

SIDE ELEVATION



REAR ELEVATION

GLAZING
24mm double glazed sealed Pilkington 'k' glass units with 8000m2 trickle vent to head and secondary security locking stay. All casements draught and weather sealed glazing to BS 6262 & BS 6206. Safety glazing to all critical areas and etched with kite mark.

ELECTRICAL WORK
Electrical work to Approved Document P installed and commissioned to BS 7671, undertaken by approved and registered electrician. Certificates to be submitted to Building Control. Electrical lighting to have a luminous efficacy greater then 40 lumens per circuit watt to all rooms. Provide switches and sockets between 450mm and 1200mm room finished floor level.

FLOOR JOISTS
22 T&G moisture resistant flooring on timber joists to BS 1282 & BS 5268 at 400cts. Provide double joists below partitions and additional large domestic loading point. Solid joist strutting at mid span. Full fill Rockwool insulation quilt between joists. 12mm plasterboard and skim finish.

STRAPS
Floor joists to sit on MS restraint hangers built into wall, to avoid air leakage path. Provide 30x5 galv MS straps at 1.8m cts, 150mm downstand built and turned into cavity with long leg across 3 joists. Provide packer to wall for tight fit and 50x50 noggins below strap.

LEADFLASHING
Code 4 lead flashing to all upstands, minimum1500mm laps, upstands and aprons all to Lead Association Code of Practise.

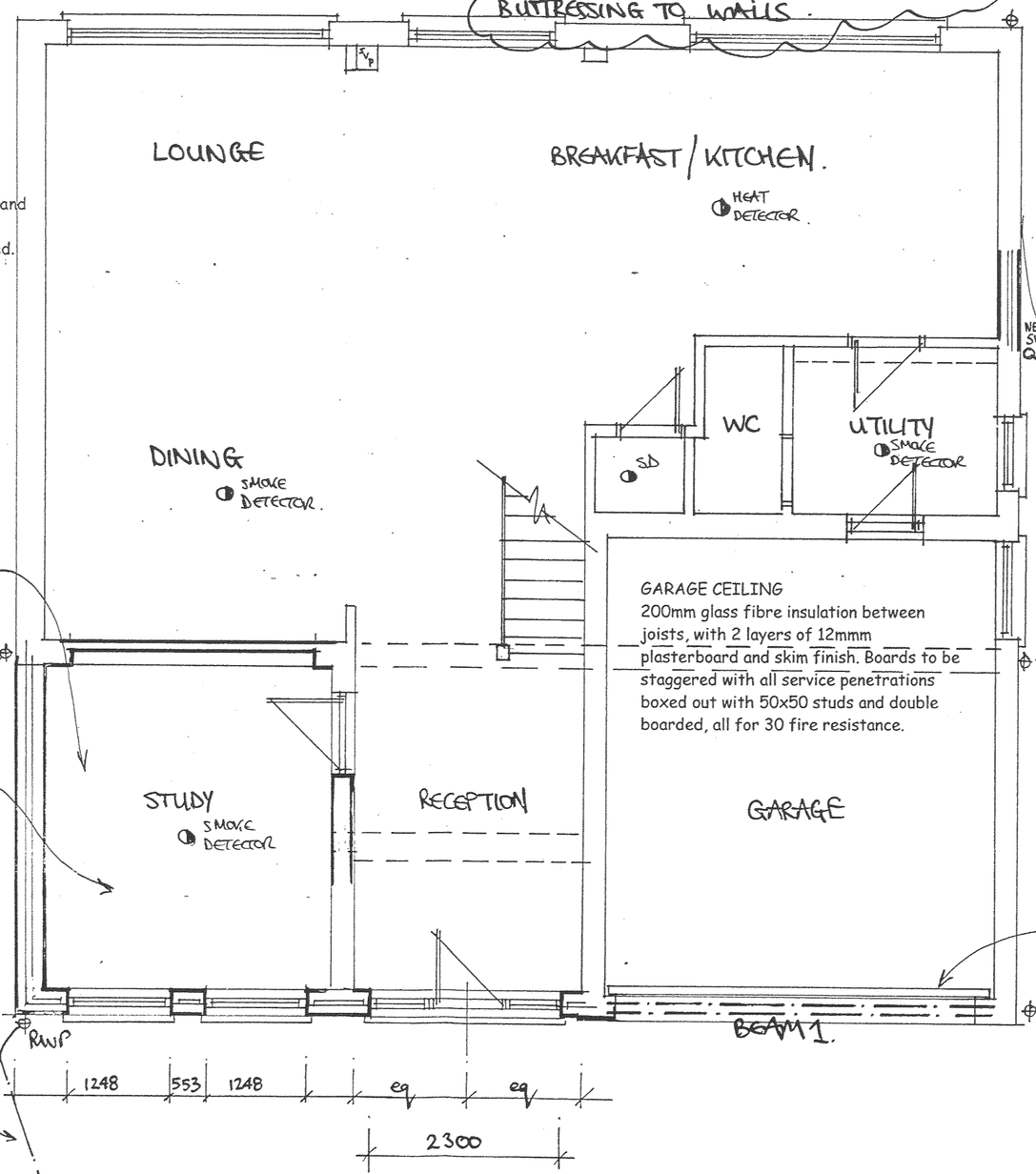
2 coat sand/ cement render with masonry paint finish. Proprietary metal lath edga, corner and drip bead to all openings, corners and dpc levels.

