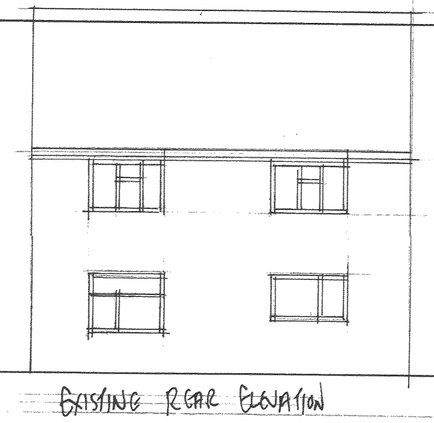
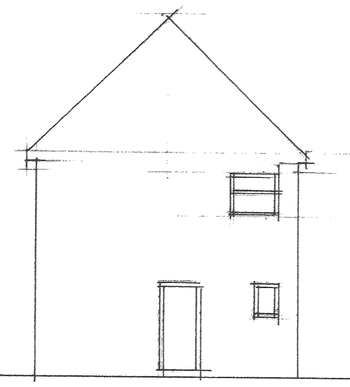
PROPOSED ALTERATIONS & EXTENSIONS
K. ORTON 07919624013
15 SPARKENHOE NEWBOLD VERDON
LEICS. LE9 9NU 2630653
56 EDWARD AVE. LEIC. LE3 2PD

