PROPOSED DINING ROOM EXTENSION.

AT.

16 KILMARIE CLOSE

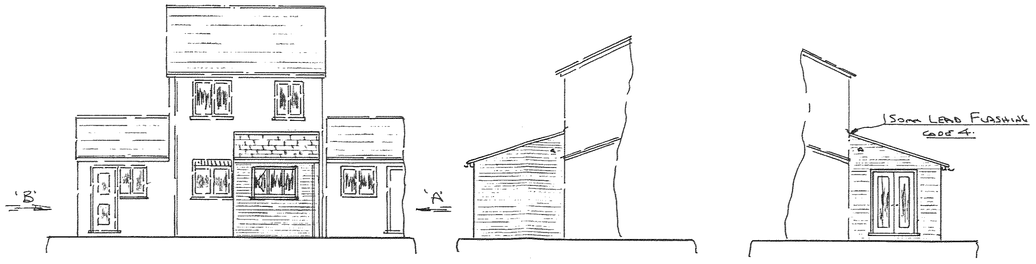
HINCKLEY.

SHT 2 OF 2 SHTS

SCALE : 1/100

BOUNDARY WALL SUBJECT TO PARTY WALL ACT!!

PROPOSED PLAN



PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION ARROW 'A'

PROPOSED SIDE ELEVATION ARROW 'B'

NOTES!!

ROOF :- PITCH 17½° TILES AS EXISTING. ON 25x40 BATENS + SARKEN FELT ON "Mono" 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 CTRS INSULATION IN ROOF TO BE 300mm FIBRE GLASS INSULATION. 150mm LAID IN BETWEEN JOISTS AND 150mm LAID ACROSS. SLOPING ROOF AREA TO HAVE 40mm CELOTEX BETWEEN RAFTERS AND 50 mm CELLOTEX LAID ACROSS TO HAVE MIN 50mm VOID. ROOF TO BE VENTED USING PROPRIETORY EAVES AND RIDGE UNITS TO APPROVED DOCUMENT F2. (0.16 W/M.K) PROPRIETORY VENTS EQUAL TO 10mm CONTINUOUS GAP HIGH LEVEL VENTS EQUAL TO 5mm MIN 3 JOISTS. COMPLETE WITH 75X50 S.W SUPPORT NOGGINS AS REQUIRED

CAVITY WALLS :- 300mm THICK CAVITY WALLS :- 102mm FACING BRICK OUTER SKIN. 100 mm CAVITY TO HAVE VERTICAL D.P.C AND THERMABATE CAVITY CLOSURES. CAVITY TO BE FULL FILLED WITH 100mm TRITHERM OR ROCKWOOL CAVITY-FIL SLABS. INNER LEAF WALLS TO BE 100mm 4 n/mm² CELCON BLOCKS PLASTER FINISH ½ KNEE. (0.30 W/M.K) WALL TIES TO BE STAINLESS STL. AT MAX 750 HORIZONTAL & MAX 450 VERTICAL CTRS + STAGGERED

GASSAFE REGISTERED ENGINEER TO CONFIRM THAT EXISTING HEATING SYSTEM/BOILER WILL COPE WITH ANY ADDITIONAL RADIATORS

LINTELS :- IG LINTELS 100 OVER ALL NEW WINDOWS/DOORS. MIN 150mm END BEARING.

JOIST HANGERS :- TO BE GALVANISED STL POST FORMED TO BS 6178?

FIRE PROTECTION :- ENCASE EXPOSED LINTOLS/STEELWORK IN 2 LAYERS 12mm FIRELINE PLASTERBOARD + 7mm SKIM. 1.6mm WIRE BINDING AT 400mm PITCH

GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SANDCEMENT 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. (0.22 W/M.K)

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 INVERT LEVEL OF DRAINS.

VENTILATION :- OPENING WINDOW LIGHT TO BE MIN 1/20th OF FLOOR/PHOTING FLOOR AREA CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 8mm HIGH x 45mm WIDE. BACKGROUND VENT TO ALL ROOMS MIN 8000mm² TRICKLE VENTS IN WINDOWS OR ARCHITRAVES.

GLAZING :- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206. LAMINATED OR TOUGHENED. TO HAVE 16mm AIRGAP AND SOFT LOW E' COATING. WINDOWS TO BE ORIENTATION STRIPPED AND TO HAVE MASTIC BEDDING AGAINST BRICKWORK. (U VALUE 1.8 W/M².K)

ALL NEW RADIATORS :- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS !!! 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. SUITABLE TO L.A SATISFACTION. SOAKAWAY TO BE MIN 5m FROM BUILDING. SITE 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. SOAKAWAY TO COMPLY WITH BRE DIGEST 365

FOUL DRAINAGE :- N/A

(*) 2 No :- 203 x 102 UB 23 SIDE BY SIDE BOLTED TOGETHER FIRE PROTECTION AS NOTED PREVIOUSLY 2 COURSE EAR BRICK RADIATORS

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 THRO WALLS OF EXTENSION TO BE BRIDGED WITH RWC LINTOL

ALL RWP (NEW) TO BE C/W ENGINEERING BRICKS ON 150mm CONC BASE. TO HAVE REINFORCED LID/COVER. ALL PIPES WITHIN THE BUILDING TO HAVE DOUBLE SEALED RECESSED GRATES FLUSH (BOTT DOWN TYPE)

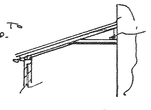
SWITCHES + SOCKETS FOR LIGHTING + OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR HEIGHT.

SMOKE DETECTORS :- TO BS 5839 PART 1 LINKED TO MAINS OR SAME FUSE POSITIONED TO L.A SATISFACTION.

ALL DIMENSIONS/SERVICES/DRAINAGE 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. THIS DRAWING IS FOR PLANNING AND BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING.

OWNERS CONTROL FOR ROBUST DETAIL : ADOPT DESIGN DETAIL SIDE AS THOSE SET OUT IN THE T.S.O. 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 WORK HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE SPECIFICATIONS

△ ALTERNATIVE ROOF CONSTRUCTION: PITCH 17½° TILES TO MATCH EXIST. ON 25x40 BATENS + SARKEN FELT ON 150x50 RAFTERS @ 400 JOISTS AT MAX 450 CTRS. TO OVERHANG TO MATCH EXISTING. FASCIA TO MATCH EXISTING TO HAVE 25mm CONTINUOUS GAP WITH INSECT BARRIER. 300mm FIBRE GLASS INSULATION. 150mm LAID BETWEEN JOISTS + 150mm LAID ACROSS. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION & CEILING. CEILING 12mm PLASTERBOARD + 7mm SKIM. SLOPING ROOF AREA TO HAVE 40mm CELOTEX BETWEEN RAFTERS AND 50mm CELOTEX LAID ACROSS TO HAVE MIN 50mm VOID. PROPRIETORY TILE VENT AT EAVES EQUAL TO 10mm CONTINUOUS GAP. ROOF TILE VENTS AT HIGH LEVEL EQUAL TO 5mm CONTINUOUS GAP. RAFTERS FIXED TO WALL WITH 100x50 S.W WALLPLATE STRAPPED TO WALL AT 1m CTRS. JOISTS FIXED WITH JOIST HANGERS. VERTICAL GATES USED TO FORM TRIANGULATION OF ROOF.



SECTION ROOF RAISED TIE

DEVELOPMENT SERVICES
RECEIVED