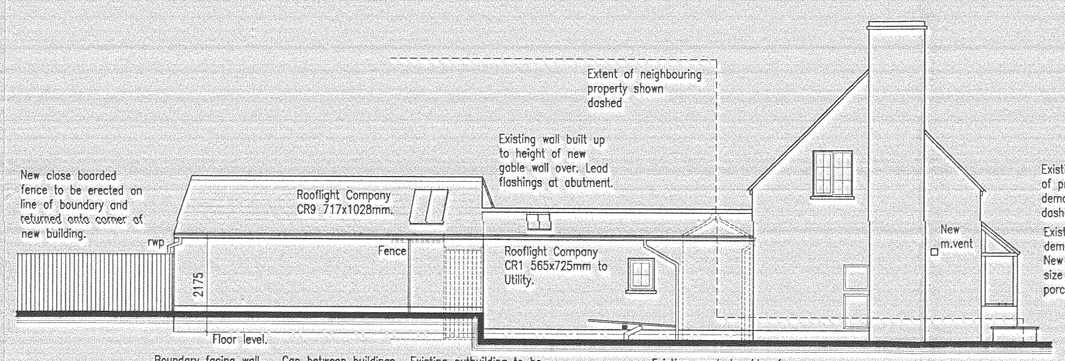


Front Elevation
Scale 1:100



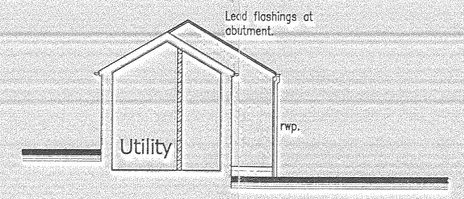
Side Elevation
Scale 1:100



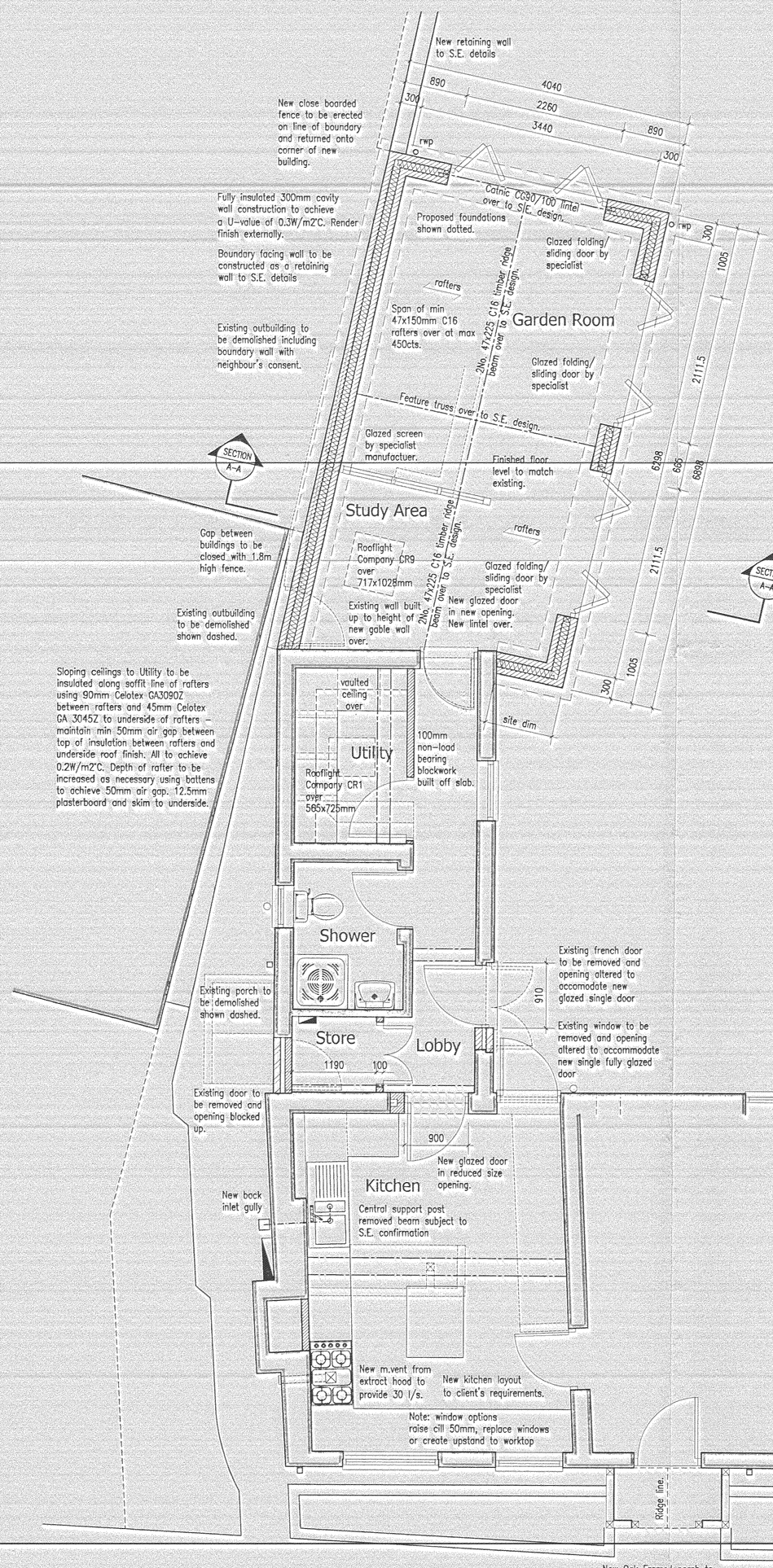
