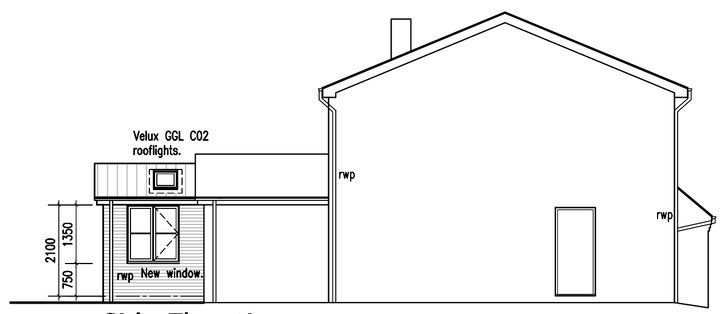
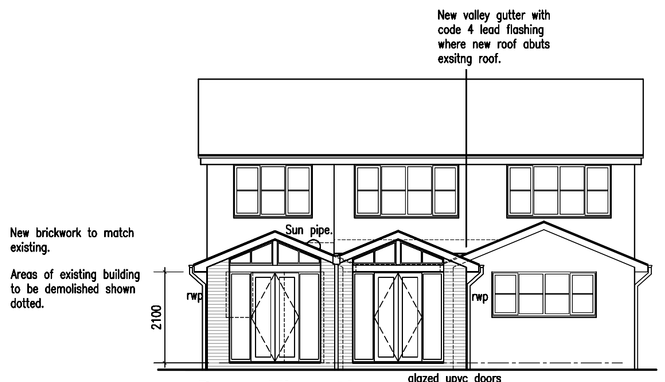
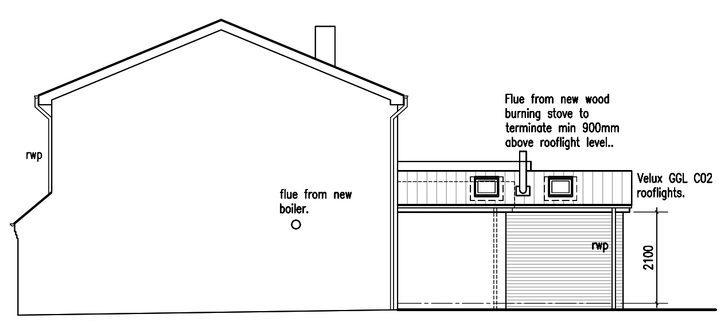


