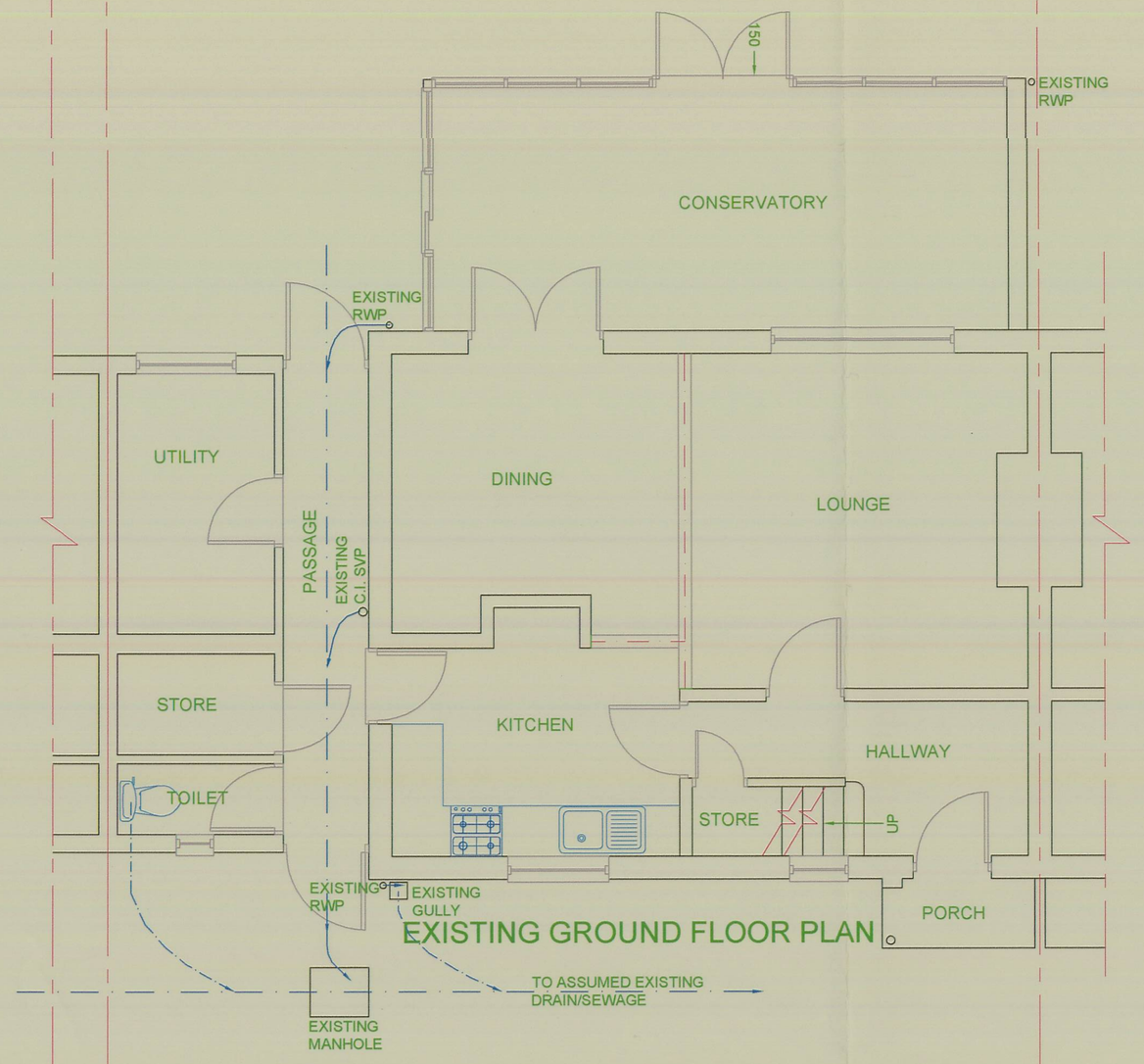
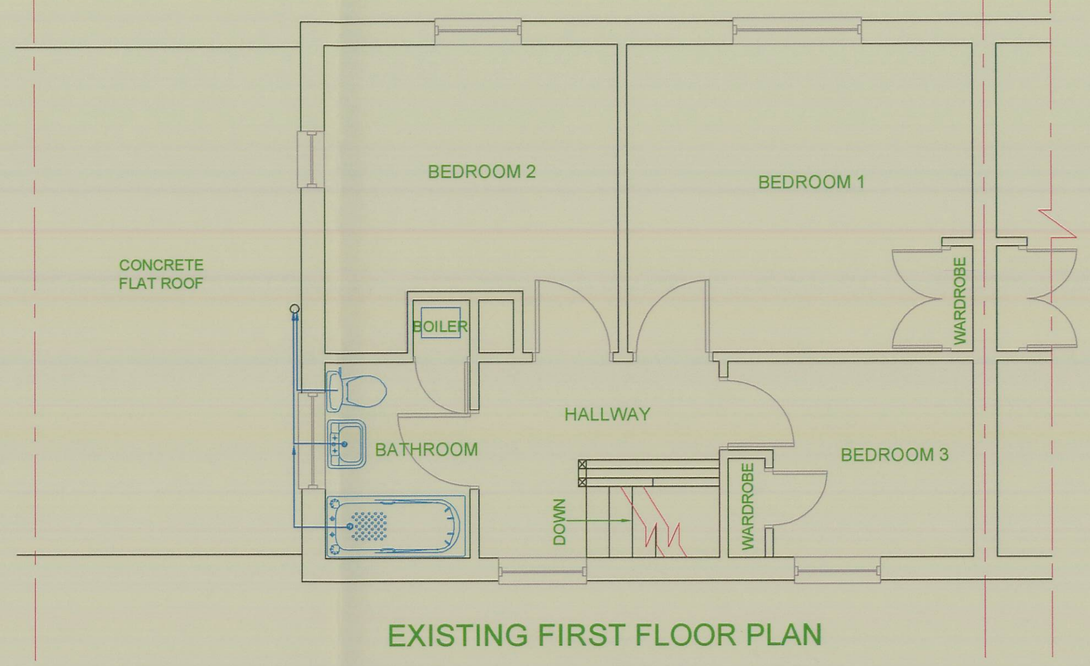
