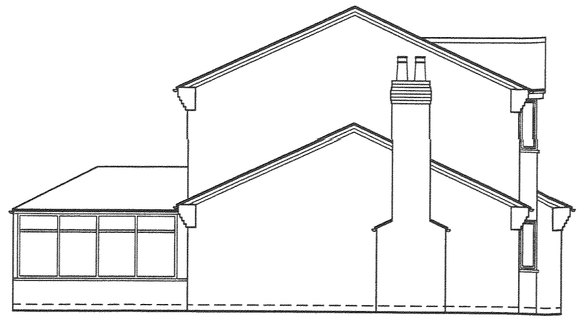


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



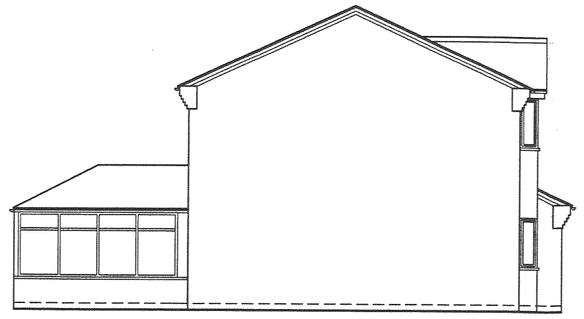
PROPOSED SIDE ELEVATION



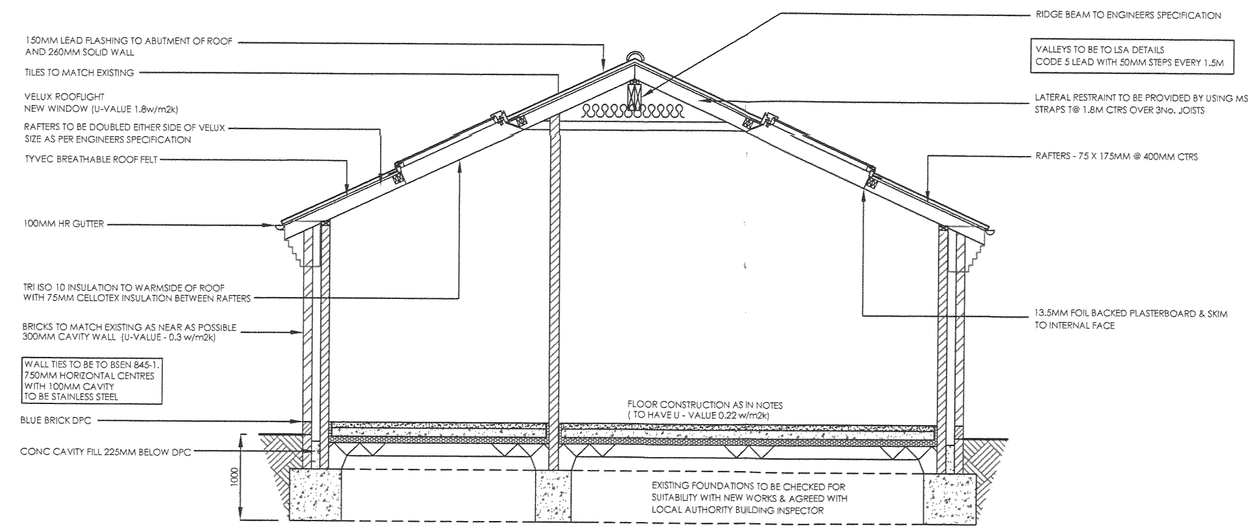
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



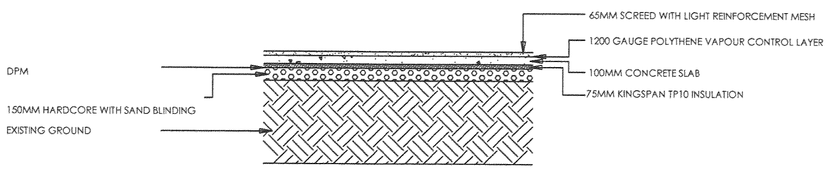
PROPOSED SECTION

0 1M 2M 3M 4M 5M

SCALE RULE (1/50)

