PROPOSED FIRST FLOOR SIDE EXTENSION, ALTERATIONS, DROPPED KERB AND SINGLE STOREY REAR EXTENSION

for

MR + MRS RAYNE

73 SOUTHFIELD ROAD

HINCKLEY.

SHT 2 OF 2 SHTS

SCALE: 1/100

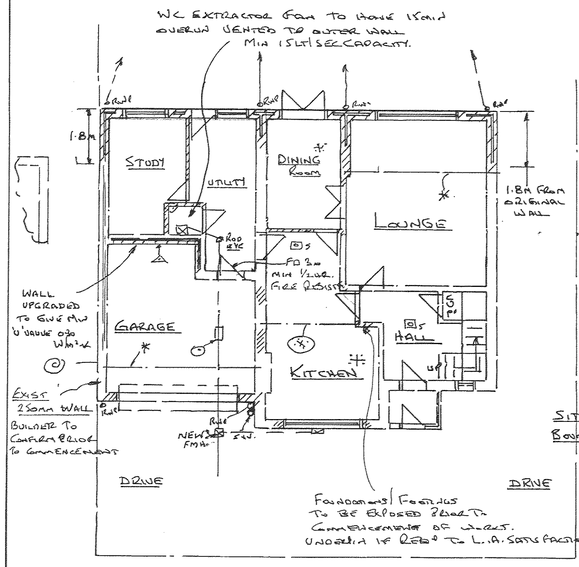
2 SETS

* 2 NO 203x133 UB 30 SIDE BY SIDE BOLTED TOGETHER. FIRE PROTECTION AS NOTED.
(X) 1 NO 203 x 102 x 28.23 FIRE PROTECTION AS NOTED
PROVIDE 2 COURSE ENG BRK DAD STONES TO ALL VEE

MAXIMUM HEIGHT TO BOTTOM OF OPENINGS TO THE ESCAPE WINDOWS AT FIRST FLOOR LEVEL AND GROUND FLOOR SHOT 1.1m FRM FLOOR.

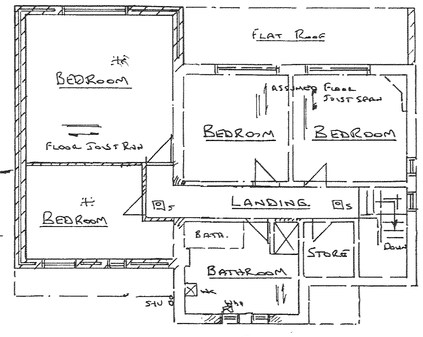
WC EXTRACTOR FAN TO HAVE 15l/s OVERRUN VENTED TO OUTER WALL MIN 15LTR/SEC CAPACITY.

AIRBRICK AND SOIL DUCT AS REQUIRED FOR VENTILATION TO EXIST. GROUND FLOOR.



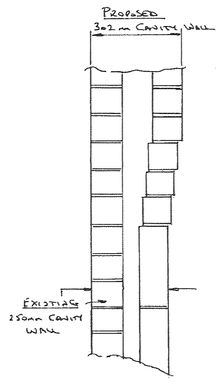
PROPOSED GROUND FLOOR PLAN

PROPOSED DROPPED KERB



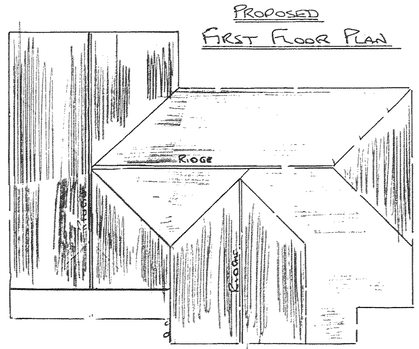
SITE BOUNDARY

PROPOSED FIRST FLOOR PLAN



CORBEL DETAIL NEW WALL OFF EXISTING CAVITY.

