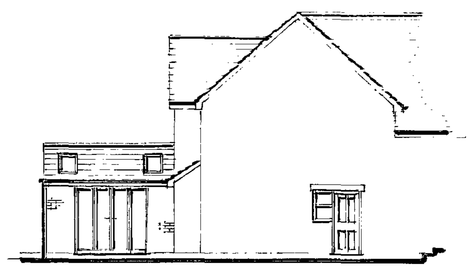


Existing Side Elevation on 1



Proposed Side Elevation on 1

Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 100 mm air gap filled with 25 gap + 75 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
100 brickwork to match existing.
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Weep holes to be provided where applicable.

Internal walls
Load Bearing walls
To be from 100 mm thk lead bearing blocks
If internal sleeper walls are required these to be honeycombed to allow cross ventilation

Facia / soffit boards
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

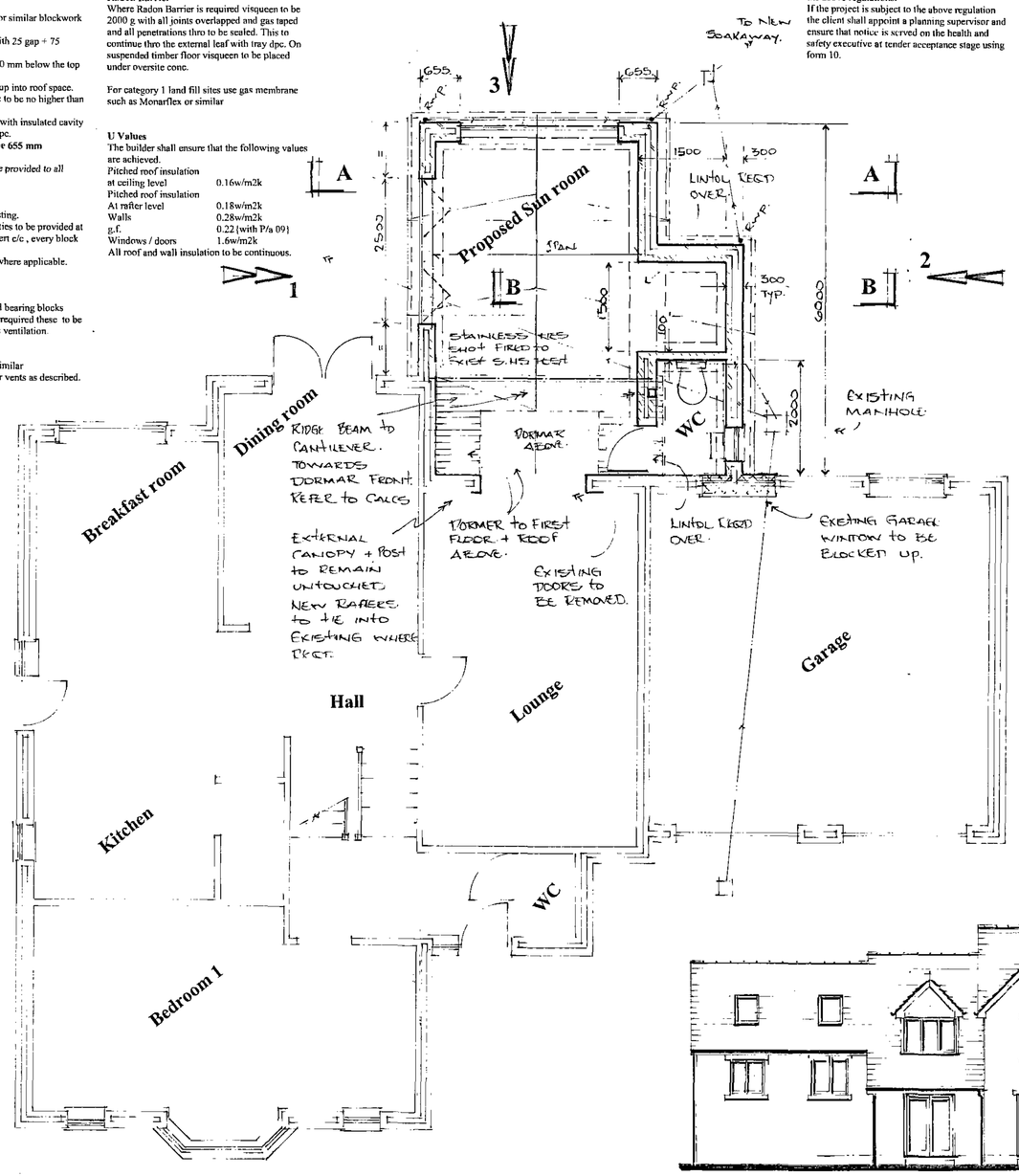
Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

U Values
The builder shall ensure that the following values are achieved.

Pitched roof insulation at ceiling level	0.16w/m2k
Pitched roof insulation At rafter level	0.18w/m2k
Walls	0.28w/m2k
g.f.	0.22 (with P/a 09)
Windows / doors	1.6w/m2k

All roof and wall insulation to be continuous.



Existing / Proposed Ground Floor Layout

Heating.
Existing under floor heating to be extended by a competent installer.
Any gas installations to be carried out by a competent corgi registered contractor
All exposed hot water pipes shall be insulated with foam equivalent to the outside dia of the pipe.

General
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing.