0 1M 2M 3M 4M 5M

SCALE RULE (1/100)

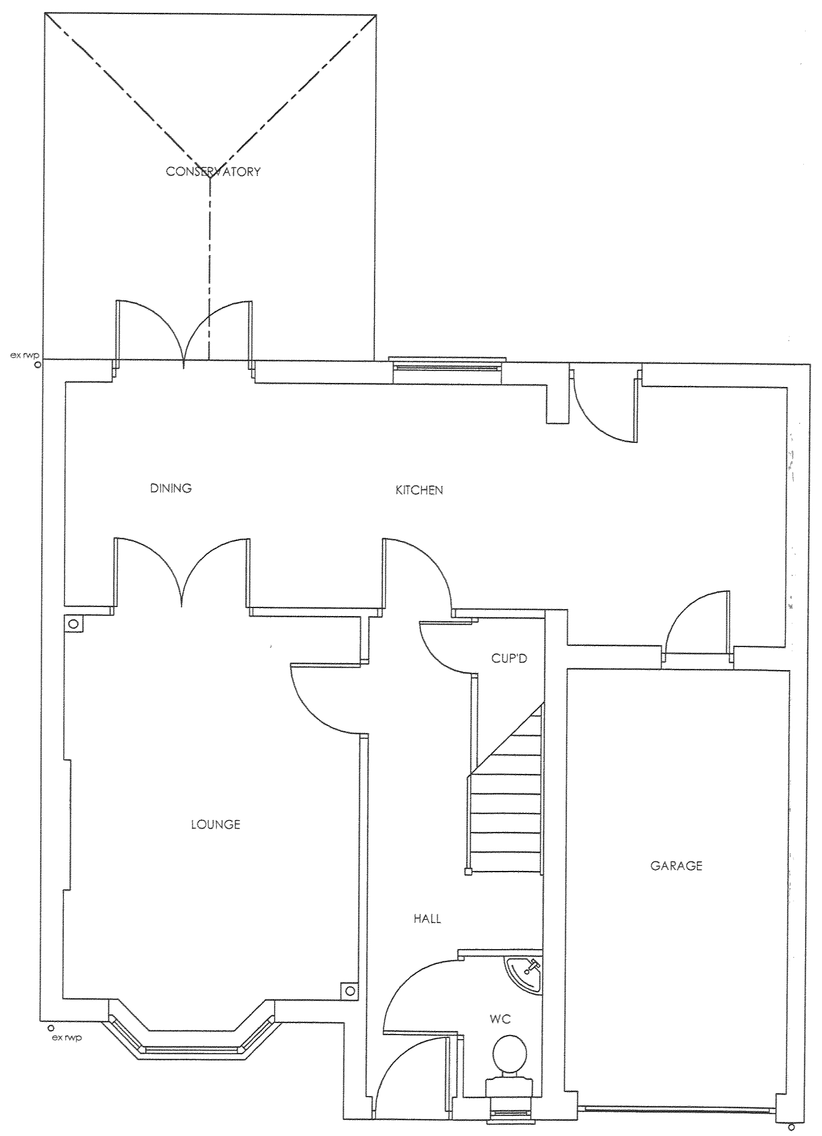


HABITABLE FLOOR CONSTRUCTION (U - VALUE 0.22 w/m2k)