Rear Elevation
Scale 1:100



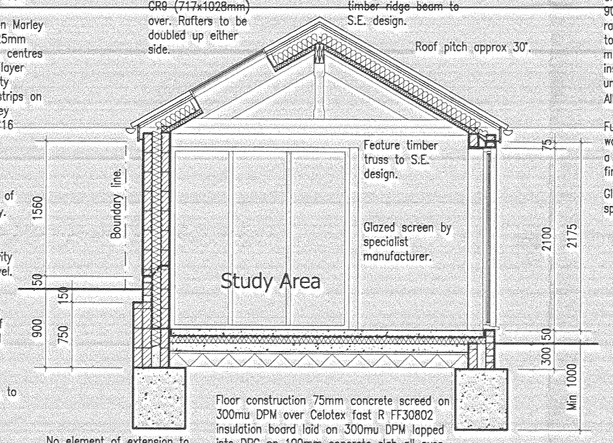
Side Elevation
Scale 1:100



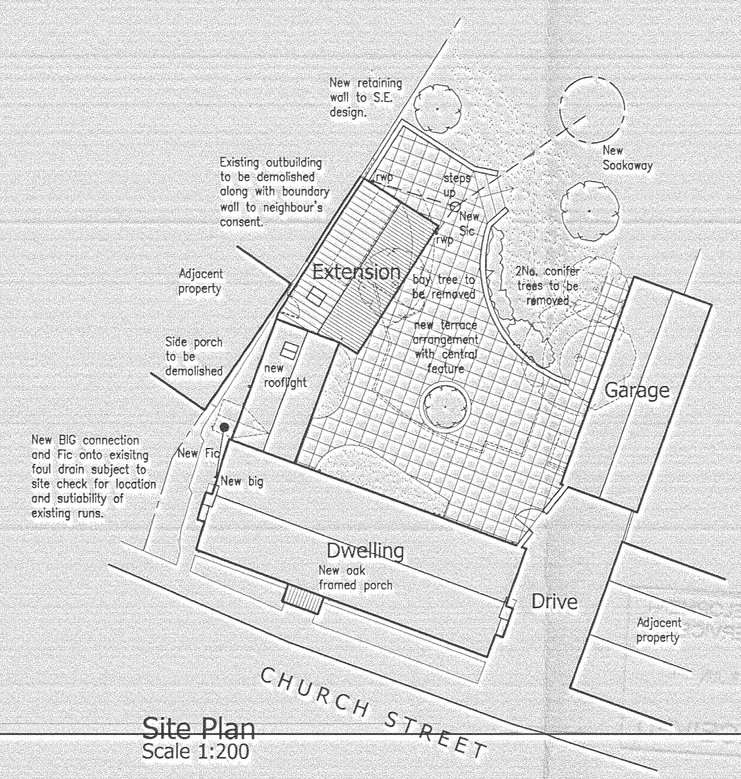
'Front' Elevation onto Extension
Scale 1:100



