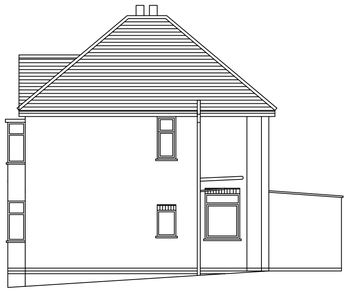


EXISTING GROUND FLOOR



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING REFERENCE

LINEAR SCALE 1:100

0 1 2 3 4 5 6 7 8 9

0 1 2 3 4 10m

LINEAR SCALE 1:50

5m

FOUNDATIONS.
NEW FOOTINGS TO BE 450 TRENCH FILL FOUNDATIONS), MINIMUM BASE DEPTH OF 1000 BELOW NATURAL GROUND LEVEL, OR TO BELOW INVERT OF ADJACENT DRAINS, OR TO THE BOTTOM OF EXISTING HOUSE FOUNDATIONS WHICHEVER IS THE LOWER. EXACT DEPTH TO BE AGREED ON SITE WITH LA BUILDING CONTROL INSPECTOR TAKING INTO ACCOUNT GROUND CONDITIONS AND PROXIMITY OF ANY TREES (NHBC PRACTICE NOTE 3). ANY TREES AND SHRUBS IN VICINITY MAY REQUIRE AN INCREASED DEPTH OF FOOTING - BUILDER TO DISCUSS WITH BUILDING INSPECTOR PRIOR TO COMMENCEMENT. 50 CLAYBOARD TO INNER FACE TO ANY FOOTINGS OVER 1500 DEEP STARTING AT 500 FROM BASE.
CONCRETE TO BE GEN 1 BS 5328 PT2.

EXTERNAL WALLS (U-VALUE <0.28 W/M²K)
WALLS TO BE FACING BRICKS TO MATCH EXISTING. 95 CAVITY WITH 85 DRI-THERM 32 OR SIMILAR SLAB INSULATION. 100 TOPBLOCK TOPLITE STANDARD BLOCKS OR SIMILAR TO INTERNAL LEAF. DRYLINE ALL WALLS 9.5 'GYPROC' PLASTERBOARD ON DABS WITH TAPED JOINTS AND SKIM COAT. STAINLESS STEEL WALL TIES TO BS EN 845-1 (TABLE 5 AD A) @ 750 HORIZONTAL AND 450 MAX VERTICAL CENTRES STAGGERED AND EVERY 300 WITHIN 225 OF OPENINGS. FILL CAVITY TO 225 BELOW DPC WITH WEAK CONCRETE MIX AND SLOPE TO EXTERNAL FACE. POLYMER DPC TO BS 743 MINIMUM 150 ABOVE GROUND LEVEL WITH BLUE BRICKS BELOW TO EXTERNAL LEAF. PROPRIETRY INSULATED CAVITY CLOSERS TO SOFFITS, REVEALS AND CILLS. NEW WALL TO BE BONDED USING STAINLESS STEEL 'FURFIX' OR 'EXPAMET' STARTER PROFILES OR SIMILAR. MORTAR TO BE 1:3 BELOW DPC AND 1:4 MIX ABOVE.
LINE CORNER OF EXISTING GARAGE WALL WITH 70 CELOTEX SCREWED THROUGH 25 TREATED BATTENS, 8 PLY AND PLASTERBOARD AND SKIM.

LINTELS
INSULATED CAVITY WALL LINTELS, 'IG L1/S 75' OR 'CATNIC OPEN BACK' OR SIMILAR WITH MINIMUM 150 END BEARINGS. ALL SIZED TO SUIT LENGTH AND MANUFACTURERS DETAILS. FIT CAVITY TRAYS WITH STOPS ENDS AND 65 x 10 WEEPS HOLES ABOVE TO EVERY 3RD APPROX JOINT OR USE LINTELS WITH INTEGRAL DPC. ENCASE STEEL LINTELS IN PLASTERBOARD AND SKIM.

