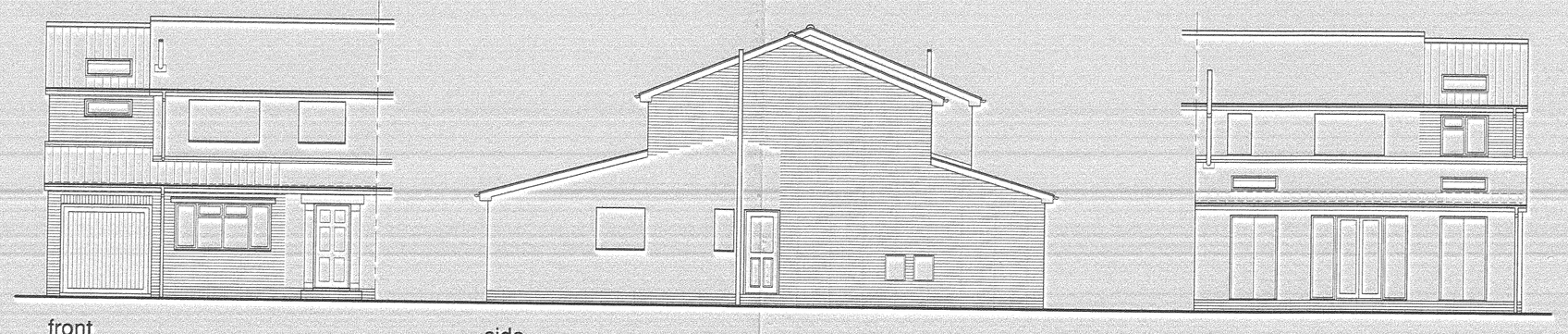
11/00520/FUL DCAMDPLN

Revision	Date



ELEVATIONS AS EXISTING 1:100



ELEVATIONS AS PROPOSED 1:100

MATERIALS SPECIFICATION

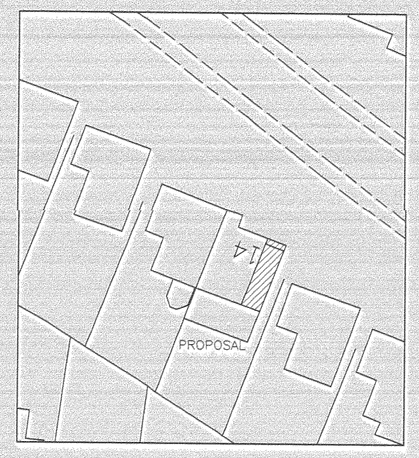
WALLS – FACING BRICKWORK WITH DETAILING TO MATCH EXTG BUILDING.

ROOF – PROFILED CONC TILE TYPE FINISH TO MATCH EXTG BUILDING.

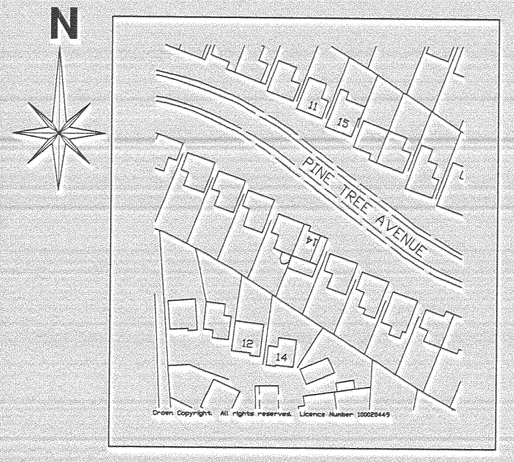
WINDOWS / DOORS – WHITE UPVC.

KEY TO FIRE SYMBOLS

(SD) SMOKE ALARMS
Smoke detectors to be inter – connected and mains wired with emergency battery back up supply. To be minimum 300mm from electrical fittings and maximum 3 metres from any adjacent bedroom door.
All to comply with BS5446 Part 1.