Side Elevation
Scale 1:100

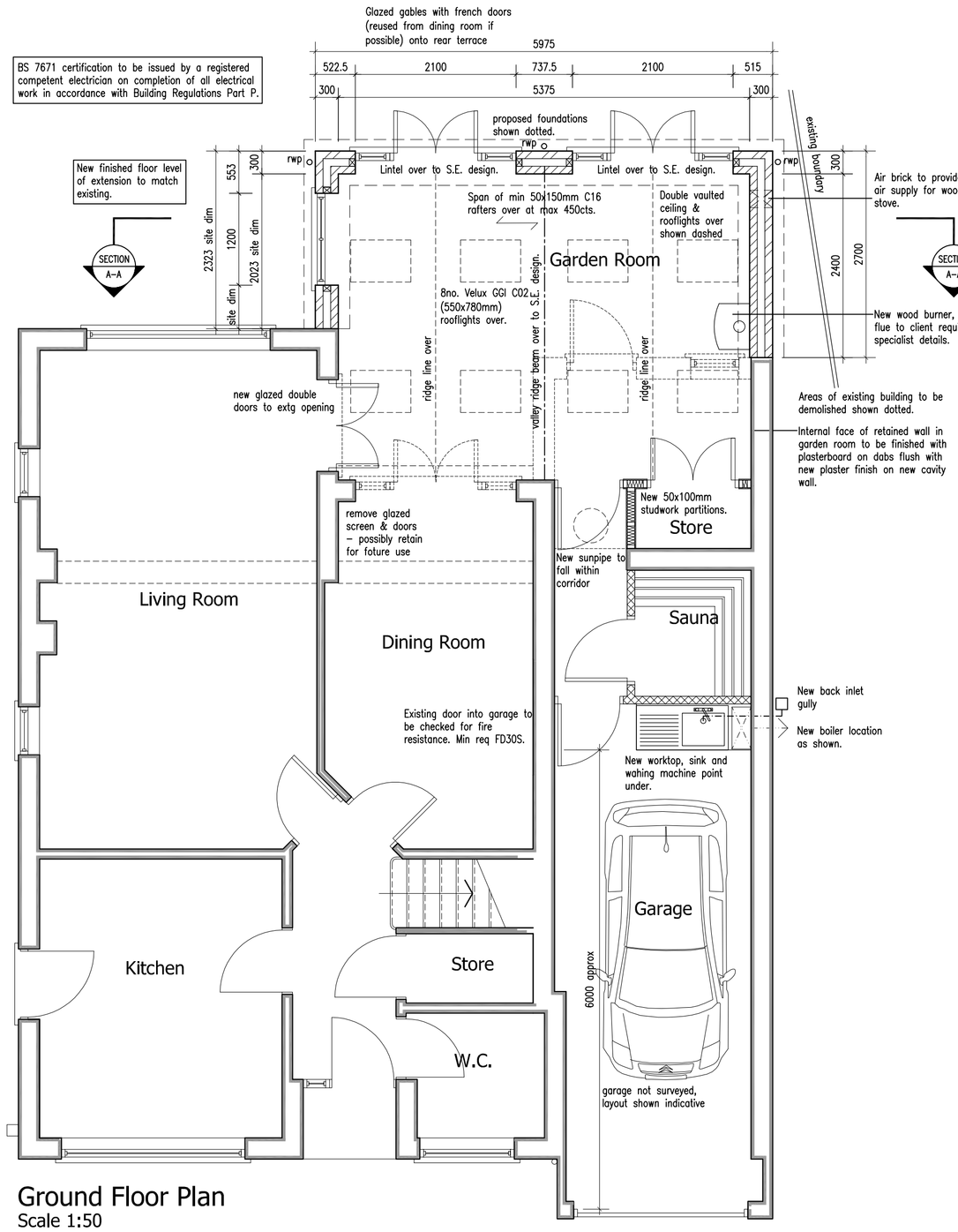


Rear Elevation
Scale 1:100

Rwp and hopper at
end of valley gutter.



Side Elevation
Scale 1:100



Ground Floor Plan
Scale 1:50

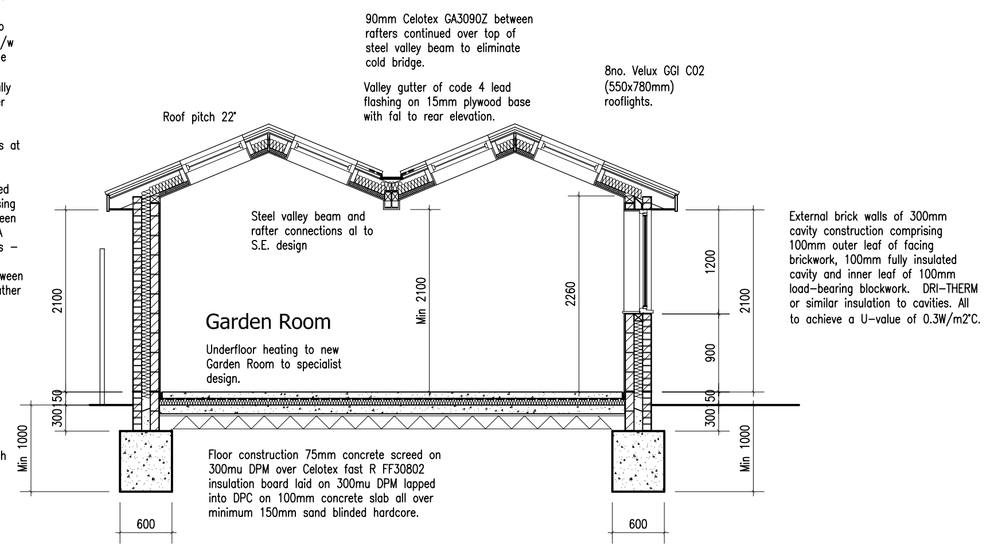
Low pitch roof with diaphragm design to S.E. details. Roof covering to match existing (to local authority approval) on s/w battens on breather membrane (Tyvek or similar) on s/w counterbattens running vertically on additional layer of breather membrane on 15mm exterior quality plywood on min 47x150mm C16 timber rafters at max 450mm centres.

