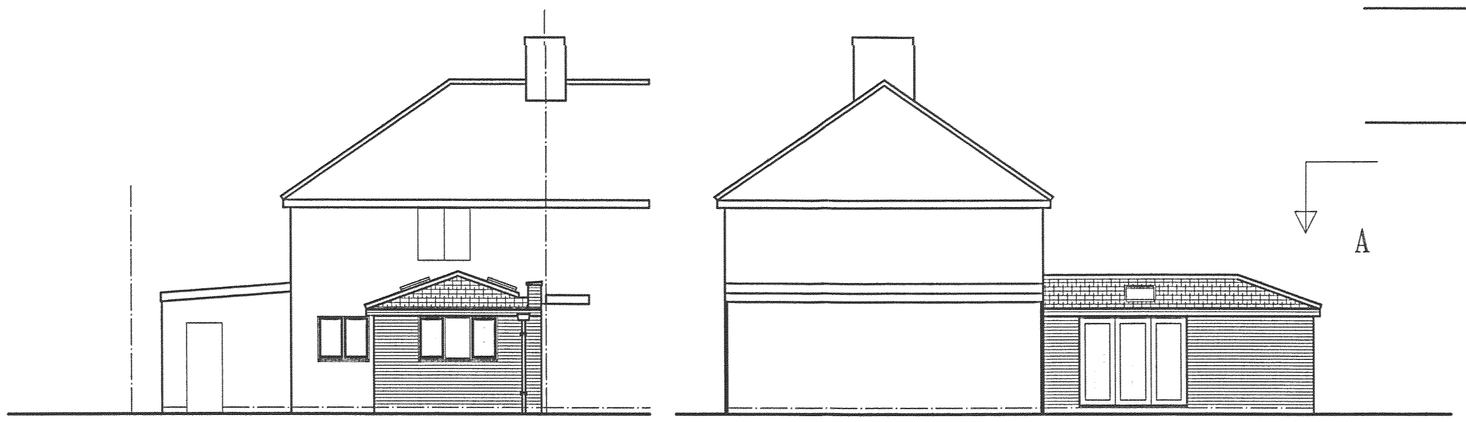
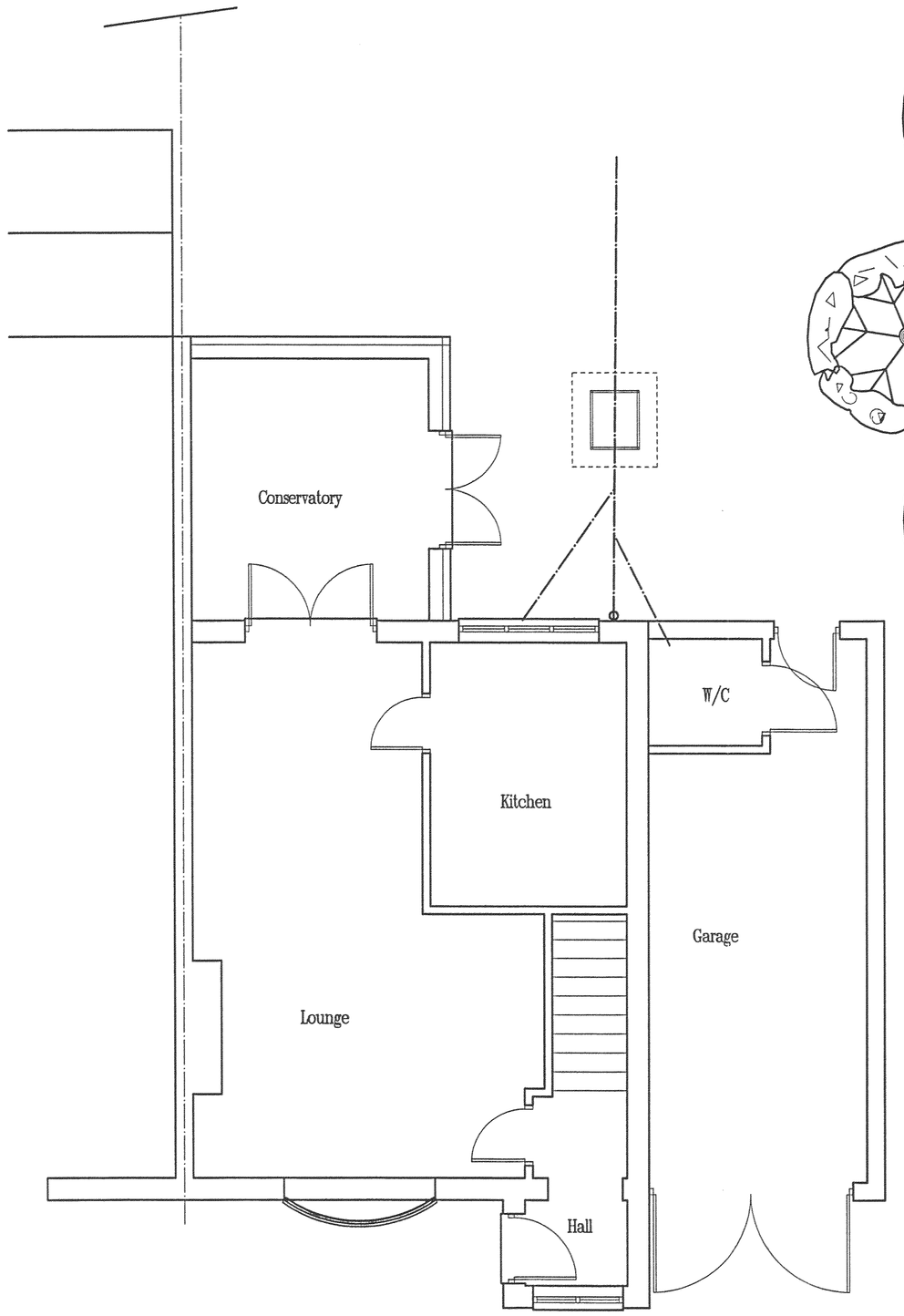
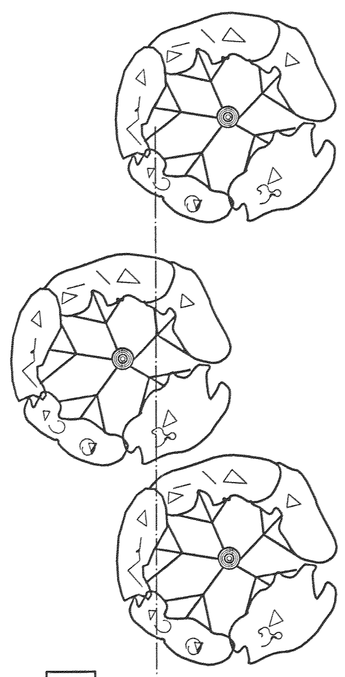


