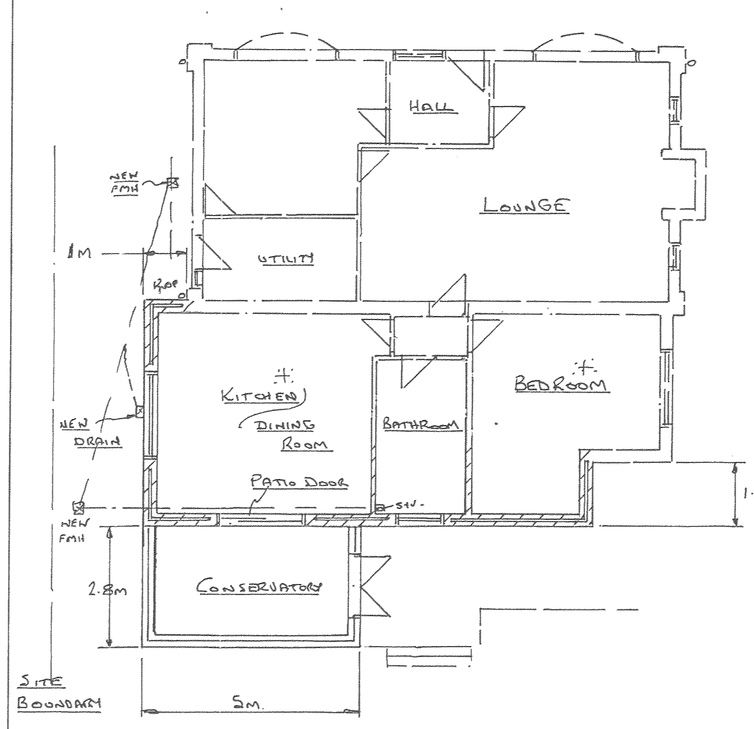
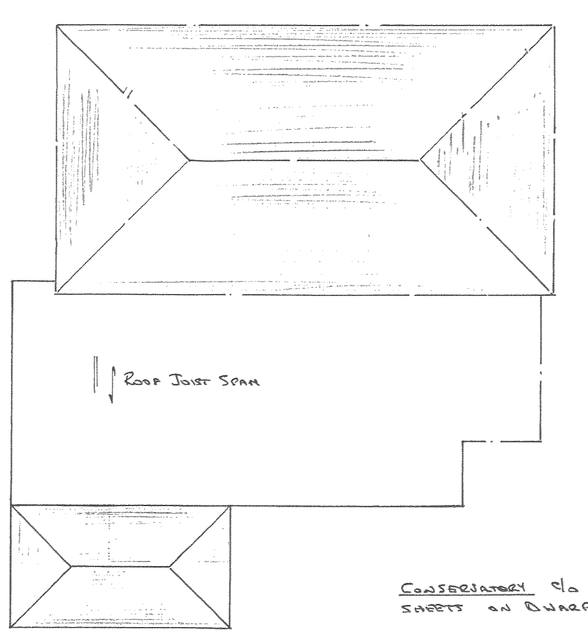
THE WATER SUPPLY (COLD) TO THE PROPERTY IS EXISTING
IS SUPPLIED BY THE SEVERN TRENT WATER COMPANY.
THE HOT WATER SUPPLY IS VIA AN EXIST. COMBI BOILER

DRAINAGE + FOUNDATION DETAIL TO BE CONFIRMED WITH LOCAL BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF WORKS



PROPOSED PLAN



CONSERVATORY TO HAVE GLASS + POLYCARBONATE SHEETS ON DWARF WALL

PROPOSED ROOF PLAN

NOTES!!

FLAT ROOF :- TO BE WARM DECK CONSTRUCTION, 12mm BITUMEN BONDED CHIPPINGS ON 3 LAYERS BITUMINOUS FELT ROOFING TO BE 18% + CP 144 ON 18mm CELOTEX DOUBLE R T.C.I STANDARD RAPP RANGE INSULATION. ON BIT/FELT TYPE 1B VAPOUR BARRIER HOT BITUMEN BONDED TO 18mm EXTERNAL QUALITY PLYBOARD/DECK ON FIRRING STRIPS TO FALL ROOF TO GUTTERS. ON MIN 195 x 50 JOISTS (C24) OR 195 x 63 JOISTS (C16) AT MAX 450 CTRS.

LATERAL RESTRAINT :- AT EAVES + GABLE LEVELS WITH 30mm x 5mm SECTION M.S ANCHOR STRAPS AT MAX 1.8m CTRS. ACROSS MIN 3 JOISTS. COMPLETE WITH 75 x 50 x 5 w. SUPPORT NOGGINS AS REQUIRED.