Sloping ceilings to be insulated along soffit line of rafters using 90mm Celotex GA3090Z between rafters and 45mm Celotex GA 3045Z to underside of rafters – maintain min 50mm air gap between top of insulation between rafters and underside of breather membrane.
All to achieve 0.2W/m2°C

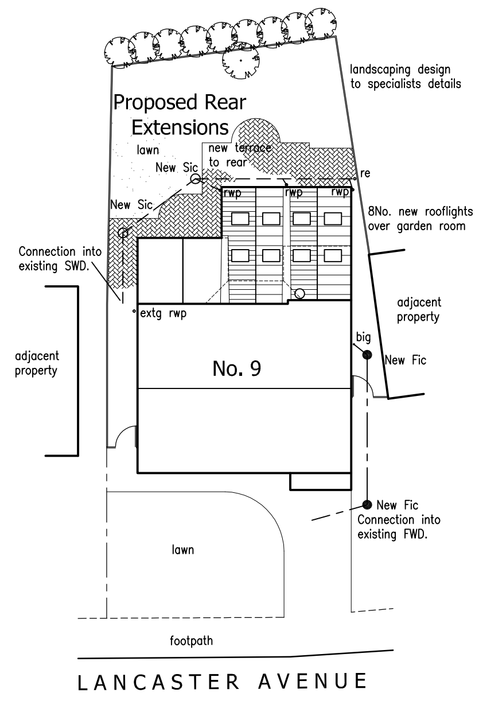
continuous horizontal DPC 150mm above ground level.

lean mix concrete cavity fill upto 225mm below DPC.

Depth of foundations to match existing, min 1000mm to building inspectors approval.



Section A-A
Scale 1:50



Site Plan
Scale 1:200

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 1992 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 In 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers a

Fic	●	Foul chamber
Sic	○	Storm chamber
		100dia foul drain
		100dia storm drain
big	●	Back Inlet Gulley
r	○	Rainwater pipe
re	○	Rodding Eye

SPECIFICATION:

FOUNDATIONS (where indicated)
Excavate and construct concrete trench fill foundations to all external walls, 600mm x 600mm wide - depth to match existing, minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS8515 1994 to internal and external leaf. 100mm concrete slab to infill missing areas of floor on Visqueen 300mu d.p.m. lapped into horizontal d.p.c. on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector. Existing floor slab/foundations to be exposed for building inspector's approvall.