Ground Floor Plan
Scale 1:50



Section A-A
Scale 1:50



Site Plan
Scale 1:200

Sloping ceilings to be insulated along soffit line of rafters using 90mm Celotex GA3200Z between rafters and 45mm Celotex GA 3045Z to underside of rafters – maintain min 50mm air gap between top of insulation between rafters and underside of breather membrane. All to achieve 0.2W/m2°C

Fully insulated 300mm cavity wall construction to achieve a U-value of 0.3W/m2°C. Render finish externally.

Glazed sliding/folding doors by specialist manufacturer.

SPECIFICATION:

FOUNDATIONS
Excavate and construct concrete trench fill foundations to all external walls; chimneys and internal load-bearing walls; 800mm x 600mm wide - set minimum 1 metre deep or below the invert level of any adjacent drain. Walls built up in cavity construction with lean mix concrete cavity fill to 225 mm below d.p.c. D.p.c. to be set minimum 150mm above external ground level comprising Visqueen Zedex d.p.c. to BS8515 1984 to internal and external leaf. 75mm sand/cement screed on 300mu. dpm on Celotex TuffR GA3080Z insulation board - max. U-value 0.22W/m2°C (or no worse than 0.25W/m2°C for replacement or repair) on Visqueen 300mu d.p.m. lapped into horizontal d.p.c.s on 100mm concrete floor slab on 150mm well consolidated and sand blinded hard-core. Ensure 25mm insulated upstand to perimeter of floor. All non load-bearing ground floor walls to be built from ground floor concrete slab. Exclude insulation board and additional layer of dpm to garage floor construction. Foundations to be placed at a depth in accordance with the recommendations detailed in the NHBC Practice Note 4.2 and to the satisfaction of the Building Inspector.

WALLS
Externally of 300mm cavity construction comprising 100mm outer leaf of blockwork, 100mm fully insulated cavity and inner leaf of 100mm load-bearing blockwork (Topblock 'Hemelite' lightweight concrete block or similar - min 0.21mK/W thermal resistance). Rendered finish externally min 20mm thickness cement lime sand render to BS EN 98:2002 applied in two coats to 100mm keyed concrete blockwork : DRI-THERM or similar insulation to cavities. 225mm stainless steel Cavity ties to BS-EN 845-1 at 750mm horizontal and 450mm vertical centres, 225mm around openings. Internal finish of 12mm two coat plaster system - all to achieve maximum 'U' value of 0.30W/m2°C (or no worse than 0.35W/m2°C for replacement or repair). Dry lining to extg walls to comprise of 25 x 50mm timber battens fixed through CELOTEX tuff-R GA3055 to internal face of wall provide 12.5mm plasterboard & skim coat finish all to achieve 0.30W/m2degC 'U' value. Internal ground floor walls of 100mm load-bearing blockwork with 2 coat plaster system each side.

