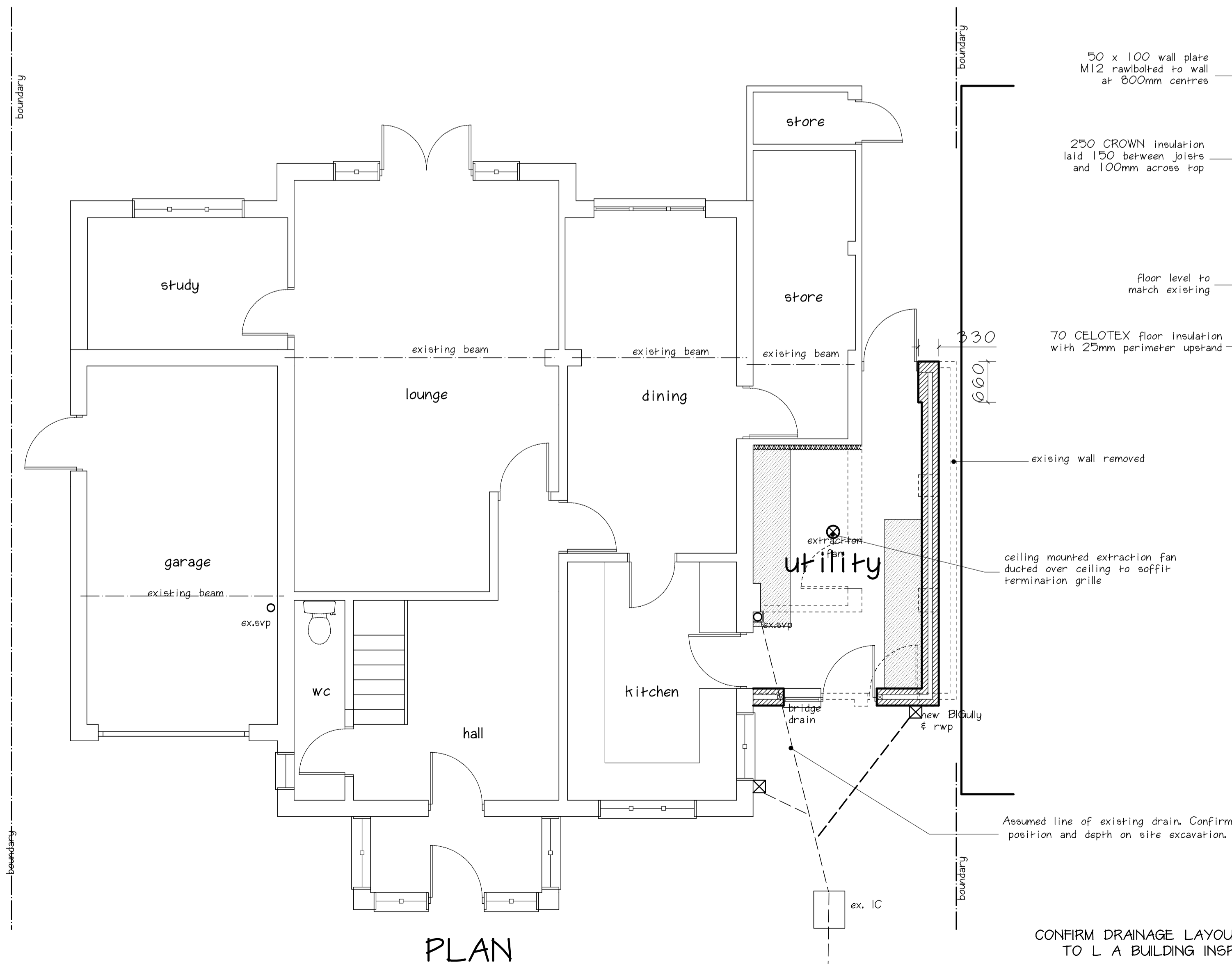


FRONT ELEVATION

SIDE ELEVATION

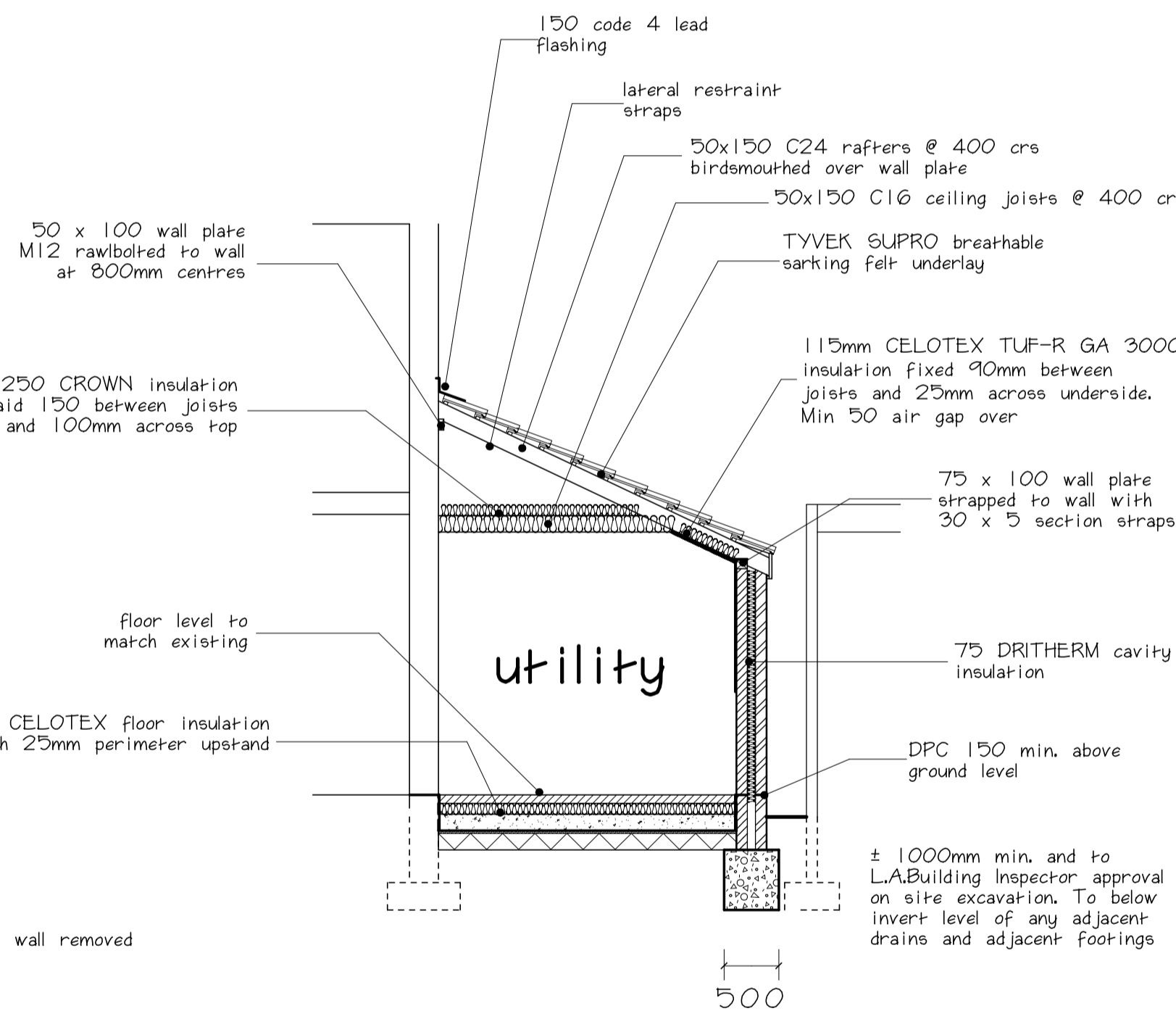
REAR ELEVATION

GENERAL: All building work to be carried out with proper materials and in a competent and workmanlike manner in accordance with the ROBUST DETAILS standards document as published by DEFRA. If any deviation from the insulation products specified on these plans is made checks should be made to ensure compliance with the current requirements of Approved Document L1. Building contractor to check and verify all dimensions prior to commencement of construction and any concerns reported before proceeding. It is the contractor's responsibility to ensure that all building works are in compliance with Building Regulations. Further consideration to foundation, construction details and drainage layout may be required following site excavation and during construction.



