

The proposal is to fit a tiled roof to this existing flat roof garage as shown.

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**

**ROOF**

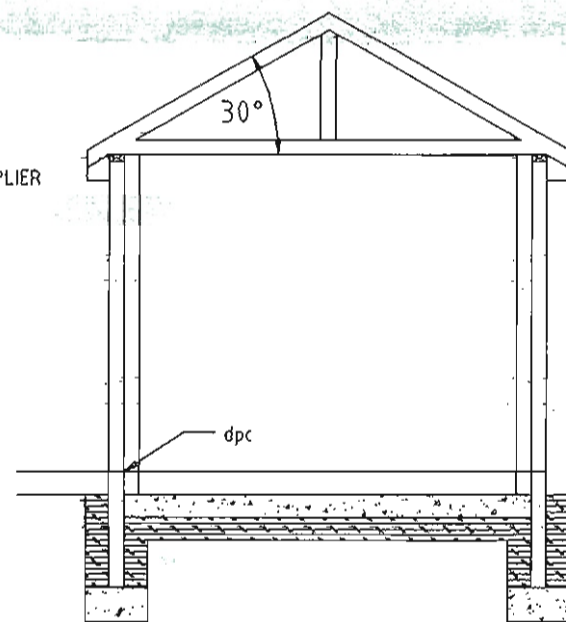
Finished in Sandtoft Black Balmoral Clay Slate tiles on 50x25mm laths on untearable felt on Carr Truss manuf. trussed rafters. Fink Type- with galvanised steel hydronail connector plates to B.S.2989 -1987, at 24"(600) ctrs and at approx 30 degree pitch. Braced in accordance with B.S. 5268 part 3.

SOUTH YORKSHIRE TRUSSES OR ALTERNATIVE SUPPLIER OF PREFABRICATED TRUSSES TO SUPPLY STRUCTURAL CALCULATIONS FOR ROOF AND TO BE SUBMITTED TO THE COUNCIL AT LEAST 28 DAYS PRIOR TO CONSTRUCTION FOR APPROVAL.

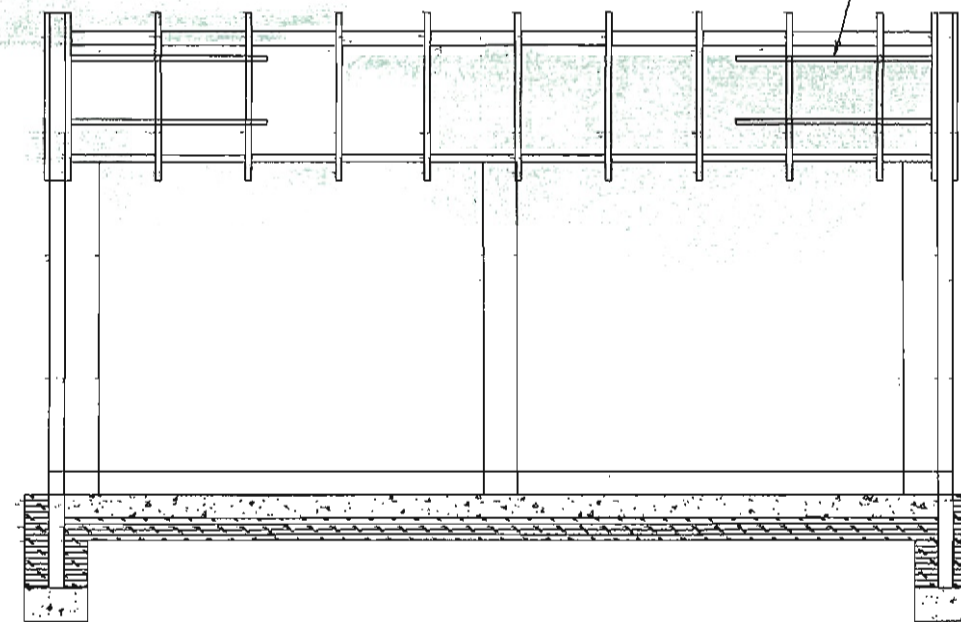
PREFABRICATED FINK TYPE ROOF TRUSSES GANG NAILED TOGETHER AND SET AT 600 CTRS AND AT A PITCH OF 30 DEGREES. TRUSSES TO SIT ON 47 X 100 WALL PLATE AND ANCHORED DOWN USING TRUSS CLIPS. LONGITUDINAL AND CHEVRON BRACING NAILED TO TRUSSES AS SHOWN MADE FROM 25X100 TIMBER. CLIENT AND CONTRACTOR TO CONFIRM BY MEASUREMENT WITH TRUSS SUPPLIER TRUSS DIMS ARE CORRECT. I.E. PITCH, WALL PLATE SPAN, CTRS, OVERHANG

WALL PLATE ANCHORED DOWN TO INNER LEAF BY MEANS OF 30 X 5MM GALV. STRAPS TAKEN OVER THE TOP OF THE WALL PLATE AND TURNED DOWN FACE 1000MM AND SECURED USING 50MM ms SCREWS

30 X 5MM CSA GALV STRAPS TO BE FASTENED TO GABLE END WALL AND TAKEN ACROSS 3 NO. JOISTS TO SECURE AND GIVE LATERAL RESTRAINT SET AT 1200MM CTRS. ALSO STRAPS TO BE POSITIONED ALONG GABLE VERGE LINE AGAIN AT 1.2M CTRS. SOLID STRUTTING REQ'D UNDER LATERAL RESTRAINT STRAPS