STEELWORK
AS PER STRUCTURAL SPECIFICATION.

GROUND FLOOR (U-VALUE <0.22W/M²K)
FINISH TO CLIENTS SPECIFICATION. 65 SCREED ON100 CONCRETE SLAB (GEN 1 MIX) ON 500 GAUGE POLYTHENE VAPOUR CONTROL LAYER (VCL) ON 75 CELOTEX ON 1200 GAUGE DPM TURNED UP AT PERIMETER WITH 25 POLYSTYRENE UPSTANDS. 150 MINIMUM WELL COMPACTED CLEAN INERT HARDCORE. DPM TO JOIN DPC. REINFORCE SLAB WITH MESH ABOVE ANY DRAINS. AIR BRICKS AND TELESCOPIC DUCTS TO MAINTAIN AIR VENTS TO EXISTING FLOORS AS APPLICABLE. BUILDER TO CHECK FLOOR LEVELS MATCH EXISTING.

NTERNAL WALLS
PARTITIONS TO CONSIST OF 75 x 100 SW STUDS INCLUDING FOOT AND HEADER PLATES WITH NOGGINS, WITH MIN. 25 THICK MINERAL FIBRE INSULATION (10KG/M³) WITHIN 8 PLYWOOD LINING AND 12.5 PLASTERBOARD AND SKIM COAT TO EITHER SIDE.

ROOF (U-VALUE <0.18M²K SLOPING)
TILES SUCH AS REDLAND REGENT TO COLOUR AS APPROVED BY CLIENT, LAID AS PER MANUFACTURERS INSTRUCTIONS. ALL ON 50 x 24 TANILISED SW BATTENS ON 1 LAYER OF BREATHABLE FELT 'TYVEK SUPRO' LAID AS PER MANUFACTURERS INSTRUCTIONS INCLUDING EAVES CARRIERS & 10-15 DRAPE. 47 x 150 SW C16 RAFTERS @ MAX 400 CENTRES BIRDSMOUTHED TO 75 x 100 SW WALL PLATES FIXED TO WALL WITH 1200 x 38 x 5 STEEL STRAPS @ MAX 2000 CENTRES. DOUBLE UP RAFTERS EITHER SIDE OF ROOF LIGHTS.
INSULATE SLOPING CEILINGS WITH 100 CELOTEX BETWEEN RAFTERS (MIN 25 AIRGAP TO TOP AND BOTTOM MAINTAINED) WITH TRI-ISO SUPER 10 AND 50 X 24 BATTENS UNDERNEATH. WALL AND ROOF INSULATION TO BE CONTINUOUS. 12.5 FOIL BACKED (DUPLEX)PLASTERBOARD AND SKIM COAT. BASIC WORKMANSHIP DETAILS FOR TIMBERS TO TRADA PUBLICATION 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS (EXCLUDING TRUSSED RAFTER ROOFS) FOR DWELLINGS - PART 3.2.S

LEADWORK
CODE 4 LEAD FLASHING WITH MINIMUM 150 LAP TO ROOF AND 75 UP WALL TO LSA DETAILING.

WINDOWS & DOORS (U-VALUE <1.6 W/M²K)UPVC DOUBLE GLAZED WINDOWS AND PATIO DOOR TO CLIENTS SPECIFICATION. 16 ARGON FILLED GAP BETWEEN GLASS AND A SOFT 'E' - 'PILKINGTON K' COATING TO INNER PANE, TESTED TO BS 5713. TOTAL OPENING LIGHTS TO BE A MINIMUM OF 1/20TH OF ROOM FLOOR AREA FOR HABITABLE AREAS. TRICKLE VENTS TO ALL WINDOWS AND DOORS A MINIMUM OF 1700 OFF FLOOR. VENTILATION TO BE 8000MM² FOR HABITABLE ROOMS. EXACT SIZES TO BE MEASURED ON SITE. SET BACK 30 OVERLAP TO CAVITY. TOUGHENED GLASS TO BS6206 TO ALL DOORS.

