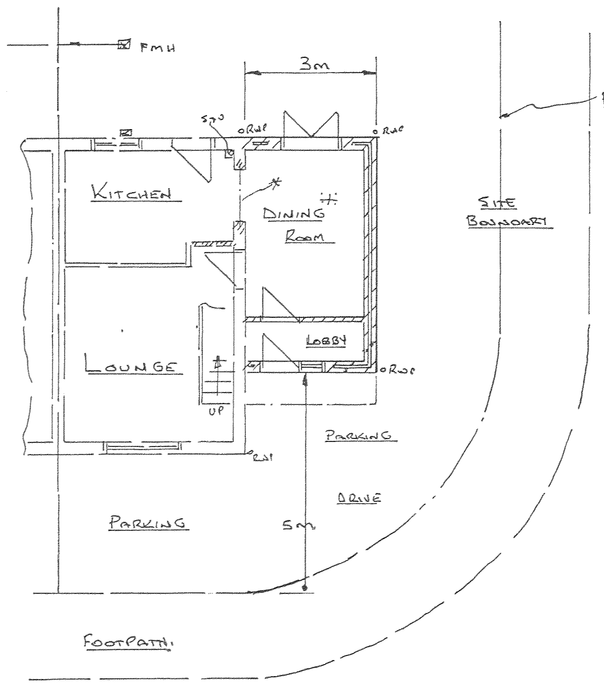
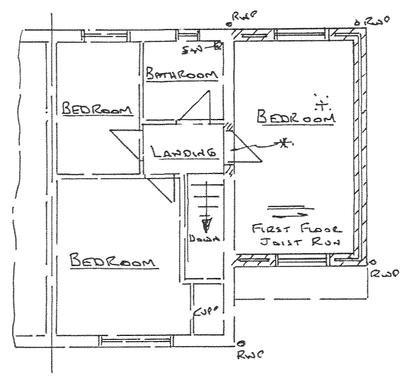
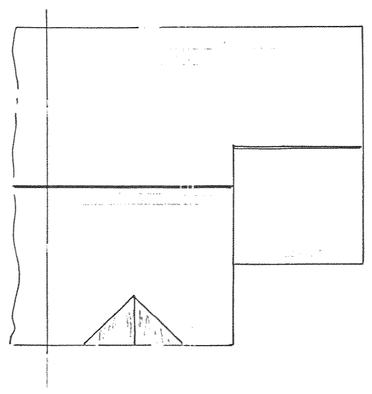


