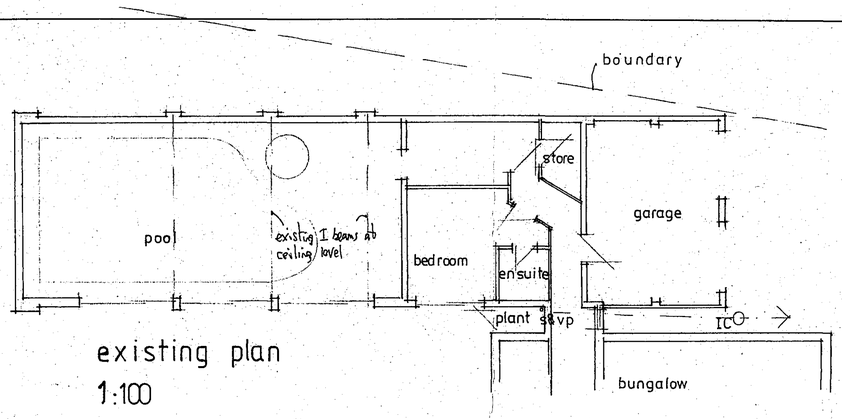
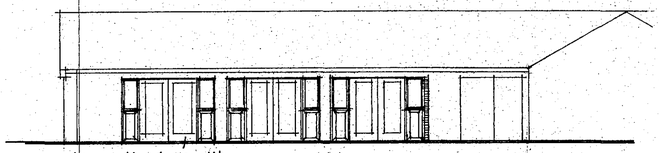