CAVITY WALLS :- 300mm THICK. 102 mm FACING BRICK TO MATCH EXISTING. OUTER SKIN. 100mm CAVITY TO HAVE VERTICAL D.P.C. AND THERMABATE CAVITY CLOSURES. CAVITY TO BE FILLED WITH 100mm TRITHERM OR ROCKWOOL CAVITY FILL SLABS. INNER LEAF: TO BE 100mm dplus CELCON BLOCKS. PLASTER FINISH 1/2 BASE (0.30 W/m²K) WALL TIES TO BE STAINLESS STY AT MAX 750mm HORIZONTAL + MAX 450mm VERTICAL CTRS + STAGGERED. NEW BRICKWORK KEYED INTO EXISTING AS PER CATTLE WALL GUIDELINES

LINTOLS :- IG U/S 100 OVER ALL NEW WINDOWS + DOORS MIN. 150mm END BEARING

JOIST HANGERS :- TO BE GALVANISED STY POST FIXINGS TO BS 6178.

FIRE PROTECTION :- ENCASE EXPOSED STEELWORK LINTOLS IN 2 LAYERS REGULAR PLASTERBOARD (12mm) + 7mm SKIM. 1.6mm WIRE BINDING AT 100mm PITCH

GROUND FLOOR :- FINISH TO CLIENTS CHOICE ON 65mm SAND/CEMENT SCREED ON 125mm CONC BASE. 80mm CELOTEX SANDWICHED BETWEEN 2 LAYERS 1200G POLYTHENE D.P.M. TURNED UP AT SIDE EDGES TO LOW WALL D.P.C. ON 50mm SAND BLINDING AND MIN 100mm CONSOLIDATED HARDCORE BED. INSULATION TO HAVE 25mm UP STAND OFF PERIMETER. (0.22 W/m²K)

D.P.C's :- PROVIDE HORIZONTAL D.P.C MIN 150mm ABOVE GROUND LEVEL + VERTICAL D.P.C TO ALL NEW WINDOWS + DOORS.

BRICKS BELOW D.P.C :- TO BE CLASS 'B' ENGINEERING BRICKS.

FOUNDATIONS :- CONCRETE 1:2:4. 600mm WIDE x 200mm THICK (OR TRENCH FILL) MIN 1M DEEP TO L.A. SATISFACTION. TO REGAIN INVERT LEVEL OF DRAINS.

VENTILATION :- OPENING WINDOW LIGHT TO BE MIN 1/20th OF GROUNDFLOOR FLOOR AREA. CLEAR OPENING LIGHT TO ALL HABITABLE ROOMS TO BE MIN 850mm WIDE x 566mm HIGH. BACKGROUND VENT TO ALL ROOMS MIN 8000mm². TRICKLE VENTS IN WINDOWS OR AIRBRICKS.

BATHROOM :- TO HAVE EXTRACTOR FAN MIN 30 LITRES CAPACITY

KITCHEN :- TO HAVE EXTRACTOR FAN MIN 60 LITRES CAPACITY

GLAZING :- ALL GLAZING TO BE DOUBLE GLAZED SAFETY GLAZING TO BS 6206 LAMINATED OR TOUGHENED. TO HAVE 16mm ARGON + SOFT LOW 'E' COATING (0.15 W/m²K)

WINDOWS TO BE BRADFORD STRIPPED AND TO HAVE ARCTIC BEDDING AGAINST BRICKWORK.

GAS REGISTERED ENGINEER :- TO CONFIRM THAT EXIST. BOILER/HEATING SYSTEM WILL COPE WITH ANY ADDITIONAL RADIATORS.

ALL NEW RADIATORS :- TO HAVE THERMOSTATIC VALVES FITTED.

ALL ROOMS MARKED THUS # TO HAVE LIGHT FITTINGS THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT.

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 WILL REQUIRE AN APPROPRIATE ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

DOMESTIC SMOKE ALARMS :- TO BE PROVIDED IN CIRCULATION AREAS AND INSTALLED IN ACCORDANCE WITH BS 5839 PT 6 2004. THE SMOKE AND HEAT DETECTORS TO BE MAINS OPERATED AND INTERLINKED WITH BATTERY BACKUP.

FOUL DRAINAGE :- SINK WASTE 40mm TO HAVE 75mm DEEP SEAL TRAP TO NEW DRAIN BOOBLE BIG TO NEW RODDING EYE ACCESS 150mm dia ENGINEERING BRICKS ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER TO EXIST. F.W.A. WC TO NEW FMH

STORM DRAINAGE :- 100mm GUTTERING TO 75mm RWP TO SOAKAWAY. SUITABLE TO L.A SATISFACTION. SOAKAWAY TO BE MIN 5m FROM BUILDING. SIZE SUBJECT TO PERCOLATION TEST. TO BE 4m BRICK HONEYCOMB WRAPPED IN TERAM IN 450mm PEA GRAVEL SURROUND. ON 150mm CONC BASE TO HAVE REINFORCED LID/COVER. SOAKAWAY TO COMPLY WITH BRE DIGEST 365.