DPC MUST BE A MIN OF 150MM CLEAR OF FINISHED GROUND LEVEL

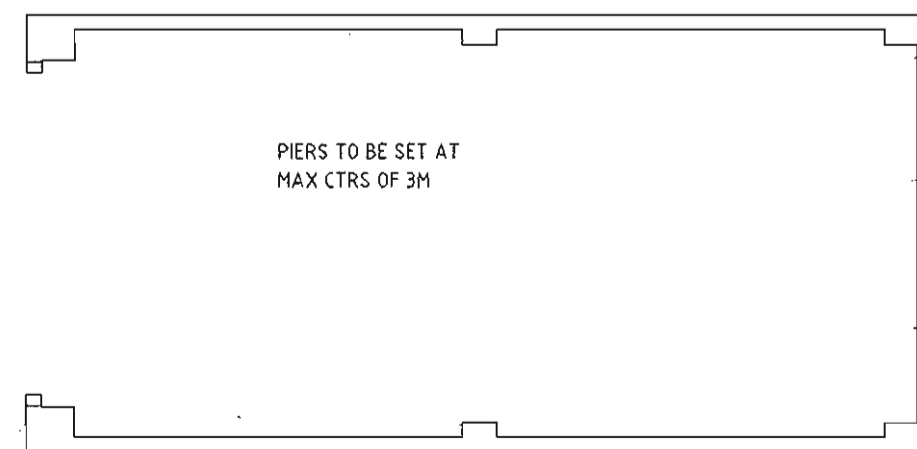


CROSS SECTION LOOKING FROM THE BACK - SCALE 1:50

CROSS SECTION LOOKING FROM THE SIDE - SCALE 1:50

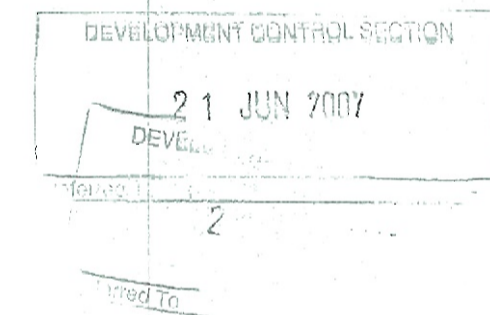
UPVC RAINWATER GOODS FASTENED TO THE FASCIA AT 1.2M CTRS AND TO 100MM DIA GUTTER SIZE WITH 63MM DIA OUTLET SIZE. ALL SURFACE WATER TO BE TAKEN AWAY FROM ANY BUILDING BY 5M TO A 1M3 SOAKAWAY.

USE EXISTING SOAKAWAY SOAKAWAY-OF GRANULAR FILL TYPE, POSITIONED AT LEAST 5M FROM THE BUILDING IN A LOCATION WHICH HAS THE L.A. BLDG. INSPECTORS APPROVAL. GRANULAR MATERIAL TO BE CLEAN BROKEN BRICKS CRUSHED SOUND ROCK, OR RIVER GRAVEL, GRADED FROM 150MM TO 10MM. SURROUND INLET PIPE WITH LARGE PIECES ONLY. ABOVE INLET PIPE, REDUCE SIZE OF MATERIAL GRADUALLY. USE A GEOTEXTILE LINER IN SOAKAWAY DUE TO GROUND CONDITIONS



PIERS TO BE SET AT MAX CTRS OF 3M

**GROUND FLOOR PLAN - SCALE 1:50**



**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, PINETREE CLOSE WROOT  
DONCASTER TEL (01302) 772150

NEW ROOF FOR MR ARRAND  
AT 67A WESTGATE ROAD, BELTON  
N.LINCS

TEL (01427) 872573 DATE: 24/2/07

30 X 5MM CSA GALV STRAPS TO BE FASTENED TO GABLE END WALL AND TAKEN ACROSS 3 NO. JOISTS TO SECURE AND GIVE LATERAL RESTRAINT SET AT 1200MM CTRS. ALSO STRAPS TO BE POSITIONED ALONG GABLE VERGE LINE AGAIN AT 12M CTRS. SOLID STRUTTING REQ'D UNDER LATERAL RESTRAINT STRAPS

