Interlocking Concrete roofing tiles to LPA approval
Facing brickwork to match ext'g dwelling to LPA approval
Upvc horizontal cladding to match ext'g dwelling to LPA approval

PAPER SIZE A1



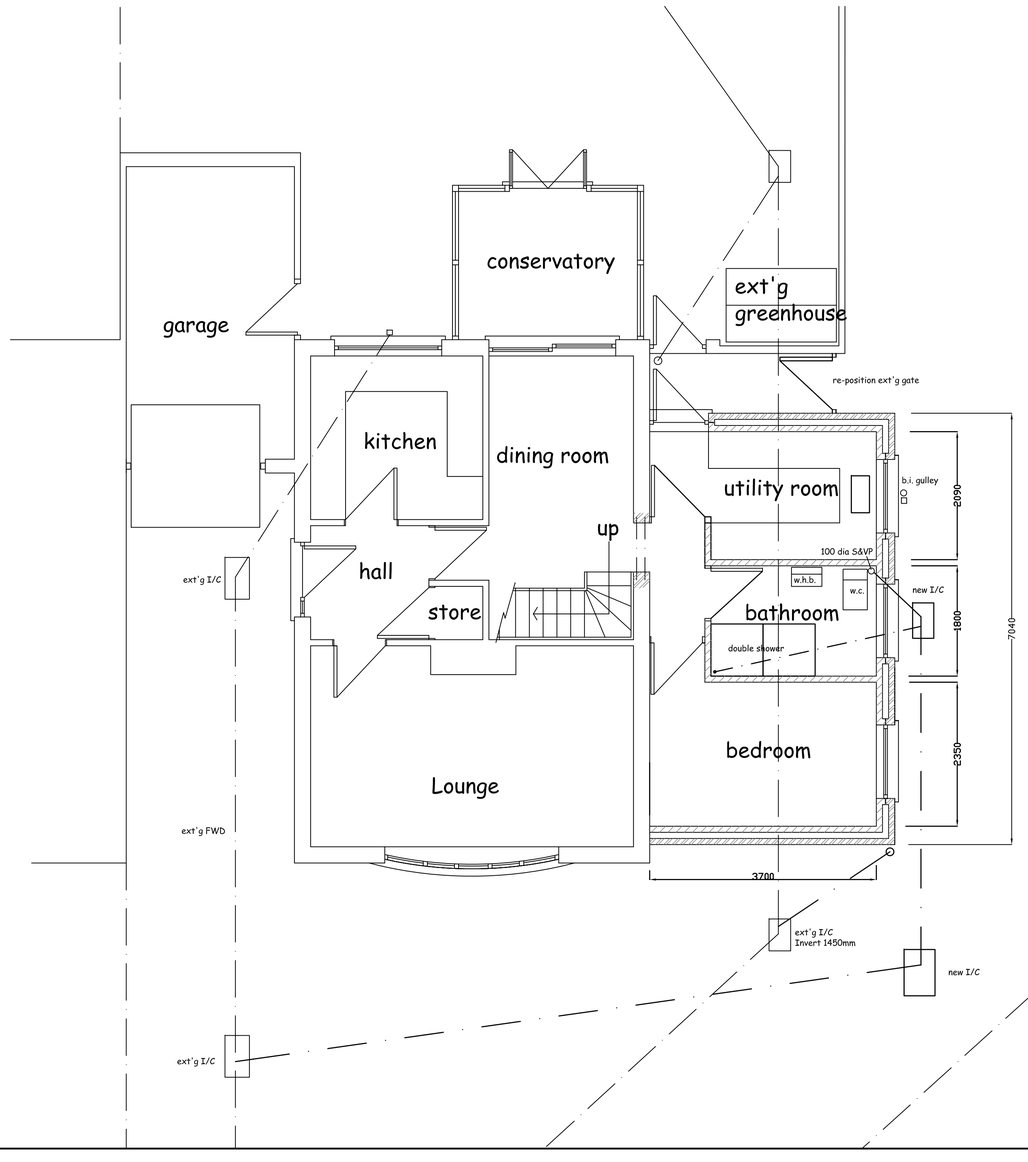
Proposed front elevation 1 : 100

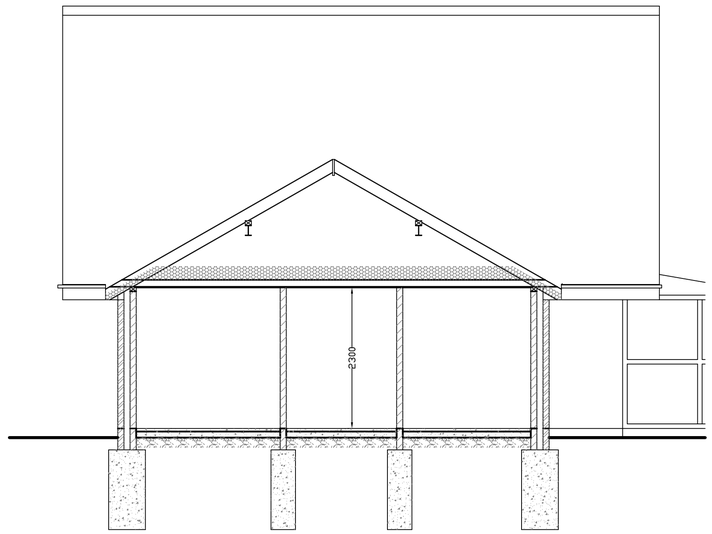


Proposed rear elevation 1 : 100



Proposed side elevation 1 : 100





Section 1:50

Proposed Side extension to form Bedroom, bathroom and Utility room at:-

2 Lane side Drive
Hinckley
Leicestershire for :-
Mr & Mrs RJ & EB Lewin
Scale 1:100 + 1:50

Specification

THESE NOTES ARE FOR GAINING BUILDING CONTROL AND ARE NOT INTENDED TO BE A FULL SPECIFICATION

1. *FOUNDATIONS*

Concrete trench fill foundations, 600mm wide to cavity walls, 450mm wide to single skin walls.
Depth to be a minimum of 1000mm or to invert of any adjacent drain or to suit ground conditions, whichever is the greatest. *(Note existing SW drain is 1500mm deep).*
Any nearby trees to be considered and foundation depth to be deep enough to eliminate any effect they may have on the foundations.
Lintols over any drains passing through foundations with vermin screen on each side.

2. *WALLS.*

Cavity wall construction to be 102mm facing brickwork outer skin to match existing, 100mm cavity with "Dritherm' cavity insulation, 100mm Thermalite 'Turbo' or Celcon 'Solar' insulating block inner skin with 12.5mm lightweight plaster finish.Maximum 'U' value to be 0.30W/m c. Cavity insulation to extend 150mm below top of perimeter insulation and to be supported on row of wall ties.
Stainless steel wall ties 700mm horizontally, 450mm vertically. 300mm vertically within 225mm of unbonded jambs.
Cavity to extend 225mm minimum below lower level of D.P.C.