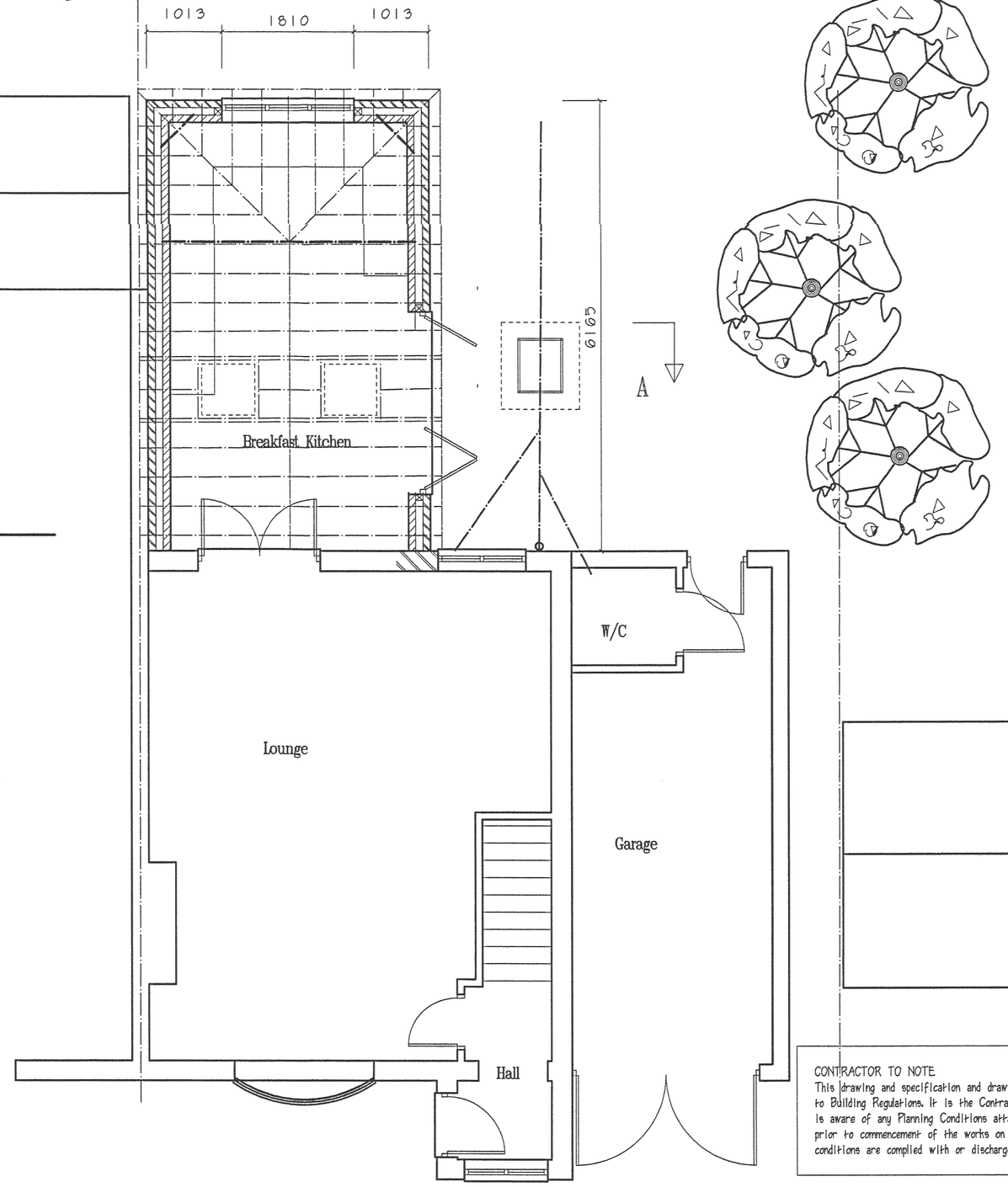
Proposed Rear Elevation

Proposed Side Elevation

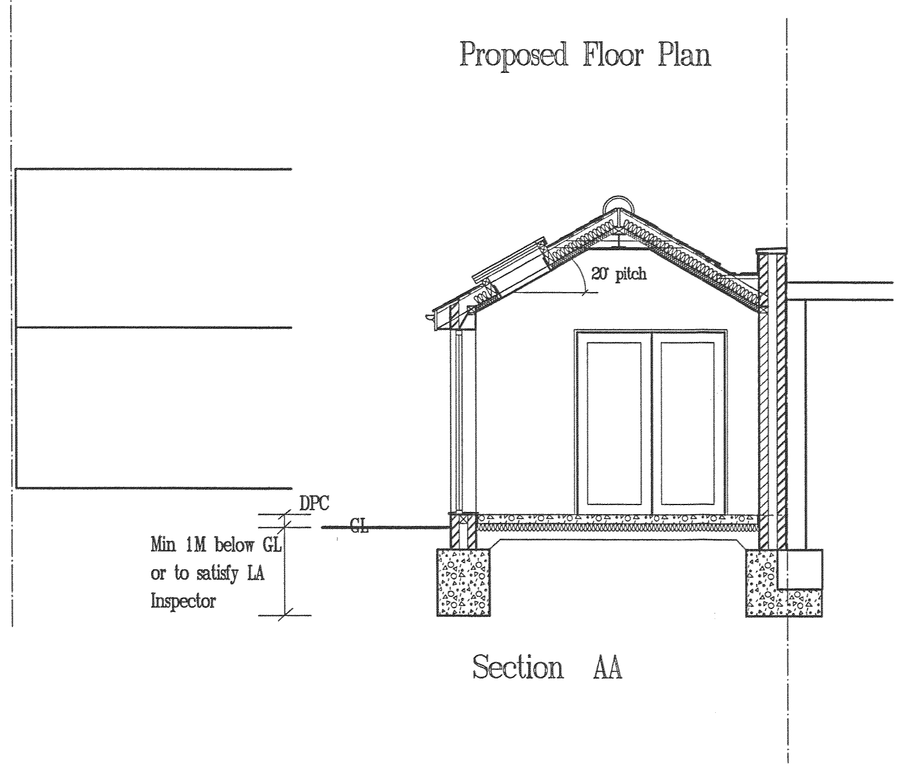


Existing Floor Plan





Proposed Floor Plan



Section AA

STORM DRAINAGE
In the first instance storm drainage to be taken to a suitably designed soak-away min 5M away from any building or structure. Design of soak-away to be to BRE 365 If ground conditions allow. Contractor to carry out percolation tests to Part H of the approved document. H2 page 31 section 1.34 applies. Test results to be agreed with Local Authority officer all prior to commencement.