SITE PLAN 1:500



SITE LOCATION PLAN 1:1250

NOTES

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls 450mm wide x minimum 700mm deep – set minimum 1000mm below ground level or to the invert of any adjacent drain and also in accordance with the NHBC tree guidelines in the case of any influential adjacent trees / bushes. Excavation depths are to be approved by the Building Inspector before concrete is poured.
Walls are to be built up in cavity construction with lean mix concrete cavity fill taken to 225mm below the lowest DPC. DPC to be set min. 150mm above external ground levels comprising two courses of Class A engineering brick to external leaf, 2000g polythene DPC to inner and outer skins.
100mm thick concrete floor slab on 100mm thick rigid Celotex or Kingspan insulation on 2000g polythene DPM lapped into horizontal DPC, 150mm thick min. well compacted hardcore with 25mm thick sand blinding. Ensure 25mm thick insulated upstand to perimeter of slab.

WALLS
Externally of 275mm thick cavity construction comprising 103mm thick outer skin of facing brickwork as noted to match existing. 75mm cavity fully insulated with 75mm Dritherm 32 or equal cavity batt insulation. Inner leaf of 100mm thick Durox 'Superblock' or equal approved.
Cavity ties to BS1243 at 900mm cts. horizontally and 450mm cts. vertically, 225mm cts. around openings.
Internal finish of 13mm thick two coat lightweight plaster.

Stud work partitions of 75 x 50mm softwood framework, 25mm thick mineral wool quilt (density 10kg/m3) in cavity and 12.5mm thick plasterboard each side.

OPENINGS
All cavities are to be closed at eaves with brickwork and around openings with proprietary insulated cavity closers incorporating DPC. Lintols to openings to be Catnic or similar with 150mm bearings, stop ends and are to be factory insulated. Weep holes above openings at maximum 450mm cts. minimum or 2 per opening.

WINDOWS
Double glazed PVCu windows, style as indicated having a U value of min 1.6 W/m2K (with low E coating). Fully glazed doors / screens to have an overall U value of 2.2 Wm2C. Frames to incorporate trickle vents to acheive background ventilation of 8000mm2 to habitable rooms. Ensure opening lights equal 5% of the floor area. Provide draught seals to all windows, doors and rooflights. Safety glazing to BSEN12600 to windows less than 800mm and doors / sidelights less than 1500mm from finished floor level. Minimum 500 x 850mm opening lights to windows to inner rooms.

ROOF
Roof covering as specified on 25 x 38mm treated softwood battens at appropriate centres on breathable roofing felt to BS747. 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 the tile manufacturer's instructions. All roof works to be carried out in accordance with BS5534.

Traditional – All roof timbers in grade SC3 as noted on section drawing

100 x 63mm wall plates, 22mm thick softwood fascias, 12mm ext. quality ply soffits.

All roof ceiling areas to be insulated as noted on section drawing.

Ceiling finishes throughout of 12.5mm plasterboard and skim unless stoad otherwise.

HEATING
Heating system to incorporate zone controls via thermostatic radiator valves and boiler to incorporate timing device, interlock facilities and flow control to prevent unnecessary boiler cycling.

SMOKE ALARMS
Smoke alarms where indicated to be inter – connected and mains wired with emergency battery back up supply. To be minimum 300mm from electrical fittings and maximum 3 metres from any adjacent bedroom door.
All to comply with BS5446 Part 1.

