

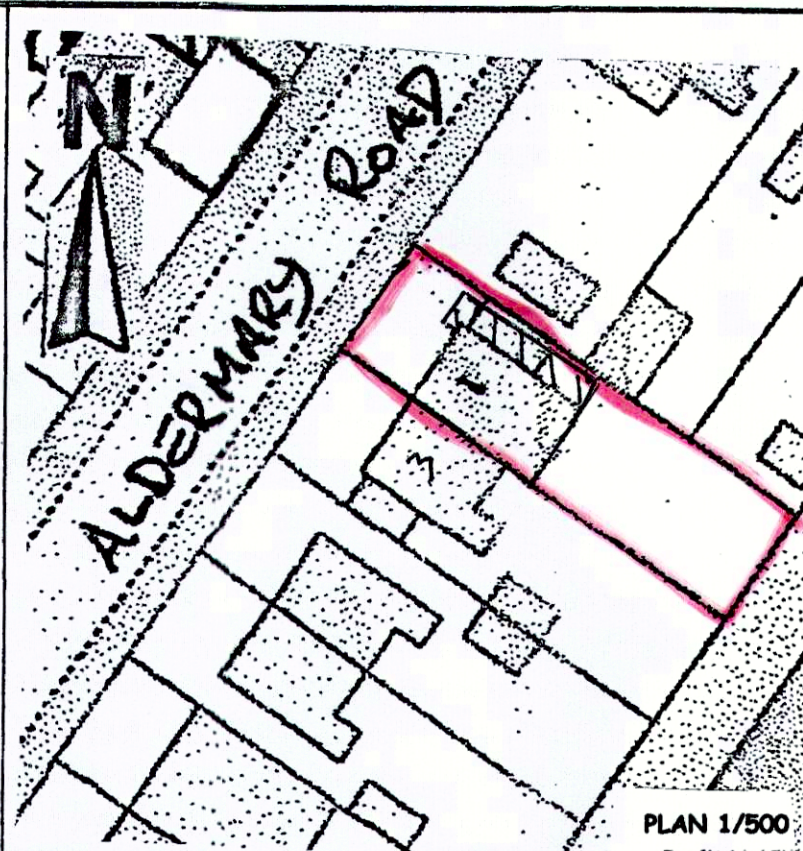
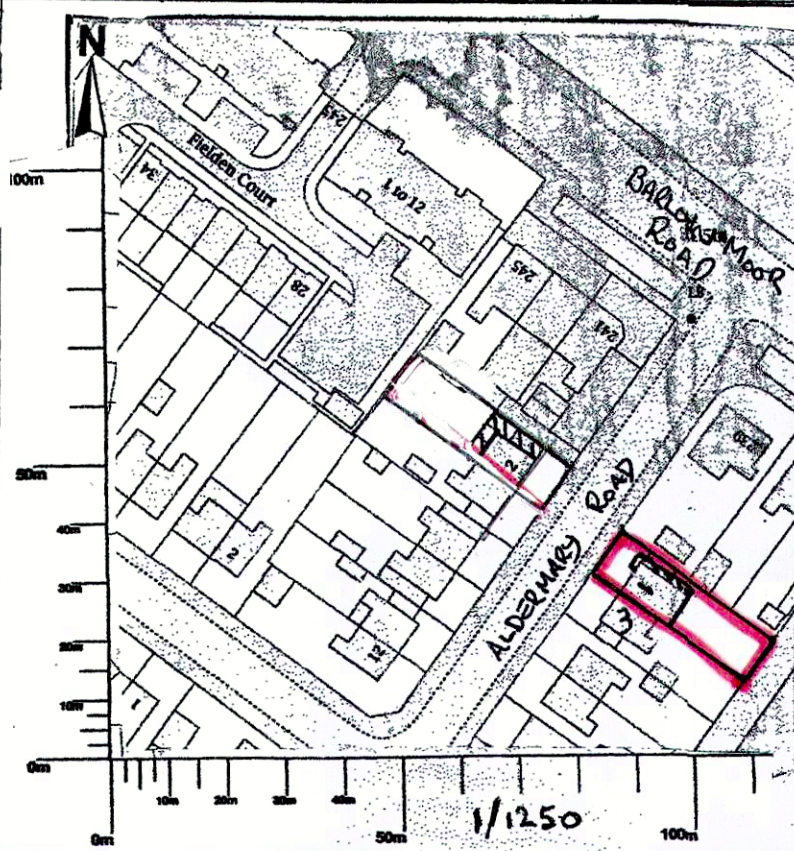
PROPOSED GROUND SIDE EXTENSION WITH FRONT PORCH AND ASSOCIATED WORKS

