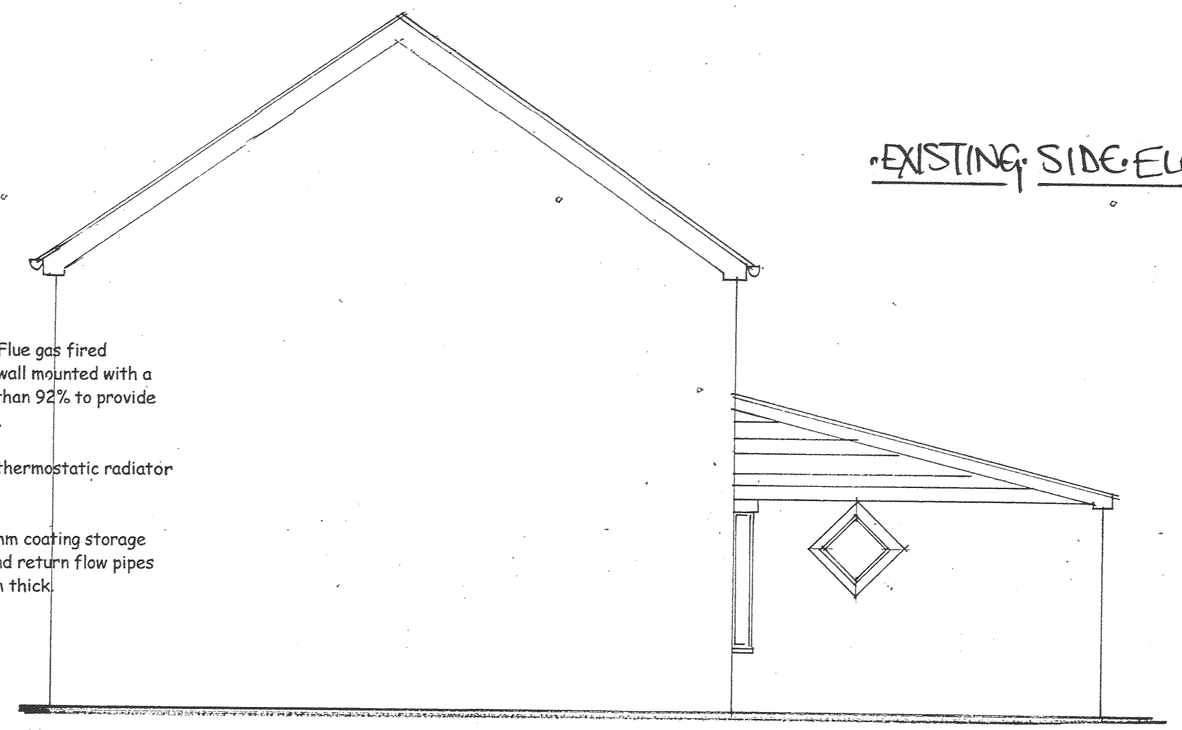
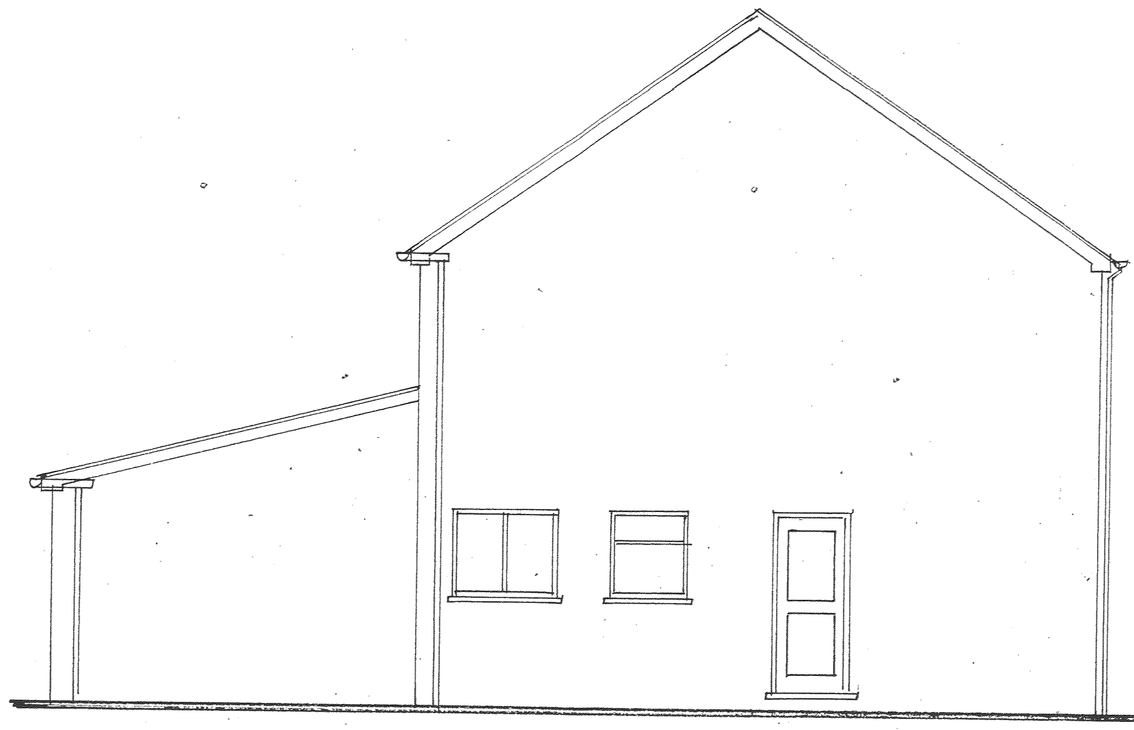
EXISTING SIDE ELEVATIONS