Other single skin walls to be 100mm blockwork with 12.5mm plaster finish both sides.
Gables above eaves level to be clad in horizontal upvc cladding to match existing dwelling.

3. *FLOORS*

75mm sand/cement screed (with lightweight mesh) on 500 gauge D.P.M.on 85mm Kingspan flooring grade insulation on 100mm concrete on 1200 gauge polythene D.P.M. on sand blinded well compacted hardcore. Maximum 'U' value to be 0.22 W/m c.
Floor to have perimeter insulation with minimum R value of 0.75m K/W.
D.P.M. to provide radon gas barrier, all joints to be sealed with vapour resistant tape and the membrane to continue across the external wall to close the cavity. Cavity tray to be fitted above

4. *ROOFS*

PITCHED ROOF.

Concrete interlocking tiles to match existing on 38mm x 25mm tanalised battens on breathable membrane on 150mm x 50mm S.C. 4 grade rafters at 400mm centres.
178 x 102 Universal Beams with 100 x 75mm SC 3 sw plates bolted to UB's to act as purlins at midspan points.
125 x 50mm SW SC. 3 grade ceiling joists with 12.5mm foil-backed plasterboard and 5mm skim ceiling finish.
150mm glassfibre roof insulation between joists and 150mm laid across joists. Maximum 'U' value to be 0.16 W/m c.
100mm x 75mm softwood wall plate.
10mm continuous ventilation slot along length of soffit to provide cross ventilaion.
Code 5 lead valleys on 19mm external quality plywood.
P.V.C.u. fascias and soffit boards.

5. *D.P.C's*

Two course class 'A' engineering brickwork to outer leaf, hyload strip to inner leaf minimum 150mm above finished floor level. D.P.C and D.P.M to be linked.
150mm wide hyload D.P.C. strip to all window and door opening cavity closures to be insulated type.
Cavity tray at junction of mono pitched roofs and walls.

