NOTES:
1. This drawing remains the Copyright of The Burton Emery Partnership Ltd.
2. All dimensions to be checked on site by Contractor.
3. All dimensions in millimetres unless otherwise stated.
4. Do not scale copies of this drawing.
5. Any discrepancies in information should be reported to The Burton Emery Partnership Ltd for advice before proceeding.
6. All timber to be treated with preservative to B.S. 1282 prior to use and made good thereafter.
7. This plan must be read in strict conjunction with other plans in this set, Structural Engineer's and specialists' details.
8. All work shall be carried out in a good and workmanlike manner and with proper care and skill.
9. All goods and materials shall be of good quality and reasonably fit for their intended purpose.
10. PROTECTED SPECIES:
Bats, birds, great-crested newts and certain other species are protected by Law. It is therefore essential that, if any such species are discovered, during, or before, the construction process the works are suspended and the local office of English Nature contacted for advice.

FOUNDATIONS:
Mass concrete trenchfill foundations throughout of minimum depth and dimensions indicated with final details to be agreed on site with Local Authority Building Control Officer. Depth of footings adjacent to trees/hedges to be determined in reference to N.H.B.C. tables.

DAMP-PROOF COURSE:
Red frost resistant brickwork immediately below f.f.l. with Hyload (or similar) d.p.c. to upper joint to be min. 150mm above ground level.
Fine concrete cavity fill up to 225mm below d.p.c. level.

GROUND FLOOR: (P/A 1.69)
100mm plain concrete slab with float finish on 60mm Celotex (or similar) GA3060Z rigid board insulation dressed up to f.f.l. in 30mm GA3030Z at edges on 1200g. Monarflex (or similar) reinforced polythene d.p.m. linked to other d.p.m's and d.p.c's on 150mm sand-blinded compacted selected hardcore fill.
Any existing ventilated suspended floors to receive pvcu ducts through new floors to air bricks in new external walls. Air bricks to be sleeved through cavity with trays above.

EXTERNAL WALLS: (U-value: 0.35 W/m²K)
103mm facing brickwork outer leaf to match existing laid stretcher bond.
90mm cavity partially filled with Celotex tuff-R CW2040 rigid insulation commencing from 225mm below d.p.c. level. Clipped back to inner leaf with 4no. stainless steel wall ties per square metre at 750mm horizontal and 450mm vertical centres leaving 50mm residual cavity.
100mm Durox 'Supabloc' inner leaf with 12.5mm plasterboard on dabs, skimmed. Note: Void to rear of plasterboard stopped at ceiling and floor with batten set in sealant.
'Thermabate' (or similar) tied closer/vertical d.p.c. to jambs and horizontal cills sealed to joinery.
Reveal to receive 9.5mm plasterboard on dabs abutting & sealed to rear of joinery with skim finish coat.
All perforations through cavity wall to be sealed around to prevent air movement between cavity and habitable space.
Extend insulation to form positive junction between walls and roof.

LINTELS:
Stressline (or similar) proprietary lintels designed and scheduled by manufacturer. Lintels in cavity walls to be fully insulated with stop-ends to cavity, cavity trays and weepholes to receive Aytons 'Rytweep' plugs' at max. 900mm centres to outer leaf.

WALL PLATE:
100x65mm s.w. wall plate strapped to masonry at 2000mm centres with 30x5mm galvanized mild steel straps 1000mm long.

MAIN ROOF: (U-values: 0.2W/m²K - sloping ceilings, 0.16W/m²K - between joists)
Concrete interlocking tiles to match existing on 25x38mm s.w. tanalised battens at gauge to manufacturers requirements fixed through 1no. layer Monarflex 'Monarfol 250' (or similar) underlay to 175x63mm C16 s.w. rafters at 400mm centres. 170x50mm C16 s.w. ceiling joists at 400mm centres.
12.5mm plasterboard with 5mm skim coat to ceiling with min. 250mm mineral wool quilt insulation comprising 100mm between joists and 150mm continuous over joists. Insulation restrained at eaves with proprietary system to maintain air flow to roof void. Sloping ceilings to receive Celotex GA3090Z between and flush with underside of rafters plus GA3040Z across underside at 90°. Joints taped with self-adhesive aluminium tape. 50mm air gap maintained above.

LATERAL RESTRAINT:
3no. rafters/ceiling joists adjacent and parallel to external masonry walls to receive 30x5mm galvanized mild steel straps once bent into cavity at 2000mm max. centres.

FLASHINGS:
Code 4 lead flashings strictly to LDA standard requirements with rigid cavity trays over to cavity walls with stop-ends and weepholes at max. 900mm centres sleeved with Aytons (01536 511874) 'Rytweep' liners (or similar).