HEATING
Boiler to be Balanced Flue gas fired condensing appliance, wall mounted with a SEDBUK rating more than 92% to provide hot water and heating.
Controls
Provide interlock and thermostatic radiator valves to all radiators.
Storage
Sprayed insulated 50mm coating storage tank and all primary and return flow pipes to be insulated 500mm thick.

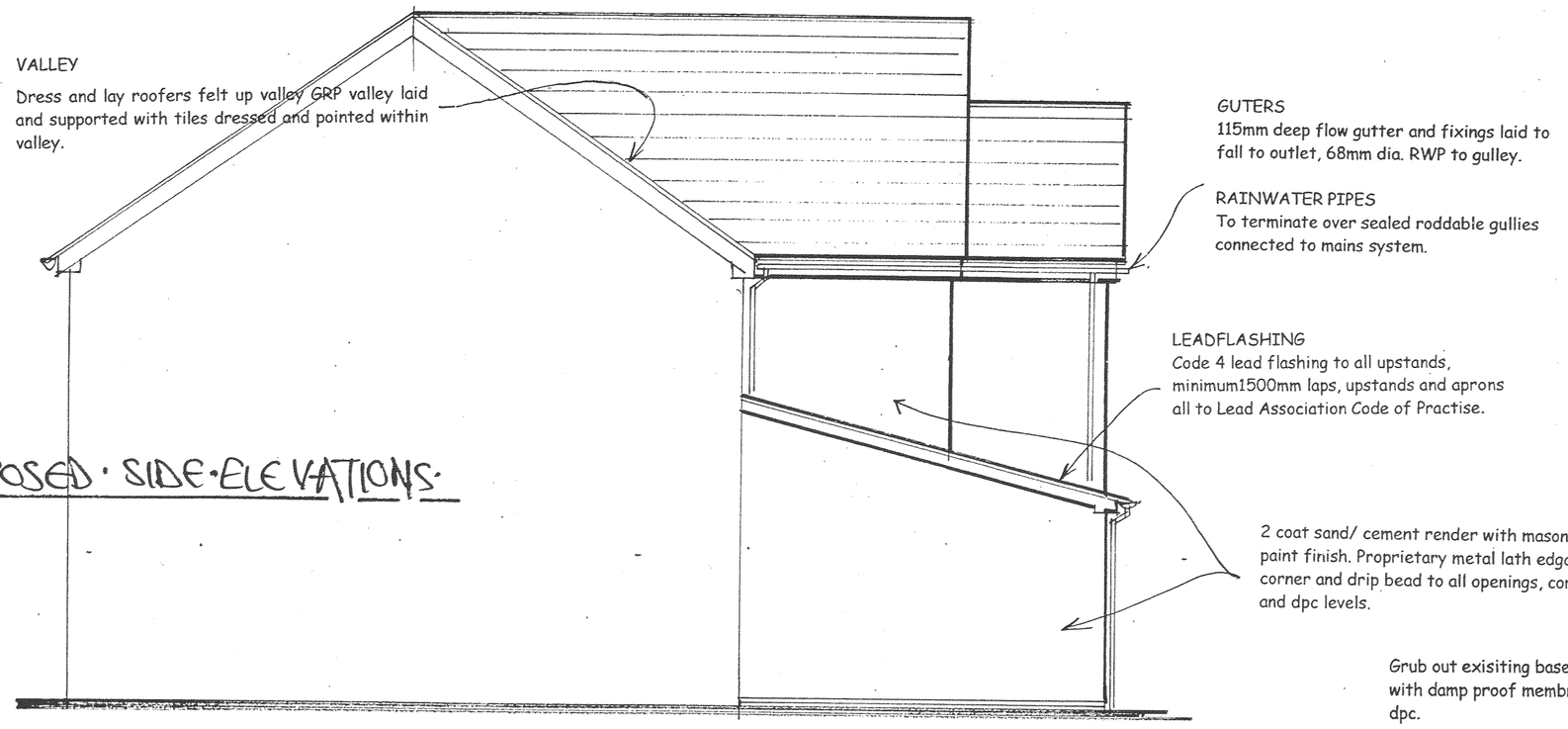


NOTCHES
No deeper than $\frac{1}{8}$ of the joist and not cut closer than 0.07 of the span to the support nor further away than 0.25 times the span.

HOLES
No greater than $\frac{1}{4}$ of the joist and drilled within the neutral axis. Not less than 3 Ø apart and located between 0.25 & 0.4 times the span from the support.