OPENINGS
All cavities to be closed around openings with proprietary insulated cavity closers incorporating d.p.c. or blockwork & insulated d.p.c. Lintels to openings to be CATNIC or similar with minimum 150mm end bearings with stop ends and are to be factory insulated. Lintels to specialist design where insulated. Weep holes above openings at maximum 450mm centres, minimum of 2 per opening.

WINDOWS
Double glazed softwood windows, style as indicated, to receive 16mm argon filled air gap and a low-E coating to inner pane. All to achieve max U value 1.6W/m2°C. Where opening lights open more than 30 degrees or are sash windows; the opening lights are to be at least 1/20th of the room floor area to all habitable rooms. Where opening lights open less than 30 degrees; the opening lights are to be at least 1/10th of the room floor area to all habitable rooms. All new windows to be fitted with trickle vents set min 1700mm above floor level. Provide draught seals to all windows, doors and rooflights. Glazing to all doors and sidelights less than 1500mm above FFL, glazing within 300mm horizontally of doors and glazing less than 800mm above FFL are to be either laminated or toughened glass to BS6206:1981. All habitable rooms are to have egress windows with a clear egress opening of 0.33m², min 450mm wide by 450mm high; with the cill height 800-1100mm above FFL. Controls for all openable windows and skylights are to be located so that they may be opened, closed or adjusted safely.

STEELWORK
Steel work & padstones as indicated to Structural Engineer's details and calculations. 2 layers of 12.5mm plasterboard and skim with wire binding at 100mm centres to provide minimum ¾ hr. fire resistance or intumescent paint coating to manufacturers specification.

DRAINAGE SCHEDULE

All drainage as indicated to be installed in strict accordance with approved document part H 1992 to the satisfaction of the Local Authority Building Inspector

All drainage runs to be laid at min 1 in 40 falls

Ensure pea gravel bed and surround to all pipework

Cast iron covers and frames to all new chambers a

Fic Foul chamber
Sic Storm chamber
100dia foul drain
100dia storm drain
big Back Inlet Gulley
r Rainwater pipe

Soakaway to BRE digest 365, min 5m from any adjacent property. Location and sizes of soakaways subject to porosity tests for absorption rates. Design of soakaways to be submitted to and approved by the Local Authority Building Inspector. Percolation tests and design method for soakaways to be in strict accordance with the procedure laid down in the NHBC Standards APPENDIX 5.3 B.

All extg drainage outfalls to be located and assessed for possible re-use

BELOW PITCH ROOF
Roof covering on 50 x 25 tanalised tiling battens, on Marley Mortec roofing underlay on 38 x 25mm vertical counter battens at 450mm centres on 1 layer fully bonded felt on 1 layer nailed felt on 15mm external quality plywood with 100mm felt jointing strips on rafters all in accordance with Marley specification. 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 tile manufacturers recommendations and instructions. Ridge tiles to be mechanically fixed for first 900mm. All roof works to be carried out in accordance with BS5534.
Traditional:- Rafters, purlins and ceiling joists as specified at 450mm centres. 175mm x 25mm ridge board. 100mm x 75mm wall plates. 200mm x 25mm softwood fascia and soffit boarding. Canopy roof areas of 100mm x 38mm SC3 infill rafters and ceiling joists at 450mm centres.
All roof areas insulated with 100mm fibreglass quilt insulation laid between ceiling joists with 2No. layers of 100mm quilt counter laid above; to achieve a maximum 'U' value of 0.16 W/m²°C. Sloping ceilings 1No. layer 90mm CELOTEX tuff-R GA 3090Z insulation board between rafters with minimum 25mm clear air gap over to underside of roof felt with 1No. layer 45mm CELOTEX tuff-R GA 3045Z insulation board and plasterboard finish fixed to u/s of rafters to achieve max 'U' value of 0.2 W/m²°C. Ceiling finish of 12.5mm plaster board and plaster skim; 300mu. d.p.m. to sloping ceilings. Code 4 lead flashing to roof junctions and all valleys. Provide draught stripping and bolt to all roof access traps. Lateral restraint to all walls/ ties and rafter / gable junctions via 30mm x 5mm mild steel straps at maximum 1800mm centres.