6. *DRAINAGE*

Above ground drainage to be to B.S. E.N.12056:2000
100mm diameter P.V.C.U. S.V.P.with cage at top 900mm above gutter and connection to drain at base.
32mm U.P.V.C. waste from basin with 75mm D S trap to 100mm dia S&VP.
38mm U.P.V.C. wastes from shower with 75mm D S trap to 100mm dia S&VP

Utility room waste to be 75mm DS trap via 38mm waste to external b.i. gulley.
Below ground drainage to be 100mm diameter P.V.C.U. or other flexibly jointed pipework laid to suitable falls and properly protected.
Drains to be bedded on material conforming to B.S.882. 1983 Table 4 or B.S. 8301 1985 Appendix A. Backfill to drains to be selected and free from stones larger than 40mm.

New inspection chambers to be 225mm class'A' brickwork or concrete section on 150mm concrete base. Type of lid dependant on traffic over.

Rainwater disposal to be 112mm gutter to match existing to 63 mm R.W.P.to drain connector. Drain to be as above and connected to existing storm drain.

7. *VENTILATION*

Habitable room---openable window equal in area to not less than 5% of floor area, window to open more than 30 degrees.
Background ventilation to be trickle vent equal in area to not less than 8000mm2 and be 2m.above finished floor level.

Bathroom / Shower room --- mechanical extract fan with a flow rate of 15 litres / second plus 4000mm2 background ventilation. If windowless accommodation fan to run on for 15minutes and gap to bottom of door equal to 7600mm2. Vented via 100mm upvc duct to venting tiles or 225 x 150mm air brick.

W.C.--- openable window equal in area to not less than 5% of floor area plus 4000mm2 background ventilation. If windowless ventilation by mechanical extract providing 6 litres per second linked to light switch with 15 minute overrun, door to have 7600mm2 gap at bottom to provide air inlet.

8. Insulated 'Catnic' or similar lintols over window and door openings.

9. Walls to have roof and (if applicable) floor lateral support i.e. 30mm x 5mm mild steel straps at 1500mm centres. Gable straps at max 2m centres with at least one adjacent ridge and one midway between ridge and eaves, straps to be 1m long and to be fixed to noggins between rafters.

10. Cavity and roof insulation to be continuous.

11. Glazing to critical locations to be to B.S. 6206. Kite mark to be visible in each pane.

12. Windows to be P.V.C.U. double glazed with 16mm argon filled air gap and 'soft' low-E coating, max U value 1.8W/m c
Doors to be P.V.C.U. double glazed with 16 mm air gap and 'soft' low-E coating.
All openings lights to have draught seal.
Seal around all windows and door with silicone mastic.

13 Mains smoke to B.S 5446 to be mains operated with battery back up in position indicated on plans (if applicable).

14 Means of escape windows to be 850mm x 500mm minimum clear opening at a height of not more than 1100mm above finished floor level.

15 100mm P.V.C.U. ducts beneath new concrete floor to provide ventilation air to existing timber floor (if applicable).

16 All sockets and light switches to be between 450mm and 1200mm above floor level.

17 Hot and old water supplies to be extended from existing.

18 Electrical installation to meet the requirements of part P of the Building Regulations and to be designed, installed, inspected and tested by a person competent so to do
An appropriate BS7671 Electrical Installation certificate to be issued by such a person.

All work to be carried out in accordance with relevant British Standards, Codes of Practice, Planning Requirements and The Building Regulations.

The proposal to be built wholly within the clients property. No part to encroach on adjacent land without written consent of the adjoining property owner.

All timber to be pressure treated against, fungal attack, insect and beetle infestation and rot.

19 Heating system to be commissioned by appropriate person and certificate issued. Owner to be provided with sufficient information about the building, the fixed building services and their maintenance requirements to enable the building to be operated efficiently.

20 25% of new internal light fittings to be energy efficient having a luminous efficiency not less than 40 lumens per circuit watt . Light fittings include lamp, contol gear and an appropriate housing, reflector, shade or defuser and other device for controlling the output light.
External lighting to be either:

a. lamp capacity not to exceed 150 watts per light fitting and the lighting automatically switches off when there is enough daylight or when it is not required at night
or
b. the light fittings have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit watt.

ALL MATERIALS TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS / INSTRUCTIONS

PFC/10/02/03
August 2010