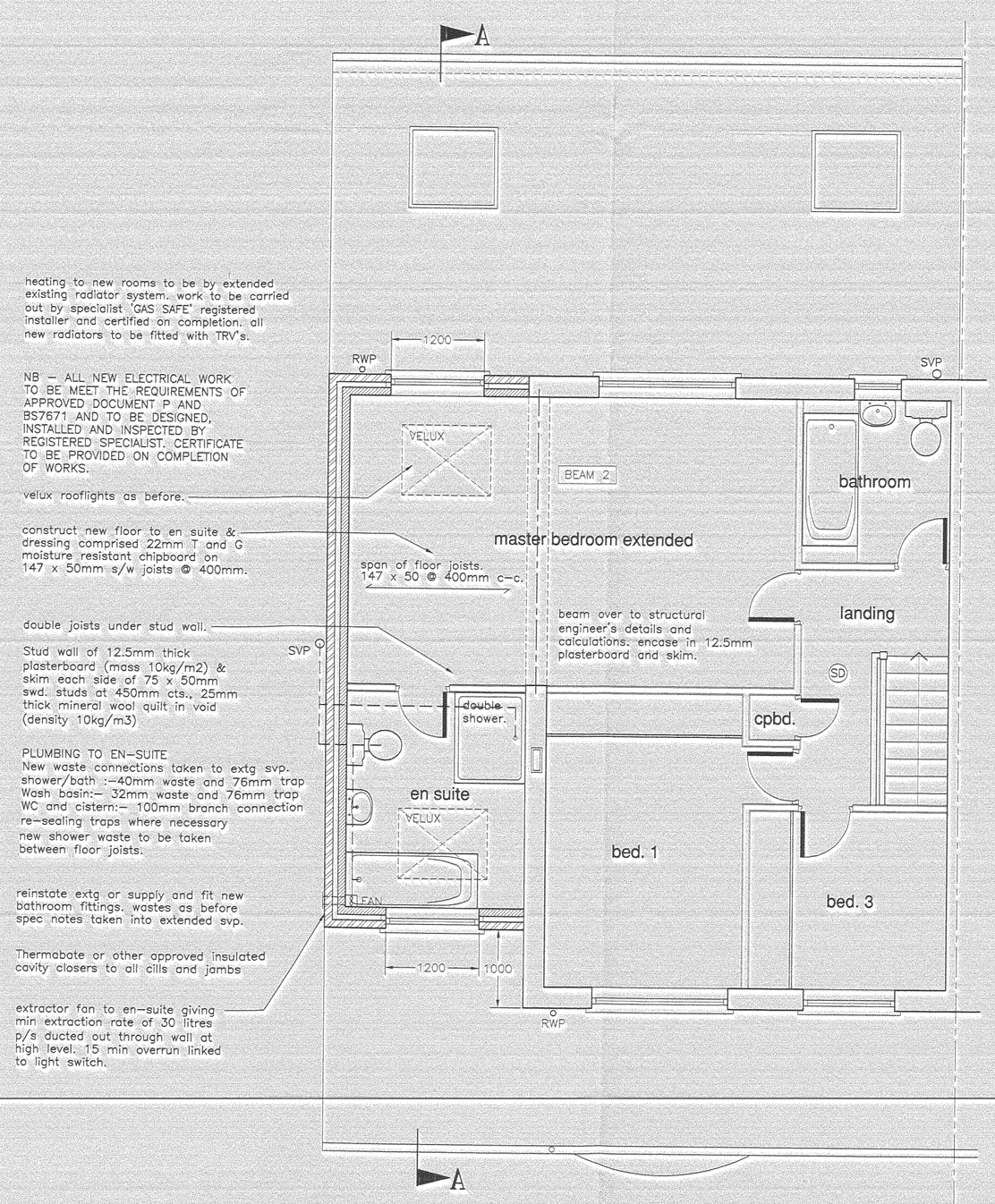
VENTILATION
Background ventilation to habitable rooms to be equivalent to 8000mm2.
Mechanical ventilation to be equivalent to:–

30 litres / second to en–suite.

