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DCPLAN

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CLIENT
Mr. & Mrs. J.Hayter

JOB TITLE/ADDRESS
Proposed New Two Storey Rear Extension to form New dining Room and First Floor En-Suite
At : The Lawns
Main Street
Sutton Cheney
Nuneaton CV13 0AG

Existing and Proposed Plans Elevations and Sections

SCALE	DRAWN
1:100	D Harding
DATE	DRWG NO
May 2011	JH/2011/1
REVISIONS	

General
All works to conform to Local Authority requirements and to latest amendments of the Building Regulations and all external finishes to be agreed with The Planning Officer prior to works commencing. All materials, fittings and workmanship to be carried out or installed in accordance with manufacturers recommendations, relevant British Standards, Codes of Practise, Electricity Board, Gas and Water Authorities recommendations etc. All works to be carried out to the local Building Inspectors satisfaction.

New Foundations.
New foundations to be minimum depth of 1000mm or to Building Inspectors requirements and to suit local ground conditions, trench filled mass concrete. Use sulphate resisting concrete in a C20 mix with a minimum cement content of 220Kg/mcu.

New D.P.C's
New Hyload DPC's to all external walls to be minimum 150mm above ground level, clear cavity to be maintained at least 225mm below DPC. Provide 2 course Class A blue brick splash course to outer leaf.

New Solid Floor
New 50mm sand/cement screed on 100mm concrete slab to a mix of C35 with minimum cement content of 300kg/mcu and a water/cement ratio of 0.60. Supply and lay at mid-depth 1 layer of A12 anti-crack reinforcement, on 1200 gauge polythene dpm. with 100mm lap and end joints sealed with double sided acrylic tape. Dpm to link with dpc in walls, provide25mm perimeter insulated up stand in between slab and external wall with 85mm Celotex GA4000 dense flooring grade polyurethane rigid insulation slabs(or similar approved material) on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated quarry waste laid and compacted in layers to suit max.600mm. All to give a U value of 0.22W/m^2K.

New Flashings
All new flashings between roofs and brickwork to be carried out in Code 4 lead which is to be dressed up brickwork minimum of 150mm and tucked into mortar joint and repointed.

Provision of Efficient Lighting
Provide fixed lighting that will take lamps having a luminous efficacy greater than 40 lumens per circuit watt (e.g. Fluorescent tubes, Osram lamp holder 2000) 1 to new bedroom and 1 over stairs.

Insulation
All wall and ceiling insulation to overlap where they meet, new wall insulation to extend below floor insulation at ground floor level.

Electrics
All new electrical installation to be designed, installed, tested and inspected to satisfy Approved Document P (Electrical Safety).Inspection and testing to be carried out by a person competent to do so. Electrician to provide appropriate B.S. 7671 electrical Installation Certificate. All electrical sockets, light switches etc. to comply with Document M diagram 29 and all sockets to be set between 450mm and 1200mm above finished floor level.

New Walls
New facing bricks to match existing, 85mm cavity filled with "Dritherm 32" insulation batts with 100mm Thermalite Turbo block inner leaf with thermal conductivity of 0.11 or lower and finished internally with 2 coat 13mm plaster to give a U value of 0.28 W/m^2k. Wall ties to be stainless steel butterfly ties to B.S. 1242 and to be used at 750mm horizontally and 450mm vertically. Additional ties to be installed at all openings, and mortar to be to B.S. 5628 Part 3 a 1:1:6 lime cement and sand mix or equivalent.

Cavity Closures
Close all cavities both horizontally and vertically at all openings and provide propriety BBA insulated cavity closures with minimum resistance path of 0.45m^2KW eg. Cavity trays type H universal insulated. Set all windows and door frames back to overlap then cavity closures by at least 30mm.

Lintels
Provide standard IG L1/S100 or similar galvanised steel lintels to B.S. 5977 Part 2 sized to suit all openings with minimum end bearing of 150mm. Provide flexible damp proof cavity trays e.g. Timloc system 9000 polymeric DPC to B.S. 5628 complete with end stops, and supply and install weep ventilators over each lintel at 450mm centres.

New Roof Construction (Pitched)
New roofing slates to match existing and to Local Planning Officers approval on 50mm x 38mm treated timber laths to BS5534 part 1 and graded to BS4978, and fixed with galvanised or aluminium nails on "Tyvek" Vapour permeable membrane to BS5534 with BBA certificates: 94/305 & 04/4101 reinforced underlay or other propriety sheeting, on new prefabricated treated timber trusses to suit span and pitch at 600mm centres. New trusses to be designed constructed and erected in accordance with BS5268 part 3 : 1985 together with all necessary bracing etc. and fixed to 100mm x 75mm treated timber wall plate on top of brickwork secured with 5mm x 30mm galvanised steel straps fitted at 2.0m centres to gables and eaves. Lay new 270mm thick glass wool quilt insulation in between and over the ceiling joists to give "U" value of 0.16W/m^2k.Provide new 15mm "Gyproc " soundboard ceiling with skim coat finish. New quilt to be kept clear of eaves with "Redland Redvents" to allow roof ventilation. Eaves ventilation to be top of fascia type propriety vents incorporating insect proof mesh, venting to be equivalent to 25mm gap full length of eaves. Ridge abutment ventilation to be "Redland" dry vent system equal to 5mm continuous gap full length.