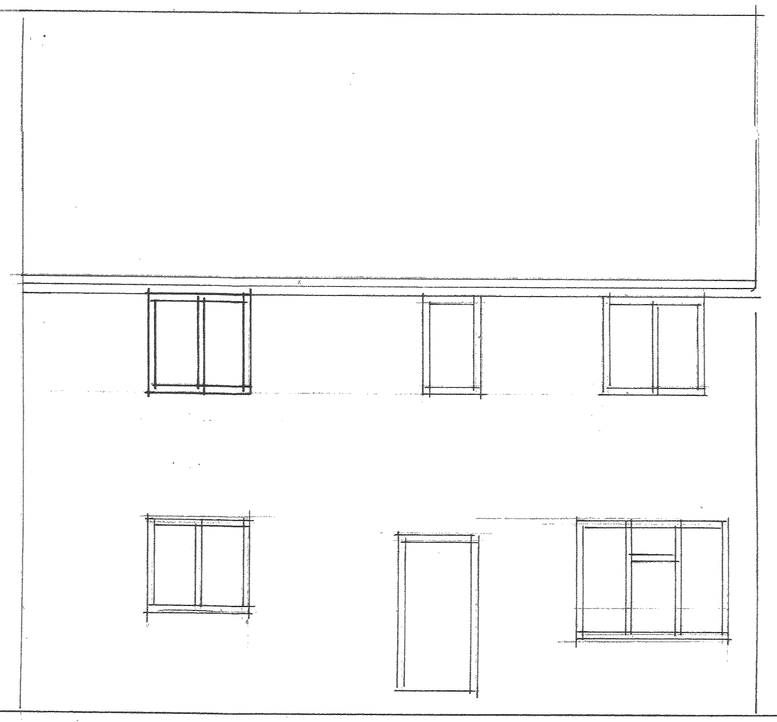
PP06119451



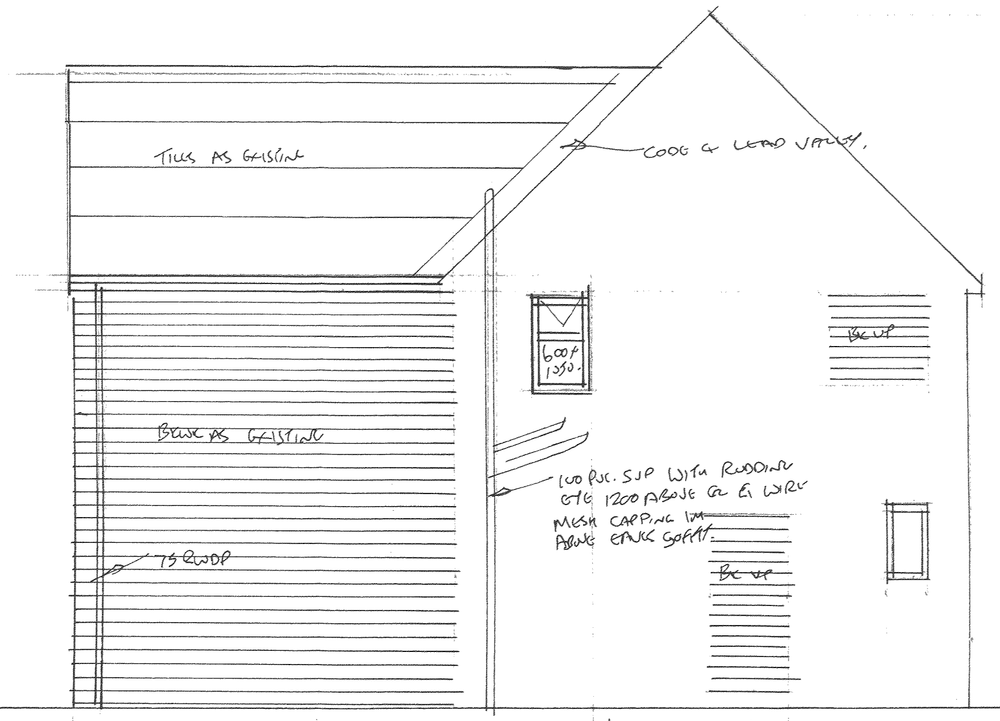
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



FRONT ELEVATION

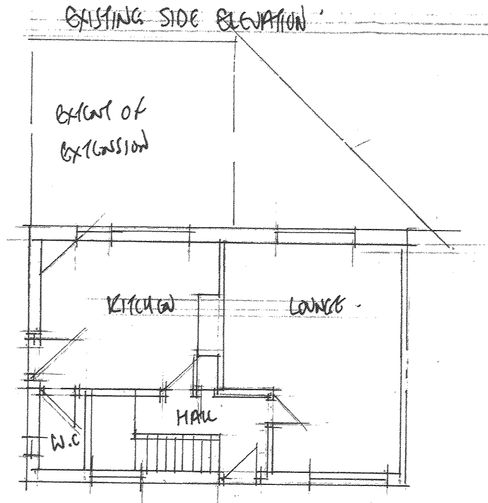


SIDE ELEVATION

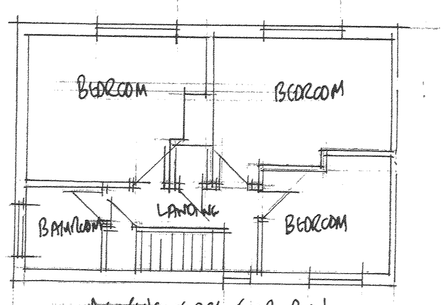


REAR ELEVATION

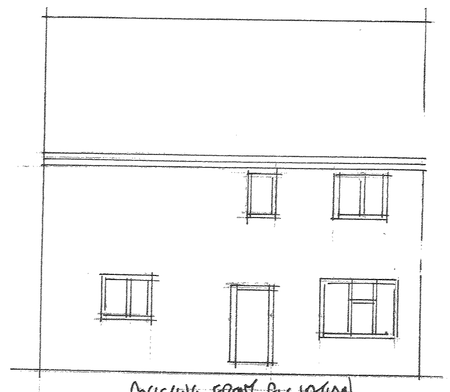
DEVELOPMENT SERVICES
05 DEC 2008
RECEIVED



