

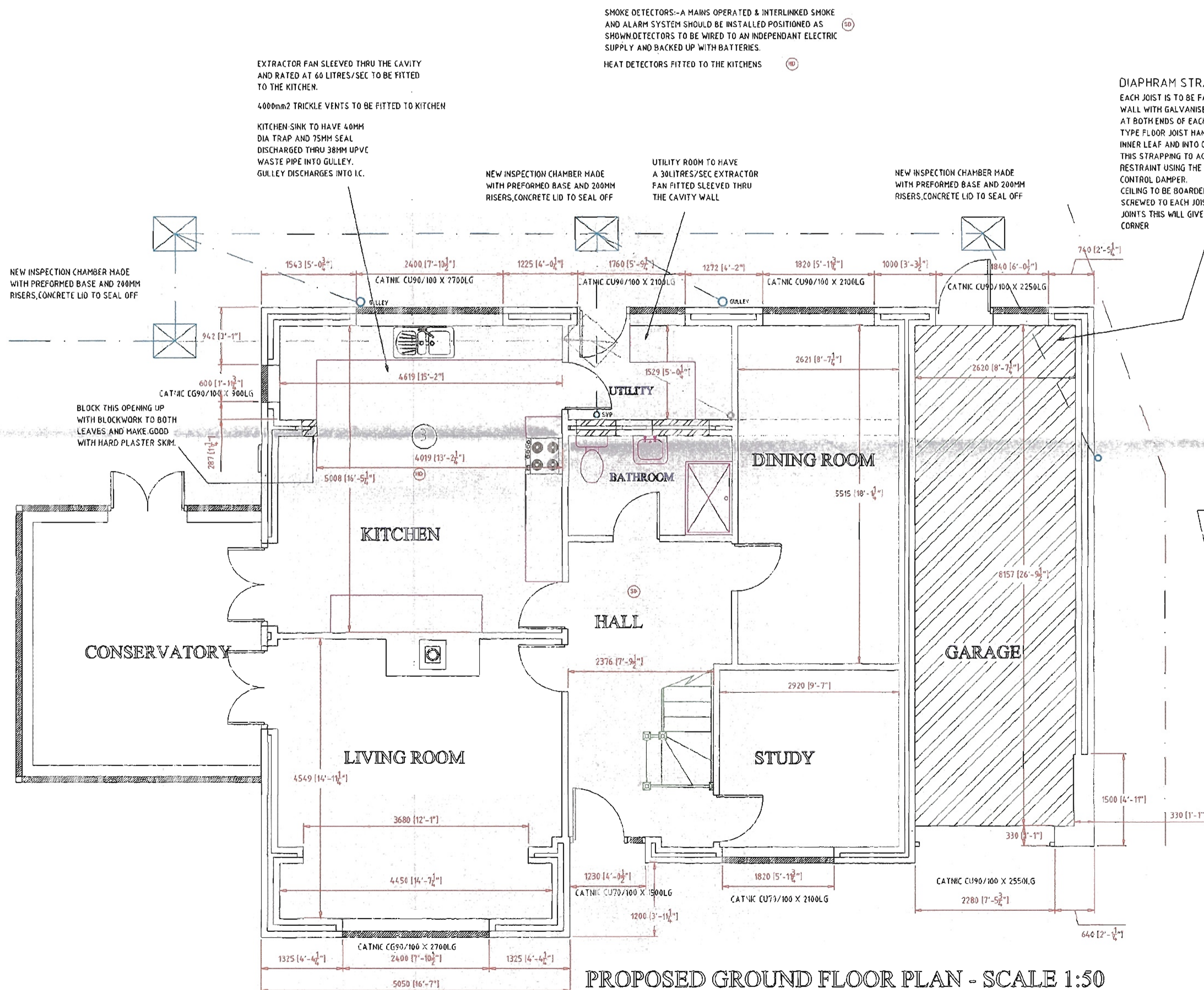
AMMENDMENTS 21/10/08  
 1) BATH WAST: N BATHROOM TO BE 50MM DIA  
 2) ALL GROUND FLOOR CEILINGS TO HAVE 12.7MM FIRELINE P BOARD FITTED  
 3) 6X6 LINTLE REMOVED FROM KITCHEN OPENING  
 4) NOTE ADDED FOR INSPECTION OF FOOTINGS AND LINTLES OF EXISTING OPENINGS

AMMENDMENTS 13/11/08 - PLANNING REQUIREMENTS  
 5) BEDROOM DORMERS TO REAR ELEVATION BE MOVED AND REPLACED WITH HIGH LEVEL VELUX WINDOWS  
 6) GABLE END WINDOWS ADDED TO BEDROOMS 2 & 3