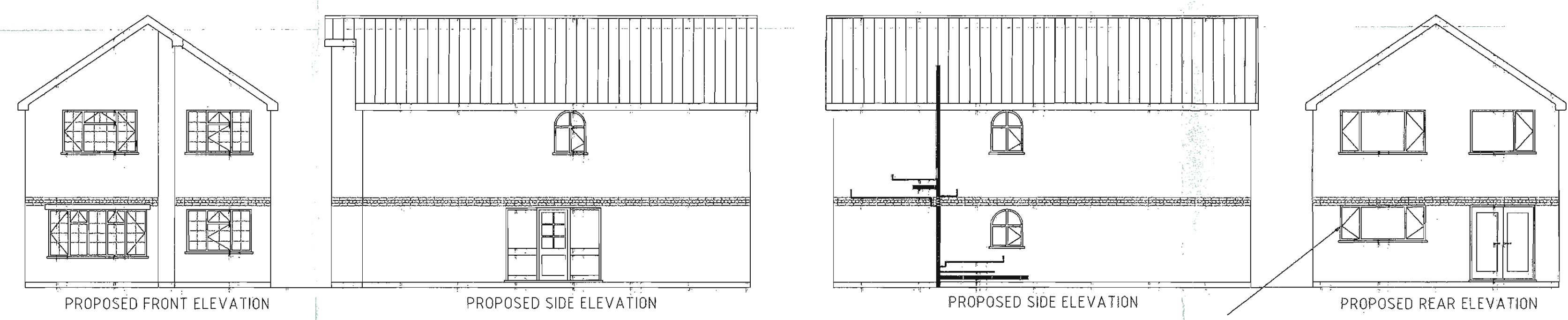
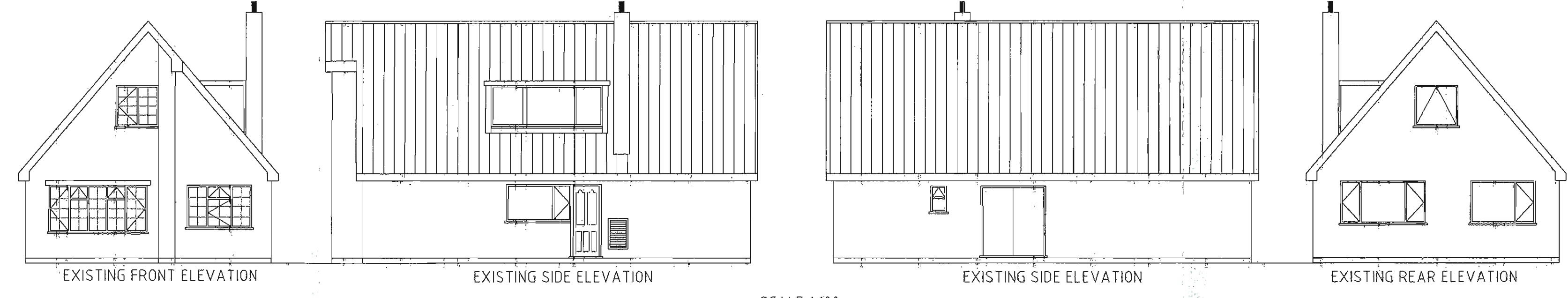
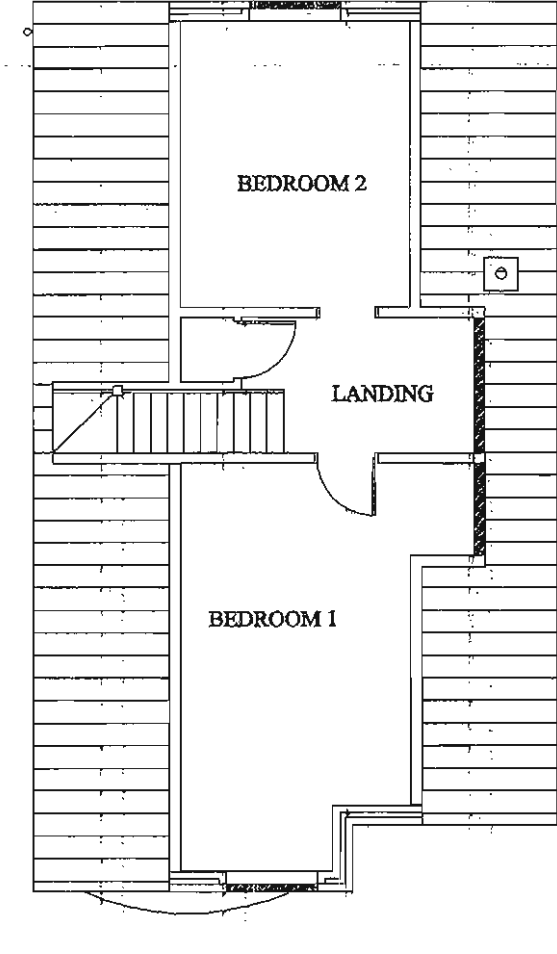
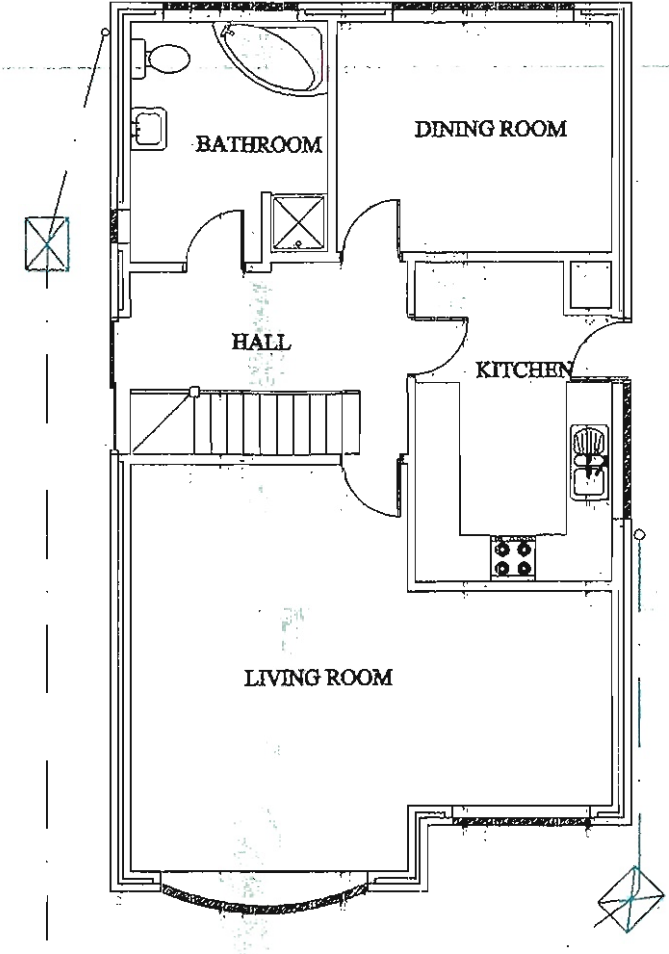
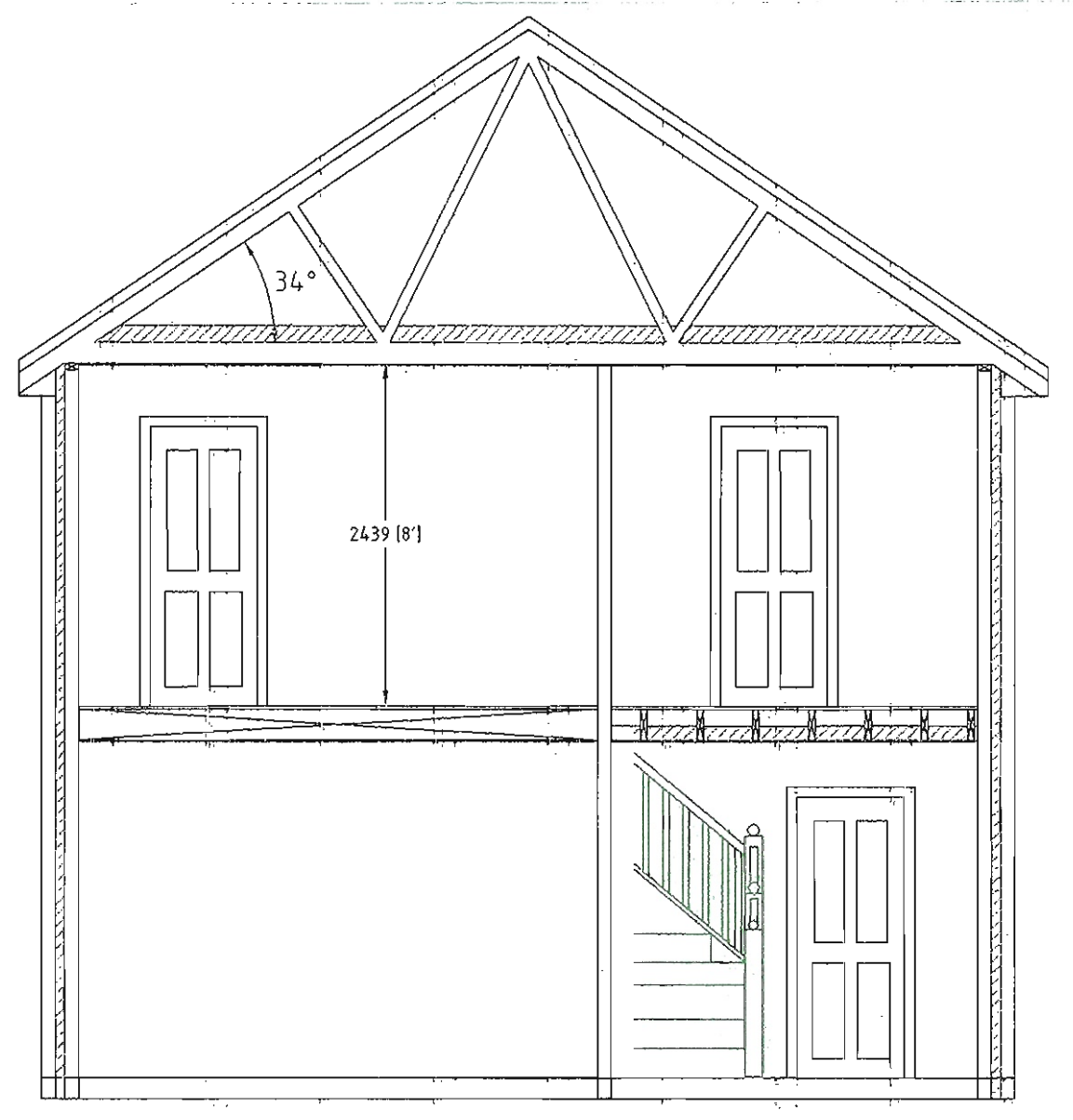
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270MM THICK ROCK WOOL QUILT COMPRISING OF FIRST LAYER 100MM THICKNESS BETWEEN CEILING MEMBERS AND SECOND LAYER 170MM THICKNESS ROLLED OUT AT 90 DEGREES TO THE FIRST LAYER. TO GIVE A 'U' VALUE OF 0.16W/M2K