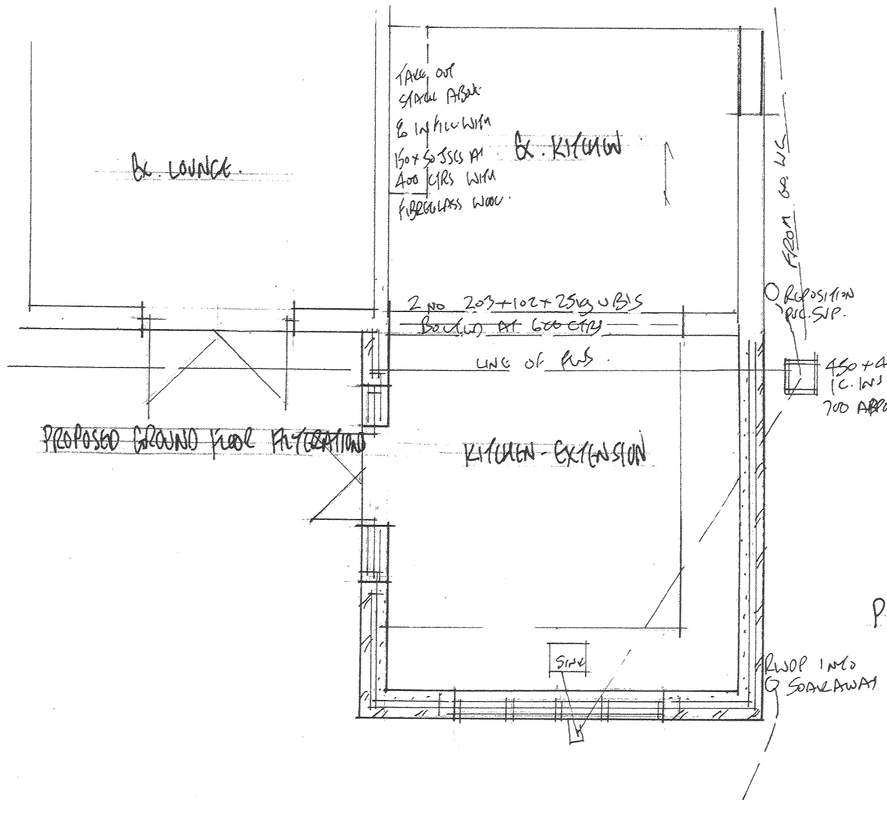
EXISTING GROUND FLOOR PLAN.