SD Smoke detectors interlinked, fused and wired from the consumer unit, fitted with integral sounder and battery back up. All to BS 5446 and Building Regulations AD Doc B.

HD Heat detector

VENTILATION
All rooms to have 8000mm2 trickle ventilation and openable light 1.75m above floor level. Opening casements to equal 1/20th floor area and at least one to be minimum 800x550 wide for M.O.E. Cill to be minimum 800, maximum 1100 above finished floor level.
Utility 30 l/s, WC 6 l/s, bathroom 15 l/s, kitchen 30 l/s cooker hood.

CLIENTS ENGINEER CURRENTLY CHECKING STRUCTURAL STABILITY OF THE BUILDING & BUTTRESSING TO WALLS.



GROUND FLOOR PLAN

All S.W. planed timber to be knotted, primed and secled prior to decoration.
All timber to be kiln dried to BS 5268 and treated.

PARTY WALL ACT
Client ot obtain written permission from adjoining neighbour for building work within the remit of the Party Wall Act 1996

Remove all vegetable and deleterious matter below floor, and treat with an eco friendly total weed killer and blind with 50 lean mix concrete.

RADON PROTECTION
Radon sump provided middle of floor area below DPM, ducted externally and capped. DPM extended over cavity wall, cavity tray incorporated over with proprietary glidevale vents, weepholes at 1200 cts

SURFACE WATER DRAINAGE
To soakaways to BRE digest 365 designed and positioned min 5.9m from building following a porosity test, 100mm dia. UPVC pipe with 1:60 fall, soakaway covered with 2000g DPM and minimum 300mm top soil.

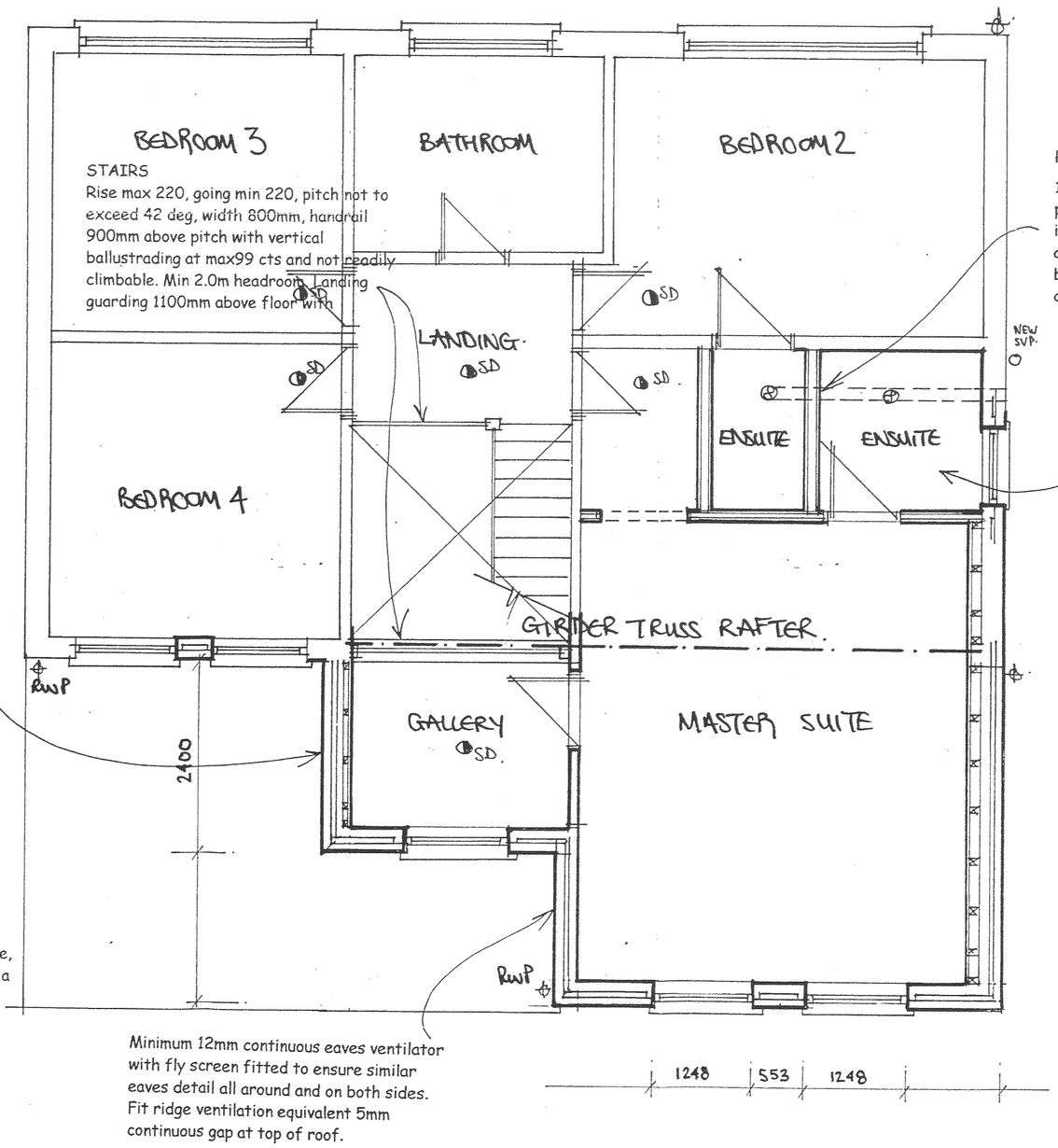
GARAGE CEILING
200mm glass fibre insulation between joists, with 2 layers of 12mmm plasterboard and skim finish. Boards to be staggered with all service penetrations boxed out with 50x50 studs and double boarded, all for 30 fire resistance.