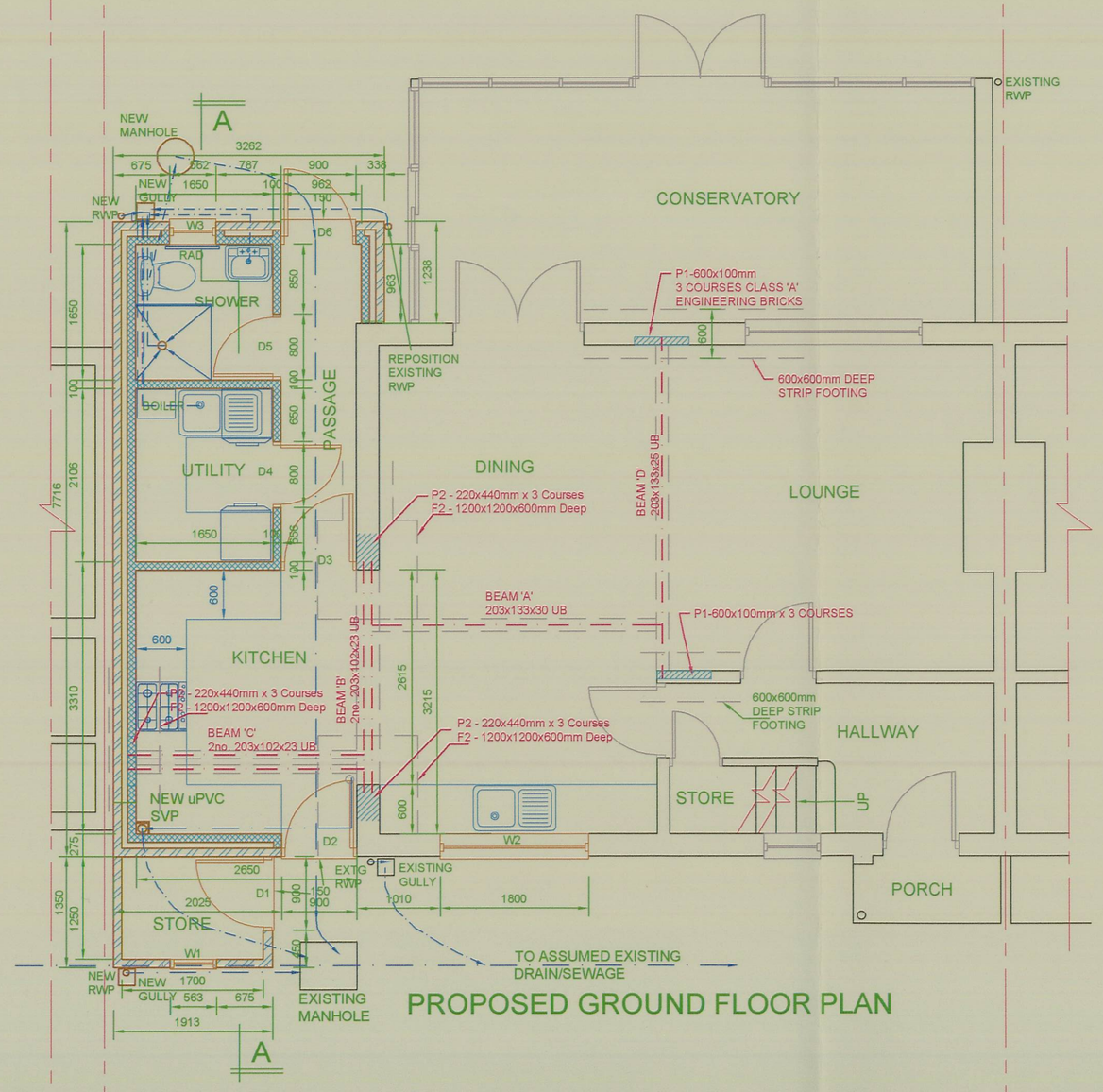