MR R AKAFEKWA
1 ALDERMAY ROAD
CHORLTON
M21 7QN

DWG No 3011/21

PLANNING NOTES

1. No Encroachment onto neighbouring Property.
2. No Change to highway access
3. No trees to be removed
4. Materials to match existing

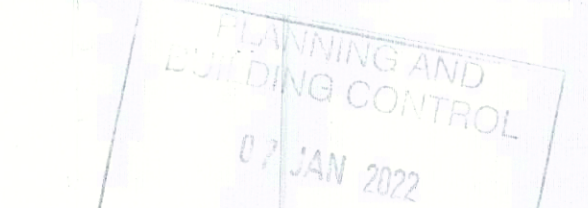


DRAUGHTING SERVICES

Home Extension Plans Prepared



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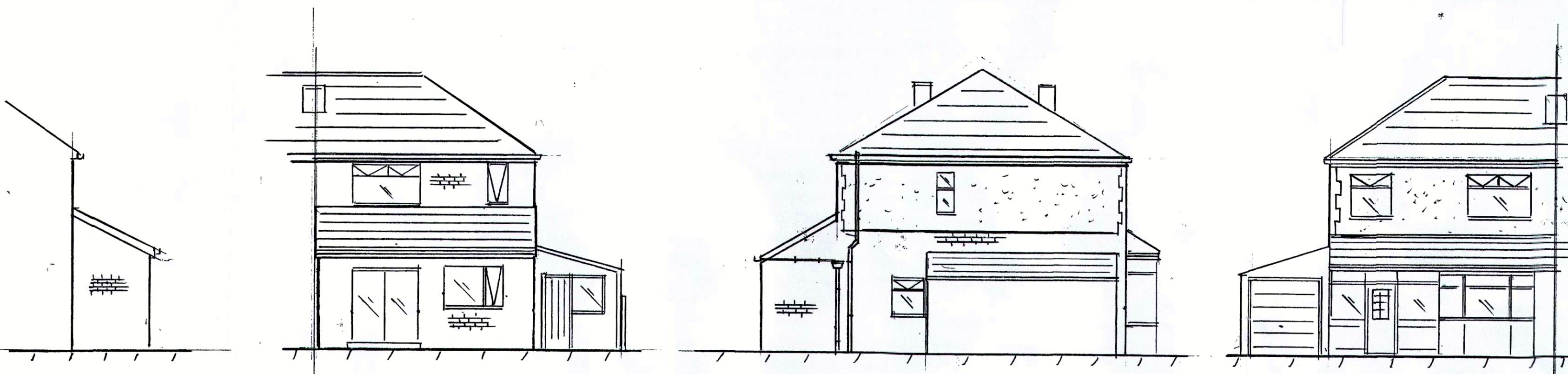