New Steelwork
New structural steel beam to be to Structural Engineers details and calculations. All to be fabricated and erected in accordance with B.S. 5950 and other relevant British Standards and Codes of Practise. All new steelwork to be encased in minimum 2 layers 12.5mm plasterboard with skim coat finish to give 60mins. fire resistance.

New First Floor
New 20mm flooring grade chipboard on new 170mm x 50mm C24 timber joists at 400mm centres with 100mm "Celotex" insulation in-between joists and finished to underside with 15mm "Gyproc" soundboard ceiling with skim coat finish. New joists to be supported on galvanised steel joist hangers or if built into walls to have recessed pointing and to be sealed all round with mastic.

Mechanical Ventilation.
New en-suite to have mechanical ventilation to achieve 3 air changes per hour and to have 15 mins. overrun and to be wired to the light switch. All doors to have 10mm gap under to allow for air inlet.

Above Ground Drainage
All new 38mm dia. upvc waste pipes to be fitted to shower and basin complete with 75mm deep seal traps all connected to new "Durgo" valve connected into existing soil and vent pipe. New foul stub stack to be fitted with ventilation pipes of not less than 50mm dia. connected to the base of the stack above any likely flood level. All pipe work to be roddable from all directions. All new pipe work where passing through floor to be lagged in mineral wool insulation min. 25mm thick and boxed in with 15mm plasterboard and skim, leave 5mm gap between boxing and ceiling and fill with sealant.

New Windows and Door
All new windows and doors to be upvc to clients choice and to be double glazed with 24mm sealed units with low E glass and 16mm Argon gas filled cavity and to have permanent trickle ventilation giving an area 8000mm^2. All windows to achieve a U value of 1.6/1.8 W/m^2K

Smoke Alarms
Mains powered interlinked smoke alarms to be provided in circulation areas to each floor level and to be fitted with battery backup

Heating
Existing hot water radiator system to be extended to new bedroom and en-suite by specialist contractor, new radiators to be sized to suit room sizes and to be fitted with thermostatic valves.

New Internal Partitions
New internal partitions forming en-suite and bedroom wall to be non-load bearing and to consist of 100mm x 50mm timber studding faced both sides with 12.5mm plasterboard with skim coat finish. All cavities within studding to be filled with 85mm thick mineral wool batts having a minimum density of 48kg/m^2, and finished to floor with 100mm high painted softwood skirting.

Threshold Details
New threshold to be compliant with Approved Document C1 diagram 14 having level threshold with maximum step of 15mm.

Glazing
Glazing to doors and windows below800mm and 300mmeither side of doors to be toughened or laminated glass to B.S. 6206.

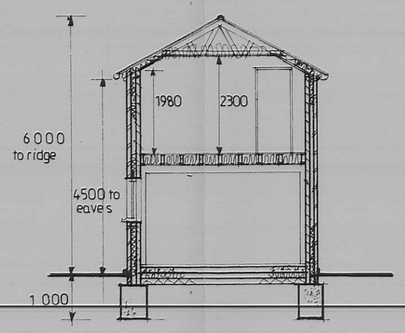
Provision of Efficient Lighting
Provide fixed lighting that will take lamps having a luminous efficacy greater than 40 lumens per circuit watt (e.g. Fluorescent tubes, Osram lamp holder 2000) 1 to new bedroom and 1 over stairs.

Plumbing
All works to be in accordance with B.S. 5572 and B.S. 6700, the plumbing installation shall be carried out by skilled and qualified operatives. The installation shall be fitted with vents at high level to facilitate purging and draining.