ALTERNATIVE:- BUILD UP EXISTING CAVITY AND DPC LINE NEW WALL WITH BRICK + BATTS' TOUGH U VALUE OF 0.35 W/m²K. USE CELOTEX INSULATION

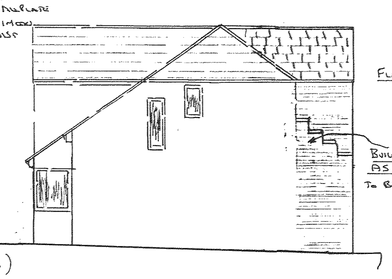


PROPOSED ROOF PLAN

PITCH ROOF TO WORK: PITCH 'A' 22½° PITCH B 40° TILES TO BE REDLAND REGENT OR SIMILAR ON 25x4A BATTENS + SARKIN FELT ON 100x50 RAFTERS + C/JOISTS C/C AT MAX 450 CTRS. OVERHANG TO MATCH EXISTING FASCIA TO MATCH EXISTING TO HAVE 25mm BATTENDOWN GAP WITH INSECT BARRIER. 300mm FIRE GLASS INSULATION 150mm BETWEEN JOISTS + 150mm LAID ACROSS TOP IN OPPOSITE DIRECTION POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. CEILING 12mm PLASTERBOARD +7mm SKIM. PROPRIETORY TILE VENTS AT EAVES EQUAL TO 10mm BATTENDOWN GAP RIDGE TILE VENTS AN HIGH LEVEL EQUAL TO 5mm BATTENDOWN GAP. VERTICAL BATTENS FIXED TO FORM TRIANGULATION OF ROOF. RAFTERS FIXED TO WALL WITH 100x75 SW WALLPLATE STRAPPED TO WALL AT 1.2m C/C JOIST FIXED WITH JOIST HANGERS

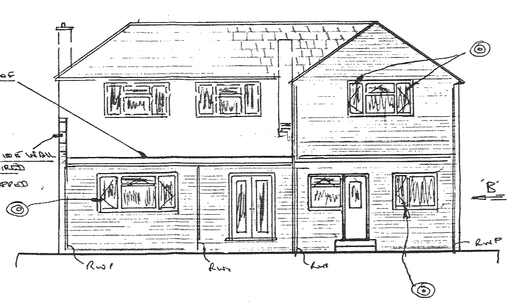


PROPOSED FRONT ELEVATION

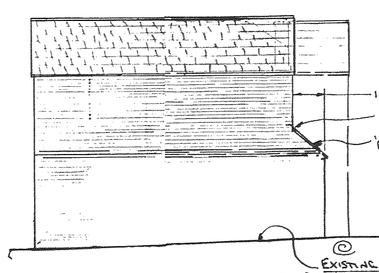


PROPOSED SIDE ELEVATION

ARROW 'A'



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

ARROW 'B'

UNDERPIN IF REQ'D TO L.A SATISFACTION

NOTES!!

ROOF:- PITCH AND TILED AS EXISTING ON 25x4G BATTENS + SARKIN FELT ON 'FINK' TRUSSED ROOF CONSTRUCTION TO BE MANUFACTURED BY SPECIALISTS. DETAILS TO BE SUPPLIED PRIOR TO COMMENCEMENT OF WORKS. TRUSSES + BRACINGS TO BS 5268. TRUSSES TO BE AT MAX 600 CRS INSULATION IN ROOF TO BE 300mm FIBRE GLASS INSULATION. 150mm LAID IN BETWEEN JOISTS AND 150mm LAID ACROSS. OVERHANG TO MATCH EXIST. FASCIA TO MATCH EXISTING TO HAVE 25mm BATTENDOWN GAP WITH INSECT BARRIER. CEILING 15mm PLASTERBOARD +7mm SKIM. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. PROPRIETORY TILE VENTS AT EAVES EQUAL TO 10mm BATTENDOWN GAP. ROOF TILE VENTS AN HIGH LEVEL EQUAL TO 5mm BATTENDOWN GAP

LATERAL RESTRAINT:- AT EAVES, FIRST + SECOND FLOOR LEVELS WITH 30mm x 5mm SECTION. MS ANCHOR STRAPS AT MAX 1.8m CTRS ACROSS MIN 3 JOISTS. COMPLETE WITH 75x50 SW SUPPORT NOGGINS AS REQUIRED

CAVITY WALLS:- 302 mm THICK CAVITY WALLS:- 102mm FACING BRICK OUTER SKIN. 100mm CAVITY. TO HAVE VERTICAL DPC AND THERMABATE CAVITY CLOSERS. CAVITY TO BE FILLED WITH 100mm DRITHERM OR RELIANCE CAVITY-FIL SLABS. INNER LEAF WALLS TO BE 100mm 4.0 N/mm² STD. BLOCKS PLASTER FINISH ½ KNEE. (0.30W/m²K) WALL TIES STAINLESS ST. STEEL TYPE HRT'd AT MAX 750 HORIZONTAL + MAX 450 ON VERTICAL CTRS + STAGGERED.