SCALE 0 1m 2m 3m 4m 5m

NOTES

1. Brickwork on outer walls, to match existing brick.
2. Brickwork min 0.25W/m²K. To be nominal 100mm outer face with 100 mm cavity. Insert 40mm Kingspan K3 water repellent insulation. Inner skin 100 Durux Aircrete 600kg/m³ block above Dpc and class A block below Dpc. Finishes with 12mm plaster and 5/5 steel wall ties @ 400 x 750 cts and 300 cts @ reveals. DPC 1800g polythene to BS 743.
3. Any drain found under extension to be encased in 150mm concrete bed chamber with pea shingle surround. Roding access provided. Bridge over drain using concrete lintels as required. (No H.A.C.) All drainage to the satisfaction of Building Inspector.
4. Existing footings and drainage to be inspected by L.A. Inspection holes provided.
5. Any drain found within 1 Metre of footing and below 900mm, then footings to be taken down to drain invert level.
6. Footings to comply with BS884 AL2. Ground conditions to the satisfaction of the Building Inspector, and poor conditions to be referred to structural engineer.
7. No works or footings to encroach onto neighbouring property without planning permission.
8. Air bricks if required, to be inserted at 1m cts and sleeved with cavity tray over. Ensure existing air bricks have clear ventilation to under floor of existing house timbers.
9. Any Stud walls from 100 x 75 mm timber @ 400 cts and clad both sides using sound block plasterboard. Insert 100 Celotex insulation between studs. D/1750 x 1980mm.
10. New W/f's and doorways to be fitted with dpc @ head and reveals. Glazing to comply with BS 6206 and approved document N:1981 and 16mm argon filled cavity, inner pane low density K glass to give 1.6Wm²/K. New D/glassed doors more than 50% glass to have K glass 1.8Wm²/K and fully draught proofed. New doors less than 50% glass to be fully draught proofed. Safety glazing to critical locations as Part L of B.Bags.
11. Where applicable Dpc to be inserted at all cavity closings and insulated. Cavities to remain continuous with existing cavities.
12. Any gas works to heating/hot water system to be installed by a registered engineer.
13. Energy efficient lighting to be used on new circuits and installed by NICEIC or similar company. Self test within 30 days of completion.
14. SD - Any smoke sound detectors to be hard wired and interlinked on independent circuit within 7.5m of each unit in accordance with BS5839-6:2004L33.

All dimensions to be checked on site by construction supervisor.