ROOF
Concrete interlocking tiles manufacturers guidance for headlap and gauge and nailed to verges, ridges, eaves, abutments, valleys and hips as per recommendations on 50x38 treated SW battens over Proctor Roof Shield breathable membrane to BBA 99/3648 cert. Provide splay board at eaves behind fascia to remove sag. Treated rafters and joists. 100x75 C16 wall plate bedded onto block work and strapped.

VALLEY
Dress and lay roofers felt up valley GRP valley laid and supported with tiles dressed and pointed within valley.



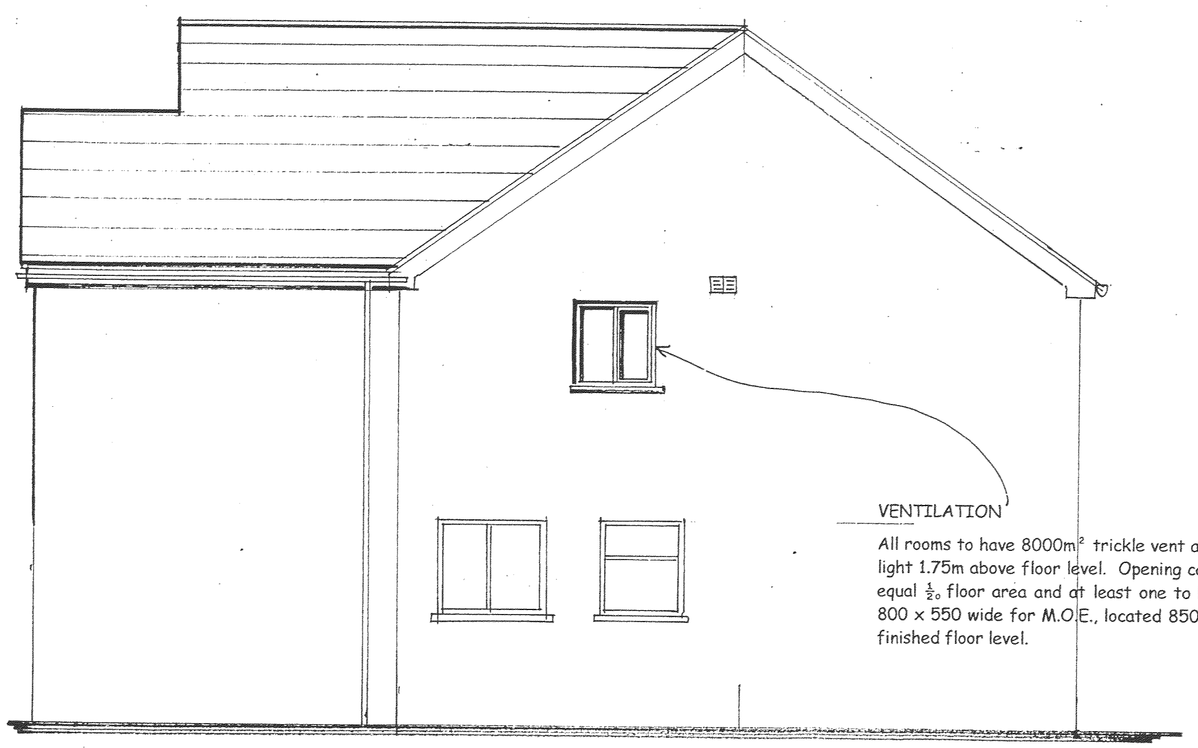
GUTERS
115mm deep flow gutter and fixings laid to fall to outlet, 68mm dia. RWP to gulley.