**AMENDED**

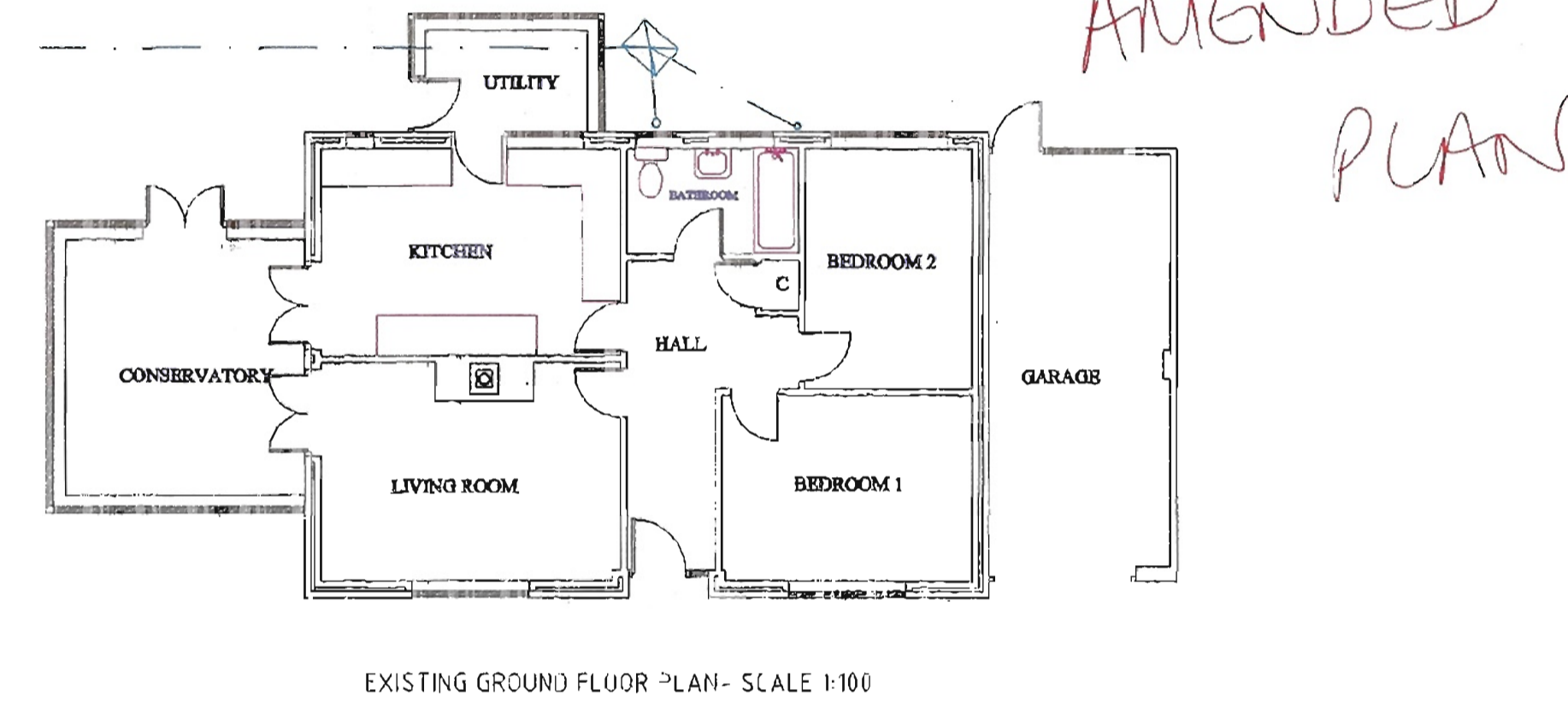
AMENDED PLANS

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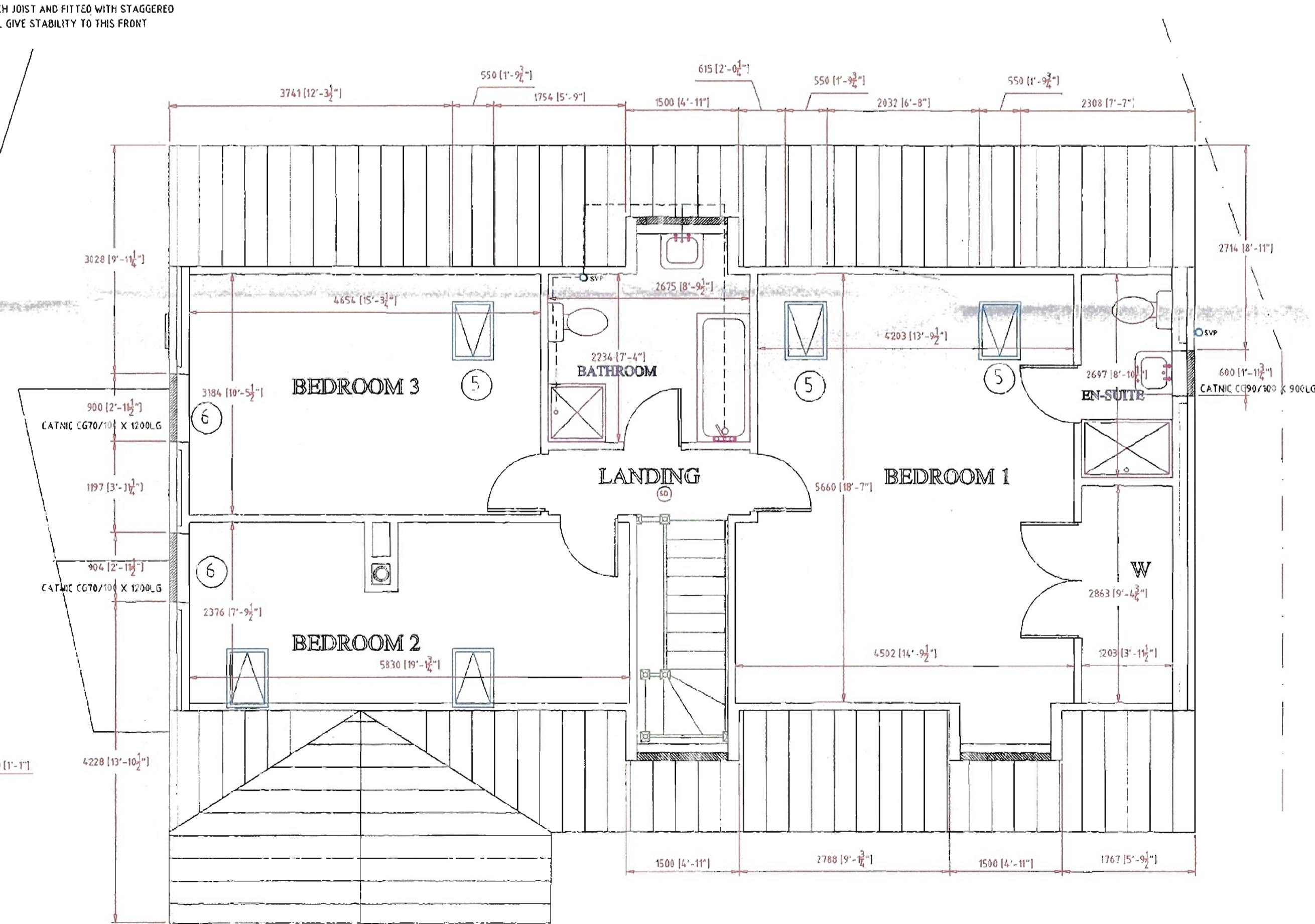


PROPOSED GROUND FLOOR PLAN - SCALE 1:50

DIAPHRAM STRAPPING  
 EACH JOIST IS TO BE FASTENED TO INNER LEAF WALL WITH GALVANISED L BRACKET STRAPS AT BOTH ENDS OF EACH JOIST, OR RETAINER TYPE FLOOR JOIST HANGERS HOOKED OVER INNER LEAF AND INTO CAVITY WOULD SUFFICE. THIS STRAPPING TO ACT AS ADDITIONAL END RESTRAINT USING THE JOISTS AS A DIAPHRAM CONTROL DAMPER. CEILING TO BE BOARDED OUT WITH 9MM PLYWOOD SCREWED TO EACH JOIST AND FITTED WITH STAGGERED JOINTS. THIS WILL GIVE STABILITY TO THIS FRONT CORNER.



EXISTING GROUND FLOOR PLAN - SCALE 1:100



PROPOSED FIRST FLOOR PLAN - SCALE 1:50

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 ctrs and 450mm vertical ctrs and at 225mm ctrs at reveals.  
 Cavity walls to be insulated with 100mm cavity bats  
 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 Catnic 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) ctrs 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 Fireline 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 ctrs. 30 x 5 mm galv. ms straps to be provided along verge line, across 3 no. truss member straps set at 2000mm ctrs.  
 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 equating 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 TRV's.  
**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.

DEVELOPMENT CONTROL SECTION  
 1 / NOV 2008

**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**  
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