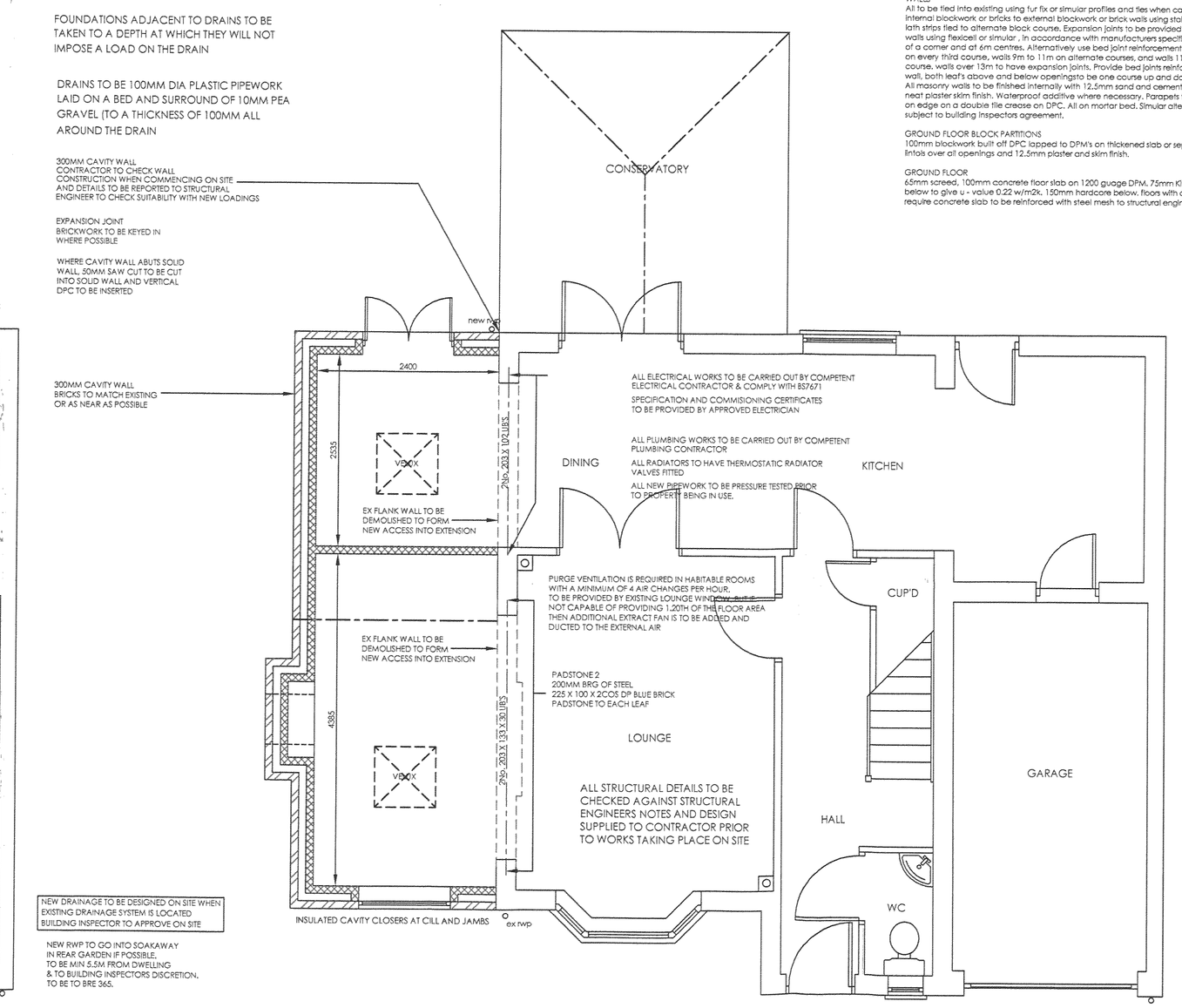
WHERE DRAINS PASS THROUGH WALLS A SUITABLE LINTOL IS TO BE PROVIDED TO GIVE A 50MM SPACE ALL ROUND. OPENING IS TO BE MASKED WITH A RIGID SHEET MATERIAL

FOUNDATIONS ADJACENT TO DRAINS TO BE TAKEN TO A DEPTH AT WHICH THEY WILL NOT IMPOSE A LOAD ON THE DRAIN

DRAINS TO BE 100MM DIA PLASTIC PIPEWORK LAID ON A BED AND SURROUND OF 10MM PEA GRAVEL (TO A THICKNESS OF 100MM ALL AROUND THE DRAIN



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

NEW DRAINAGE TO BE DESIGNED ON SITE WHEN EXISTING DRAINAGE SYSTEM IS LOCATED BUILDING INSPECTOR TO APPROVE ON SITE

NEW RWP TO GO INTO SOAKAWAY IN REAR GARDEN IF POSSIBLE. TO BE MIN 5.5M FROM DWELLING & TO BUILDING INSPECTORS DISCRETION. TO BE TO BRE 365.

