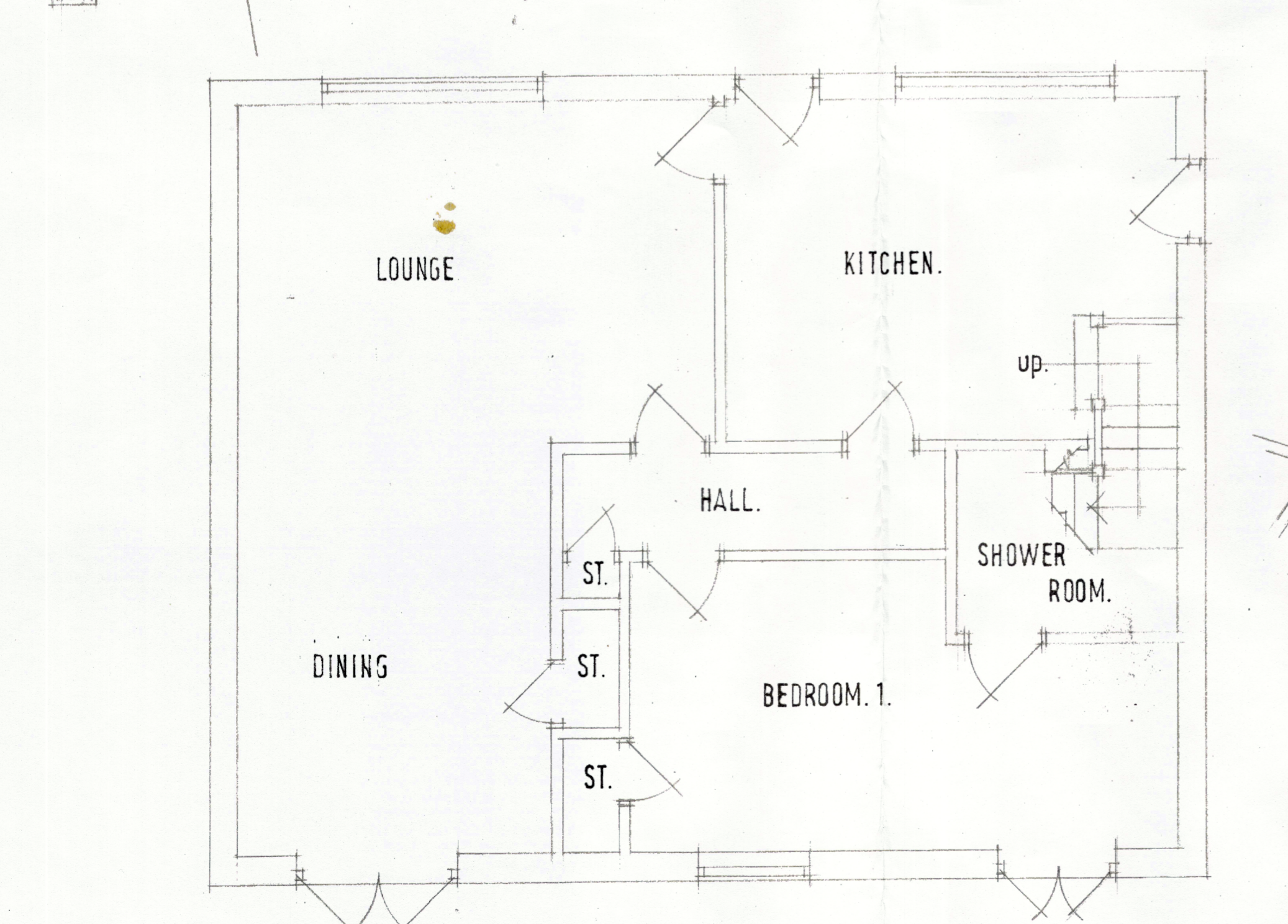
Job Title		ALTERATIONS & EXTENSIONS.	
Client		MR & MRS I. WILLIAMSON.	
Drawing Title		LAYOUTS.	
Drawn By	Date	Scale	
I.W.	DECEMBER 18	1:200	1:100
		1:50	