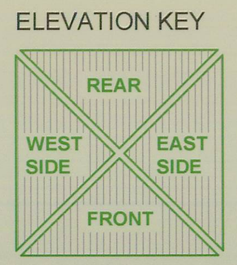
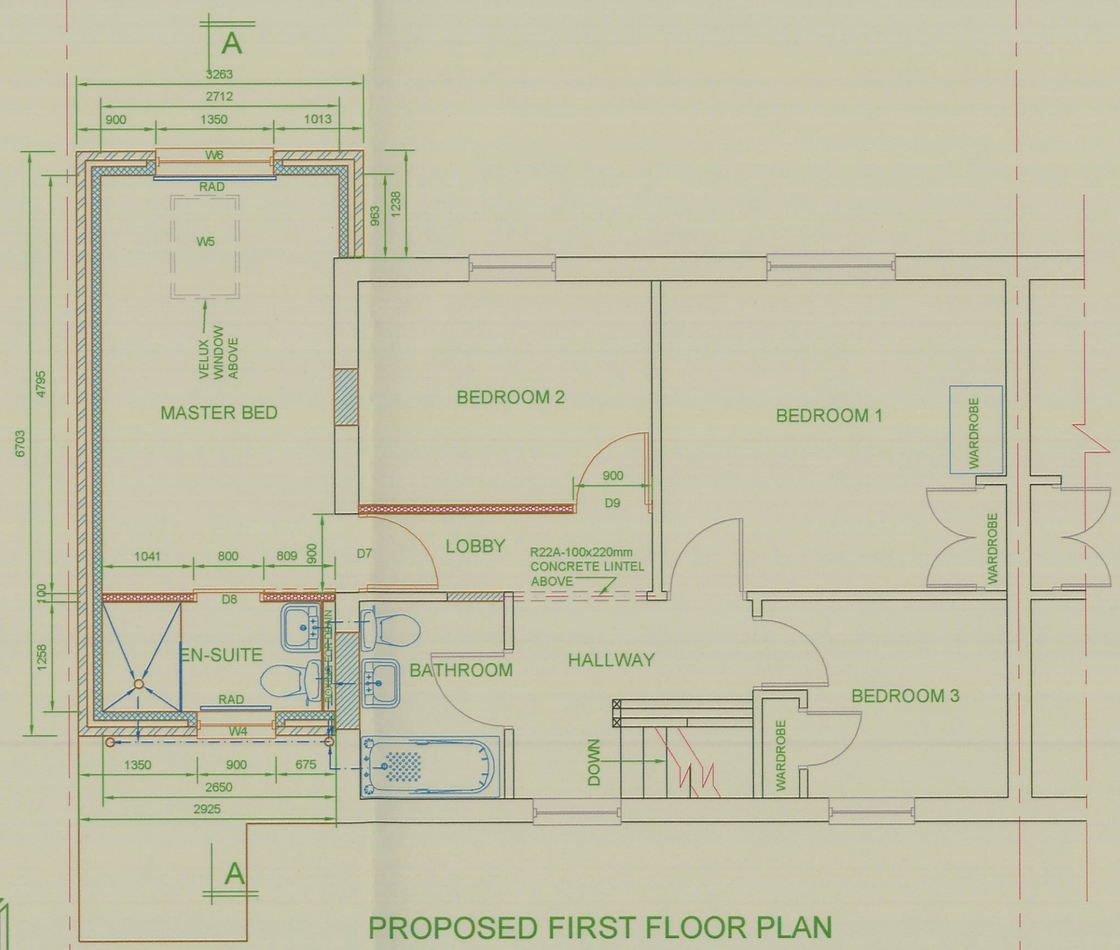