BUILDING CONTROL NOTES
ALL WORK TO BE TO LOCAL AUTHORITY OR NHBC APPROVAL. ALL BS'S AND CP'S WHERE RELEVANT ARE TO BE COMPLIED WITH, AS DIRECTED BY LOCAL AUTHORITY. ANY DISTURBANCES OR DAMAGE TO EXISTING PROPRTIES TO BE MADE GOOD AND MATCH AS NEAR AS POSSIBLE OR AS AGREED. ARCHITRAVES, CORNICE, DOORS AND SKIRTINGS TO MATCH AS NEAR AS POSSIBLE IF REPLACING OR IN NEW WORKS. SERVICES TO ADDED, ALTERED OR EXTENDED AS REQUIRED.

FOUNDATIONS
Trenchfill concrete with sulphate resisting cement unless soil report or local authority inspector indicates otherwise. Refer to plan / section or structural engineers report for sizes and depths. To be at least as deep as existing or adjacent foundations, min 600mm below any tree roots encountered in the excavations and taken down to virgin ground. No adjacent foundations to be underminded without agreement from building inspector. Local authority to be consulted at earliest opportunity if uncertain. foundations to be inspected prior to concrete being poured.

DPC'S & DPM'S
A1 to be 742. minimum 150mm above finished ground level. Fully lap to existing dpm's where applicable. All on mortar bed. Step dpc as required to suit site levels. Vertically lap or tank as appropriate. Inner leaf dpc not to be above floor level and to lap to floor dpm. Use high load dpc's below concrete floor beams etc. Dpm's to be 1200 guage polythene or equalyl approved. gas membranes may be necessary subject to building inspectors recommendation.

EXTERNAL WALLS
External finish to be as specified. any render to be in 2coats 1:1:6 mixsand / cementand min 20mm thick overall with waterproof additiveand to BS 8262. All on at least 100mm concrete blockwork. Alternative to be brickwork outerskincomprising of 102.5mm facing brickwork. samples be agreed with local authority planning department. Cavity wall to be 300mm wide to give a u-value of 0.3 w/m2k comprising of approved brickwork (bricks to match existing or as near as possible on extensions). 100mm cavity filled with Rockwool cavity wall insulation or simular approved manufacturers product. Inner leaf of wall to be Celcon blockwork. structural engineer or building inspector to agree block density. Wall constructed with 1:1:6 cement plasticizer sand mortar, colour to match existing where applicable. Wall ties to BS 1243. 450mm vertical ctrs and 900mm horizontl ctrs staggered. 300mm ctrs vertically at openings. Thermabate or simular approved cavity closers with dpc incorporated, to be used in reveals and below eaves and cills. All work below DPC level to use sulphate resisting materials unless report or building inspector indicates otherwise. DPC cavity tray, stepped as necessary and code 5 lead flashings above all abutments.

WALLS
A1 to be tied into existing using tur fix or simular profiles and ties when carrying out extensions. Tie internal blockwork or bricks to external blockwork or brick walls using stainless expanded metal lath strips tied to alternate block course. Expansion joints to be provided on outer leaf of cavity walls using flexicell or simular , in accordance with manufacturers specification. To be within 3m of a corner and at 6m centres. Alternatively use bed joint reinforcement in walls 6m to 9m long on every third course, walls 9m to 11m on alternate courses, and walls 11m to 13m on every course, walls over 13m to have expansion joints. Provide bed joints reinforcement in full length of wall, both leaf's above and below openingsto be one course up and down without exception. All masonry walls to be finished internally with 12.5mm sand and cement saratan coat and 2.5mm neat plaster skim finish. Waterproof additive where necessary. Parapets to be in dense hard bricx on edge on a double tile crease on DPC. All on mortar bed. Simular alternative may be suitable subject to building inspectors agreement.