SOIL PIPE FITTED EXTERNALLY AND FASTENED TO OUTER LEAF AT 12M CTRS. LONG RADIOUS BEND TO BE USED AT BASE OF STACK AND A 90 DEG SWEEP TEE INTO THE BACK OF THE TOILET. TOP OF STACK TO TERMINATE AT LEAST 900MM ABOVE NEAREST OPENING WINDOW AND BE FITTED WITH A BIRD CAGE AT TOP. SINK AND SHOWER WASTE TO EMPTY OUT DIRECTLY INTO STACK USING SADDLE BRKTS USING 38MM PIPE.

**STAIRS**  
STAIRS TO HAVE A PITCH OF 41 DEGREES WITH A RISE OF 20MM AND A GOING OF 25MM TO BE CONFIRMED ON SITE ACTUAL RISE. THE STAIRS SHOULD HAVE A HANDRAIL ON AT LEAST ONE SIDE AS THESE STAIRS ARE LESS THAN 1M WIDE. THE HANDRAIL HEIGHT SHOULD BE BETWEEN 900 & 1000MM MEASURED TO THE TOP OF THE HANDRAIL FROM THE PITCH LINE OR FLOOR. A 2M HEADROOM MIN IS REQUIRED MEASURED FROM THE PITCH LINE VERTICALLY. THE LANDING AT THE TOP OF THE STAIRS SHOULD BE AT LEAST AS GREAT AS THE SMALLEST WIDTH OF THE FLIGHT. **WINDINGS TO STAIRS TO HAVE MIN 50MM TREAD WIDTH AT NARROWEST PART AND HAVE EQUAL GOINGS.**

**GARAGE**



PREFABRICATED FINK TYPE ROOF TRUSSES GANG NAILED TOGETHER AND SET AT 600 CTRS AND AT A PITCH OF APPROX 34 DEGREES. TRUSSES TO SIT ON 47 X 100 WALL PLATE AND ANCHORED DOWN USING TRUSS CLIPS. LONGITUDINAL AND CHEVRON BRACING NAILED TO TRUSSES AS SHOWN MADE FROM 25X100 TIMBER. CLIENT AND CONTRACTOR TO CONFIRM BY MEASUREMENT WITH TRUSS SUPPLIER TRUSS DIMS ARE CORRECT I.E. PITCH, WALL PLATE SPAN, CTRS, OVERHANG

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FIBRE GLASS VALLEYS FITTED AT ROOF INTERSECTION TO COLLECT SURFACE WATER. ROOF TILES TO OVERLAP VALLEY AND BE CLOSED OFF USING CEMENT PARGE.

CEILING TO HAVE 100MM OF ROCKWOOL FITTED BETWEEN JOISTS FOR SOUND PROOFING INCLUDING ATTIC FLOORS.

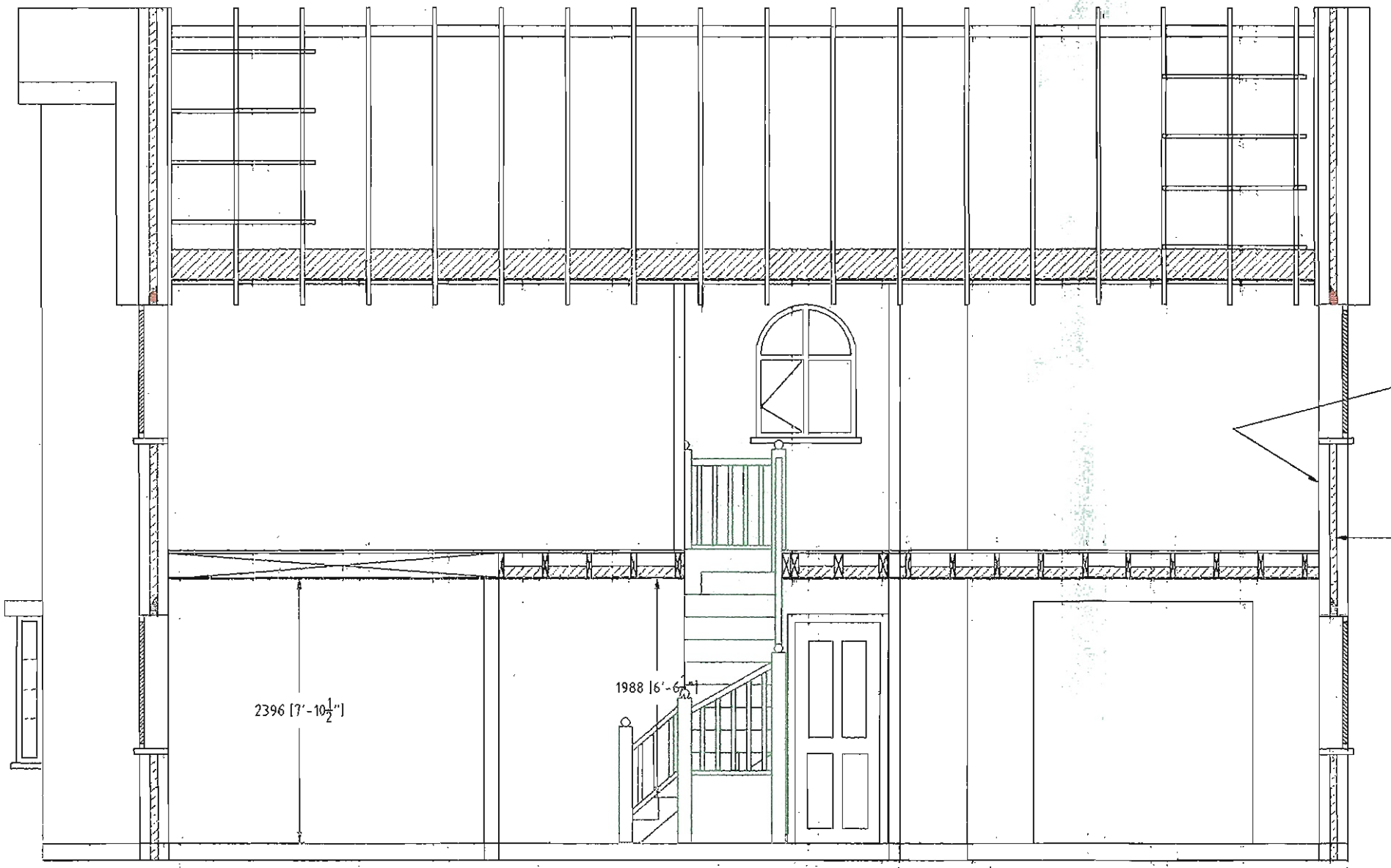
**INSPECTION**  
FOOTINGS TO BE INSPECTED BY L.A. INSPECTOR VIA INSPECTION HOLES ON BOTH CORNERS OF GROUND FLOOR EXTN TO ASSES SUITABILITY FOR ADDED LOAD OF 1ST FLOOR. LIKEWISE GROUND FLOOR WINDOW AND DOOR LINTELS IN EXISTING EXTN TO BE EXPOSED TO DETERMINE ADEQUACY OF NEW LOADING FOR THE L.A. INSPECTOR'S SATISFACTION.