ELEVATION KEY





Internal walls (Block work):
100mm 3.5 Newton, Celcon 'Standard Plus' (0.15) non load bearing block wall to have 450mm wide footing up to underside of the ceiling.

FLOOR: (0.22W/m²k)
New build: floor to be at level with existing Kitchen/Dining floor with - 50mm sand and cement screed on 100mm 21n/mm² (1; 2; 4) concrete floor slab on Jablite (125mm) polystyrene insulation board or *100mm thick Celotex 'GA3000' insulation board* (ensure 25mm insulated up-stand to perimeter of floor slab) on (1500g polythene membrane) to internal and external leaf, lapped min. 150mm at joints and turned up perimeter walls and into bed joints at DPC level (ensure d.p.c. and d.p.m. overlap on internal face), on 50mm sand blinded on 150mm consolidated hardcore.

FIRST FLOOR:
Suspended:- to be in level with existing first floor of 22mm T&G boarding on new 'Trada' span table strength class ***C16 50x170mm floor joists at 400mm centres,*** with herringbone strutting (1/3 & 2/3 of span where span of joists exceeds 4500mm). *Lay 60mm thick Celotex 'GA3000' between the floor joists with proprietary clips to hold in place and 100mm Rockwool slab insulation on top with minimum density of 10kg/m³.* with 15mm foil backed plasterboard and skim coat to ceiling to provide acoustic, thermal and fire protection. Joists to be doubled up beneath Shower tray and studwork partitions walls. Lateral restraint to walls / floors via 30mm x 5mm mild steel straps at maximum 900mm centres.

PITCHED ROOF: (0.16W/m²k)
Main Roof approx. 25° *(First Floor over Master Bed & En-suite)* - Redland ***'Landmark Double Pantile'*** Rick Terracotta 42 colour roof tile to match existing, with minimum 75mm head lap, on SW3 battens on 'Tyvek' or Redland 'Vapourol' breathable roofing membrane on 'Trada' span table strength class ***C16 47x120mm rafters*** and ***C16 47x146mm ceilling joists at 400mm centres*** on wall plate and ***supported over 63x170mm purlins at mid-span approximately 2000mm on each side as per section A-A***, with lateral restraint to rafters and joists by galvanized straps at max 900mm c/c over minim 3no timbers.
265mm fibreglass insulation quilts. 160mm to be laid between the joists and 100mm lay across between. Ceiling to be 15mm foil backed plasterboard and skim.
Detail 'X' to be used on sloping side of the roof with 70mm Celotex 'GA3000' insulation board between rafters and Thinsulex 'TLX Silver' multi foil insulation under rafters (fitted in accordance with manufacturers recommendations & held in place with 25mm cross battens with 12.5mm foil backed plasterboard and skim finish. (Web Dynamics Ltd, Moss Lane, Blackrod, Bolton, Lancashire. BL6 5JB Tel: 01204 695 666, Fax: 01204 695 333, www.webdynamics.co.uk <http://www.webdynamics.co.uk> . Provide staggered code 4 lead flashing at intersection of new roof and existing wall, min 150mm up the wall and into bed joint of brickwork below cavity tray level.