ROOFLIGHTS
2 no. 780 X 1180 VELUX M06 GGL WINDOWS WITH PROPRIETRY FLASHING KITS.15 DEGREE PITCH REQUIRED AS A MINIMUM.

BELOW GROUND DRAINS
ANY DRAINAGE TO BS 8301. CONTRACTOR TO ASCETAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS. 100 DIA UPVC DRAIN PIPES TO BS 4660 (1:40 FALL) WITH FLEXIBLE JOINTS, SURROUNDED BY 100 PEA GRAVEL, IF WITHIN 300 OF SLAB THEN ENCASE IN CONCRETE WITH EXPANSION JOINTS. WHERE PASSING THROUGH WALL, RC LINTEL OVER AND LEAVE 50 GAP FILLED WITH FLEXIBLE NON DECAYING FILLER, OR USE ROCKER PIPES. ALL TRAPPED GULLIES TO BE RODDABLE, MOUNTED ON 100 CONCRETE. ENSURE ALL DIRECTIONS ARE RODDABLE. BUILDER TO LOCATE BEST CONNECTIONS.

RAINWATER DRAINS
CONTRACTOR TO ASCETAIN ALL LEVEL, INVERTS AND DIRECTIONS BEFORE WORK COMMENCES ON DRAINS.
100 GUTTER TO 63 DOWNPIPE INTO RODDABLE TRAPPED GULLY. BRACKETS AT 1500 MAX VERTICAL CENTRES AND 1000 MAX HORIZONTAL CENTRES.
RAINWATER TO EXISTING SYSTEM WITH PRIOR AGREEMENT ON SITE WITH THE BUILDING INSPECTOR, OTHERWISE TO DISCHARGE INTO SOAKAWAY DESIGNED TO BRE DIGEST 365:1991 AND A MINIMUM OF 5000 FROM ANY BUILDING OR ROAD. SOAKAWAY TO BE PROPRIETRY SYSTEM SUCH AS OSMA WAVIN (01249 766600).
SW MINIMUM FALL 1:80. ENSURE ALL DIRECTIONS ARE RODDABLE.
NOTE EXISTING GARDEN CONSIDERED UNSUITABLE FOR SOAKAWAY.

PLUMBING.
EXTEND EXISTING HOT AND COLD WET SYSTEM TO ALL NEW FITTINGS.
ALL WORK TO BS 5572. SINK WASTE - MAX 3000 FOR 40 DIA PIPE - 4000 FOR 50 DIA PIPE. WASHBASIN - MAX 1700 FOR 32 DIA PIPE - 3000 FOR 40 DIA PIPE. SLOPE BETWEEN 18 TO 90MM/M. 75 DEEP SEAL TRAPS. UPVC PIPES TO BS EN 1329.
HW TAPS TO BE ON LEFT AS APPLICABLE.

VENTILATION
MECHANICAL EXTRACT FAN TO KITCHEN NOT LESS THAN 30L/S IF IN COOKER HOOD OR 60L/S ELSEWHERE.
10 AIR GAP UNDER DOORS.

CONTINUITY OF INSULATION & AIRTIGHTNESS
BUILDING FABRIC CONSTRUCTED IN LINE WITH TSO ROBUST DETAILS CATALOGUE 'LIMITING THERMALBRIDGING AND AIR LEAKAGE: ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2002'

HEATING
EXTEND EXISTING HOT WET SYSTEM TO ALL NEW FITTINGS. TRV'S TO ALL RADIATORS. ALLOW FOR RADIATORS AS PER CLIENTS SPECIFICATION AND AGREEMENT. BOILER ALTERATIONS TO BE UNDERTAKEN BY GAS SAFE REGISTERED INSTALLER.

SMOKE ALARMS
INSTALL SMOKE ALARMS, MAINS WIRED WITH BATTERY BACK UP & INTERLINKED TO BS 5446 PT 1.

