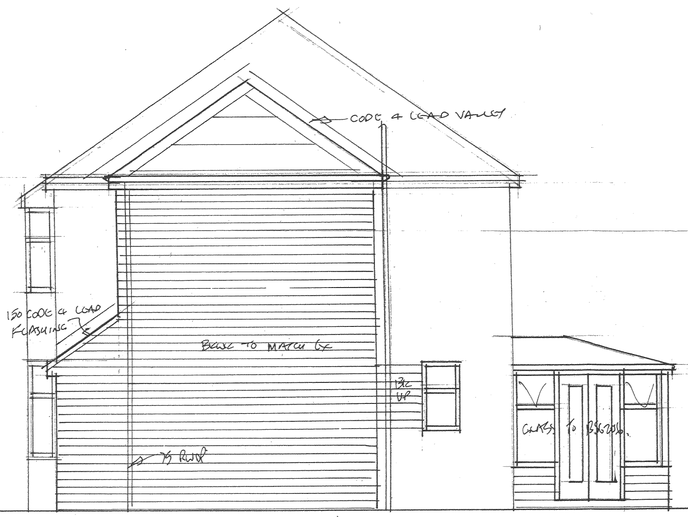
PROPOSED ALTERATIONS & EXTENSIONS
R. GARDINER
124 ASHBY ROAD HINCKLEY
(13, DEMONTFORD ROAD, HINCKLEY LE10 1LQ)
07891108633

DEVELOPMENT SERVICES
15 OCT 2007
RECEIVED



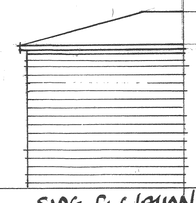
FRONT ELEVATION



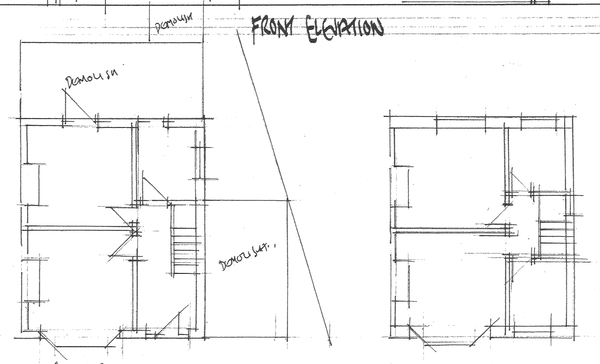
SIDE ELEVATION



REAR ELEVATION

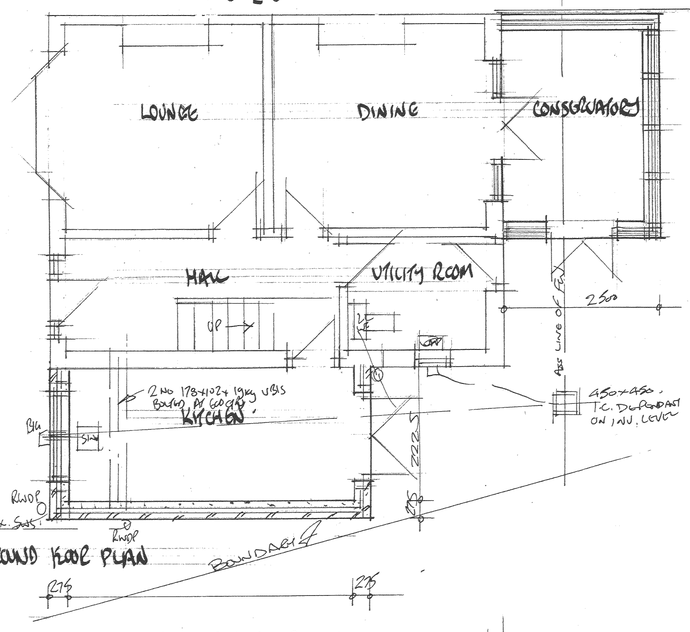


SIDE ELEVATION

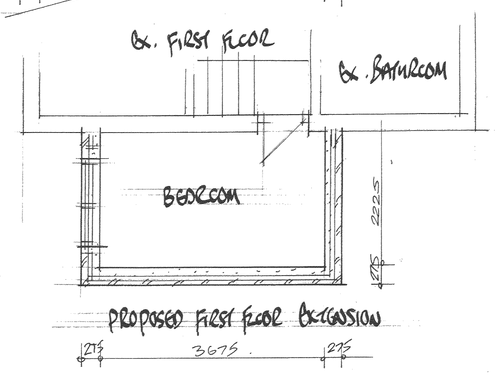


EX. GROUND FLOOR PLAN

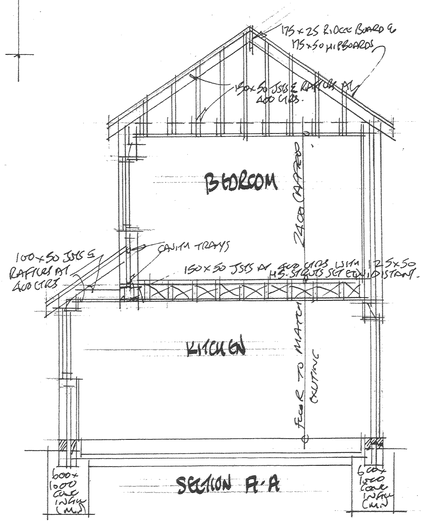
EX. FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR EXTENSION