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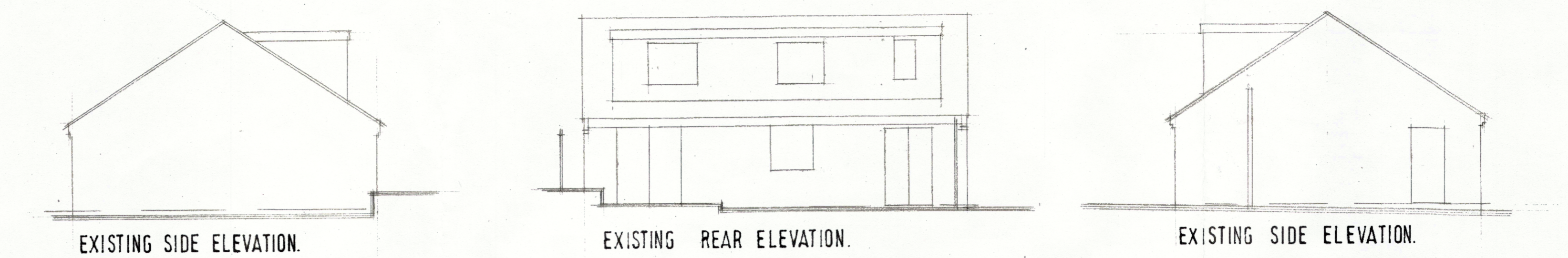
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PROPOSED FLOOR LAYOUT.



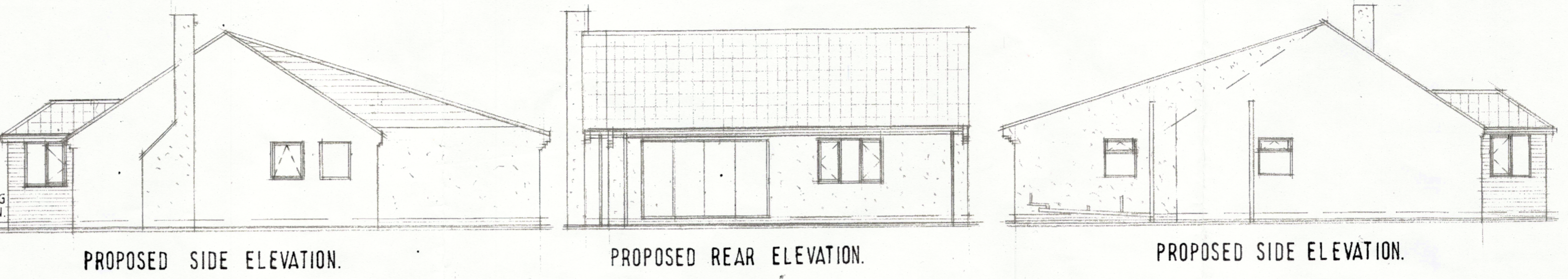
EXISTING FLOOR LAYOUT.



EXISTING SIDE ELEVATION.

EXISTING REAR ELEVATION.

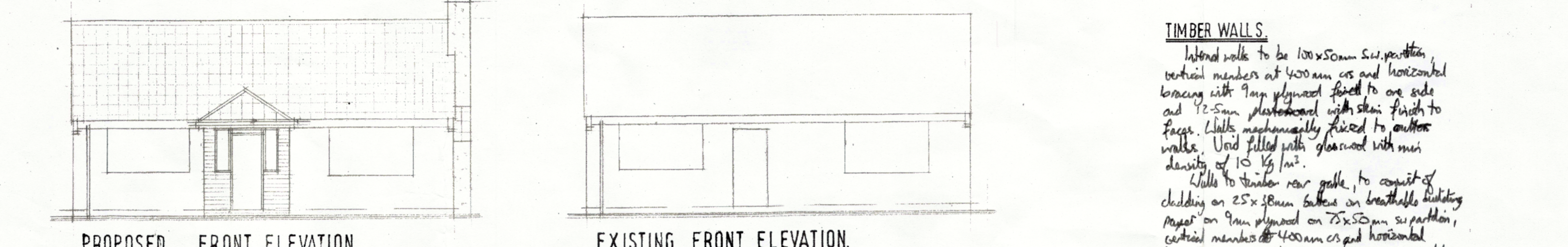
EXISTING SIDE ELEVATION.