existing plan
1:100



replace patio doors with white upvc

south elevation

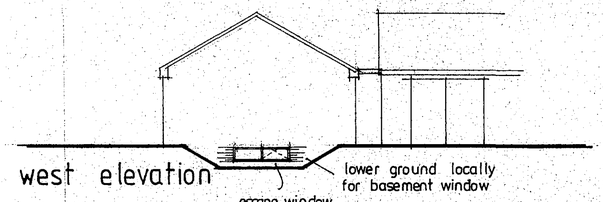


existing garage doors replaced with white upvc doors & side screens

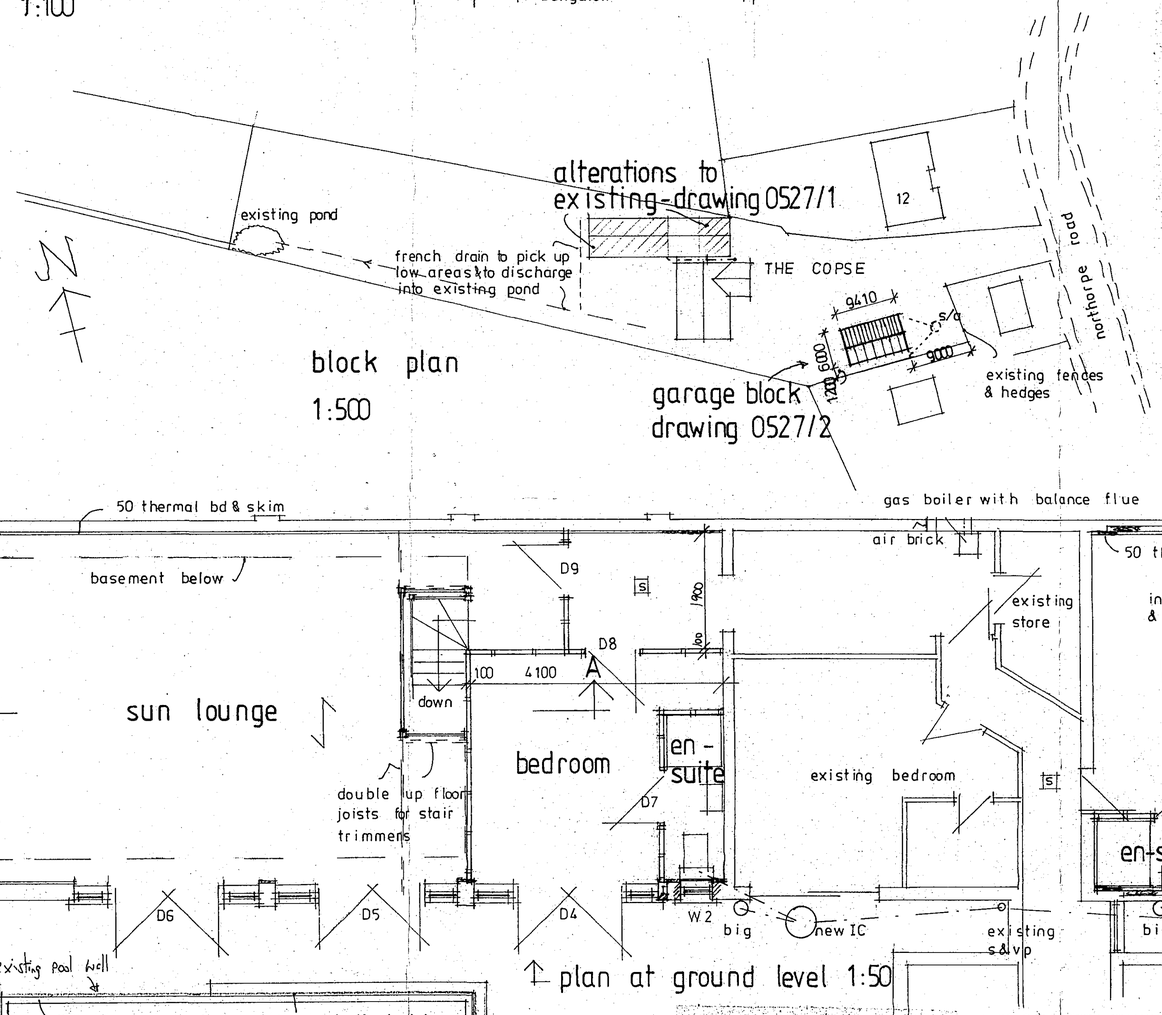
east elevation 1:100

SCHEDULE OF OPENINGS

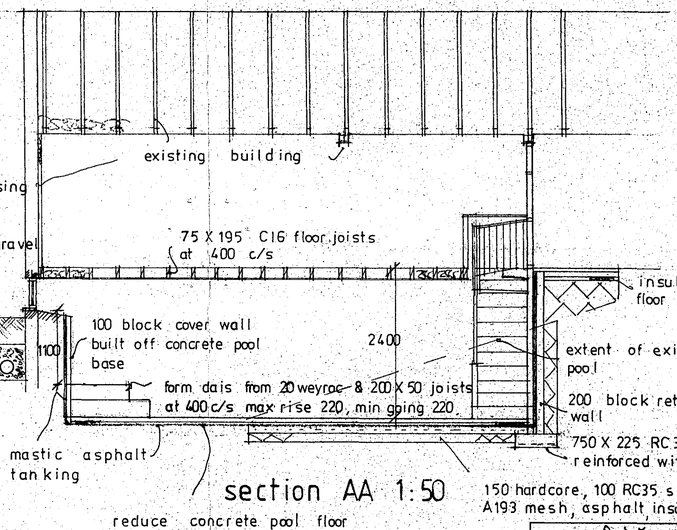
Ref	Opening size	Description	Lintel (Catnic)	Length
W1	600 x 1050	Upvc dg window	CN2/4C	900
W2	600 x 1050	Upvc dg window	CN50	900
W3	1800 x 600	Upvc dg window	CN60	2100
W4 & W5	600 diameter	Upvc bullseye window	CN3	900
W6	Plastic lead	upvc	CW3	2106
D1	Existing	Replacement upvc dg doors & side screens	Nil	
D2	Existing	Replacement upvc dg doors & side screens	Nil	
D3	810 x 2025	838 x 1981 internal door	Nil	
D4	Existing	Replacement upvc dg doors & side screens	Nil	
D5	Existing	Replacement upvc dg doors & side screens	Nil	
D6	Existing	Replacement upvc dg doors & side screens	Nil	
D7	810 x 2025	838 x 1981 internal door	Nil	
D8	810 x 2025	838 x 1981 internal door	Nil	
D9	810 x 2025	838 x 1981 internal door	Nil	
D10	2400 x 2250	Roller shutter doors	CN4B	2700
D11	2400 x 2250	Roller shutter doors	CN4B	2700
D12	2400 x 2250	Roller shutter doors	CN4B	2700
D13	915 x 2166	Garage personnel door	CW3	1200