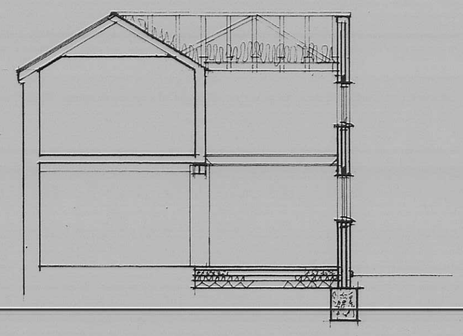
New rwps to discharge into new back inlet gullies connected into existing system

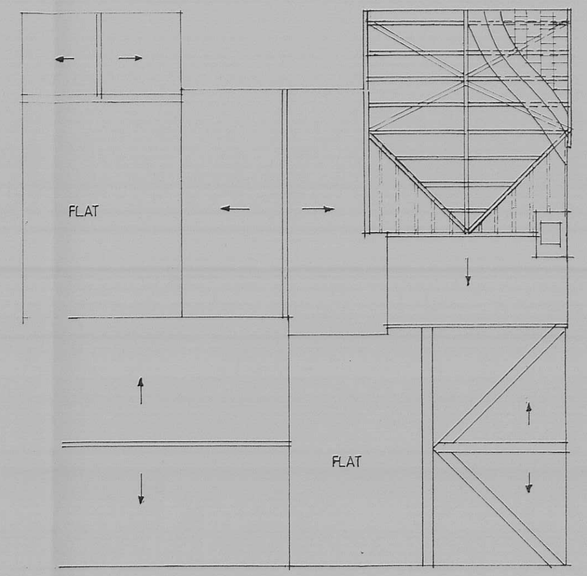
Below Ground Drainage
New below ground drainage to consist of 100mm dia. upvc pipe work bedded and surrounded in pea gravel. New foul water drains to be connected into existing system via. New propriety upvc inspection chambers to required invert levels.

External Electricity Metre Boxes
Allow for removing 1no. existing electricity metre box from gable wall and chopping out for and repositioning same in new position. Allow for all necessary negotiations with local electricity board for carrying out electricity cable move.