DRAINAGE
New foul and storm drains with outfall as site plan in 100mm plastic pipes. Bed and surround in pea gravel at minimum 1 in 40 falls. Cast iron covers and frames to chambers. All drains passing under slabs to be surrounded in 150mm concrete including granular surround. Pre-cast concrete lintels to all wall openings where drains pass through.

PLUMBING
New rainwater goods to be black uPVC HUNTER or similar with 65mm downpipes. New waste connections to air admittance valves having rodding eye and access point at base.
Sink 38mm waste and 75mm trap
All above ground drainage to comply with BS 5572.
Re-sealing traps where applicable. Head of drainage run to be vented via soil and vent pipe, minimum 900mm above any adjacent opening.

BACKGROUND VENTILATION
Background ventilation to be min 5000mm² to all habitable rooms and 2500mm² to Kitchens; Utility Rooms and Bathrooms with external walls). All internal doors are to have a 10mm undercut.
Ensure all new or replacement windows incorporate trickle vents at min 1700mm above floor level.

EXTRACT VENTILATION
Mechanical ventilation is to be installed:
Kitchen cooker hood capable of at least 30 l/s
Utility extractor fan capable of 30 l/s

BUILDING REGULATIONS PART L
CONSERVATION OF FUEL AND POWER
Ensure all building works are undertaken in line with the DTLR publication 'Limiting thermal bridging and air leakage: Robust construction details for dwellings and similar buildings: October 2001'.

BUILDING REGULATIONS PART P
ELECTRICAL SAFETY
Electrical installation to be carried out by a professional contractor and to comply with the Electricity At Work Regulations 1989 as amended.
Installation to comply with the Electrical Safety, Quality & Continuity Regulations 2002.
Installation to be tested before being taken into service and to comply with BS 7671:2001 and certification to be provided.
FOR EXTENSIONS AND ALTERATIONS:
The existing equipment rating and condition to be assessed to carry the additional load or improved to carry the additional load. The correct protective measures are to be used and the earthing and equipotential bonding arrangements are satisfactory.

LIGHTING EFFICIENCY
Reasonable provision of efficient light fittings in new buildings to number not less than the greater of : one per 25m2 of dwelling floor area or part thereof; OR one per 5 fixed light fittings.
Efficient light fittings are those that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

External lighting system to include;
Automatic extinguisher when there is enough daylight, and when not required at night; OR have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt (such as fluorescent or compact fluorescent lamp types; and not GLS tungsten lamps with bayonet cap or Edison screw bases)

0 1m 2m 3m 4m 5m
Scale Bar 1-50

DCFUL

This drawing is to be read in conjunction with;
09.2517.01 Existing Details Sheet 1 of 1

Materials

Walls.	Painted smooth render. White
Roof.	Staffordshire Blue plain tiles to match existing.
Joinery.	Stained timber doors and windows.
Sliding Folding Doors	Powder coated aluminium colour Anthracite grey.
Rainwater Goods.	Black uPVC to match existing.

D	Sliding folding doors materials changed to aluminium.	31.05.11
C	Rooflight type & glazing removed from new porch.	04.11.10
B	Front Elevation onto Extension added.	27.09.10
A	S.E. details added.	03.04.10

04.11.10
04.11.10

Revisions :

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to David Granger Architectural Design Limited. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. All drawings are copyright of David Granger Architectural Design Limited.

DAVID GRANGER
Architectural Design Limited

Project
Proposed Extension & Alterations
1 Church Street
Twycross
Warwickshire

Drawing Title
Production Drawing
Sheet 1 of 1

Client
Dr. R & Mrs G. Jarrett

Drawing No.
09.2517.04D

Date
March 10

Scale
SF

Drawn by
JG

Checked by
Template

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