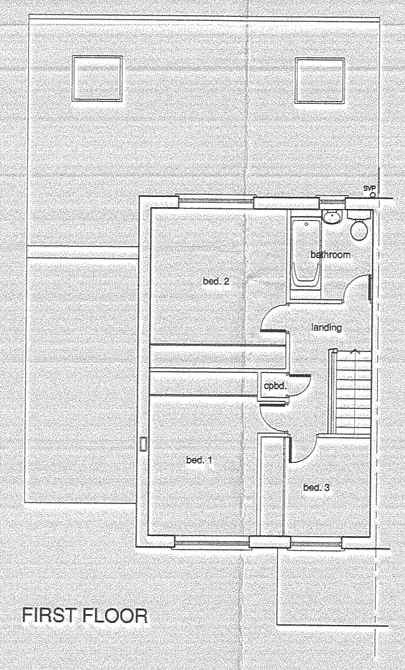
PLUMBING
New rainwater goods to be black PVCu Marley or similar with 65mm square section downpipes.
New waste connections to air admittance valves having rodding eye and access point at base.
shower :– 38mm waste and 76mm trap
Wash basin:– 32mm waste and 76mm trap
WC and cistern:– 100mm branch connection
Re–sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent openings.



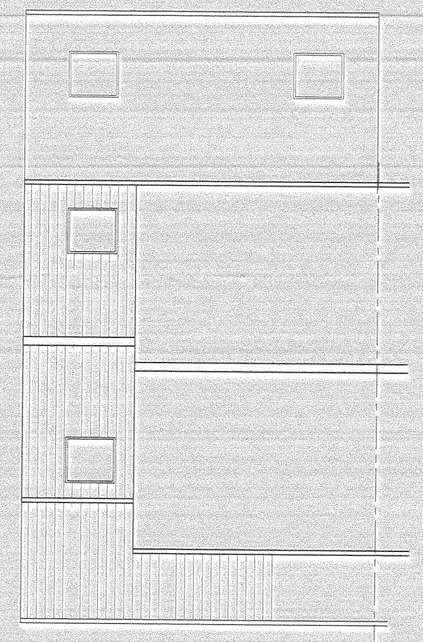
GROUND FLOOR PLAN AS PROPOSED



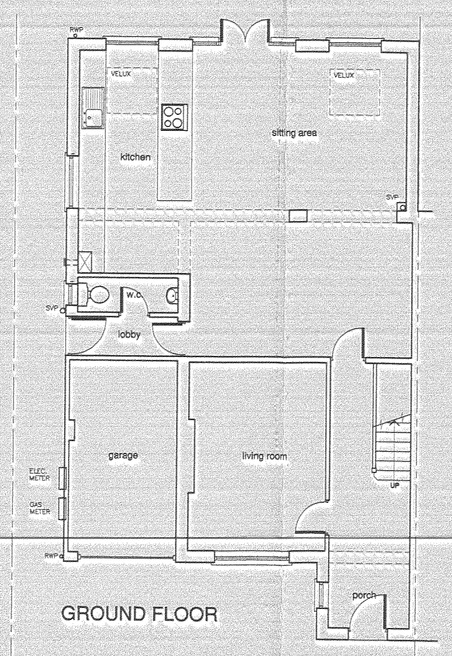
FIRST FLOOR PLAN AS PROPOSED



FIRST FLOOR



ROOF PLAN AS PROPOSED 1:100



GROUND FLOOR

PLAN AS EXISTING 1:100

REV B – AUG 2011 – FIRST FLOOR OF EXTENSION SET BACK 1.0m AS PER PLANNING OFFICER'S REQUEST.

REV A – JULY 2011 – SITE PLAN REVISED AS PER PLANNING OFFICER'S REQUEST.

A.J.S
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Project *PROPOSED EXTENSION AND ALTERATIONS AT 14 PINETREE AVE, GROBY, LEICESTER. FOR: MR. & MRS D. KOWALZUK*

Sheet Title *PLANS AND ELEVATIONS AS PROPOSED*

Scale *1:50, 1:100* Ref *2011/954/01 B*

Date *JUNE 2011* Drawn *AJA*

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