GROUND FLOOR, INTERNAL WALLS:- GARAGE TO STUDY / UTILITY TO BE UPGRADED TO CAVITY. TO BE FIRE STOPPED AT CEILING HEIGHT. DOORS TO GARAGE TO BE MIN ½ HOUR FIRE DOOR SELF CLOSING IN REBATED FRAME. MIN 100mm STEP DOWN INTO GARAGE

ALL OTHER INTERNAL GROUND FLOOR WALLS:- TO BE CONSTRUCTED OF 100x50 TIMBER STUDDING AT 400 CTRS TO HAVE 100mm MINERAL WOOL INSULATION WITH 15mm PLASTERBOARD + 7mm SKIM BOTH SIDES.

FIRST FLOOR PARTITIONS:- AS ABOVE WITH SOLE PLATES OR DOUBLE JOIST BELOW

LINTOLS:- IG L/1/5100 OVER ALL NEW WINDOWS + DOORS. MIN 150mm END BEARING.

JOIST HANGERS:- TO BE GALVANISED S.H. POST FORMED TO BS 6178?

FIRE PROTECTION:- ENCASE EXPOSED LINTOLS/STEELWORK IN 2 LAYERS 12mm FIRELINE PLASTERBOARD + 7mm SKIM. 1.6mm WIRE BINDING AT 100mm PITCH

GROUND FLOOR:- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm CONC. SLAB. 80mm CELLOTEX INSULATION TO HAVE 25mm UPSTAND AT PERIMETER 1200G POLYTHENE DPM TURNED UP AT SIDE EDGES TO LAP WALL DPC ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED.

D.P.C.:- PROVIDE HORIZONTAL DPC MIN 150mm ABOVE GROUND LEVEL AND VERTICAL DPC TO ALL NEW WINDOWS + DOORS

BRICKS BELOW DPC:- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS:- CONCRETE, 1:2:4. 600mm WIDE x 200mm THICK MIN 1M DEEP TO L.A SATISFACTION TO BELOW LOWEST LEVEL OF DRAINS.

FIRST FLOOR CONSTRUCTION:- 25mm T+G BOARD ON 225x75 JOISTS C16 GRADE AT MAX 450 CTRS. 100mm MINERAL WOOL INSULATION. 15mm PLASTERBOARD + 7mm SKIM. TO CEILINGS BELOW. 2 LAYERS OVER GARAGE AREA WITH FURTHER 70 mm CELOTEX INSULATION

VENTILATION:- OPENING WINDOWS LIGHT TO BE MIN 1/20TH OF CORRESPONDING FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm HIGH x 450mm WIDE. BACKGROUND VENT TO ALL ROOMS MIN 8000mm² TRICKLE VENTS IN WINDOWS OR AIRBRICKS

KITCHEN TO HAVE EXTRACTOR FAN MIN 60LT/SEC CAPACITY. BATHROOM/EN-SUITE TO HAVE EXTRACTOR FAN MIN 30LT/SEC CAPACITY.

GLAZING:- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206. LAMINATED OR TOUGHENED. TO HAVE 16mm AIRGAP AND SOFT LOW E (0.05 EMMITTED) COATING. WINDOWS TO BE DRAUGHT STRIPPED AND TO HAVE MASTIC BEDDING AGAINST BRICKWORK.

ALL NEW RADIATORS:- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS H:- TO HAVE LIGHT FITTINGS THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

ALL ELECTRICAL WORK:- REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS WILL REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

STORM DRAINAGE:- 100mm GUTTERING TO 75mm RWP TO SOAKAWAY. SOAKAWAY TO BE MIN 5M FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE C/o BRICK HONEYCOMB WRAPPED IN TERAM IN 150mm PEA GRAVEL SURROUND ON 150mm CONC. BASE. TO HAVE REINFORCED LID/COVER. (MIN 350 SOAKAWAY 15M CODE TO BE MANHOLE TYPE)

FOUL DRAINAGE:- WC TO NEW 4mm C/o ENGINEERING BRICKS ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER. SINK/SHOWER/WHB WASTE 40mm TO HAVE 75mm DEEP SEAL TRAP TO NEW DRAIN (RODDABLE R/C). WC TO SVP PIPE TO TERMINATE MIN 1M ABOVE ROOF LINE TO HAVE WIRE CAGE OR SIMILAR. BATH/SINK/SHOWER WASTE 40mm TO HAVE 75mm DEEP SEAL TRAP TO SVP PIPE NOT TO BE WITHIN 750mm OF WC BRANCH.