Lean-to 23° pitch roof (*Over the Ground floor Store and Part Kitchen*) comprising: - as above with Redland ***'Landmark Double Pantile'*** Rick Terracotta 42 colour roof tile, with minimum 75mm head lap, on SW3 battens on 'Tyvek' or Redland 'Vapourol' breathable roofing membrane on 'Trada' span table strength class ***C16 47x120mm rafters*** and ***C16 47x120mm ceilling joists at 400mm centres*** on wall plate, with lateral restraint to rafters and joists by galvanized straps at max 900mm c/c over minim 3no timbers. Provide code 4 lead flashing at intersection of new roof and new wall, min 150mm up the wall and into bed joint of brickwork below cavity tray level.

External 18mm solid upvc fascias with continuous Redland REDVENT Eaves ventilator equivalent to 10mm width and high-level ventilation tiles equivalent to continuous strip of 5mm.

OPENINGS:
All cavities opening to be closed with block work at eaves and proprietary insulated cavity closers incorporating d.p.c. & Lintels openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm centres, minimum of two per opening.

STEELWORK:
Steel work as indicated, all steelwork to be painted with three coats of 'QUELFIRE' Intumescent paint to BS 476. All exposed steelwork to be encased in 1No. Layers of Pink Fire line plasterboard taped joint and skim with wire binding at 100mm centres to provide minimum 1hr. fire resistance.

Beam A, B, C & D - Steel work and padstones as per Structural Engineer's details.

STEELWORK:
ALL STEELWORK TO STRUCTURAL ENGINEERS DETAILS (to be read in conjunction with attached calculations).

Beam 'A' - 203x133x30 UB's
Beam 'A' to 'D'- End bolt connection, use 4No.- 16`mm Ø bolts (8.8grade) high strength.

Beam 'B' - 2nos. - 203x102x23 UB's - bolted together with 2no-12mm Ø bolts
at 600mm c/c with spacer 150x75x18PFC.
Padstone 'P2'- 200x440mm long, 3 courses class 'A' engineering bricks (70n/mm²)
Footing 'F2' - to be minimum 1200mm x 1200mm x 600mm deep pad.

Beam 'C' - 2nos. - 203x102x23 UB's - bolted together with 2no-12mm Ø bolts
at 500mm c/c with spacer 150x75x18PFC.
Padstone 'P1'- 100x660mm long, 3 courses class 'A' engineering bricks (10n/mm²)
End bolted connection to beam 'B', use 4No.- 16`mm Ø bolts (8.8grade) high strength.

Beam 'D' - 203x133x25 UB
Padstone 'P1'- 100x660mm long, 3 courses class 'A' engineering bricks (70n/mm²)
Footing 'F1' - to be minimum 600mm x 600mm deep.

All exposed steelwork to be encased in 1No. Layer of Pink Fireline plasterboard taped joint and skim with wire binding at 100mm centres to provide minimum 1hr. fire resistance.

Refer Connection detail of Beam 'A' to Beam 'B' & 'A'- 'D'- drawing S3 calc's sheet.
Refer Connection detail of Beam 'B' to Beam 'C' - drawing S3 calc's sheet, &
Refer Connection detail of Beam 'C' to Beam 'B' - drawing S3 calc's sheet

Elevation 'A' & 'B'.

EXTERNAL DOORS & WINDOWS: (1.8W/m²k.)
PVC-u double glazed windows with 16mm air gap and low-E Pilkington ***'Optitherm'*** glass of emissivity 0.09, to achieve U-value not exceeding 1.8W/m²k. Windows to have trickle vents (8000mm²) and casements with minimum unobstructed area of 0.33m² with minimum width 450mmx750mm height and maximum sill height of 1100mm above finish floor level. All glazing to be ½ hour fire resistant and safety glass to BS 476 part 22 class "A" impact safety to BS 6206:1981. Provide draught proofing seal to limit infiltration of cold outside air to doors/windows openings with required U-value to L.A. approval.

Door & Windows - Opening area should not to exceed 25% of the total floor area.

Doors:-
D1- 900x2100mm (structural opening) External Laced, Braced & Framed door and frame, fitted with suitable ironmongery (to suit client).

