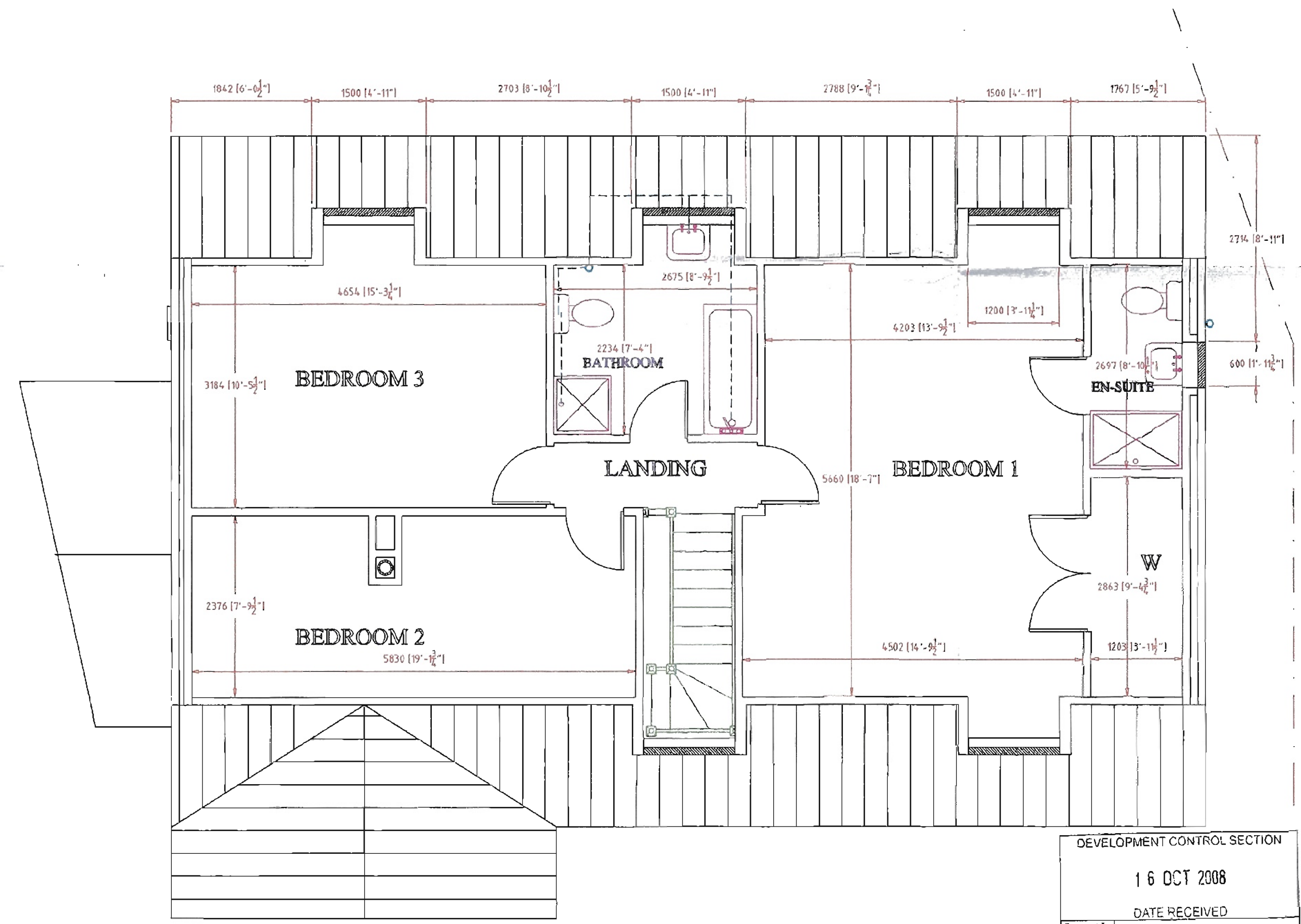
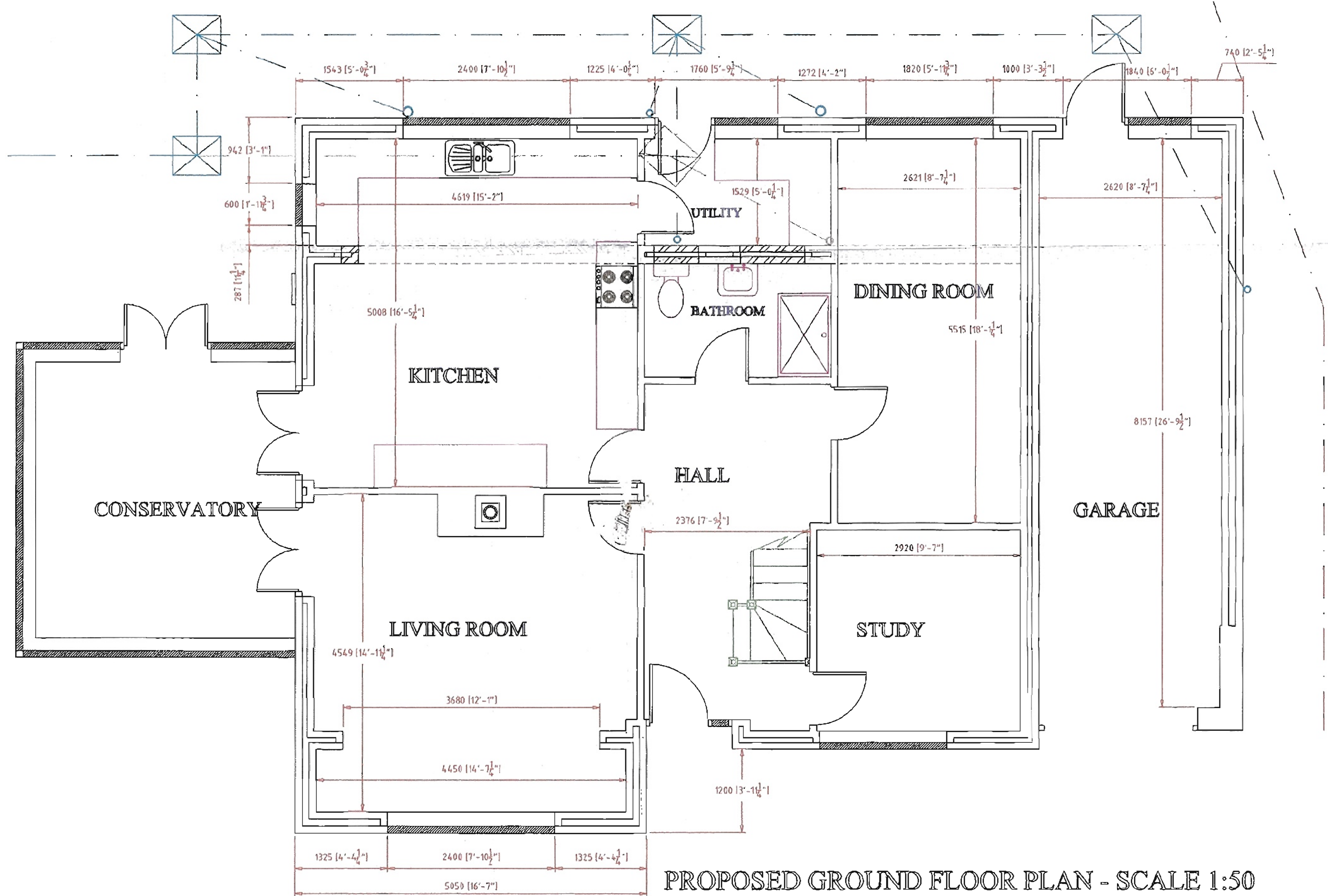