PLAN

CONFIRM DRAINAGE LAYOUT ON SITE EXCAVATION TO L A BUILDING INSPECTOR SATISFACTION.



SECTION

SITE PREPARATION: Trial holes should be dug prior to commencement of construction on site to expose positions of drains and confirm ground conditions. This will allow time for revision of foundation design if required without delaying construction on site.

MONO PITCHED ROOF (insulation at ceiling joist level U-value 0.16 W/m K): 'REDLAND' through coloured 'Regent' interlocking concrete roof tiles (to match existing - confirm prior to ordering) laid to a minimum pitch of 12.5 degrees (100mm min. headlap) and fixed in accordance with REDLAND specifications to 50mm x 25mm galvanised SW battens on TYVEK SUPRO breathable sarking felt underlay. The felt should be carried well into gutters and secured with galvanised clout nails. The underlay must drain any moisture into the eaves gutter and be fixed so that no troughs are formed. Felt laid over timber rafters and ceiling joists as specified at 400mm max. centres. Ceiling under of 12.5mm foil backed plasterboard with Gypsum plaster finish and 250mm Crown Wool insulation laid as 150mm between the joists and 100mm across the top of joists. Insulation to butt up against breather membrane & wall insulation without a gap. All perimeter tiles to be mechanically fixed. 115 CELOTEX insulation as specified to sloping ceiling part.

WALLS (Full fill cavity - U-value 0.35 W/m K): Cavity wall construction to comply with current British Standards and Codes of practice. External leaf of 102mm matching facing bricks (min 5N/mm2 compressive strength) with 10mm mortar joints; 75mm cavity lined with 75mm DRITHERM cavity insulation bats to below level of floor slab; inner leaf of 100mm 'THERMALITE' 'Shield' insulation blocks (min 2.8N/mm2 compressive strength) with 12mm Gypsum plaster finish to inside. Horizontal and Vertical DPC's to comply with BS 743. Horizontal DPC to be 150mm min. above adjoining ground level. Bricks below DPC on external leaf to be 'Special Quality' or Class B semi engineering. Cavity to be closed at roof level with mineral wool felt butted up to roof insulation. Wall ties to BS 1243 at 900mm horizontal centres and 450mm vertical. Wall ties should be also provided, spaced not more than 300mm apart vertically, within a distance of 220mm from the vertical edges of all openings, movement joints and roof verges and 300mm vertically at windows and doors. The embedded depth of each tie should not be less than 50mm in both leaves. DPC under all internal walls. Where walls are keyed into existing cavity walls with FURFIX wall profiles provide vertical DPC.

LATERAL RESTRAINT: Provide lateral restraint to walls by securing 30mm x 5mm galvanised mild steel straps to inner leaf of wall and fixing to ceiling joists and rafters at max. 1200mm centres. Where joists are parallel with walls the straps are to span across 3No min. joists, rafters, etc. Straps to be 1650mm long bent at 150mm.

CAVITY TRAYS: Where an existing external cavity wall becomes an internal wall as a result of roof enclosure cavity trays should be installed at roof/wall abutments above any openings to prevent water ingress via the cavity.

THERMAL BRIDGING & INFILTRATION: Cavities at all window Jambes and sills to be closed with proprietary insulated closer with minimum thermal resistance path of 0.35m K/W. Door and window frames to overlap the closer by at least 20mm Sealant to front and back of frame/sills. All lintels to be insulated. The internal faces of metal lintels to be finished with a minimum of 10mm lightweight plaster. Draught-stripping to be fitted in opening elements of windows, doors, rooflights and loft hatches. Any boxing for concealed services to be sealed at floor and ceiling levels. Piped services to be sealed where they pass through hollow constructions or voids. Roof insulation to butt up against breather membrane & wall insulation without a gap.

GLAZING (U-value 2.00 W/m K): All windows and doors double glazed. Plastic frames with glazed units of either 16mm air gap and a 'soft' low-E coating or 12mm air gap, argon filled and a 'soft' low-E coating. All glazing fitted to windows and doors to be toughened safety glass to BS 6206 in the following positions WINDOWS - finished floor level up to 800mm high. DOORS (and WINDOWS within 300mm of doors) - finished floor level up to 1500mm high.