D2 & D6 - 900x2100mm (structural opening). uPVC external full glazed doors & frame with level threshold and sealing strip, (style to client's specification) with ***CATNIC lintel REF: CG70/100 over.***

D3 - 900x2100mm (structural opening).standard Full glass panel door and frame with 3Nos.100mm Butt hinges and all the necessary suitable ironmongery (to client's specification). with Pre-stressed '**STRESSLINE'** concrete lintel **REF: 100x65mm** *over and make good surrounds.*

D4 & D5 - 800x2100mm (structural opening) Internal panelled door and frame to match existing with ***Stressline*** pre-cast concrete lintel REF: **100x65mm** over, fitted with suitable ironmongery (to suit client).

D7 - 900x2100mm (structural opening).Internal panelled door and frame with 3Nos.100mm Butt hinges and all the necessary suitable ironmongery (to client's specification). with **2No.** Pre-stressed '**STRESSLINE'** concrete lintel **REF: R22A-100x220mm** *over and make good surrounds.*

D8 - 800x2100mm standard internal panel/ply faced Sliding door and lining in Stud Partition wall, including door gear and palmet to suit with **100X65mm standard duty Stressline prestressed concrete lintel over.** (Provide suitable ironmongery to suit client). En-suite door to have 10mm gap under.

D9 - 900x2100mm (structural opening) in stud partition with Internal panelled door and frame, fitted with suitable ironmongery (to suit client).

Windows:-
All new windows to have trickle vents equal 8000mm².

W1 - 563mmx750mm (structural opening) uPVC double glazed window (style to match existing) with ***CATNIC lintel REF: CN294A over.***

W2 - 1800mmx1200mm (structural opening) uPVC double glazed window (style to match existing) with ***CATNIC lintel REF: CN81B OR CG70 /100 over.***

W3 - 562mmx1050mm (structural opening) uPVC double glazed window (style

NOTES:
THESE NOTES ARE TO BE READ IN CONJUNCTION WITH BOTH EXISTING AND PROPOSED APPROVED DRAWINGS.

BUILDING CONTRACTOR TO ENSURE THAT WORK UNDERTAKEN IS IN ACCORDANCE WITH OFFICIALLY APPROVED PLANS.

ALL DIMENSIONS TO BE SITE CHECKED BY CONTRACTORS PRIOR TO ORDERING OF THE MATERIALS AND COMMENCEMENT OF THE WORK

ALL THE WORKS TO BE CARRIED OUT TO THE SATISFACTION OF LOCAL AUTHORITY AND TO COMPLY WITH CURRENT PLANNING AND BUILDING REGULATION AND BRITISH CODES OF PRACTICE.

CLIENT TO CHECK AND SUPPLY CORRECT MEASUREMENT AND POSITION OF THE BOUNDARY LINE AND ENSURE THAT NO PART OF THE PROPOSED EXTENSION ENCROACHES BEYOND ANY BOUNDAY UNLESS TO THE PRIOR WRITTEN CONSENT OF THE OWNER OF THE ADJOINING PROPERTY/LAND HAS BEEN OBTAINED

CLIENT TO CHECK THAT THE PROPOSAL DOES NOT CONFLICT WITH ANY RESTRICTIVE COVENANT, WHICH MAY BE IN THE TITLE DEEDS.

CLIENT TO CHECK AND SUPPLY EXACT POSTION OF ALL THE SERVICES I.E. FOUL DRAIN, SEWER AND STORM DRAIN INCLUDING GAS, WATER, TELECOMS AND ELECTRICS.

ALL STRUCTURAL WORKS TO BE CHECKED AND APPROVED BY CERTIFIED CHARTERED STRUCTURAL ENGINEERS TO L.A. APPROVAL.

DEMOLITIONS:
Isolate and make safe all affected services e.g. electrics, telecoms, heating, hot & cold water, gas etc before commencement of the building works from main building.

Ground Floor:
Carefully saw cut existing out building concrete roof taking care to protect and make safe adjoining building and boundary wall and cart away all the rubble/rubbish leave site clean and tidy.

Toilet:
Carefully remove all the sanitary fittings from Toilet, including any drains and waste pipes, cap off and seal any redundant drains and waste.