**JOISTS, FLOOR AND SOUND PROOFING**  
FLOOR JOISTS TO BE TANNALISED. NOGGINS TO BE USED OR CRISS CROSS BRACING BETWEEN JOISTS TO PREVENT TWISTING AND BOWING & TO MAINTAIN SPACING. JOIST CSA 47X220 AND 75 X 220 SET AT 400 CTRS. JOISTS TO BE HUNG FROM GAGNAIL OR SIMILAR JOIST HANGERS SET INTO HOUSE WALL.

LATERAL RESTRAINT STRAPS 30 X 5 X 1200 LONG TO BE TAKEN ACROSS 3 NUMBER JOISTS AT 12M CTRS AND TO HAVE NOGGINS FASTENED BETWEEN JOISTS UNDER THE STRAPS.

22MM THICK 600 X 2400 LG T & G CHIPBOARD FLOORING TO BE USED FASTENED DOWN USING 60MM LONG ANNULAR NAILS. MOISTURE RESISTANT CHIPBOARD SHOULD BE USED IN POTENTIALLY WET AREAS E.G. BATHROOMS, KITCHENS, UTILITIES & TOILETS.

THE WC IS TO BE MECHANICALLY VENTILATED DIRECT TO EXTERNAL AIR WITH A FAN CAPABLE OF THREE AIR CHANGES/HOUR AND FIT WITH AN OVERDR DEVICE AND OPERATED VIA THE LIGHT SWITCH. 10MM GAP MIN LEFT UNDER DOOR.



EXTRACTOR FAN SLEEVED THRU THE CAVITY AND RATED AT 60 LITRES/SEC TO BE FITTED TO THE KITCHEN. 4000mm2 TRICKLE VENTS TO BE FITTED TO KITCHEN. KITCHEN SINK TO HAVE 40MM DIA TRAP AND 75MM SEAL. DISCHARGED THRU 38MM UPVC WASTE PIPE INTO GULLEY. GULLEY DISCHARGES INTO I.C.

BATHROOM TO HAVE 15L/SEC MECHANICAL EXTRACTION WITH 15 MN OVERDR CONTROLLED BY LIGHT SWITCH. MIN AIR GAP UNDER DOOR OF 10MM.

BATHROOM TO HAVE 4000MM2 TRICKLE VENTS FITTED FOR MN BACKGROUND VENTILATION. BATHROOM SINK & BATH TO HAVE 40MM DIA TRAP AND 75MM SEAL. DISCHARGED THRU 38MM UPVC WASTE PIPE INTO SOLE PIPE. GULLEY DISCHARGES INTO I.C. WET GRADE CHIPBOARD TO BE USED IN THE BATHROOM AND IN THE KITCHEN.

INNER LEAF BLOCK WORK TO BE KEYED INTO EXISTING HOUSE WALL IN 3 BRICK COURSE OR ALTERNATIVELY PROFILE PLATES BOLTED TO EXISTING HOUSE WALL. BRICKWORK TO BE TIGHTENED TO MAKE JOIN LOOK CONTINUOUS BETWEEN HOUSE AND EXTN.

ALL OPC'S AND REVEALS TO BE INSULATED WITH CLOSED BLOCKS USING INSULATING MATERIAL WITH A THERMAL RESISTANCE OF AT LEAST 0.25m2K/W. DAMP PROOF COURSE/HYDRA 4p.c. TO BS743 TO ALL CILLS, JAMBS, HEADS, AS TRAY OVER LINTELS, VERTICALLY TO ALL COSURES AND REVEALS, CAVITY TRAYS AND EXTERNAL WALLS. HORIZONTALLY 150MM ABOVE G.L. AND LINKED TO FLOOR d.p.m. AS REQ'D.

GABLE END WALL TO BE FINISHED OFF WITH 3 COURSES OF DENTIL WORK TAKEN UP TO UNDERSIDE OF TILE EGGING. CORBELLED ENDS TO CLOSE OFF EAVES. DENTIL WORK AROUND MIDDLE OF HOUSE TO DISGUISE NEW AND OLD BRICKS. ENERGY EFFICIENT LIGHT FITTINGS MUST BE PROVIDED IN AT LEAST ONE THIRD OF THE ROOMS OF THE EXTN.

FIXED LIGHTING THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT ARE REQUIRED. GLASS IN WINDOWS TO BE MADE FROM DOUBLE GLAZED UNITS WITH A 16MM AIR GAP AND TO HAVE A SORT 'E' COAT LAYER ON ONE PANE SO THAT THE GLASS 'U' VALUE DOES NOT EXCEED 1.8W/M2K. ALTERNATIVELY 'K' GLASS CAN BE USED. GLASS TO COMPLY WITH BS 6296. GLAZED UNITS SHOULD BE ARGON GAS FILLED.

**PART P**  
ALL NOTIFIABLE ELECTRICAL WORK IS REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. IF REQ'D, THIS MAY BE UNDERTAKEN BY THE LOCAL COUNCIL, FOR WHICH AN ADDITIONAL CHARGE WILL BE MADE.