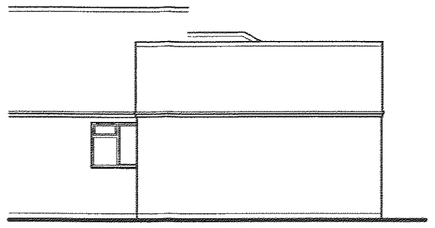
VALLEYS:
Fibreglass or Code 5 lead to wide valley gutter between garage roof and new roof with 1000mm additional membrane layer centrally below strictly to LDA standard requirements. Min. 150mm (vertical) upstand above gutter at all points.

ROOF VENTILATION:
25mm continuous eaves vent.
50mm air gap to be maintained above all insulation.
All vents to receive insect excluding mesh.
Include tile vents to areas where stagnant air may occur, i.e. adj. valley gutter.

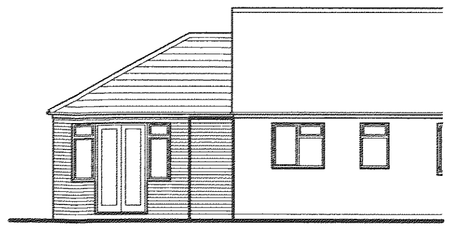
GENERAL VENTILATION:
Bath/shower rooms to receive fans capable of 15l/s extraction wired to light switch with 15 minute overrun.
Habitable rooms to receive an opening window of clear area equal to 5% of floor area of room and trickle ventilation of 8000sq.mm.

JOINERY:
PVCu double-glazed joinery throughout with min. 16mm air gap and low-emissivity (0.15) glass to outer face of inner pane.
Glazing to or within 300mm of doors less than 1500mm above f.f.l. and to windows less than 800mm above f.f.l. to receive toughened glass to B.S.6206:1981.
'Second-fix' joinery strictly to Clients requirements.

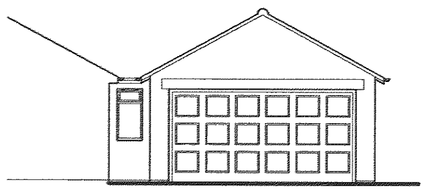
DRAUGHTPROOFING:
All windows and external doors plus loft hatch to be 100% draughtstripped. Perforations through floor/walls to be sealed.