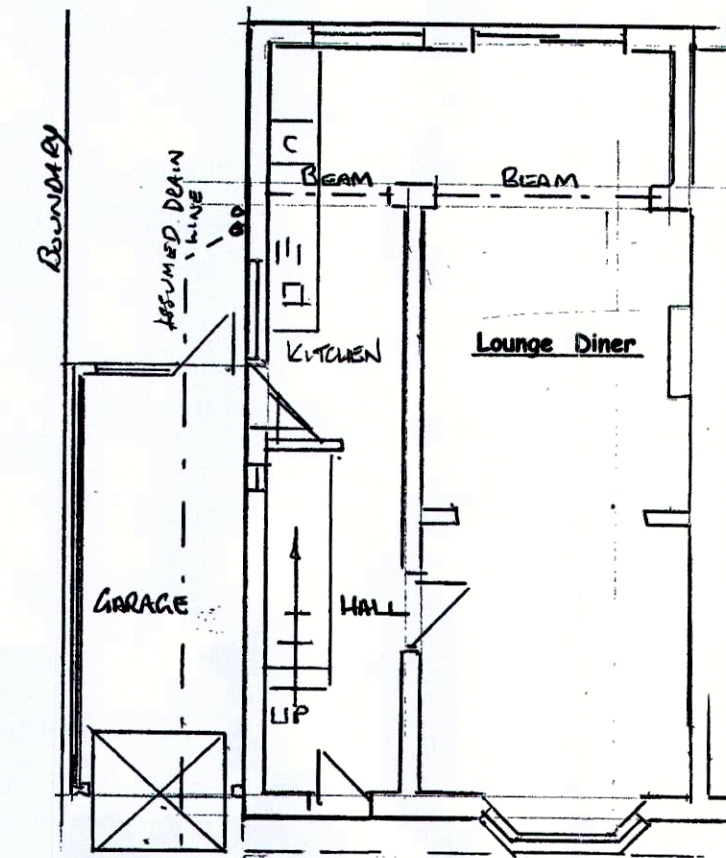


Existing Side Elevation

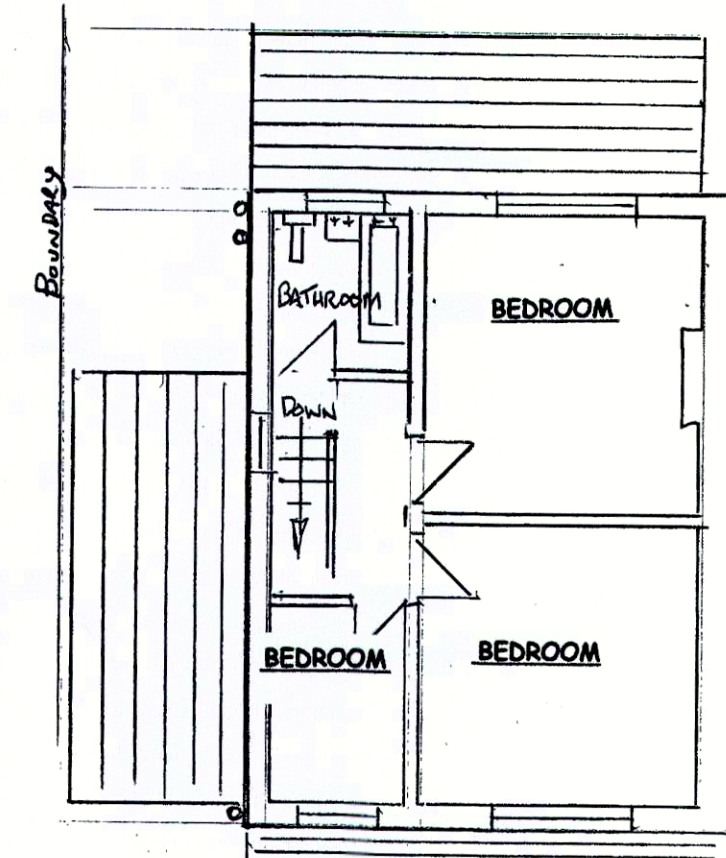
Existing Rear Elevation

Existing Side Elevation

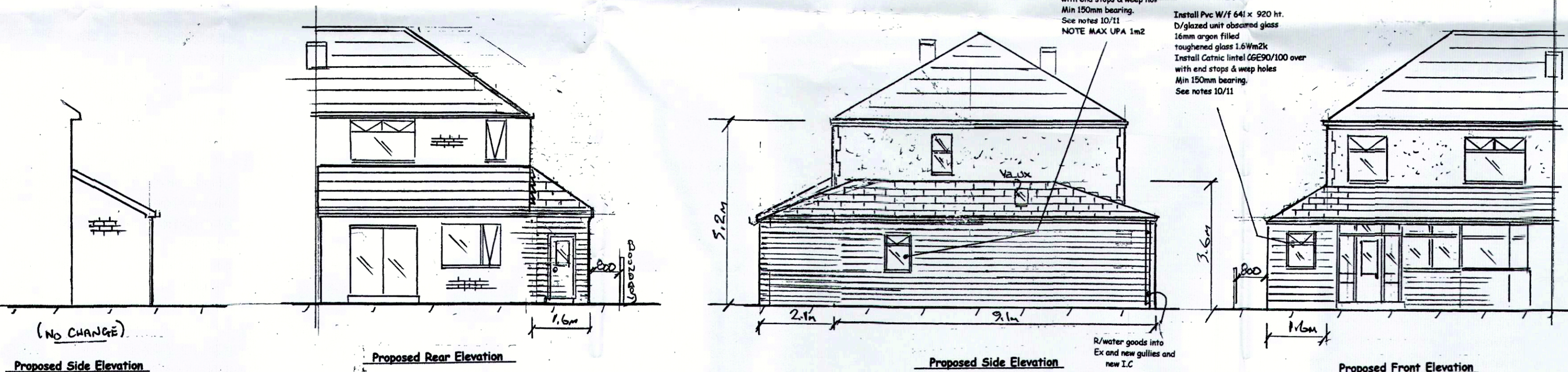
Existing Front Elevation



Existing Ground Plan



Existing 1st Floor Plan



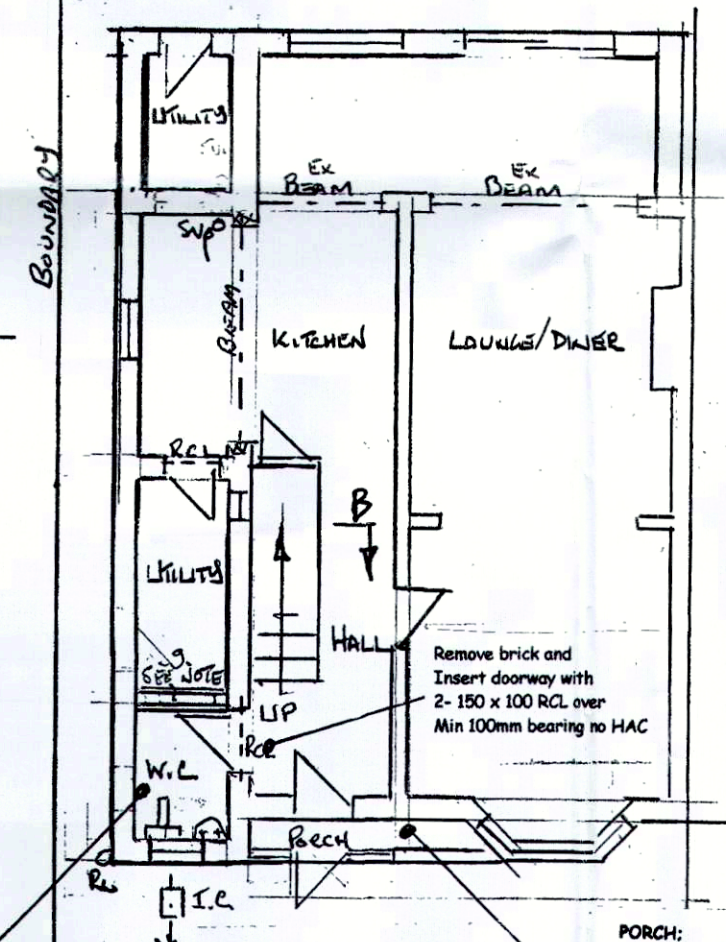
Proposed Side Elevation

Proposed Rear Elevation

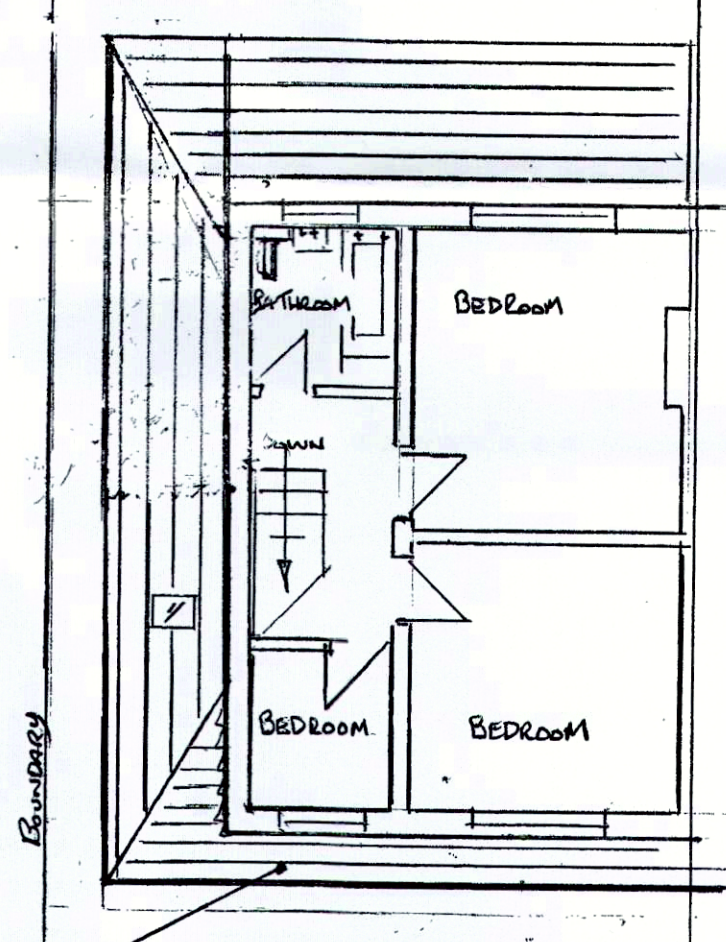
Proposed Side Elevation

Proposed Front Elevation

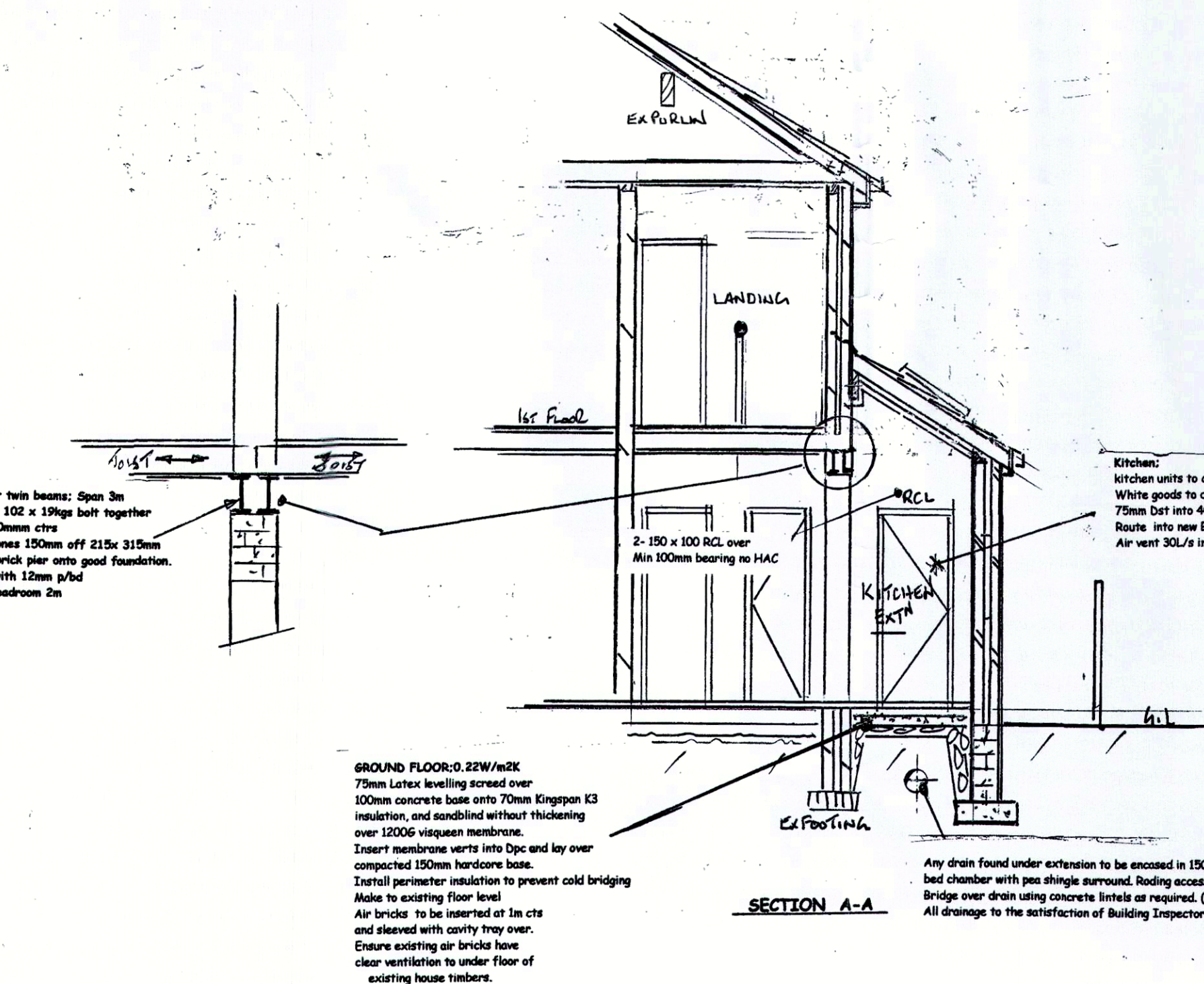
SCALE 1/100



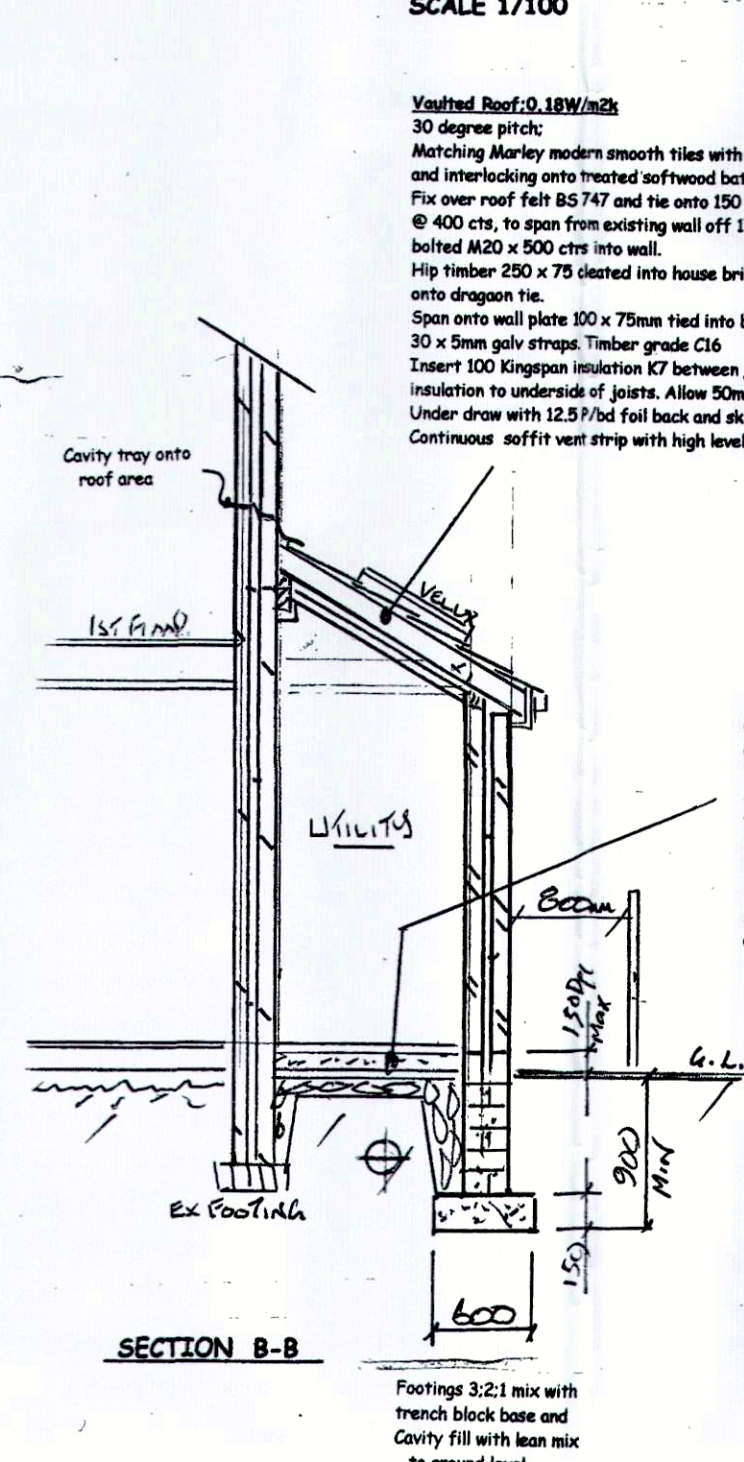
Proposed Ground Plan