PROPOSED GROUND FLOOR PLAN



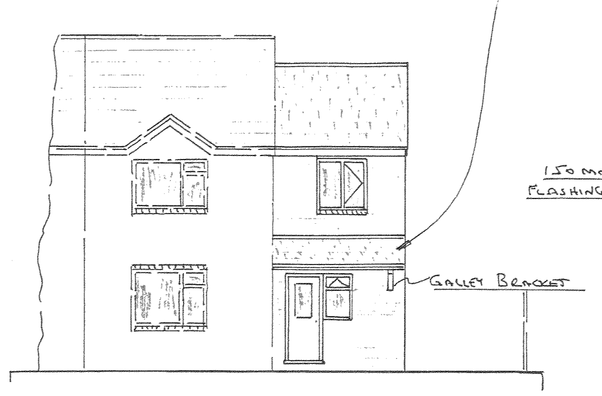
PROPOSED FIRST FLOOR PLAN



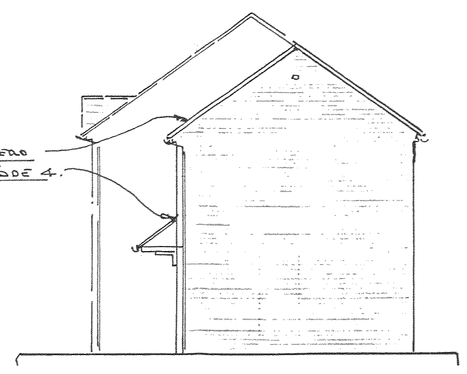
PROPOSED ROOF PLAN

* PRE-STRESSED CONC. LINTEL

PITCH ROOF TO WALL:- PITCH + TILES TO MATCH MAIN ROOF. AS 25x 50 BATTENS + SARKING FELT ON 100x50 RAFTERS + ½JOISTS AT MAX 600mm CTRS. FACIA/INSULATION/VAPOUR BARRIER/PLASTERBOARD AS MAIN NOTES. VERTICAL BATTENS USED TO MATCH TRIANGULATION OF ROOF. RAFTERS FIXED TO WALL WITH 100x75x5 ANGLE STRAPPED TO WALL AT 1M CTRS. JOIST FIXED WITH JOIST HANGERS. CEILING: 12mm PLASTERBOARD



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

NOTES!!

MAIN ROOF :- PITCH TO MATCH EXISTING. TILES TO MATCH TO EXISTING. ON 25x 50 BATENS + SARKIN FELT ON 'FINK' TRUSSED ROOF CONSTRUCTION TO BE MANUFACTURED BY SPECIALISTS, DETAILS TO BE SUPPLIED PRIOR TO COMMENCEMENT OF WORKS. TRUSSES + BRACING TO BS 5268. TRUSSES TO BE AT MAX 600 CTRS. INSULATION 1/4 ROOF 300mm FIBRE GLASS INSULATION. 150mm LOFT 1/4 BETWEEN JOISTS AND 150mm LAID ACROSS. POLYTHENE VAPOUR BARRIER WITH SEALED JOINTS BETWEEN INSULATION + CEILING. CEILING :- 12mm PLASTERBOARD + 7mm SKIM. OVERHANG OF ROOF TO MATCH EXIST. FASIA TO MATCH EXISTING. TO HAVE 25mm CONTINUOUS GAP WITH INSECT BARRIER. PROPRIETORY TILE VENTS AT EAVES EQUAL TO 10mm CONTINUOUS GAP. ROOF TILES AT HIGH LEVEL EQUAL TO 5mm CONTINUOUS GAP. A BRICK 1/4 GABLE END.

LATERAL RESTRAINT :- AT EAVES + GABLE LEVELS WITH 30mm x 5mm SECTION M.S ANCHOR STRAPS AT MAX 1.8m CTRS. ACROSS MIN 3 JOISTS. COMPLETE WITH 75x 50 x 5mm. SUPPORT NOGGINS AS REQUIRED.

CAVITY WALLS :- 340mm THICK. 102mm FACING BRICK TO MATCH EXISTING. OUTER SKIN. 100mm CAVITY TO HAVE VERTICAL D.P.C. AND THERMABATE CAVITY CLOSERS. CAVITY TO BE FILLED WITH 100mm TROPHEN OR ROCKWOOL CAVITY-FIL SLABS. INNER LEAF: TO BE 100mm dolus CELCON BLOCKS. PLASTER FINISH ½ FACE. (0.30 W/M²K) WALL TIES TO BE STAINLESS STY AT MAX 750mm HORIZONTAL + MAX 450mm VERTICAL CTRS + STAGGERED. NEW BRICKWORK KEYED INTO EXISTING AS USE GOTHIC WALL CONNECTORS

LINTOLS :- IG UL5.00 OVER ALL NEW WINDOWS + DOORS. MIN. 150mm END BEARING

JOIST HANGERS :- TO BE GALVANISED STL POST PRIMED TO BS 6178i

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

GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm GAC. BASE. 80mm CELOTEX SANDWICHED BETWEEN 2 LAYERS 1200g POLYTHENE D.P.M. TURNED UP AT SLAB EDGES TO LAP WALL D.P.C. ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED. INSULATION TO HAVE 25mm UPSTAND AT PERIMETER. (0.22 W/M²K)

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

BRICKS BELOW D.P.C :- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS :- CONCRETE 1:2:4. 600mm WIDE x 200mm THICK (OR TREMIE PIL) MIN 1M DEEP TO L.A. SATISFACTION. TO REMAIN LOWEST LEVEL OF DRAINS.