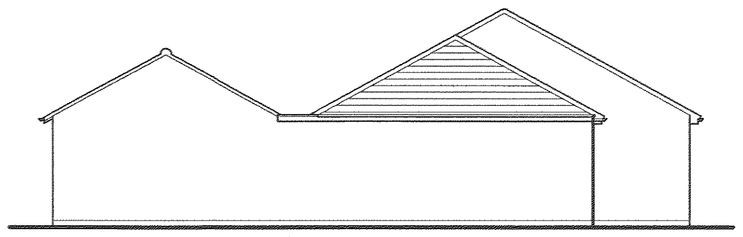
PROPOSED WEST (FRONT) ELEVATION



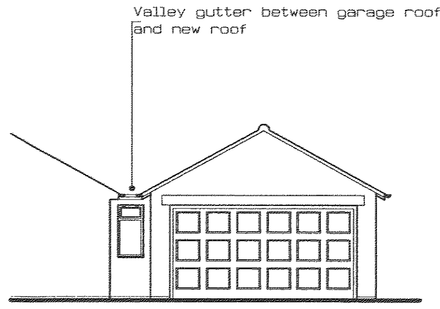
PROPOSED EAST (REAR) ELEVATION



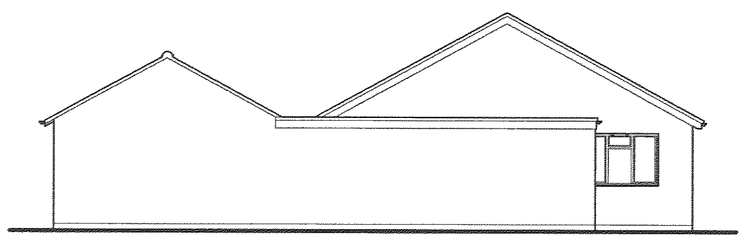
EXISTING NORTH ELEVATION



PROPOSED SOUTH (SIDE) ELEVATION TO BOUNDARY



PROPOSED NORTH ELEVATION OF GARAGE

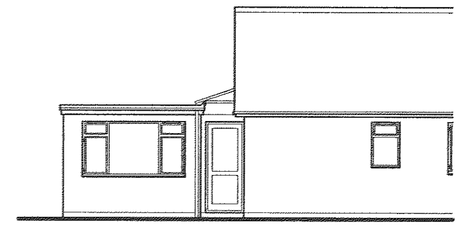


EXISTING SOUTH ELEVATION

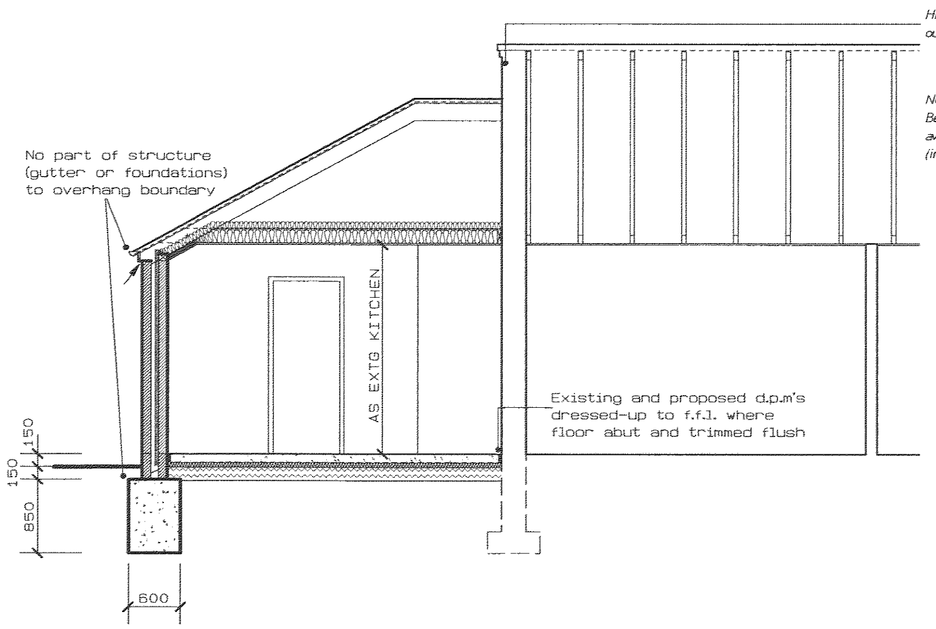
HEATING:
Existing heating system extended to serve additional space subject to investigation by Qualified Heating Engineer. Radiators to have TRV's with roomstats as appropriate.

SERVICES/ELECTRICAL:
Amendments to existing services to be carried-out in full co-operation with Statutory Bodies to their requirements.
Note: 1no. dedicated low energy fluorescent fitting to be provided anywhere in dwelling to Client's approval.
Part M requirement to fix electrical sockets at min. 450mm clear above f.f.l. and light switches at max. 1200mm above f.f.l.

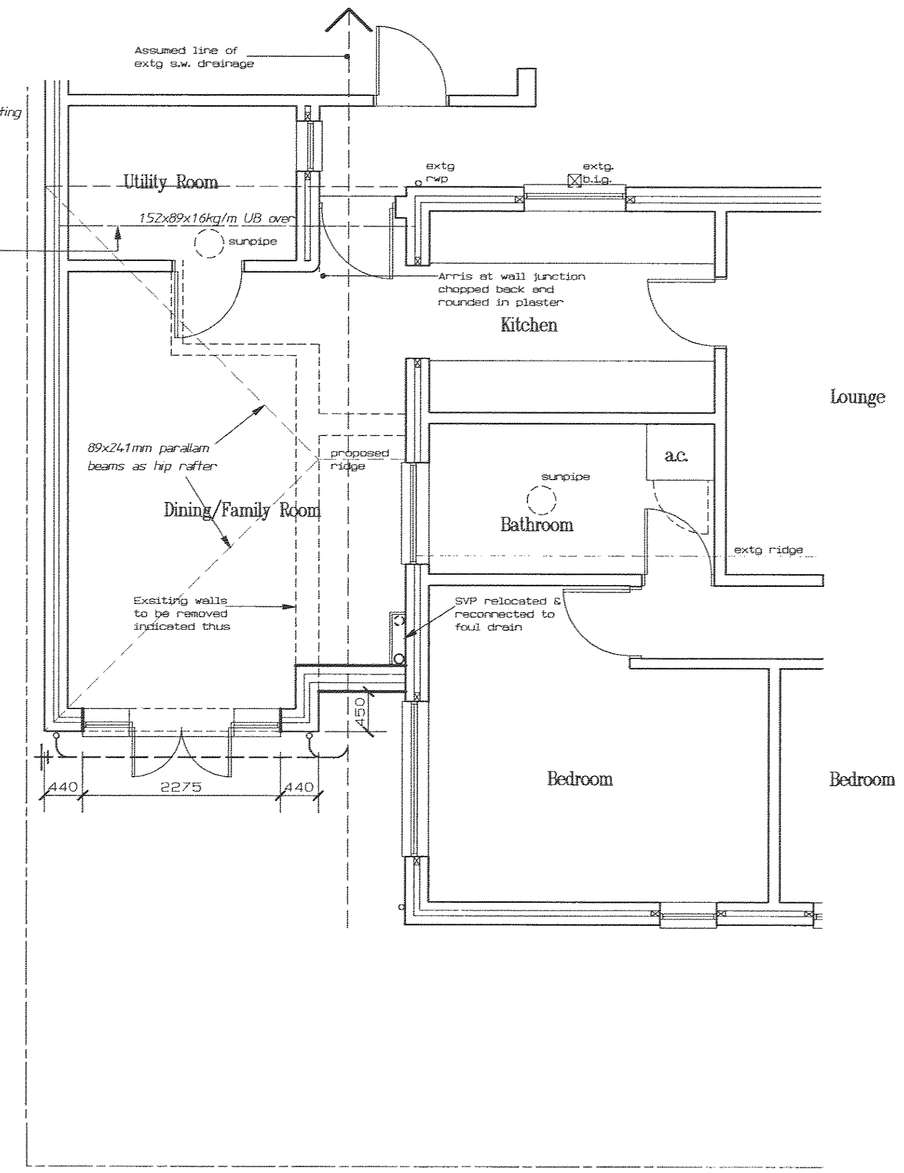
RAINWATER GOODS:
To match and connected to existing.