PROPOSED SIDE ELEVATION.

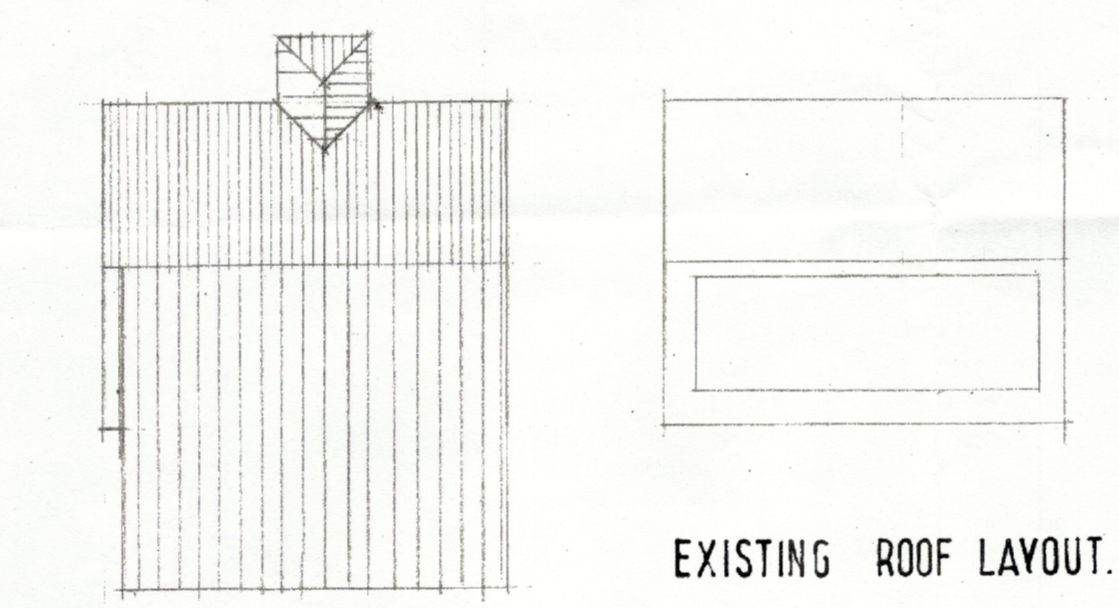
PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION.



PROPOSED FRONT ELEVATION.

EXISTING FRONT ELEVATION.



PROPOSED ROOF LAYOUT.

EXISTING ROOF LAYOUT.