Proposed 1st Floor Plan



SECTION A-A



SECTION B-B

SCALE 1/50

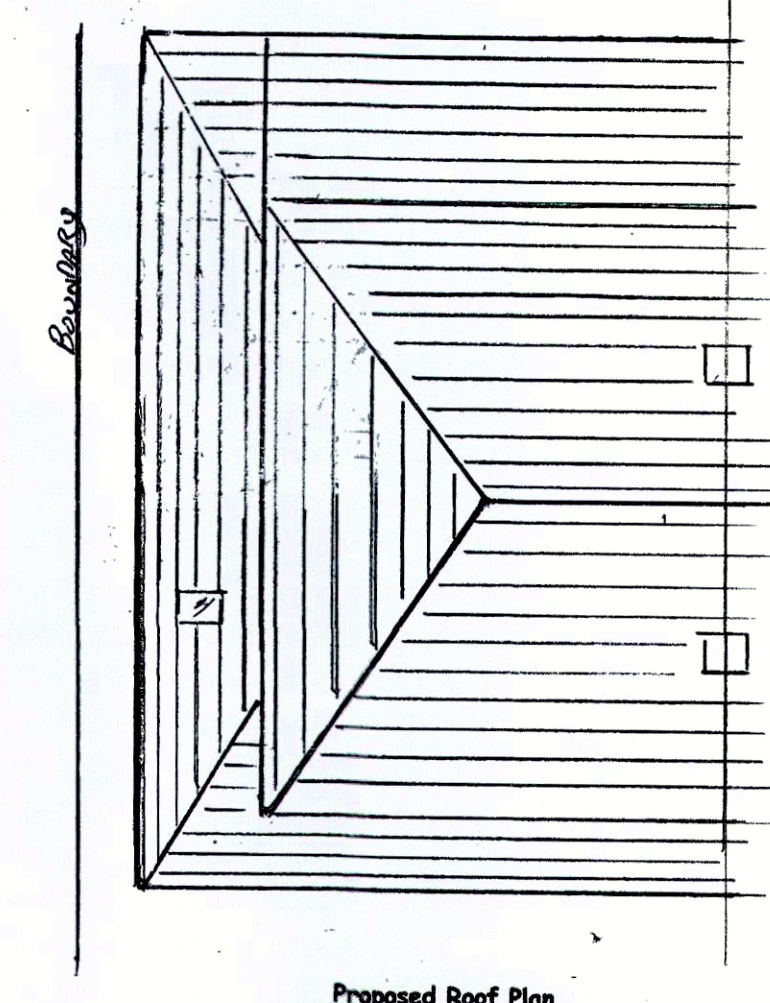
WC/WB:
WC to discharge into 110mm pipework below G.L.
Route @ 1:40 gradient into new IC and drain line
WB discharge into 75mm Det and 40mm
waste pipe into new B16
Construct stud wall at note 9
Optional Light activated vent 15L/sec into external air

Vaulted Roof: 0.18W/m²K
30 degree pitch;
Matching Marley modern smooth tiles with 100mm min overlap
and interlocking onto treated softwood battens 30 x 25.
Fix over roof felt BS747 and tie onto 150 x 50 roof joists