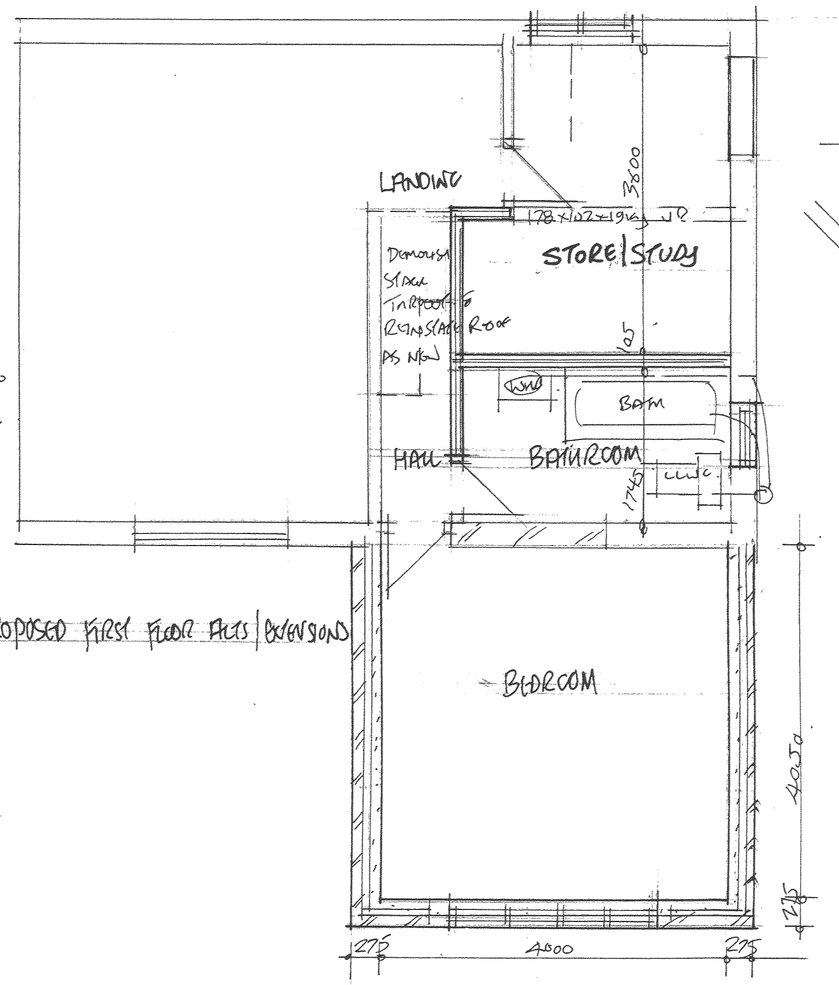


EXISTING FIRST FLOOR PLAN

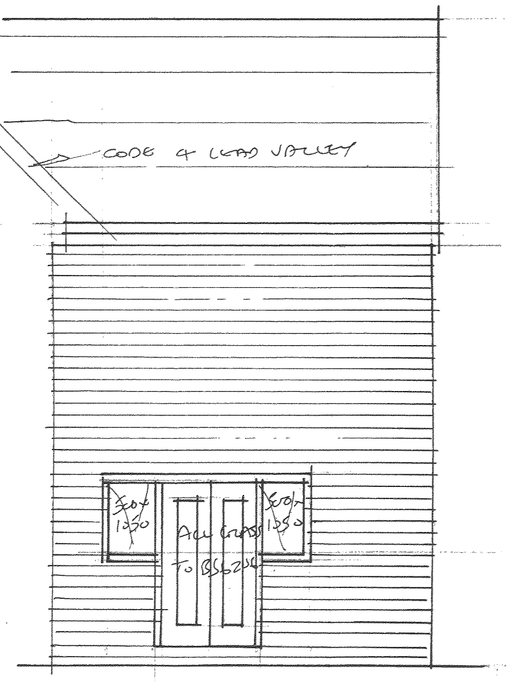


EXISTING FRONT ELEVATION

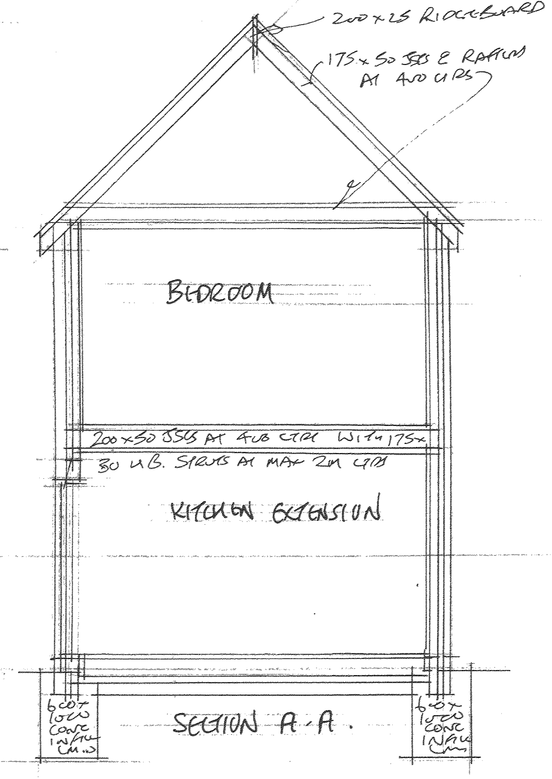




PROPOSED FIRST FLOOR FLRS/EXTENSION



SIDE ELEVATION



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 rafters and150 rock-wool at right angles to give thermal rating min.0.16W/nkwith 200x 6 upvc pvc eaves sofitts 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 100 block-work or 75 x 50 studding packed with rock-wool 15 plasterboard 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 ground floor tiles meet first floor brick-work]

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 Bathroom 15 litres/second and where no direct ventilation ,ventilation wired to light switch with 15 min. time delay cut-off switch with 10mm gap under door all ,ducted to external air

First Floor Floor
22 boarding on joists as section at 400 centres jointed and sealed with mastic into new brick-work with 30 x5 stainless steel lateral restraint straps and ties at max. 2m centres with 100 rock-wool between joists and 12.5 plasterboard and skim NB. Where joists to ex. Brick-work to be hung off joists shoes and joists under studding and in bathroom areas to be doubled up and spiked together

Steelwork
RSJs on min 150 bearing of 2 cos, blue bricks as padstones or 600 x 150 x 100 stressline lintels if stated with steels boxed in with19 fire liner board with 1.66 mm wire at 100 pitch to give min. 1/2hour 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 .

Plumbing
To comply with BS5572 1990 Sink /shower 37 dia wastes and 75 resealing traps's into 100 dia undergrouind 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.

SCAN

LPA - 003

G. F. ELLIS
5 DURSTON CLOSE
LEICESTER LE5 6LF
TEL. 2415460

scale 1/50 - 1/100.
area
2.09.2008

139/8