UTILITY ROOM VENTILATION: Rapid ventilation by opening window. Background ventilation by 4000 square millimetres trickle ventilator fitted to windows. Extract ventilation of minimum 30 litres/second to be provided by a fan operated manually or by sensor.

GROUND FLOOR (U-value 0.25 W/m K): 50mm Cementsand screed of 1:3 to 1:4 mix on 100mm concrete slab (1:2:4) on 500 gauge polythene vapour control layer on 70mm CELOTEX double-R FL2060 insulation board with 25mm vertical perimeter upstand on 1200 gauge polythene Damp Proof Membrane on 150mm well consolidated hardcore with 25mm sand blinding. DPM to be sealed to DPC to form continuous moisture barrier.

LIGHTING: Energy efficient lighting to be provided in all new rooms created, excluding garages, lofts and conservatories. These light fittings must only take lamps having a luminous efficiency greater than 40 lumens per circuit watt. Examples of such lamps are fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet or Edison screw bases).

FOUNDATIONS: Minimum depth or underside of foundations to be 1000mm or as directed by Building Control Officer on site and subject to site conditions. Depth should also comply with the requirements of N.H.B.C. standard 4.2 - 'Building Near Trees' where appropriate. Concrete to be 21N/mm2 with 20mm max. aggregate well tamped and consolidated.

RAINWATER GOODS: 65MA 115mm diameter rainwater guttering with 60mm diameter rainwater pipes.

DRAINAGE: Positions of all existing drains to be confirmed on site excavation before any construction takes place. Drainage layout to be confirmed following site excavation to satisfaction of L.A. Building Inspector. Below ground drains 112mm diameter OSMDRAIN. Min. fall 1:40, 100mm pea gravel bedding and surround. Drains to be bridged with 2 concrete lintels (min. 30mm clearance) where they pass through walls and footings. Footings to be taken down below level of adjacent drains. All gullies to be trapped and provided with rodding access. 40mm diameter bath, shower and basin wastes all fitted with 75 deep seal traps. Rodding points to SVP above the spillover level of the lowest connected appliance.

AIR BRICKS: Existing timber floor ventilation to be maintained by installing air bricks in new external wall and connecting 100mm diameter tubes through to existing vents. Any air bricks for combination purposes covered up as a result of the extension to be replaced.

BOUNDARIES: The indication of any boundary positions on the plans do not infer any legal rights and private legal advice should be sought if any doubt as to their position exists. It is the householders responsibility to ensure that no encroachment over boundaries takes place without the consent of the adjacent owner. Boundary positions should be confirmed with relevant neighbours prior to commencement of construction. Where consent for building encroachment is allowed (e.g. to form a party wall or to allow a gutter overhang etc.) this should be in the form of a written agreement. Under the provisions of the 1990 Party Wall Act, you are obliged, before any work takes place on a party wall or boundary, to serve a notice on all the adjoining owners affected, setting out what is proposed. This should be served 2 months before commencement.

ELECTRICS: All electrical work to be carried out to meet the requirements of APPROVED DOCUMENTS section P by a person competent to do so. Prior to completion the Council are to be provided with a copy of either an Electrical Installation Certificate issued under a competent person scheme or an Electrical Installation Certificate as defined in BS 7671 signed by a person competent to do so.

SERVICES: Electric, Gas and water services to be located prior or during site excavation and care to be taken to prevent damage. If rerouting is required the relevant authority should be contacted to agree the scope and detail of work to undertaken.

RAY PINDER DESIGN Ltd			
73 BUCKHOLD DRIVE, ALLESLEY PARK, COVENTRY CV5 9LT			
TELEPHONE: 024 7667 7811			
SCALE:	1:50 1:100	DATE:	6 September 2005
CLIENT:	OAKLANDS MILL LTD		
PROPOSED SINGLE STOREY SIDE EXTENSION AT X, CANNON CLOSE, CANNON PARK, COVENTRY			
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