GROUND FLOOR BLOCK PARTITIONS
100mm blockwork built off DPC lapped to DPM's on thickened slab or separate foundation. lintols over all openings and 12.5mm plaster and skim finish.

GROUND FLOOR
65mm screed. 100mm concrete floor slab on 1200 guage DPM. 75mm Kingspan floor insulation below to give u - value 0.22 w/m2k. 150mm hardcore below. floors with over 600mm of fil require concrete slab to be reinforced with steel mesh to structural engineers specification.

option 2;
reinforced concrete inverted T beams by specialist manufacturerand with 100mm 7.0n/sqmm concrete blockwork infill between. size spacing and partition supports to manufacturers design details. Minimum 1500mm void below underside of beams vented to external air @ 900mm ctrs using pvc periscopic vent sleeves to 1no 215 x 75mm inner and outer leaf air bricks. Provide aspertures in walls below floor to cross vent to adjacent voids. Ensure no apertures or air bricks directly below a floor beam bearing. Allow for applied floor finishes to be flush with existing to avoid any steps or ramps unless otherwise specified. In all cases maintain any existing sub floor ventilation providing pvc ducts and additional air bricks as appropriate.

FLOOR TO BE AGRREED BY BUILDING INSPECTOR. OTHER VARIATIONS ARE TO BE DESIGNED BY STRUCTURAL ENGINEERS.

TIMBER
All to be C16 grade unless otherwise specified. Roof timbers, any ends within walls, or other vunerable positions are to be treated with preservative containing a fungicide. Roof timbers to be pressure impregnated with preservative, 2plke all doubled joists etc together with 100mm wire @ 300mm ctrs askew from both sides. Bolt multiple timbers as specified with M12 8.8mm bolts @ 450mm ctrs, staggered with 63mm dia toothed ringplates and washers.

STUDWORK PARTITIONS
100 x 50mm SW studs at 400mm ctrs. noggins @ 800mm ctrs. 100 x 50mm sole and header plate. Double up joist below partitions unless otherwise specified. 12.5mm plasterboard and skim finish both sides of wall with 100mm sound insulation between if surrounding a bathroom or water closet.

LINTOLS
A1 by specialist manufacturer. To be moisture rust proofed and factory insulated. Closed end DPC trays over as appropriate. Minimum 150mm end bearings unless otherwise specific. Pre stressed or normal concrete lintols may be used over internal openings subject to building inspectors comments. All to be installed to manufactures specification.

LATERAL RESTRAINT
Anchor roofs, ceilings and intermediate floors to external and other load bearing walls as applicable @ 2.0m maximum ctrs. Applies to new work in all cases and existing where directed. 30 x 5mm galvanised straps notched over at least 3no. joists, bent as required and extended down walls to a minimum 600mm. Straps to be hnioked over inner leaf at intermediate floors.

WASTE PLUMBING
A1 to BS 5572. 100mm dia soil and vent stacks or sub stacks as directed. 100mm dia wc branches with 50mm deep P traps. All other traps to be 75mm deep accessible and cleanable. Waste sizes as follows:
Basins and bidets - 32mm
Baths, showers, sinks, washing machines - 40mm
No waste to be connected to a stack within 200mm of a Wc branch. Increase pipe sizes from 32mm to 40mm @ 1.7m. 40mm to 50mm @ 3.0m. Over 4.0m provide an anti syphon trap or vent connected to waste within 300mm of a trap. To rise continuosly either to external air or back to stack above highest flood level. Wherever possible and always at head of a drain stack it should be vented to external air via baton cage 900mm above any ventilation opening within 3.0m. Code 5 lead collars / sleeves above roof abutments. Fresh air inlet valves only to be used in accordance with manufacturers specification and building inspectors approval. Provide rodding eyes to all bends and junctions. Box in and conceal wastes etc in agreement with client.