west elevation

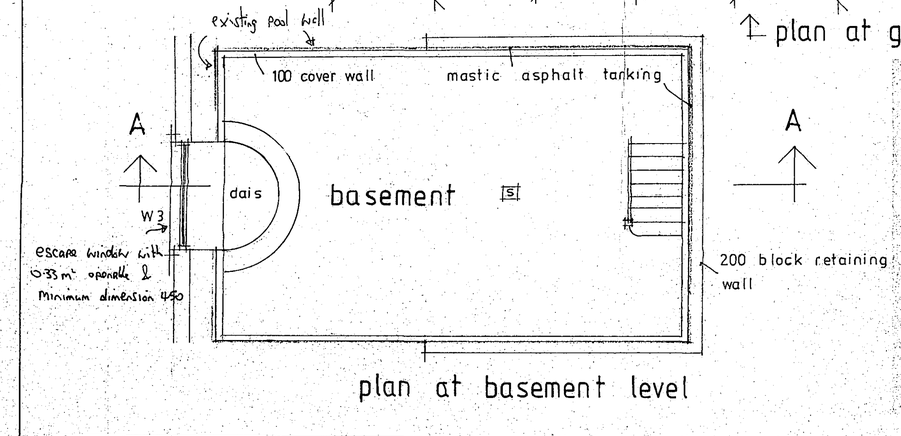


block plan
1:500



section AA 1:50

plan at ground level 1:50



plan at basement level

ALTERATIONS

Foundations - Concrete mix RC 35 to strip footings and reinforced as shown. Blockwork below dpc to be Class A concrete blocks. Cavity walls filled to ground level with weak mix concrete. Hyload dpc's min 150 above ground.

Ground Floor Slab to Front Bedroom – Existing concrete floor to have 500 g poly dpm, 75 thick Polyfoam Plus Floorboard 220 and 18 weyroc t & g floor boarding to give maximum U value of 0.25 W/m2k.

Wall & Roof Insulation -Existing 215 external walls to be lined internally with 50 Thermal board & skim to give U value 0.35 W/m2k. Existing roof spaces to be made up with insulation to 250 thick to give U value 0.16 W/m2k.

Basement Construction – Existing pool will form the basis of the proposed basement. Existing concrete walls to deep sections to have 20 thick mastic asphalt tanking applied and 100 thick Class A cover walls built off existing concrete pool floor. Allow for reducing levels to shallow section of pool and build up 200 thick Class A concrete block retaining walls built of reinforced strip footings. Retaining walls to also have 20 thick mastic asphalt tanking applied and 100 thick Class A concrete walls. Existing floor of pool to be reduced and apply mastic asphalt tanking, 75 Polyfoam and 65 thick cement & sand floor screed reinforced with galvanised chicken wire. Where levels reduced allow for minimum 150 hardcore and 100 thick RC 35 concrete slab reinforced with A 193 mesh.

Limiting Thermal Bridging & Air Leakage - This to be achieved by adopting recommendations of report on "robust construction details TSO 2001".

Lintels - Cavity wall lintels to be Catnic with insulation inserts & to have 150 minimum end bearing. Cavity wall lintels to have felt cavity trays over with stop ends & weep holes at 450 centres.

Upper Floors - Floor joists to sizes as shown with herringbone strutting at mid span for floor joists 2.5 to 4.5 m span & two rows where span over 4.5m. Joists to be doubled up under partitions & bath. Where joists are parallel to external wall BAT M305 straps to be secured at max 2 m centres over min of three joists with 50 x 50 support noggings. Floors to be covered with 20 thick Weyroc T & G boarding. Upper floor joists to be supported on hangers, to have 100 insulation between joists for sound reduction and to be underlined with 15 plasterboard & skim.