ELECTRICS
ELECTRICIAN TO BE 'PART P' REGISTERED UNLESS THE COUNCIL IS INFORMED BEFORE COMMENCEMENT.
EXTEND THE EXISTING POWER AND LIGHT SYSTEM INTO EXTENSION. CLIENT TO SUPPLY SPEC. ALLOW FOR ALL FITTING TO TAKE ENERGY SAVING LIGHT LAMPS GREATER THAN 40 LUMENS PER CIRCUIT WATT (TABLE 4 AD L1). ALL TO CURRENT I.E.E & N.I.C.E.I.C REGULATIONS. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO. ALLOW FOR THE NO. SOCKETS AS AGREED WITH CLIENT.
ELECTRICS TO CLIENTS SPECIFICATION.

INFORMATION
ALL OPERATION AND MAINTENANCE INFORMATION TO BE PROVIDED FOR THE FIXED BUILDING SERVICES TO THE OWNER.

WOODWORK
SKIRTINGS, ARCHITRAVES, DOORS, SOFFITS ETC TO MATCH EXISTING & TO CLIENTS SATISFACTION.

DEMOLITION
ALLOW FOR REMOVING EXISTING AS APPLICABLE.

GENERAL NOTES.
NO DIMENSIONS TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS STATED ARE METRIC MILLIMETRES.
ALL LEVELS, INVERTS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE AND DURING WORK.
ALL WORK IS TO BE CARRIED OUT IN LINE WITH CURRENT BUILDING REGULATIONS, RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS AND MANUFACTURERS SPECIFICATIONS TO THE LA INSPECTORS SATISFACTION, AND IN ACCORDANCE WITH PUBLIC AND PRIVATE UTILITIES REGULATIONS.
NO WORK TO ENCROACH BOUNDARY LINES.
IT IS THE CLIENTS RESPONSIBILITY TO ISSUE ANY 'PARTY WALL ACT 1996' NOTICE NECESSARY BEFORE ANY WORK COMMENCES ON THE BOUNDARY.
IT IS THE CLIENTS RESPONSIBILITY TO ENSURE ANY WORK SHOWN ON THIS PLAN DOES NOT CONTRAVENE ANY COVENENTS.
IT IS THE CLIENTS/ BUILDERS RESPONSIBILTY TO CHECK THE EXACT POSITION OF ALL SERVICES TO INCLUDE GAS, ELECTRICITY, WATER AND TELEPHONE, AND POSITION, OWNERSHIP AND DEPTHS OF FOUL AND RAINWATER DRAINAGE.

THE EXACT SPECIFICATION OF FINISHES, FITTINGS AND SERVICES TO BE INSTRUCTED BY THE CLIENT.
ANY DEVIATION FROM THESE PLANS SHOULD BE NOTIFIED TO THE LA BULDING INSPECTOR AND AMLI DESIGN.
IT IS THE CONTRACTORS RESPONSIBILTY TO NOTIFY THE LA BUILDING INSPECTOR WHEN THE WORK IS READY FOR THE RELEVANT INSPECTIONS AND FOR THE CLIENTS RECEIPT OF THE LA COMPLETION CERTIFICATE.
IT IS ASSUMED NO PUBLIC SEWERS CROSS THE SITE.
THE CONTRACTOR IS ASSUMED TO HAVE VISITED SITE BEFORE TENDERING.
THIS DRAWING HAS BEEN PREPARED FOR LA PLANNING & BUILDING CONTROL CONSENT ONLY. COPYRIGHT REMAINS WITH AMLI DESIGN.