DRAINS
To BS 8301. 100mm dia. UPVC pipe laid to minimum falls bended on 100mm pea gravel bed and surround. All drains within 300mm of finished ground to be concrete encased. Where drains passing through walls lintol with 100x65 pcc lintol for 50mm clear gap. Connect to existing system via 'band seal'. SVP connected to runs via slow 90deg bend and concrete supported. Double seal screw down cover and frame to manhole and access gullies.

BRICKWORK
To BS 5628 Facing bricks to BS3921. Cavity 85mm Dritherm full filled with 100mm Durox Supabloc, k=0.11. 2 coat gypsum lightweight plaster and skim finish. Wall ties to BS 1243, 750mm horizontally, 450 vertically staggered and300 around openings and abutments. 1200g PVC insulated Damcor vertical and horizontal DPC to all openings. U-value of wall 0.29W/m2K.

LINTOLS
Catnic steel insulated lintols to BS 5977 on a mortar bed, 150mm end bearing, 300mm wide 2000g cavity tray with stop ends and proprietary glidevale weepholes at 450 spacing.

STEEL BEAMS
150 end bearing, 30 minute fire resistance, encased in 2 layers of 12 plasterboard on a timber cradle and skim finish. Structural Engineer to designsuitable beams, bearings, connections and support prior to commencement to work.



FIRST FLOOR PLAN

Minimum 12mm continuous eaves ventilator with fly screen fitted to ensure similar eaves detail all around and on both sides. Fit ridge ventilation equivalent 5mm continuous gap at top of roof.

PARTITION WALLS
100 x 50 SC3 SW studs at 400cts with head, sole plate and noggins @ 900cts sound deadening quilt insulation quilt between studs, 12.5mm plasterboard and skim finish. Provide double boarding bathroom & en suite. Studs walls to be built off double joists.

SANITARY DRAINAGE
To BS 5572. All fittings, accessories and couplings to code. UPVC to BS 4514 all laid to falls and connected to svp or gulley.

Wash basin	32dia	75	deep seal trap
Sink	38 dia	75	-"-
WC	100 dia	50	-"-
Shower	38 dia	50	-"-
Bath	38 dia	75	
W/ machine	38 dia	75	and 600 upstand

SERVICES
0 4 MAR 200
RECEIV

NIGEL PARKINSON PLANS
01788 891974 3 CASTLE MOUND, BARBY, CV23 8

TITLE PROPOSED EXTENSIONS & A
PROPOSED PLANS

PROJECT 26 SEATON CLOSE
BURBAGE
LE10 2BN

SCALE 1:50
DATE FEB 09 DWG 2

Do not scale from plans. check all dimensions and drains on s prior to commencement of work. Plans prepared for local authority approval only.