GENERAL

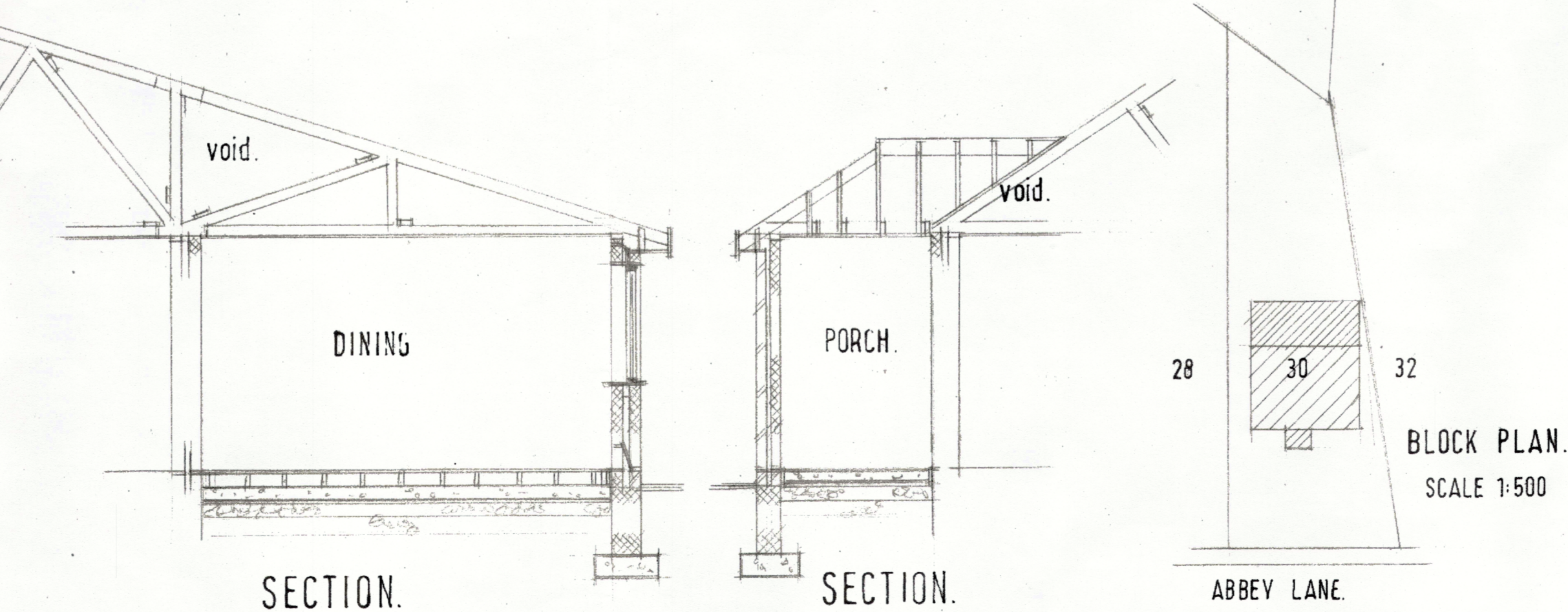
Safety glass fitted to all doors with glazing unsupported any glazing within 500mm of a door and any glass below 900mm of floor level.
 Double glazing to give required U value of 0.18 W/m²K (28mm units). Obscure glazing to side boundary.
 Electrical work to be carried out in accordance with BS 7671 (I.E.E. Regulations) and be a member of a competent person scheme.
 Provide a self contained smoke alarm, mains operated and permanently wired to a separate fused circuit complete with battery back up.
 Solid fuel type (similar) appliance to have a combustion heart consisting of min 125mm concrete base, 125mm dia flue pipe to BS 1181 (laid socket uppermost with H.A.C. mortar).
 All electrical / heating and kitchen unit work to be agreed with contractor and client.
 Structural calculations for roof, lintels, joists, internal walls and steelwork (and wall supports) to be supplied 28 days before work starts on site supplied by contractor or client to building inspector for approval.
 All work by contractor must be carried out in such a manner that all requirements under health and safety (C.S.M.) at work are met.

DRAINAGE

28mm wastes to S.U., U.S., bath and shower with 75mm catchpans traps. No waste to discharge into street within 200mm of C.L. of U.C. inlet to street. Rodding eyes to changes in direction. 100mm S & U.P. taken up 1.0m above opening under heads within 3.0m. Rapped internal system maybe required subject to falls connecting with existing system.
 Floorboards below level of any drains. Drains to be lintelled over through walls. 100mm plastic underground drainage for new sections, fitted and installed to manufacturers instructions.
 Drain runs shown are assumed.
 Surface water to subterranean two cubic meter capacities below inlet 5.0m from building and 2.0m from boundary.

VENTILATION OF ROOMS

Ventilation to habitable rooms by means of openings having an area equal to 1/100 of floor area.
 Trade vents to give the equivalent of 5.0m².
 Ventilation to kitchen via mechanical extracting at a rate of not less than 60 litres per second (or maybe unextracted into cooker hood and capable of extracting at 30 litres per second).
 Ventilation to bathroom and utility via an extractor extracting at a rate of 15 litres per second (maybe operated intermittently).
 Ventilation to W.C. via extractor extracting at a rate of 6 litres per second (linked to light switch with 15 mins over run time).



SECTION.

SECTION.

BLOCK PLAN.
 SCALE 1:500

ABBAY LANE.