RAINWATER PIPES
To terminate over sealed roddable gullies connected to mains system.

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.

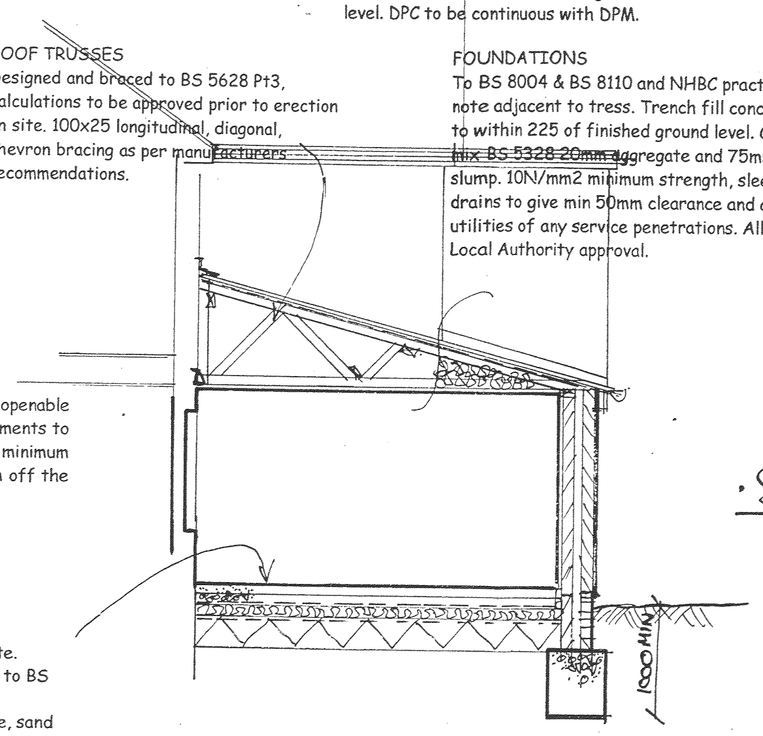
PROPOSED SIDE ELEVATIONS



VENTILATION
All rooms to have 8000m² trickle vent and openable light 1.75m above floor level. Opening casements to equal $\frac{1}{20}$ floor area and at least one to be minimum 800 x 550 wide for M.O.E., located 850mm off the finished floor level.

GROUND FLOOR
50mm s/c screed over 100mm oversite. GEN 2 mix BS 5328 over 1200g DPM to BS 6515, laid continous with DPC. 85mm celotex insulation on 1200g membrane, sand blinded hardcore fill. 12mm perimeter upstand to external wall.

ROOF TRUSSES
Designed and braced to BS 5628 Pt3, calculations to be approved prior to erection on site. 100x25 longitudinal, diagonal, chevron bracing as per manufacturers recommendations.