**IMPORTANT NOTE**  
OPENING SASH WINDOWS MUST BE ESCAPE SIZE WINDOWS I.E. CLEAR UNOBSTRUCTED OPENING OF 450MM WIDE & MIN 750 HIGH. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100MM ABOVE THE FLOOR. GUARDING IS REQUIRED IF THE CILL FALLS BELOW 800MM EXCEPT IN A ROOF WHERE IT MAY BE 600MM FROM THE FLOOR.

REDUCE KITCHEN WINDOW TO A 1650 HIGH WINDOW MAKING GOOD BRICKWORK UNDER CILL.

SMOKE DETECTORS-A MAINS OPERATED & INTERLINKED SMOKE AND ALARM SYSTEM SHOULD BE INSTALLED POSITIONED AS SHOWN DETECTORS TO BE WIRED TO AN INDEPENDENT ELECTRIC SUPPLY AND BACKED UP WITH BATTERIES. HEAT DETECTORS FITTED TO THE KITCHENS.

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WINDOWS BELOW 800MM FROM FLOOR LEVEL SHOULD MEET BS626:1989 REGULATIONS IN REF TO SAFE BREAKAGE TOUGHENED GLASS OR ANNEALED GLASS TO BE USED AND MUST SHOW BS KITE MARK. SAFETY GLAZING IS REQ'D IN DOORS WITHIN 1500MM OF THE FLOOR LEVEL.

The proposal is to erect a new first floor and attic rooms on this detached dormer bungalow to add bedrooms and create more space. 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 inspected by LA inspector to assess suitability of added load. 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 280mm cavity construction in selected facing bricks matching existing to outer leaf and in 4"(100) min. thick Plasmor Fibrolite blocks with CW3050 Cellotex cavity insulation 50mm thick and 25mm cavity to give 0.30 W/M2K 'U' value. 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.

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 manu. 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 and board.