REV NO	DETAILS	DATE
	SUBMITTED TO PLANNING	04/11
	SUBMITTED TO BUILDING CONTROL	04/11



PROJECT NAME
SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS
47 STATION ROAD
RATBY
LEICESTER LE6 0JQ
FOR R.C & B.A TIMSON

SCALE	DWG NO.	REV
1:100/1:50 A1	47SR/2011	
PROPOSED		
DATE	DRAWN	CHKD
APRIL 2011	DRI	RC & BA T. 04/11

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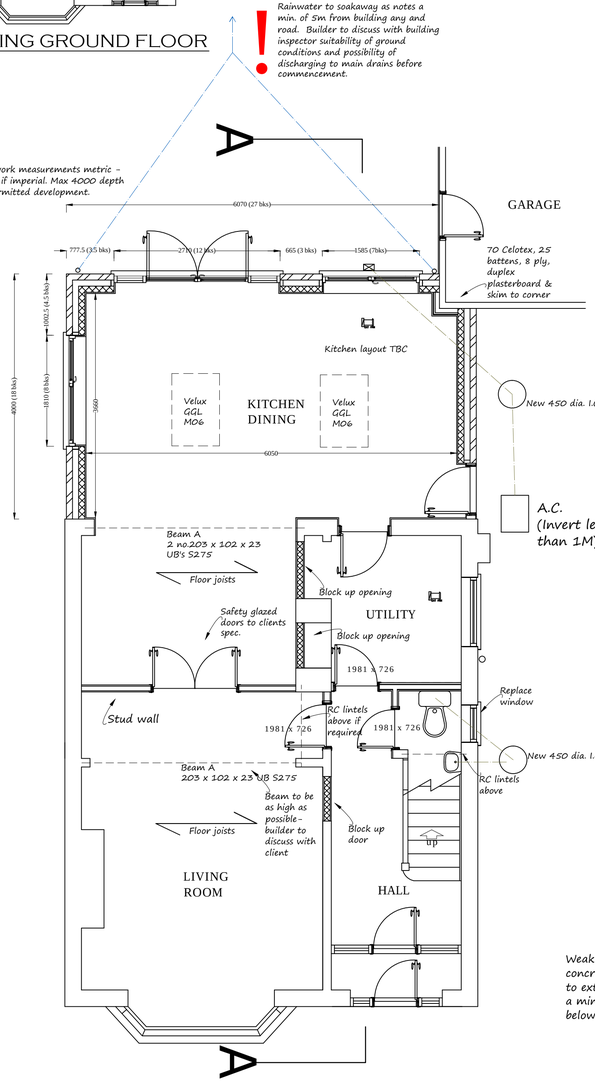


PROPOSED GROUND FLOOR



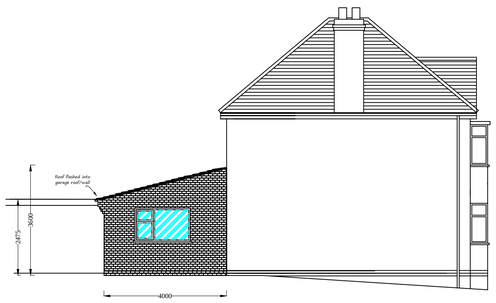
PROPOSED SIDE ELEVATION



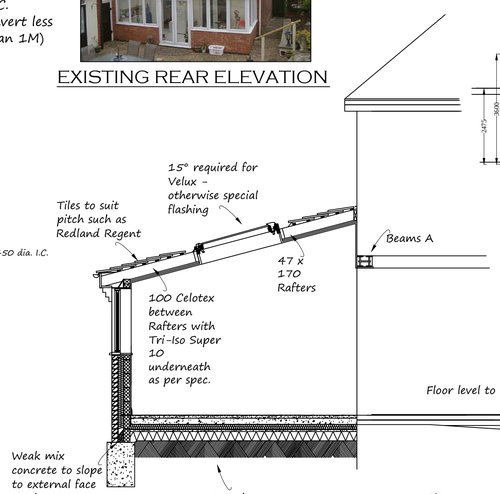
EXISTING REAR ELEVATION



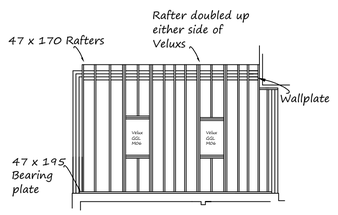
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



SECTION A - A



ROOF TIMBER PLAN