Kitchen: *Remove existing side entrance Kitchen door, and set aside for client's instruction. Demolish and remove existing wall from both sides of the door to create a Large opening and Install Beam '**B**' above to Structural Engineer's Details and make good surrounds.*

Kitchen/Dining: *Prop and secure all the walls and floor above prior to removal of the wall. Break down and demolish chimney wall between Kitchen/Dining room and make good surrounds. Install Beams '**A**' above. **Steel work to Structural Engineer's Details including connections to Beam 'B'.***

Kitchen: *Carefully remove existing windows and set aside for client's Instruction. Break out and remove part of the wall on side and below window cill to create a large window opening as indicated on drawing with **CATNIC** lintel **REF:CN71C** above.*

Kitchen:
Carefully Strip off existing kitchen base and wall units, drains pipes, hot and cold feed, including all the wall tiles. Remove, extend and divert all the services (hot and cold water) including gas. Prepare walls for decoration and make good. Cap off all the redundant drains.(Set a-side existing kitchen base and wall units for client's instruction.)

First Floor:
Bathroom:
Remove existing boiler, including flue and relocate in proposed Utility Room including diverting and re-routing all the pipe works as found necessary in location/routes agreed with clients.

Remove existing window and brick up the opening including bonding into the existing brickwork and make good surrounds.

Remove existing airing cupboard, door and brick up the opening, including bonding into existing brickwork and make good surrounds.

Bedroom 2:
Remove door and frame to bedroom 2 and make good surrounds.

Demolish and remove chimney breast and airing cupboard walls as indicated on drawing from First floor to over the roof and make good to roof, including air and water tight and make good surrounds. Provide binder, new floor joist and floor boards to the opening on floor where chimney breast has been removed.

Remove existing window and brick up the opening including bonding into the existing brickwork and make good surrounds.

*Break out and demolish wall to create large door (D7) opening with **2no.R22A-100x220mm Stressline** pre-cast concrete lintel over and make good surrounds.*

General: Cart away all rubble/rubbish and leave site clean and tidy, including capping off all the redundant drains/services.

FOUNDATIONS:
Excavate and construct concrete trench fill foundations to all external walls and internal load-bearing walls, 775x600mm wide (450mm wide to single skin) in 21N/mm² (1:2:4) - set minimum 1 meter deep or below the invert level of any adjacent drain all to GEN 3 BS 5328. Provide pre-cast concrete lintel to any drain crossing foundation to the satisfaction of the Local Authority Building Inspector.

WALLS (0.30W/m²k.):
Cavity wall comprising: - Facing brickwork to match existing, 75mm cavity with stainless steel wall ties to BS1243 at 900mm horizontal and 450mm vertical centres equivalent to 2.5No ties per. square metre, 225mm vertically around openings, full filled with **Knauf insulation 'Crown Dritherm Cavity Slab 32'** (75mm) cavity insulation and closed at eaves and at all openings with THERMABATE cavity stops, with 100mm 3.6 Newton, Thermalite 'Shield' (0.15) block work with 12.5mm plasterboard on dabs with skim finish. Furfix Profiles at intersection of new brickwork with existing. Two-coat syntharuf and sharp sand blinding at intersection of new brickwork with existing. Building contractor to ensure the cavity is kept clear of any debris /mortar falling and not bridging cavity at all time. Provide cavity tray above the abutment of the first floor extension roof.

Internal walls (Stud Partition):
Provide 10kg/m² density Rockwool insulated stud partitioning as shown of 100 x 50mm studs and noggins at max. 450mm centres with **2 layers of 9.5mm** staggered joints and taped plasterboard and skim both sides. (Joists to be doubled up below stud wall).

Internal walls (Block work):

REV:	DATE:	DISCRIPTION:

EXISTING AND PROPOSED GROUND AND FIRST FLOOR PLANS.

CLIENT:
MR. PAUL BURNS

SITE ADDRESS:
13 BECKETT AVENUE, MARKET BOSWORTH, LEICESTERSHIRE. CV13 0JZ

DEVELOPMENT SERVICES
11 OCT 2010
RECEIVED

JOB DISCRIPTION:
PROPOSED INTERNAL ALTERATION AND DOUBLE STOREY GROUND AND FIRST FLOOR EXTENSION ON SIDE, FRONT AND REAR.

SCALE:	DATE:
1:50	OCTOBER 2010
Rev:	DWG.No: PB/01