@ 400 cts, to span from existing wall off 175 x 75 timber joist
bolted M20 x 500 cts into wall.
Hip timber 250 x 75 cleated into house brick and secured
onto dragon tie.
Span onto wall plate 150 x 75mm tied into brick with
30 x 5mm galv straps. Timber grade C16
Insert 100 Kingspan insulation K7 between joists and 52mm K18
insulation to underside of joists. Allow 50mm air space above insulation.
Under draw with 12.5/50d foil back and stem.
Continuous soffits vent strip with high level vent tile @ each pitch

Ground floor refurbishment: 0.25W/m²K
Latex levelling screed over onto
75mm Kingspan K103 insulation.
Lay onto 1200g membrane with
vents above Dpc and over existing
concrete base.
30mm perimeter insulation strip.
Note to existing floor level.
Air bricks to be inserted at 1m cts
and sleeved with cavity tray over

Assumed Drain Line
Existing drain line into new IC
positioned at house front, and
at junction with drain line.
Repositioned SVP at rear to route into
new I.C.
ICs HDPE AIS Bed onto weak mix
concrete base.
Screw fix top covers
SEE NOTES 3/4/5.

PORCH:
Remove existing timber
Construction and replace with
matching brick wall with doors
and W/frames.
Continue front porch roof line
and hip back to new side extension
as shown.



Proposed Roof Plan

GROUND FLOOR: 0.22W/m²K
75mm Latex levelling screed over
100mm concrete base onto 70mm Kingspan K3
insulation, and sandblasted without thickening
over 1200g visqueen membrane.
Insert membrane vents into Dpc and lay over
compacted 150mm hardcore base.
Treatall perimeter insulation to prevent cold bridging
Makes to existing floor level
Air bricks to be inserted at 1m cts
and sleeved with cavity tray over.
Ensure existing air bricks have
clear ventilation to under floor of
existing house timbers.