GLAZING
Any glass in a window within 800mm of floor level, 1500mm in a door and 300mm each side of a door to be laminated to BS 6206, unless pane of glass is less than 250mm wide and under 0.5sqm in area. New glazing to be double glazed units with air gap, argon filled and with a soft low E coating (u - value 1.8w/m2k).

VENTILATION
All habitable rooms - windoes to have trickle vents providing 8000mm2 background ventilation.

kitchen - mechanical extractor provided giving 60 litres / second extraction. Alternatively a cooker hood can be provided giving 30 litres / second (intermittent). Extraction vents to windows to give 4000mm background ventilation.

Utility rooms - Mechanical extraction to provide 60 litres / second extraction. trickle vents to windows giving 4000mm2 ventilation.

toilets - an extract fan coapable of extracting at a rate of 6 litres / second. which can be operated intermittently and has an over run period of 15 minutes. Alternatively, 1 or more ventilation openings with a total area of at least 1/20th of the floor area. to be 1.75m above floor level. windows to be fitted with trickle vents providing 4000mm2.

DRAUGHT EXCLUSION
All windows and doors to be fitted with draught - stripping to the frames of all openable elements of windows, doors and rooflights. loft access traps to be insulated & to include integral vapour and draught seals. All services that pass through insulated layers into voids are to be sealed and boxing around services is to be sealed at floor and ceiling level.

SMOKE ALARMS
An alarm must be installed on each floor. interconnected to one another (to manufacturers specification). The smoke alarms must be permanantly wired to a separately fused circuit at the distribution board. The wiring to conform with IEE wiring regulations. Alarms to be fitted within 7m of a kitchen or living room door & within 3m of a bedroom door. The alarm must be a minimum of 300mm from any light fitting or wall when fixed to the ceiling. Occupants must be provided with information on the use of the equipment and on its maintenance by the manufacturer. (BS5839 pt1)

STEELWORK
All to be grade 43 to BS 4 part 1 and BS 4848 parts 2 & 4, painted with grey coat oxide primer after first removing any surface rust etc. Any joints to be bolted or welded to seoarate detail by engineer. structural engineer to specify all bearing plates. Encase all beams in 2 layers of plasterboard and skim with staggered joints where below a ceiling. beams within floors to have a single plasterboard finish aswell as ceiling finish.

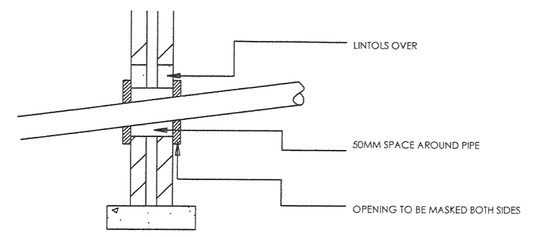
RAINWATER GOODS
All to agreed type or to match existing. Gutters to be laid with minimal falls towards outlets as plan. Generally 100mm dia hir gutter and 63mm downpipes to be used. Swan neck offsets at eaves and provide leaf guards. Down pipes to discharge through gully gratings.

MAIN ROOF
Tiles or slates as approved by planners or to match existing. timber trusses to manufacturers spec or cut roof to structural engineers design, 25 x 38mm battens, tyvec breathable or un tearable roofing felt. 100 x 50mm wall plate fixed to masonry walls. 200mm glasstfons insulation to roof void to give u - value 0.16w/m2k. if roof being vaulted then TI iso 10 insulation can be used in accordance with manufacturers specification. Corrugated roof vents to be used at eaves to ensure ventilation gap of 50mm is maintained between insulation and felt. eaves to be ventilated to give equivalent of 10mm continuous gap along its length of insulated roof. roof braced and strapped to BS 5268 using 25 x 100mm timbers and 6 x 30mm mild steel straps.