FOUNDATIONS
Mass filled concrete foundations (1:2:4) min 600mm wide taken down to firm bearing, min 1M below G.L. or to suit ground conditions with L.A. Officers approval. Foundations must also be taken down below invert of drains within the pressure zone whichever is the greater. Foundations depth to be N.H.B.C. table in effective proximity of trees. Foundations to finish 2 course below G.L. Bwk. to D.P.C. to be Class B Engineering bricks. D.P.C. to be min 150mm above G.L. of Astos mineral felt or similar approved.

STUDWORK
Stud work to be 100x50mm studs at 450mm max ctrs with head and sole plates. Insulation/ Absorbent layer of unfaced mineral wool batts or quilt (Min thickness 25mm/ min density 10 kg/M cubed, which may be wire reinforced, suspended in cavity. Line both sides with P/Board having a min mass per unit area of 10 kg/M. sq. and skim smooth. Provide DPC under sole plates.

FLOOR
65mm sand and cement screed (1:3) on 100mm concrete (1:2:4) oversite on 1000g polythene vapour control layer on 90mm Celotex T-Break TM TB3000 rigid insulation with a 20mm upstand to perimeter on 1200g polythene D.P.M. on 50mm sand blinding on 100mm inert hard-core. D.P.M. to be linked to D.P.C. 20mm insulation turned up walls to F.F.L. Construction achieves 0.22 U Value.

BRICKWORK (302.5mm Cavity Construction)
Outer leaf 102mm facings, min 27N/mm compressive strength to match existing. Inner leaf to be 100mm CELCON SOLAR 3.5n/mm with 100mm cavity between. Cavities to be tied with ST. STL Butterfly ties to BS EN 845-1 at min 5/M. with 100mm DRITHERM cavity batts inserted during construction. Wall ties to be at 225mm ctrs. at all reveals to openings with THERMABATE cavity closers to heads cills and reveals. All walls to be have 12.7mm lightweight plaster and 5mm skim coat finished smooth Form all angles to frames and make good to existing plaster work. Connect new bwk. to existing using CATNIC STRONGHOLD St. St. starter straps bolted to existing masonry. Construction achieves 0.30 U Value.

TILED ROOF (Vaulted Roof)
MATCHING ROOF TILES Fixed to manufacturers specification on 38x25mm TANALISED tiling battens on TYVEC or similar approved breathable under-slating felt on C16 grade 200x50mm rafters at 400mm ctrs. Provide 100mm CELOTEX insulation between rafters plus 50mm CELOTEX insulation under rafters. Maintain min 50mm air gap over insulation.12.7mm foil backed plaster board screw fixed in position and skimmed smooth. 9.5mm GUPALUX or similar to soffit. All structural timbers to be GC3 Tanalised unless specified otherwise. Provide lateral restraint straps to roof timbers at rafter level using 30x5mm section Galv. STL straps at 1.5M ctrs. all to BS 5268 (1983) Construction achieves 0.20 U Value.

Internal Lighting (Part L)
Min no. of 3 light fittings to be provided which will only take lamps having a luminious efficiency greater than 40 lumens per circuit-watt.