WALLS
Externally of 300mm cavity construction comprising 100mm outer leaf of brickwork, 100mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance), DRI-THERM or similar insulation to cavities. Stainless steel Cavity ties to BS1243 at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 13mm two coat plaster system - all to achieve maximum 'U' value of 0.30W/m2 degC.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Purpose made double glazed uPVC windows, style as indicated, with 16mm argon filled air gap and a low-E coating to inner pane. All to achieve max U value 1.6W/m²°C. Where opening lights open more than 30 degrees or are sash windows, the opening lights are to be at least 1/20th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees, the opening lights are to be at least 1/10th of the room floor area to all habitable rooms. Provide draught seals to all windows, doors and rooflights. Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high, with the cill height 800-1100mm above FFL. First floor windows with a cill height less than 800mm above FFL are to have a guard rail minimum 800mm above FFL in accordance with Part N2 of the Building Regulations. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum ½hr. fire resistance or intumescent paint coating to manufacturers specification

ROOF - ALL LOW PITCH SLOPES
Roof covering on 50 x 25 tanalised tiling battens, on Marley Mariec roofing underlay on 38 x 25mm vertical counter battens at 450mm centres on 1 layer fully bonded felt on 1 layer nailed felt on 15mm external quality plywood with 100mm felt jointing strips on rafters all in accordance with Marley specification. Additional battens to all unrestrained felt overlaps. Nail all tiles to all perimeters of roof for at least 15% of the width of the building. All fixings to be in accordance with tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed for first 900mm. All roof works to be carried out in accordance with BS5534.
Traditional- Rafters, purlins as specified at 450mm centres. 100mm x 75mm wall plates. 200mm x 25mm softwood fascia and soffit boarding. Low pitch roof construction on Min 47x150mm C16 rafters (to be confirmed by S.E.) at max 450mm centres. Sloping ceilings 1No. layer 90mm (50mm to loft conversions) CELOTEX tuR4R GA 3090Z Insulation board between rafters with minimum 50mm clear air gap over to underside of roof felt with 1No. layer 45mm (35mm to loft conversions) CELOTEX tuR4R GA 3045Z insulation board and plasterboard finish fixed to u/s of rafters to achieve max 'U' value of 0.20 w/m²°C. Ventilation to roof spaces via 10mm / 25mm fly-proof continuous vent at eaves with 5mm continuous vent at ridge to sloping ceilings where Type A1F felt is specified. Ceiling finish of 12.5mm plaster board and plaster skim, 300mu, d.p.m. to sloping ceilings. Code 4 lead flashing to roof junctions and all valleys.
Lateral restraint to all wallplates and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

DRAINAGE
New storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

BOILER
Combi-Condensing boiler as indicated, flue to terminate minimum 300mm from any adjacent opening (where all fired boiler is to be used 600mm from openings) and in accordance with CORGI Regulations and Guidelines. (Gas) Boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling. Underfloor heating system to floor of new Garden Room to specialist design. Provide and supply commissioning instructions to end user

NOTICE PLATES
Every combustion appliance to have a suitably positioned label of durable material, indelibly marked to indicate its limitations of use. The label should be fixed in a secure position, such as adjacent to the gas or electricity consumer unit, the water supply stop cock or next to the chimney or hearth described.

PROVISION OF INFORMATION
A completion certificate from a competent person will be required to confirm that the combustion appliances achieve compliance with the requirements of the Building Regulations

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes. New waste connections to air admittance valves having rodding eye and access point at base.
Sink, 38mm waste and 76mm trap
All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

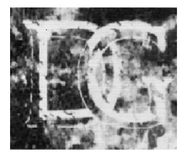
BACKGROUND VENTILATION
Min 5000mm² to all habitable rooms and 2500mm² to Kitchens, Utility Rooms and Bathrooms with external walls). All new internal doors are to have a 10mm undercut.

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'. All new dwellings must be given an energy rating, using the Standard Assesment Procedure (SAP). The rating must be displayed in the property in the form of a notice of durable material, indelibly marked.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
FOR EXTENSIONS AND ALTERATIONS:
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.



DAVID GRANGER
Architectural Design Limited

Project
9, Lancaster Avenue
Market Bosworth
Nuneaton
Leicestershire

Drawing Title
Production Drawing Sheet 1 of 1

Client
Ms S Whiles

Drawing No.
03.1696.05

Date
January 09

Scale
As Shown

Drawn by
dc

Checked by
SF

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