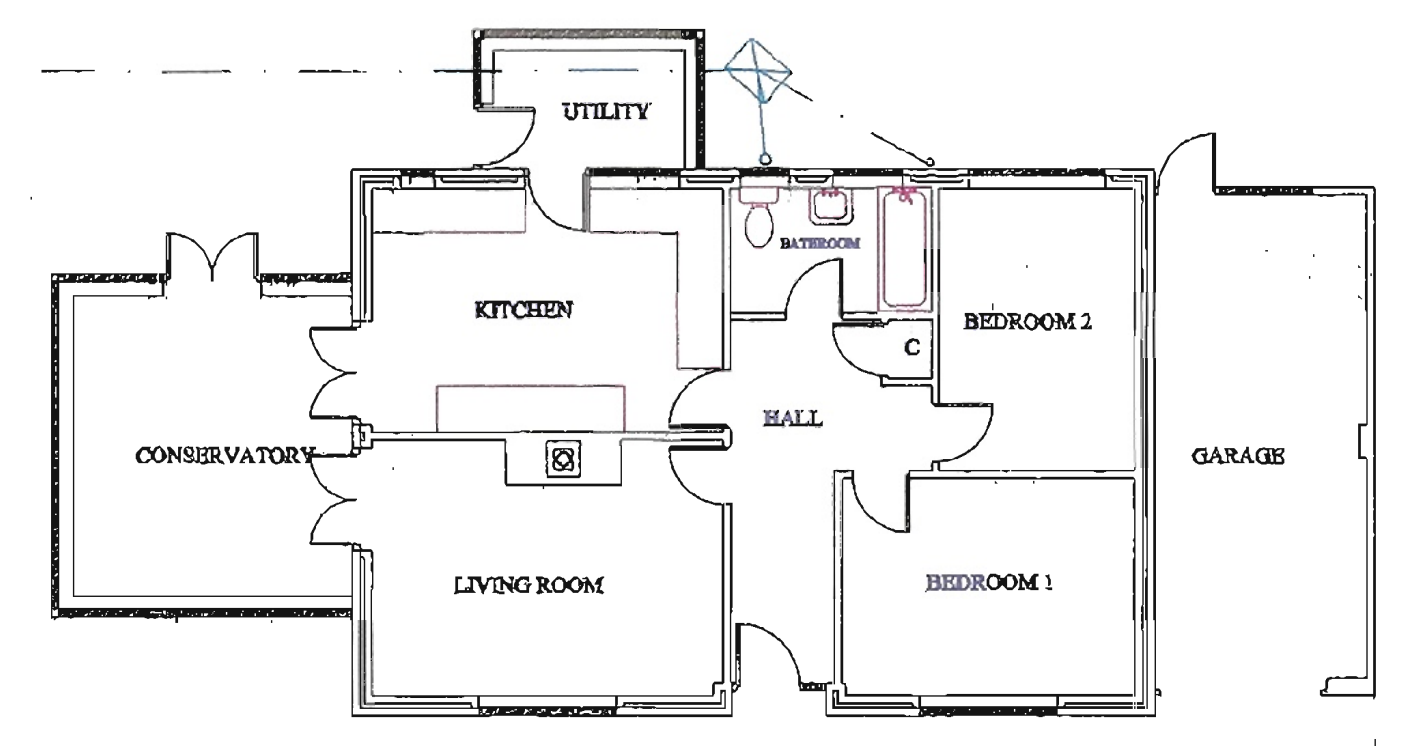