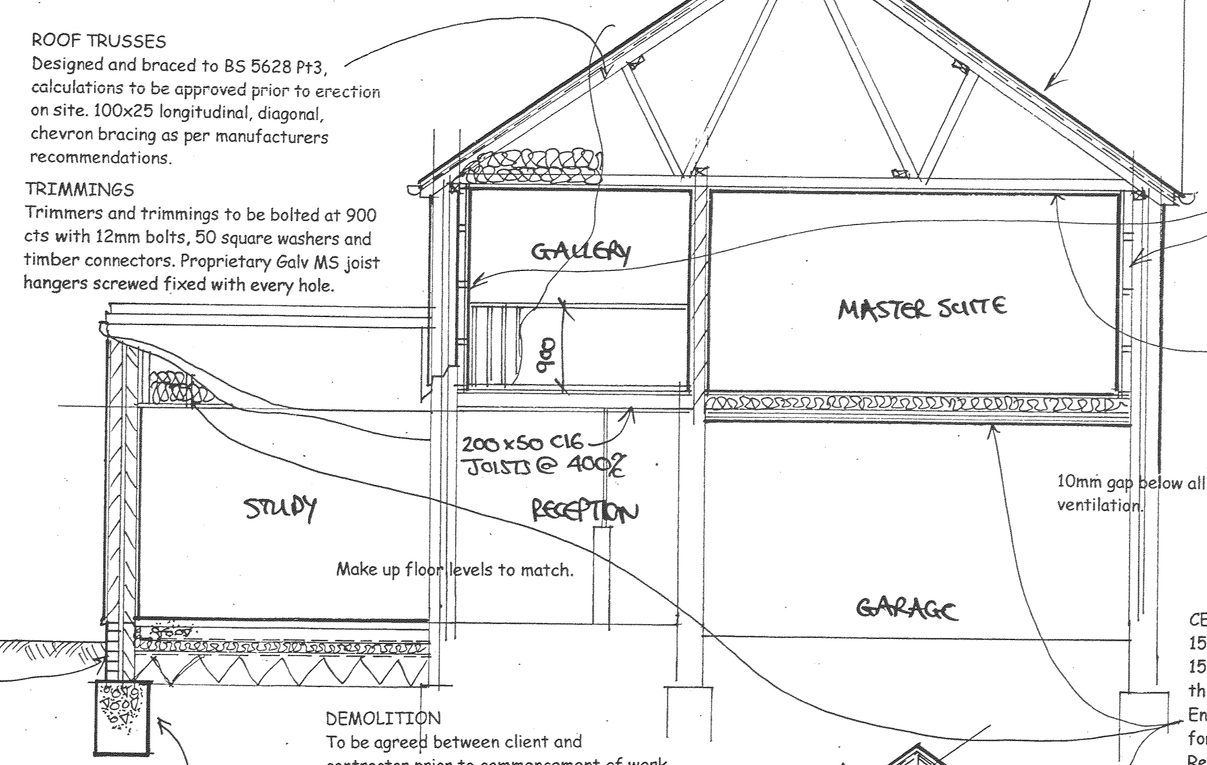
Grub out exisiting base and form new floor with damp proof membrane taken up above dpc.

SUBSTRUCTURE
Class b semi engineering bricks to both skins to BS 5628. Stretcher bond 1:3cm. Bed PVC DPC 112mm 1200g to BS 6515 minimum 150mm above finished ground level. DPC to be continuous with DPM.

FOUNDATIONS
To BS 8004 & BS 8110 and NHBC practise note adjacent to tress. Trench fill concrete to within 225 of finished ground level. GEN 1 mix BS 5328 20mm aggregate and 75mm slump. 10N/mm2 minimum strength, sleeve all drains to give min 50mm clearance and advise utilities of any service penetrations. All to Local Authority approval.

ROOF TRUSSES
Designed and braced to BS 5628 Pt3, calculations to be approved prior to erection on site. 100x25 longitudinal, diagonal, chevron bracing as per manufacturers recommendations.

TRIMMINGS
Trimmers and trimmings to be bolted at 900 cts with 12mm bolts, 50 square washers and timber connectors. Proprietary Galv MS joist hangers screwed fixed with every hole.



Walls built up and built out with treated 50x5 studs, head and sole plate with noggins at 45 ctrs. 50mm celotex insulation, 500g vapour ba and 12mm plasterboard and skim finish.

SECTION A-A

LOFT HATCH
Provide trimmings for 600x600 insulated square loft hatch. SW linings and trim airtight sealed soft beading to receive 18mm smooth faced plywood and 75 celotex insulation.

10mm gap below all internal doors to aid ventilation.

Make up floor levels to match.

DEMOLITION
To be agreed between client and contractor prior to commencement of work.

CEILING
150mm glass fibre between joists and 150mm glass fibre across joists (300mm thick). 12 plasterboard and skim finish. Ensure 50mm clear ventilation gap at eaves for cross flow roof ventilation. Use Redland proprietary eaves ventilator tray between rafters.

SECTION B-B

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.

SECTION GG

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.

EXPOSE EXISTING FOUNDATIONS TO CHECK FOR SUITABILITY

DEVELOPM SERVICE
04 MAR 2
RECEIV

NIGEL PARKINSON PLANS

01788 891974 3 CASTLE MOUND, BARBY, CV23

TITLE PROPOSED EXTENSIONS & AL SECTIONS

PROJECT 26 SEATON CLOSE BURBAGE LE10 2BW

SCALE 1:50
DATE FEB 09 DWG 3.

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