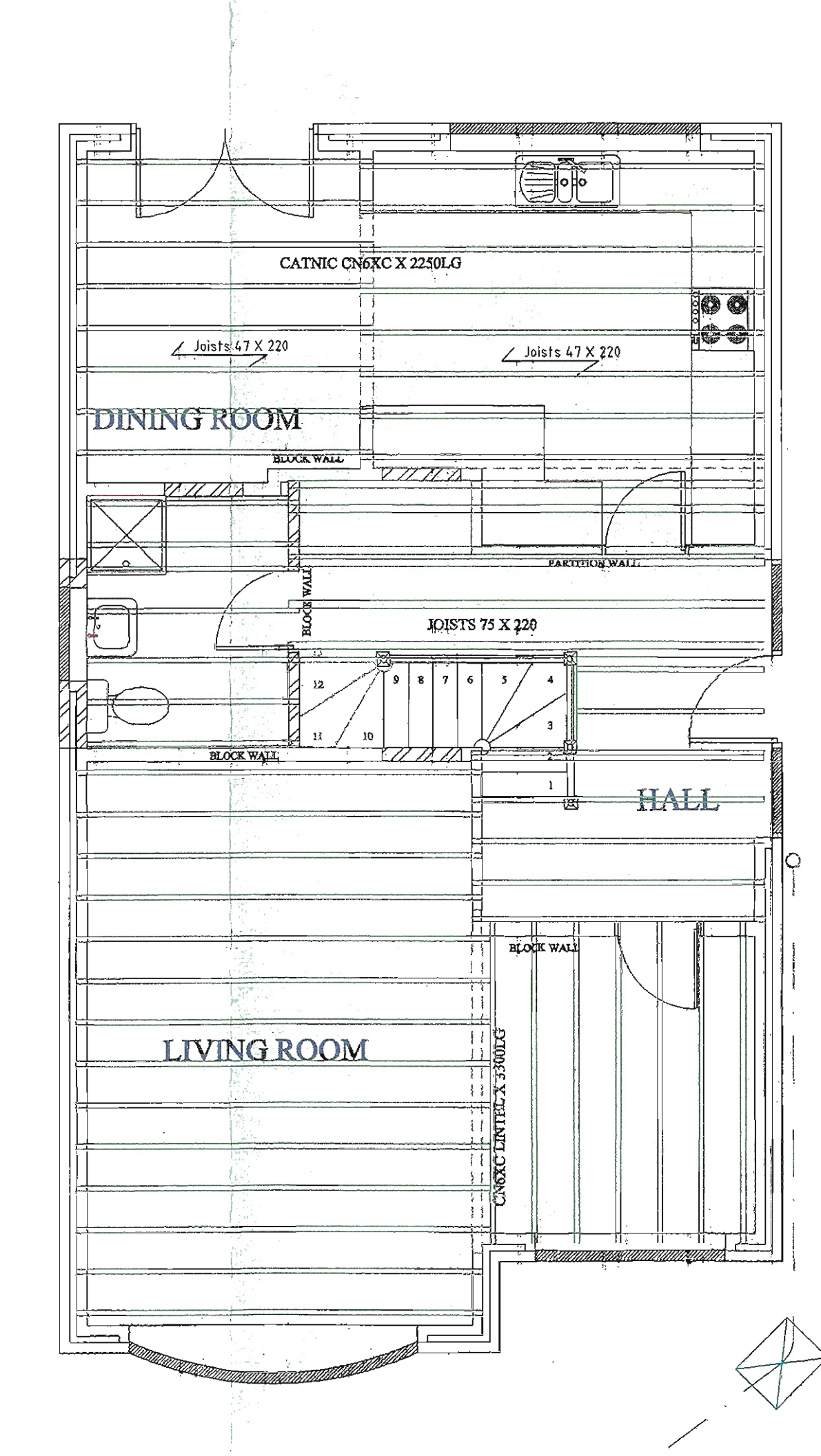
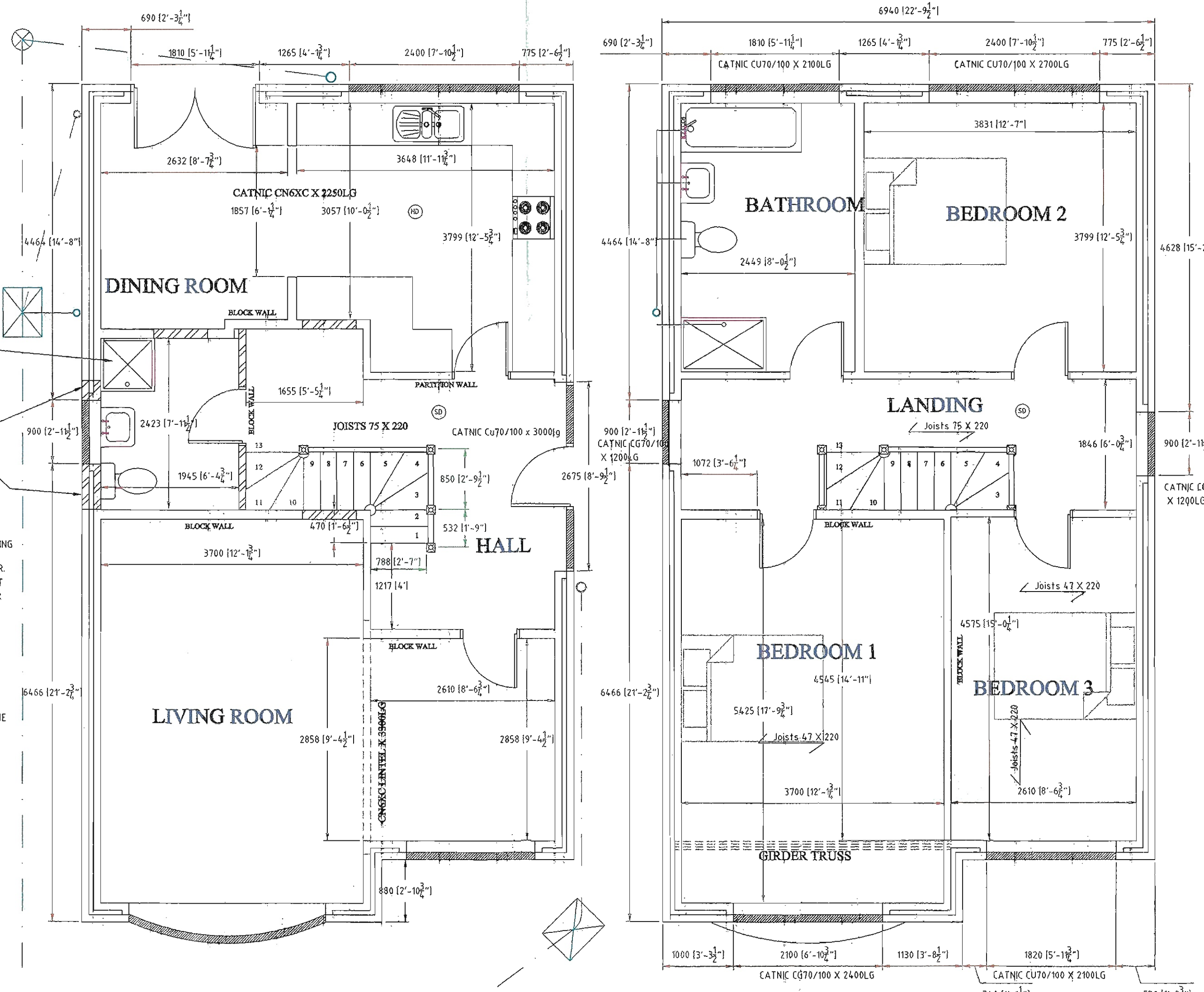
**ROOF**  
Finished in Sandtoft Black Balmoral Clay Slate tiles on 50x25mm laths on untearable felt on Carr Truss manu. trussed rafters -Fink Type- with galvanised steel hydroxonal connector plates to B.S.2989 -1987, at 24"(600) ctrs and at approx 34 degree pitch. Braced in accordance with B.S. 5268 part 3. 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 ctrs. 30 x 5 mm galv. ms. straps to be provided along verge line, across 3 no. truss members 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 draff 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 TRVs. **DRAINS**  
1 new soil pipes to be fitted and 1 new i.c. to join into existing main drain running back to front of the house.

All surface water will be taken away a min of 5m from any building to a soakaway. **KITCHEN**  
Sink wastes to be 40mm dia Osma or similar with 5 trap 76mm seals to discharge into gulley which feeds into manhole. All manholes to be 450mm dia upvc Osma drain or similar with preformed channel bases and chamber rings. All chambers to have removable non ventilating covers.

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

EXTN FOR MR ARRAND AT 67A WESTGATE ROAD, BELTON DONCASTER, N.LINCS TEL 01427-872573 DATE: 19/2/07



PROPOSED GROUND FLOOR PLAN - SCALE 1:50 PROPOSED FIRST FLOOR PLAN - SCALE 1:50 JOIST FLOOR PLAN - SCALE 1:50