Plumbing
Kitchen Sink to be fitted with 42Ø waste & 75mm seal trap

Kitchen to have mechanical vent fan fitted to achieve min 60 litre/sec to fresh air

GLAZING UPVC Frames using (PILKINGTON OPTITHERM SN)
All new glazing to be 6mm toughened in critical area to BS6206 as per Approved Document part N (1992). All habitable rooms to have min 1/20th of total floor area as opening lights with all new windows being double glazed. Any new habitable rooms at first floor are to be fitted with an escape window through which escape can be made. Such a window should have an unobstructed opening (unobstructed by 'easy-clean' hinges) that is at least 0.33m. sq. and at least 450mm high and 450mm wide. The bott of the opening should not be more than 1100mm and not less than 800mm above the finished floor level. Windows to have integral trickle vents of 8000 sq. mm. U.S.O. Windows to be mastic sealed to brickwork. All openings to have factory fitted draught seals. Double Glazed units with min 16mm air gap and a 'Soft' Low-E coating. Windows should achieve U Value of 1.8

DRAINAGE
All new drainage to be OSMA P.V.C. flexibly jointed, layed on pea gravel to suitable falls and manufacturers specifications and code of practice. Provide pre-stressed concrete lintels where pipework passes through walls with min end bearings of 150mm to maintain water tightness. Where drains pass under floors encase in 150mm pea gravel. All disused or redundant drainage to be completely removed back to main connection and connection made good. Drainage connections and positions shown on this drawing are assumed lines. Contractor to verify exact position on site prior to commencement and agree same with L.A. Officer before any connections are made.

FIRE PROTECTION
All new steelwork to be encased 2 layers 12.5mm GYPROC Fireline board nailed to timber cradles not less than 44x44mm spaced at 600mm ctrs, with all joints staggered. Skim smooth to finish.

CONTRACTOR TO NOTE
This drawing and specification and drawing contains information relevant to Building Regulations. It is the Contractors responsibility to ensure that he is aware of any Planning Conditions attached to the Planning Consent prior to commencement of the works on site, and that all relevant conditions are complied with or discharged.

A report signed by a suitably qualified person confirming that the appropriate design details and building techniques have been specified and that the works has been carried out in ways that can be expected to achieve reasonable conformity with the specification is to be provided in due course.
Note To Contractor:
Robust Details form part of the design and are included. These details are set out in the TSO Robust Details Catalogue.

All Electrical Work To Be Carried Out To Meet The Requirements Of Part P Of The Approved Document By A Person Competent To Do So. Prior To Completion The Local Authority Building Control Are To Be Provided With A Copy Of Either-

1/ An Electrical Installation Certificate Issued Under A Competent Person Scheme, Or

2/ An Electrical Installation Certificate As Defined In BS7671 Signed By A Person Competent to do so

Contractor To Note A Building Control Completion Certificate May Not Be Issued By The Local Authority If The Above Is Not Satisfied.

Smoke Detection to BS5839 Pt 6 2004 Min L3 standard. Smoke Detection to be mains operated with battery back-up. Smoke heads to be Max 7M from any kitchen and Living Room doors and 3M from any bedroom doors. A separate Conformance Certificate is to be provided by the installation contractor

NOTE
In the absence of detailed ground condition information the foundations assume satisfactory ground bearing conditions, which must be verified on site and agreed suitable with L.A. Officer. Further consideration to detail may have to be given either before or during construction.
Building Contractor to ensure that work is carried out only to the officially APPROVED plans. IF IN DOUBT ASK.

THIS DRAWING IS NOT A CONTRACTURAL DRAWING and is principally prepared to obtain Local Authority Approvals. Nor does it constitute a production drawing. Further consideration may have to be give to details on site either before or during the contract period.

CLIENT TO NOTE
You as the Employer have a responcibily under the PARTY WALL ACT 1996 to ensure that all aspects of the said act are adhered to. Your attention is drawn to your responcibilities under the afore mentioned act, namely that you should inform your neighbours in writing that you intend to carry out works to a Party Wall and that he may have certain requirements of his own. You may wish to consult a solicitor or Party Wall Surveyor for further advise on this matter. (Refer to ODPM Literature available from your local council offices)

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R.C.I. Design Ltd.

Contractor to verify all boundaries and dimensions on site before work is commenced and notify of any discrepancies. No part of the proposal should encroach beyond any boundary without prior written consent of the owner of that land. All details and dimensions relating to Sub-Contractors or suppliers to be checked and agreed on site prior to order. IF IN DOUBT ASK

ALL DIMENSIONS IN MILLIMETRES

CLIENT	Mr. & Mrs. Anderson
PROPOSAL	SINGLE STOREY REAR EXTENSION at SPRING COTTAGE Bull-in-the-Oak Bosworth, Cadeby. CV13 0DW
SCALE: 1.100 1.50	DATE: May 2010
DRG No: 7047-01	REV:

DEVELOPMENT SERVICES
28 JUL 2010
RECEIVED