SUPERSEDED



The proposal is to build g.f. extns to front and rear and to fit a new roof with rooms in attic space and dormers front and rear
 All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.
CONSTRUCTION NOTES
 Footings to cavity walls to be 600w x 225 deep, concrete class C25
 Footings to internal 100mm load bearing block walls to be 450w x 225 mm deep, concrete class C25
 Depth of footings to be 750 in sand, 900mm in clay measured from finished ground level to invert level of footing or to LA inspectors recommendations.

WALLS
 To be in 300mm cavity construction in selected facing bricks matching existing to outer leaf and in 4" (100) min. thick 'thermalite' (or similar load bearing light weight block) of max density 800 Kg/m³ to inner leaf.
 All new brickwork and blockwork to be bonded to and tied into existing alternate courses maintaining continuous cavities and be provided with stainless wire vertical twist wall ties at 750mm horizontal centres and 450mm vertical centres and at 225mm centres at reveals.
 Cavity walls to be insulated with 100mm cavity batts
 Damp proof course to be laid 150mm min above finished ground level.

LINTELS
 Lintels as per specified on drawing all to have min 150mm end bearing as per manuf. instructions.
 DPC tray to span the cavity on non Castic type lintels to stop water penetration from outer leaf to inner leaf.
 Brickwork to be protected at all times until fully cured as per BS5623 part 3 in order to prevent salting.

FLOOR
 Floor to be finished to match level and form continuation of existing floor in timber joists and chipboard

ROOF
 Finished in Double Roman tiles on roof
 38 x 25mm laths on breathable felt on Carr Truss manuf. trussed rafters. - Attic Type- with galvanised steel hydronail connector plates to B.S. 2989 -1987, at 24" (600) centres and at approx 42 degree pitch. Braced in accordance with B.S. 5268 part 3. See plan for approx roof angles 11" (270mm) thick min rock wool insulating quilt 100MM to be laid between rafters and 170mm across, ceilings to match height of existing in 1/2" (12.7) thick foil backed plaster board finished in hard skim.
 Wall plate anchored to inner leaf by means of 30 x 5 mm ms. galv. straps, taken over top of wall plate and turned down face 1000mm and secured using 50mm ms. screws. Straps to be set at 1200mm centres. 30 x 5 mm galv. ms. straps to be provided along verge line, across 3 no. truss members straps set at 2000mm centres.

A continuous 25mm wide trickle vent to be installed at eaves to provide clear air path above loft insulation.
WINDOWS & DOORS
 New windows are to be double glazed and draft stripped
 Doors with glass in within 1.5m of floor level to be fitted with safety glass.

Opening windows equaling 1/20th of the floor area.
 Max glazed area permitted 25% of floor area
 Provide 8000mm² background ventilation to habitable rooms and a 60 litres/sec extractor in kitchen
 Extension to be heated via existing heating system with radiators fitted with TRVs.
DRAINS
 1 new soil pipe to be fitted to join into existing main drain running across front of house

All surface water will be taken away a min of 5m from any building to a soakaway.
KITCHEN
 Sink wastes to be 50mm dia Osma or similar with S trap
 76mm seals to discharge into gully which feeds into manhole.

Disclaimer
 The information on this plan is dimensionally and technically correct to the best of the draughtsmen's knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES
 WOBURN HOUSE, PINE TREE CLOSE, WROOT
 DONCASTER, DN9 2BT, TEL (01302) 772150
 MOBILE 07879-861191

EXTN FOR MRS BLOOMFIELD
 AT 28 COMMONSIDE, WESTWOODSIDE
 DONCASTER, N.LINCS
 TEL 01427-753199 DATE: 23/9/08

DEVELOPMENT CONTROL SECTION
 16 OCT 2008
 DATE RECEIVED