SECTION A-A

Roof
Matching tiles on ex 37 x 25 battens on Tyvek Supro breather felt on joists and rafters as section with 30 x 5 stainless steel ties at 2m centres (including along gable end walls) with 75 x 100 wall plates with 100 rockwool laid between joists and 150 rockwool laid at right-angles to joists in habitable roof space areas to give thermal rating min.0.16W/nkwith 200x 6 upvc pvc eaves sofits and fascias NB where joists connected to ex brickwork ,to be hung on joist shoes and rafters on 100 x 50 ledgers

Plasterwork
Ceiling 12.5 foil-backed plaster board and skim,brickwork 12.5, 2 coat plasterwork.

Brickwork
275 - 100 brickwork 75 cavity filled with Iso Hi cav 100 celcon solar blocks (45 db) with brickwork with 30 x 5 stainless steel ties 300 vert and 750 horizontal. Internal ex 75 x 50 studding filled with 100 acoustic rockwool with 15 plaster-board both sides.

Lintels
Catnic lintels over all external openings with polystyrene backing (unless otherwise stated) with stress line concrete lintels to all internal load bearing openings to C P 114.with cavity trays over all closed openings[incl. where brick-work meets tiles over garage canopy]

Ventilation
Glazing 25mm Low E Argon fill to give min. thermal rating 1.8 W/nk double glazing all with 8000 mm squared trickle vents min 1/20th of total floor area Kitchen 60 litres/second vent-axia , Utility -room 30 litres/second vent-axia .Toilet 15 litres/sec vent-axia and where no direct ventilation ,wired to light switch with 15 min. time delay cut-off switch .[and 10mm gap under door] all ducted to external air all first floor windows to have min egress 450 x 850 and from floor to opener min 850 and max 1100

First-floor floor
22 boarding on joists at 400 centres jointed and sealed with mastic into new brick-work as section with 30 x5 stainless steel lateral restrraint straps and ties at max 2 m centres with 100 rock-wool between joists and 12.5 plaster-board and skim .and where over garage 80 cellotex and 19 fire-liner board under NB where joists to ex. Bkwk, to be hung off joist shoes and joists under studding and in bathroom areas to be doubled up.

Steelwork
RSJs on min 150 bearing of 2 cos blue bricks as padstones or 600m x 150 x100 stressline lintels if stated with steels boxed in with 19 fire liner board with 1.66 mm wire at 100 pitch to give min half hour fire protection.

Damp Proof Course
2 Course blue bricks 150 above ground level with continuous wall and floor dpm with vertical and horizontal 'Thermabate' around all external openings and frames set back 68 mm from front face of brickwork with mastic sealant between frame and brickwork and brush gaskets to all external openers.

Floor75 conc screed with wire mesh on 100 conc. On 500 g polythene on 85 cellotex with 25 upstand to brickwork and 50upstand to door openings on 1200 guage polythene connected to top layer d.p.c. on 150 sand-blinded hardcore . NB where in Radon gas area polythene to be carried over to outer skin with cavity trays over openings

Plumbing
To comply with BS5572 1990 Sink /shower 37 dia wastes and 75 resealing traps's into 100 dia underground strength pvc pipes on granular bed and haunch and where built over extension sewers to have 150 concrete surround and where built over founds, founds to be 150 below invert level or 1m deep which ever the greater with lintels and sleathed both sides of brickwork and filled with granular fill between pipework, ,into 100 dia.underground strength pipes on granular bed and haunch.

DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE PRIOR TO START OF WORK
Client to be aware of any restrictive covenants with regard to property prior to start of work.
Client and builder to be aware of ' party wall act'
Electrical work to meet the requirements of Part P (electrical safety) To be designed, installed, inspected and tested by person competent to do so. Prior to completion of work an appropriate BS 7671 electrical installation certificate with be issued to the council for the work carried out.
All heating appliances to be fitted with individual thermostats and central control system.
All electrical switches and sockets to be no lower than 450 and no higher than 1200
Demolition to meet safety standards.
New brick-work tied to existing with crocodile ties and new timber to existing brick-work fitted into joist shoes or on ledgers
No part of extension to built on adjacent property.
Interlinked smoke detectors to hall and landing wired to mains with battery backup.

G.F. Ellis
5. Dursion Close
Leicester LE5 6LF
Tel 07715748913.
Scale 1/50 - 1/100.
Area.
5.10.07

AP.