ALL NEW DRAIN RUNS :- TO BE 100mm DIA FLEXIBLE JOINTED PIPES ENCASED IN 150mm PEA GRAVEL BED. ALL DRAINS WITHIN 1M OF EXTENSION TO BE ENCASED IN 150mm CONC. SLEEVE. DRAINS PASSING THRU WALLS OF EXTENSION TO BE BRIDGED WITH CAST LINTOL.

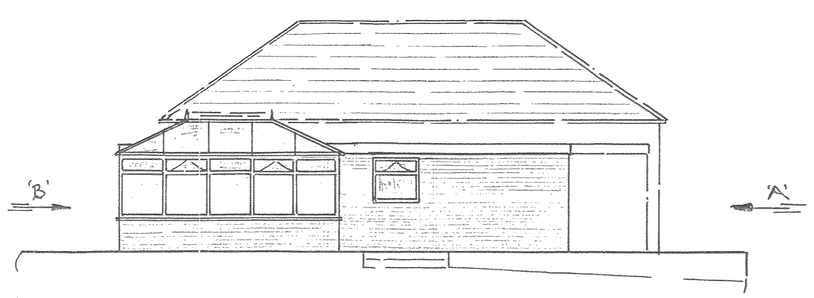
SWITCHES & SOCKETS :- FOR LIGHTING AND OTHER EQUIPMENT IN HABITABLE ROOMS TO BE AT AN APPROPRIATE HEIGHT BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR HEIGHT.

OWNERS CONTROL FOR ROBUST DETAIL :- ROOF! DESIGN DETAIL SUCH AS THOSE SET OUT IN THE TSO ROBUST DETAIL CATALOGUE AND SUBMIT A REPORT SIGNED BY A PERSON SUITABLY QUALIFIED, CONFIRMING THAT APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED AND THAT THE WORK HAS BEEN CARRIED OUT IN WAYS THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE SPECIFICATIONS

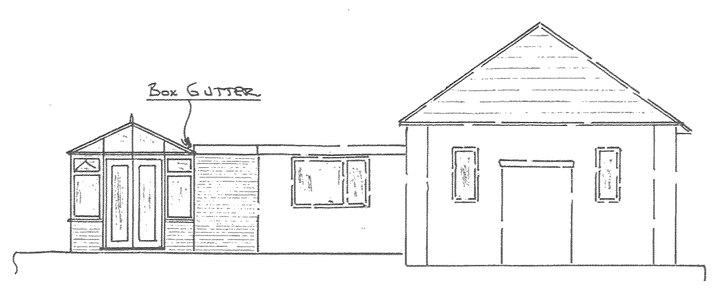
ALL DIMENSIONS/SERVICE/DRAINAGE AND DETAILS, TO BE CHECKED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF WORKS. BUILDER TO CARRY OUT ALL WORKS TO LOCAL AUTHORITY SATISFACTION AND ACCEPT DESIGN LIABILITY. THIS DRAWING IS FOR PLANNING/BUILDING REGS PURPOSES ONLY AND NOT A FULL WORKING DRAWING. IF IN DOUBT - ASK.

CEILING HEIGHT TO BE CONFIRMED ON SITE BY BUILDER WITH CLIENT

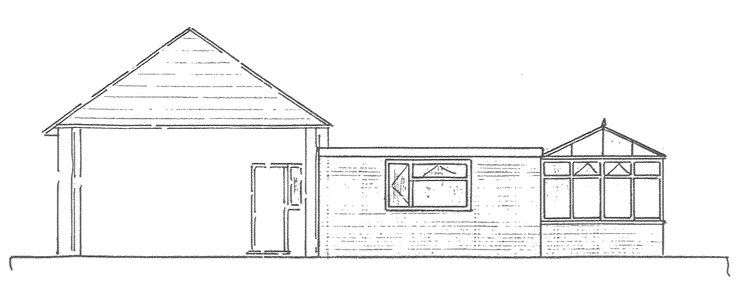
DEVELOPMENT SERVICES
13 AUG 2010
RECEIVED



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION ARROW 'A'



PROPOSED SIDE ELEVATION ARROW 'B'

PROPOSED REAR EXTENSION + CONSERVATORY
AT
"TORRENS"
SHEEPY ROAD
SIBSON
NUNEATON

SHT 2 OF 2 SHTS

SCALE :- 1/100