Staircase - 200 rise & 250 going, minimum unobstructed width to be 800. Handrails to be min 900 above pitch line. Balusters at 100 centres. Headroom to be min 2000 vertically from pitch line.

Ventilation - Habitable rooms to have window opening of 1/20th floor area ventilated & 8000mm2 trickle vents. En-suite rooms to have opening window with 4000mm2 trickle vent & mechanical extractor of 60 litres per second.

Stud Partitions - To be formed from 50 x 100 sawn timbers at 600 centres with head & sole plate. 50 x 100 horizontal noggings at max 600 c/s. Studding filled with 100 fibreglass & lined both sides with 12.7 plasterboard & skim.

Wastes & Vent Pipes - Wastes to be Osma or similar, 32 diameter to basins, 40 to sinks & showers, all with 76mm deep seal traps. Where basin wastes branches between 1.7m to 3m long increase to 40 diameter. Anti-syphonic traps to be fitted where appropriate. 100 diameter vent pipes to terminate with balloon grating 900 above opening.

Central Heating & Hot Water - Gas fired balanced flue boiler with minimum SEDBUK value of 78 %. All gas installation to be by CORGI registered fitter. Room containing gas boiler to have free area of permanently open air vent at rate of 500mm2 per KW output in excess of 7KW. Balanced flue outlets to be guarded if less than 2 metres above ground and be positioned as Diagram 3.4 Part J of Building Regulations. Space heating system to have zone controls, timing controls & boiler control interlocks. Hot water storage system & heat exchangers to BS 1566, BS 3198, BS 7206. Hot water storage vessel to have minimum 35 thick factory applied coating of PU foam. Boiler flow & returns & all pipework in roof voids to be insulated. Heating & hot water system to be commissioned at completion and test certificate to be provided. Supply owner/occupier with operating & maintenance manual for heating & hot water system.

Windows & Doors - Windows & external doors to be timber, double glazed & fitted with trickle vents as described above. 24mm Low E double glazed units with U value of 2.00 W/m2K. Safety glazing to comply with Part N of Building Regulations.

Finishings - 65 cement & sand floor screed to basement. 12.7 plasterboard & skim on new walls. Existing external walls to have 50 Thermal board & skim. 15 plasterboard & skim to basement ceilings with 50 x 50 support noggings to edges of plasterboard.

Smoke Alarms - Self contained automatic smoke alarms to BS 5446 PT1 & be max 7m from kitchen/living room & 3m from bedroom door. Alarms to be min 300 from light fitting, be permanently wired to separate fused circuit at distribution board & be interconnected.

Drainage - Foul & surface water drains to be 100 diameter upvc bedded & surrounded in 150 thick pea gravel. Drains under building to be encased in 150 thick concrete. Foul to be at fall of 1:40, surface water at 1:100. Precast concrete lintels to be inserted over drains where passing through walls below ground. Inspection chambers for foul drains to be 475 diameter upvc. Soakaways for sw drains to be 1.8m diameter x 1.8m deep & minimum 5 metres from dwelling.

Electrical Installations – All electrical installations to comply with Part P of Building Regulations and be designed, installed, inspected and tested by a person competent to do so. Prior to completion of works the Building Control Officer will be provided with evidence to demonstrate that either the electrical work has been carried out by a member of a relevant Competent Persons Scheme or appropriate electrical installation certificate issued signed by a competent person. Provide Building Control Officer with all necessary electrical installation and test certificate at completion of the works.

(see also drawing 0527/2A)

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
15 JUN 2005
Ref: 0557/05

revisions: Rev A: Form raised dais to aid means of escape from basement. Add door & handrail to garage & increase distance from boundary 13/06/05

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project: PROPOSED ALTERATIONS AND GARAGE BLOCK AT THE COPSE, NORTHORPE RD DONINGTON

title: ALTERATIONS

date: APRIL 2005 scales:

RICS

drg.no. 0527/1A

The Drawing Group Ltd