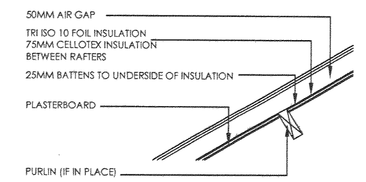
PIPE & VENT DUCTING
Encase all ducts and stack pipes etc in 2 layers of 12.5mm plasterboard fixed to break joints and with plaster and skim finish. 100mm sound absorbant insulation to beused to infill around pipes etc. 50 x 50mm SW framework . Access panels in 2 layers 16mm masterboard or simular fire retardant material screw fixed into a minimum 25mm rebate frame, low level stacks. All hot water pipework including flow and returns to boilers are to be insulated with25mm thick pipe insulation within 1m of hotwater cylinder. All hotwater cylinders to include 400mm thick foam insulation, factory applied coatings to give 30kg/m min density.

DRAINAGE
All to be BS 8301. 100mm dia plastic underground drains laid @ 1:40 falls in 150mm pea shingle bed and surround. Build pipes into walls where passing through with joints within 150mm of wall face and then at approximately 600mm from first joint to form a rocker pipe. All gulleys to be roddable back inlet types. Large radius bends at base of SVP's. All to be accessible and rodable. 450mm dia plastic or 450 x 600mm brick inspection chambers on 150mm concrete bases. Concrete backfill to plastic I.C's. Maximum depth 1.0m. refer to plan for further requirements or greater depths. Double seal bolt down air tight covers and frames to all internal I.C's whether new or existing.

All construction should be well fitted without gaps between the various elements, including windows, doors and rooflights, to avoid Thermal bridges. Joints between all parts of a wall or roof or similar, and a window, door or rooflight should be tightly constructed and sealed



PIPES PASSING THROUGH WALLS



INSULATION ON ROOFSLOPE

CLIENT TO CONFIRM EXISTING SEWER SYSTEM IS PUBLIC OR COVERED BY WATER AUTHORITY EASEMENT BEFORE COMMENCEMENT OF WORKS ON SITE.

ALL EXISTING INSPECTION CHAMBERS AFFECTED BY PROPOSED NEW CONSTRUCTION WORKS TOO BE LOCATED ON SITE BEFORE COMMENCEMENT OF WORKS

DEEPER FOUNDATIONS OR ALTERATIONS MAY BE REQUIRED ON SITE BY BUILDING INSPECTOR WHEN EXCAVATING TAKES PLACE DUE TO CONTAMINATED SOILS OR CERTAIN TREES TYPES BEING WITHIN THE SPECIFIED DISTANCE.

ALL NEW STORM WATER DRAINAGE IS TO GO INTO A SOAKAWAY MIN 5.5M FROM DWELLING, TO BE ACCORDANCE WITH BRE 365. THIS IS SUBJECT TO BUILDING INSPECTOR AND SITE CONDITIONS

ALL STEEL WORK TO HAVE DRY PACKERS WHERE REQUIRED ON DISTANCES GAPS OF UP TO 25MM, GAPS OF MORE THAN 25MM ARE TO BE ON CONCRETE BEARING STONES TO ENGINEERS SPECIFICATION

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REVISION :
REV.A - 23/05/08 - PLANNING ADDITIONS
REV.B - 23/01/09 - CLIENT AMENDMENTS

DRAWING :
EXISTING / PROPOSED PLANS AND ELEVATIONS

DATE : MAR 08	PROJECT : SINGLE STOREY SIDE EXTENSION
SCALE : 1/50, 1/100	CLIENT : MR & MRS GARTON
DRAWING No. 08 - 05	SITE ADDRESS : 30, FLORIAN WAY HINCKLEY LEICESTER LE10 0WG

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. DO NOT SCALE FROM DRAWING.
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DRAWING SIGNED AND APPROVED BY:

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