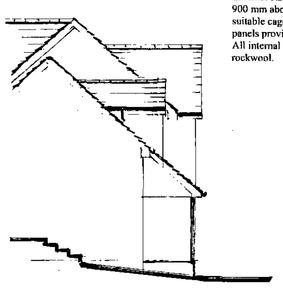
Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Roof design (Traditional.)
Steel support beams as per calculations.
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
47 x 150 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plates to steel purlins and wall plates.

Valleys and all junctions to have 5 lb lead flashing.
Roof shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
Wall plates to be fixed by galv steel straps @ 1800 o/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Roof Insulation.
To rafters on roof slopes. – 100 mm kingspan k7 between rafters + underdrawn 62.5 kingspan k18 under rafters
Min 50 mm min air flow required between insulation and roof covering.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.



Existing Side Elevation on 2



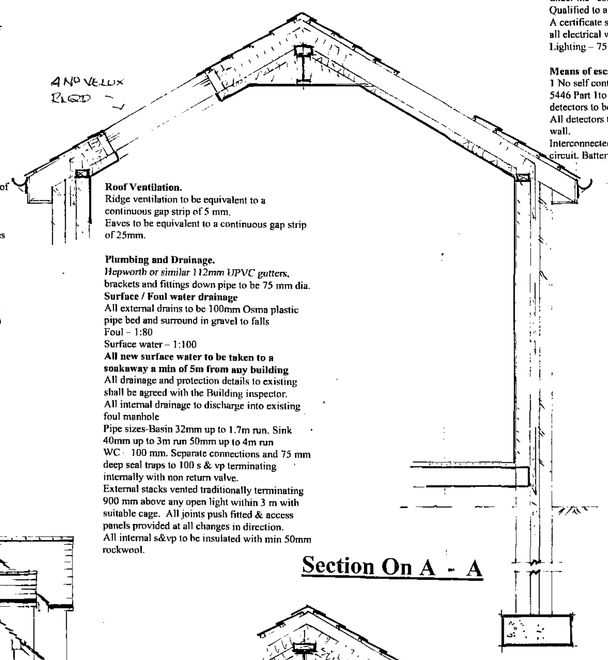
Proposed Side Elevation on 2

Water supply
Hot water to be by electrical wall mounted water heater.
Hot water taps to be installed on the left.

Existing Rear Elevation on 3



Proposed Rear Elevation on 3



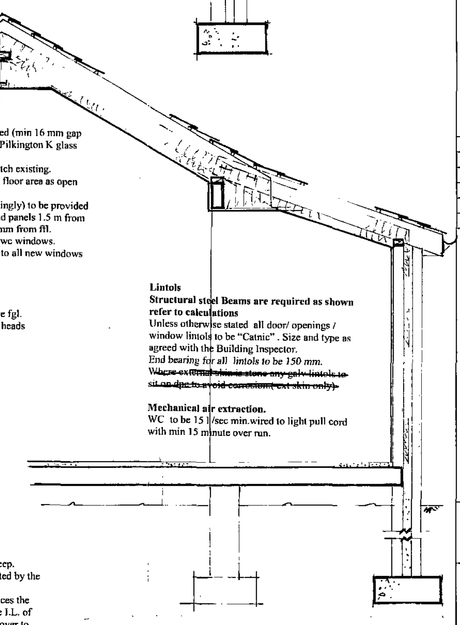
Section On A - A

Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters,
brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul – 1:80
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building inspector.
All internal drainage to discharge into existing foul manhole
Pipe sizes-Basin 32mm up to 1.7m run. Sink 40mm up to 3m run 50mm up to 4m run
WC 100 mm. Separate connections and 75 mm deep seal traps to 100 s & vp terminating internally with non return valve.
External stacks vented traditionally terminating 900 mm above any open light within 3 m with suitable cage. All joints push fitted & access panels provided at all changes in direction.
All internal s&vp to be insulated with min 50mm rockwool.

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting – 75 % to be low energy.

Means of escape.
1 No self contained operated smoke alarm to BS 5446 Part 1to be installed on each storey smoke detectors to be interlinked.
All detectors to be a min of 300 mm from any wall.
Interconnected & wired to a separated fused circuit. Battery back up required.



Section On B - B

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from fff. Or windows within 800 mm from fff.
Obscure glass to be fitted to wc windows.
Trickle vents to be provided to all new windows 8000 mm2 min.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks

Lintols
Structural steel Beams are required as shown refer to calculations
Unless otherwise stated all door/ openings / window lintols to be "Catnic" . Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.
~~Where external skin is stone any galv lintols to sit on dpc to avoid corrosion (ext skin only).~~

Mechanical air extraction.
WC to be 15 l/sec min.wired to light pull cord with min 15 minute over run.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thk reinforced with 2 layers B783 mesh 50mm cover to all faces.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

NOTES:
All dimensions must be checked on site and not *scaled from this drawing.*

Scope of Works

General.
Construction of a single storey rear sun room extension..
For confirmation of permissible glazing refer to separate calculations.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

E		
D		
C		
B		
A		
	Date	Revisions

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Client

Job Title

Proposed Single Storey Sun room

RECEIVED 17 DEC 2010

Drawing Title
General Arrangement / Elevations.

Scale **1 : 50 1 : 100 1 : 25**

Date **07.11.10** | Drawn by **Steve Camps**

Drg. No. **ARD / 01** | Rev.

594 x 841mm A1