ALL NEW DRAIN RUNS:- TO BE 100mm DIA FLEXIBLE JOINTED PIPES ENCASED IN 150mm PEA GRAVEL BED. ALL DRAINS WITHIN 1M OF EXTENSION TO BE ENCASED IN 150mm CONC SLEEVE. ANY DRAINS PASSING THRU WALLS OF EXTENSION TO BE BRIDGED WITH CONC LINTOL.

ALL RWP (NEW) TO BE C/o ENGINEERING BRICKS ON 150mm CONC BASE. TO HAVE REINFORCED LID/COVER. ALL RWPS WITHIN THE BUILDING TO HAVE DOUBLE SEALED RECESSED CLEANOUT FRAME (BOLT DOWN TYPE)

SWITCHES + SOCKETS FOR LIGHTING + OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR HEIGHT.

SMOKE DETECTORS:- TO BS 5839 PART 1 LINKED TO MAINS VIA SAME FUSE POSITIONED TO L.A SATISFACTION. IE. FIRST FLOOR LANDING.

ALL DIMENSIONS/SERVICES/DRAIN RUNS + DETAIL TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO CARRY OUT ALL WORKS TO LOCAL AUTHORITY SATISFACTION AND ACCEPT DESIGN LIABILITY. THE DRAWINGS IS FOR PLANNING AND BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING.

CORGI REGISTERED ENGINEER:- TO CONFIRM IF EXISTING HEATING SYSTEM WILL COPE WITH ADDITIONAL RADIATOR.

CONTRACTOR FOR ROBUST DETAIL:- ADOPT DESIGN DETAIL SIMILAR AS THOSE SET OUT IN THE 'E' ROBUST DETAIL CATALOGUE AND SUBMIT A REPORT SIGNED BY A SUITABLY QUALIFIED PERSON CONFIRMING THAT APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED AND THAT THE WORKS HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE COMPLIANCE WITH THE SPECIFICATIONS).

H ALTERNATIVE ROOF CONSTRUCTION PITCH 45° TILES AS EXISTING ON 25x4G BATTENS + SARKIN FELT ON. 150x50 RAFTERS + 225x50 'J' JOISTS AT MAX 450 CTRS. FIRST FLOOR JOISTS 225x75 @ 450 CTRS. ROOF HEARTH TO MATCH EXISTING. FASCIA TO MATCH EXISTING TO HAVE 25mm BATTENDOWN GAP WITH INSECT BARRIER. SLOPING ROOF AREA TO HAVE 60mm CELLOTEX BETWEEN RAFTERS + 50mm CELLOTEX LAID ACROSS TO HAVE MIN 50mm VOID - ROOF TO BE VENTED BEING PROPRIETORY EAVES + RIDGE VENTS TO APPROVED DOCUMENT F2. POLYTHENE VAPOUR BARRIER BETWEEN INSULATION + CEILING. CEILING 12mm PLASTERBOARD +7mm SKIM

DEVELOPMENT SERVICES
2 JUN 2006
RECEIVED

⚠ GARAGE/UTILITY/STUDY WALL TO BE UPGRADED TO GIVE 'U' VALUE 0.35 W/m²K IE. INNER 100mm BLOCK WALL BUILT UP TO RACKING CAVITY FILL SLABS TO HAVE 60MIN FIRE RATED (EI 30) WALL TIES AS NOTED ABOVE

ANY SLOPING CEILING AREAS TO HAVE 60mm CELLOTEX BETWEEN JOISTS AND 90mm CELLOTEX LAID ACROSS RAFTERS @ 600 CTRS 45 BETWEEN JOISTS + 90mm LAID ACROSS WITH RAFTERS @ 400 CTRS TO GIVE MIN 'U' VALUE 0.20 W/m²K

ALL NEW REPLACEMENT WINDOWS IN EXISTING DWELLING TO HAVE 'U' VALUE 2.0 W/m²K. ALL WINDOWS IN EXTENSION TO HAVE WINDOWS SOFT LOW E COATING 0.05 W/m²K TO GIVE U VALUE 1.8 W/m²K

MAINS OPERATED SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH BS5839-6:2004 PART B POSITION AS SHOWN ⊡S