VENTILATION :- OPENING WINDOW LIGHT TO BE MIN 1/20TH OF CORRESPONDING FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm WIDE x 300mm HIGH. BACKGROUND VENT TO ALL ROOMS MIN 8000mm², TRICKLE VENTS IN WINDOWS OR AIRBRICKS.

KITCHEN :- TO HAVE EXTRACTOR FAN MIN 30LT/SEC CAPACITY. BATHROOM 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 ARGON + SOFT LOW E CAVITY (0.15 W/M²K) WINDOWS TO BE DRAUGHT STRIPPED AND TO HAVE PLASTIC BEDDING DRAUGHT PROOFING.

GAS: REGISTERED ENGINEER :- TO CONFIRM THAT EXIST. BOILER/HEATING SYSTEM WILL COPE WITH ANY ADDITIONAL RADIATORS.

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 BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

DOMESTIC SMOKE ALARMS :- TO BE PROVIDED IN CIRCULATION AREAS AND INSTALLED IN ACCORDANCE WITH BS 5839 PT 6 2004. THE SMOKE AND HEAT DETECTORS TO BE MAINS OPERATED AND INTERLINKED WITH BATTERY BACKUP.

NEW BRICKWORK KEYED INTO EXIST. AS USE GOTHIC STRAIGHTAID WALL CONNECTORS (CLIENTS CHOICE)

FOUL DRAINAGE :- N/A

STORM DRAINAGE :- 100mm SOFFERLINE TO 15mm RWP TO SOAKAWAY. SUITABLE TO L.A. SATISFACTION. SOAKAWAY TO BE MIN 5m FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE 1m BRICK HONEYCOMB WRAPPED IN TERAM 1/4 150mm PEA GRAVEL SURROUND. ON 150mm GAC. BASE TO HAVE REINFORCED LID/COVER. SOAKAWAY TO COMPLY WITH BRE DIGEST 365.

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. DRAINS PASSING THRU WALLS OF EXTENSION TO BE REBUILT WITH GAC LINTOL.

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

BUILDERS CONTROL FOR ROBUST DETAIL :- ADOPT DESIGN DETAIL SEEN AS THOSE SET OUT IN THE TSO ROBUST DETAIL CATALOGUE AND SUBMIT A REPORT SIGNED BY A PERSON SUITABLY QUALIFIED. 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

ALL DIMENSIONS/SERVICE/DRAIN RUNS AS DETAILS, 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/BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING. IF IN DOUBT - ASK.

INTERNAL WALLS :- 90x 100x 50 TIMBER STUDDING AT 400 CTRS. 100mm MINERAL WOOL INSULATION. 15mm PLASTERBOARD + 7mm SKIM. BOTH SIDES.

FIRST FLOOR PARTITIONS :- AS ABOVE WITH DOUBLE JOISTS OR SAME PLATES BELOW

FIRST FLOOR LATERAL RESTRAINT :- AS NOTE ABOVE.

FIRST FLOOR :- C/O 25mm TNG BOARD ON 225x 50 JOISTS (C16) AT MAX 400 CTRS. 100mm MINERAL INSULATION. 15mm PLASTERBOARD + 7mm SKIM TO CEILING BELOW. NOGGINS AS NECESSARY. TO L.A. SATISFACTION..

PROPOSED DOUBLE STOREY SIDE EXTENSION

AT

17 SEVERN AVENUE

HOLLYCROFT

HINCKLEY

SHT 2 OF 2 SHTS

SCALE :- 1/100

DEVELOPMENT SERVICES
26 OCT 2009
RECEIVED