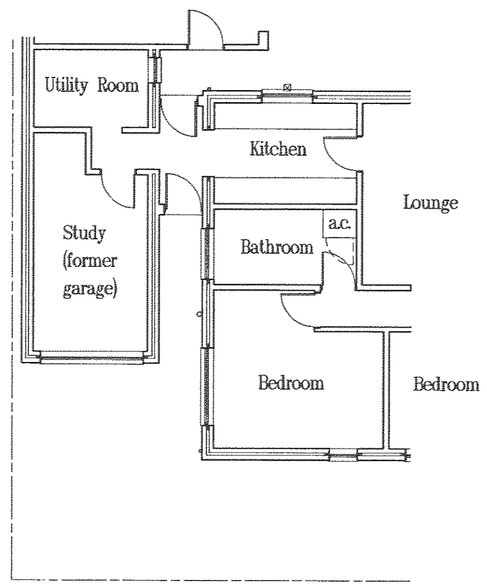
EXISTING REAR ELEVATION



TYPICAL CROSS-SECTION THROUGH EXTENSION



PARTIAL GROUND FLOOR PLAN AS PROPOSED



PARTIAL GROUND FLOOR PLAN AS EXISTING

DRAINAGE:
110mm dia. pvcu underground drainage bedded and surrounded in 150mm pea gravel (9mm down) at 1:70 fall. Drains below buildings/drive to receive 75mm pea gravel arch protection and 2no. layers p.c.c. paving slabs with staggered joints above. Drains passing through walls/foundations to receive prestressed concrete lintels over with flexcell compressible wrap (or similar) to pipe and mortar fill to voids with 600mm long 'rocker' pipes connected within 150mm of each face of wall.
Plastics inspection chambers throughout up to 1m deep with Cast Iron covers to B.S.497:Part 1:1976.
Soil and vent pipe to extend 1m above head of nearest window and other soil pipes to receive 'Durgo' air admittance valves above flood level of all connected sanitary fittings.
All stacks boxed-in with voids filled with mineral wool quilt and access covers provided above f.f.l's in each case.

rev.	
E	17.04.08 MINOR AMENDMENTS
D	16.04.08 AMENDED TO CLIENTS' REVISED REQUIREMENTS
C	02.03.04 HEADING AMENDED/BUILDING CONTROL AMEND'S
B	20.01.04 BUILDING CONTROL DRAWING
A	13.11.03 WEST ELEVATION ROOFLINE RECTIFIED

client
Mr. & Mrs. G. Tarlton

project
Proposed Extension to 'The Bungalow', 34B Grove Road, Burbage, Hinckley, Leicestershire, LE10 2AD.

title
General Arrangement

drawn	scale	ref.	rev.
gb	1:50, 1:100	3198/01	E

George Burton ARCHITECTURE & ECOLOGY Ltd
Architectural Technologists
THE OLD DAIRY
25 BROOKSIDE
STRETTON-ON-DUNSMORE
RUGBY
WARWICKSHIRE
CV23 9NH
02476 541778
george.burton@sky.com