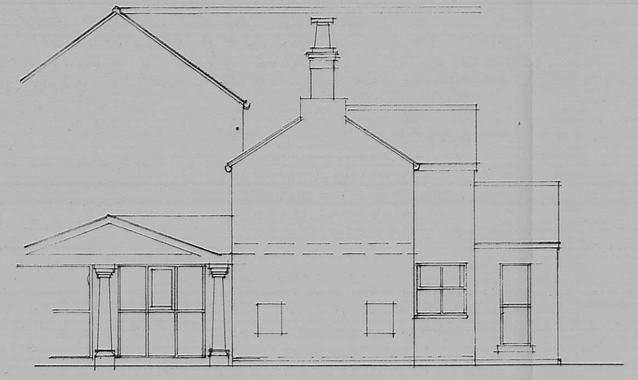
SECTION B-B


SECTION A-A



PROPOSED ROOF PLAN

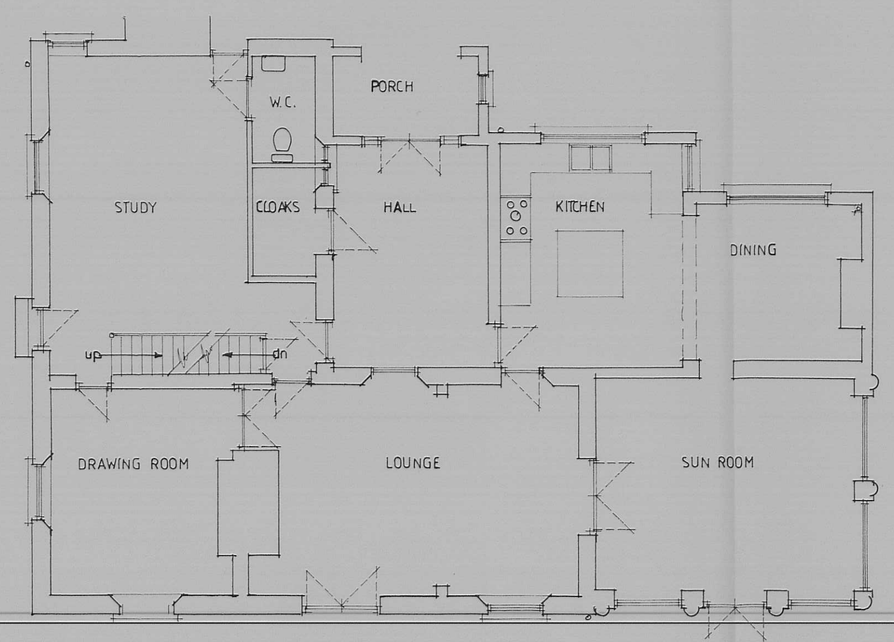

EXISTING REAR ELEVATION


EXISTING SIDE ELEVATION

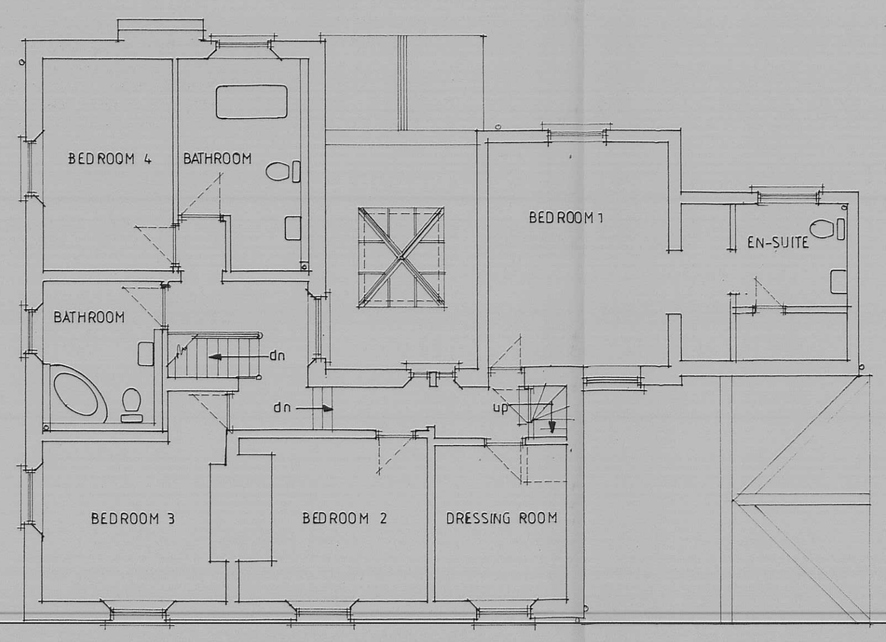


PROPOSED REAR ELEVATION

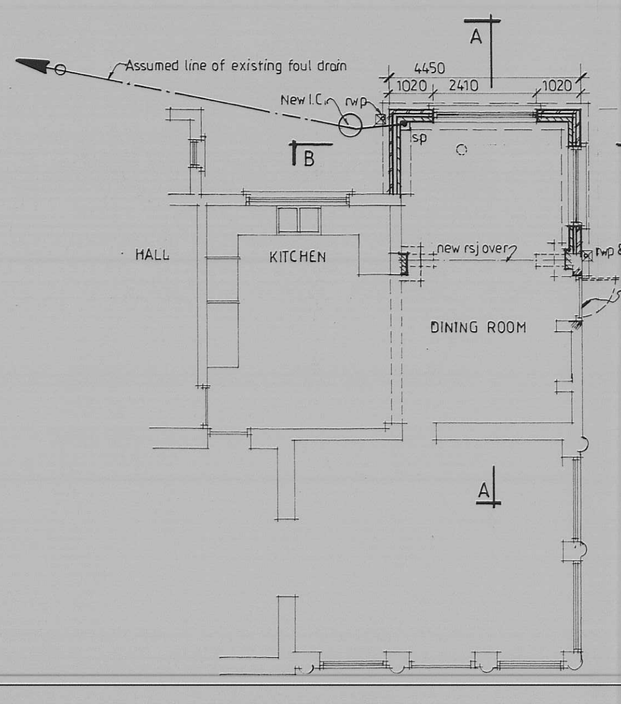

PROPOSED SIDE ELEVATION



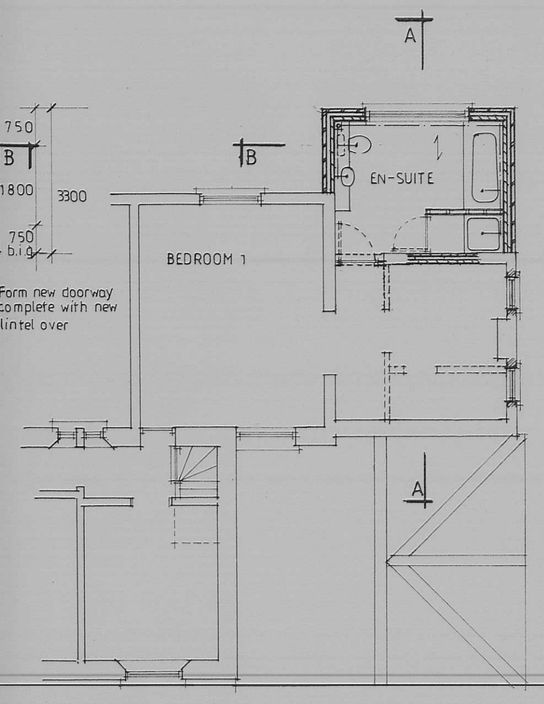
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Remove existing sanitary fittings, all associated plumbing, drainage pipes, all wall tiling, stud partitions and window to existing bathroom. Allow for blocking up existing window and forming two new window openings in gable wall either side of chimney breast complete with new lintels over to suit. Provide and fix new timber framed windows to match existing. Allow for forming new door opening into new en-suite complete with lintel over and new door and frame. Allow for new 2 coat plaster finish to new block work and skim coat finish to existing plaster.