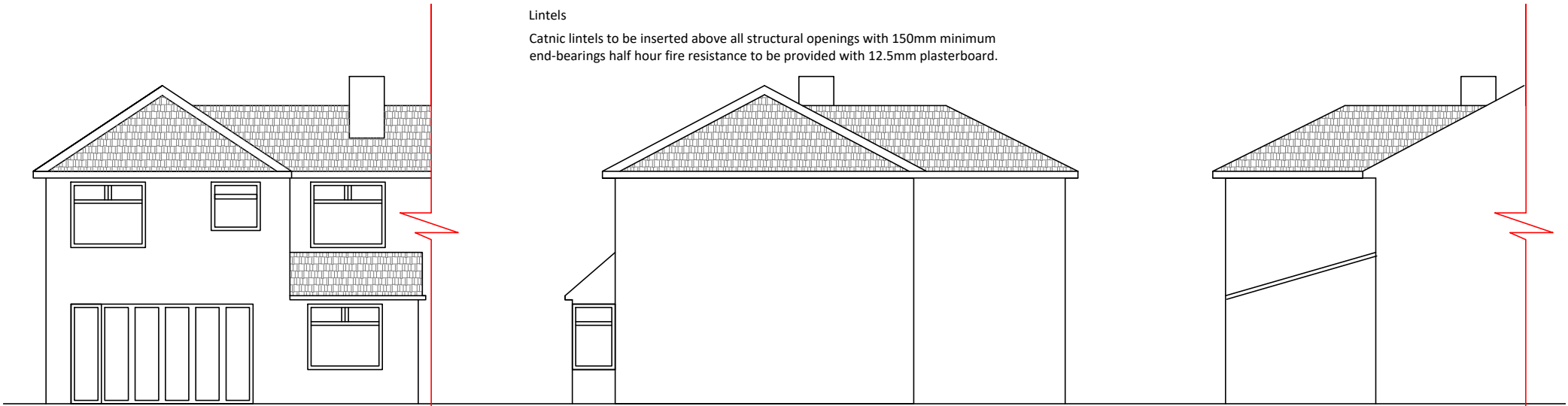




PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

Windows

All windows are to be double-glazed with K glass and to match the clients existing with an opening light equal to one twentieth of the respective floor area and to have trickle vents incorporated within the frame.

Lintels

Catnic lintels to be inserted above all structural openings with 150mm minimum end-bearings half hour fire resistance to be provided with 12.5mm plasterboard.

Foundations

Final depths of foundations to be determined on site to suit ground conditions and irrespective of any dimension indicated. Trench to be filled with concrete, 150mm minimum thickness, only after approval by the L.A. Building Control Officer. Where drains are within 1m distance of the foundations excavate to the invert of the drains.

First Floor

All structural timber to be used to comply with B.S 5268 part 2 1991. 19 mm thick tongue and grooved floorboard nailed to softwood joists at 400mm centers. Double up joists below stud partition walls or around stairwell openings. Joists parallel to external walls to have bar restraining straps at 2m centers and to be solidly built into the structure. Fix 9mm plaster board and skim coat Gypsum plaster to the underside. Joists to be 50 mm x 175 mm @40 mm centers.

Ground Floor

All vegetable soil and deleterious matter to be stripped off site. Lay 150 mm thick, clean crushed stones hardcore and compact. Blind hardcore with 25mm sand prior to laying 1200 G Visqueen D.P.M laid so as to provide continuity with horizontal D.P.C. Floor mate insulations, 100mm thickness, above the membrane and 150mm concrete on top, well troweled to receive floor finish.

Drainage

Provide 100mm diameter half -round gutter connected to 65mm downpipe to discharge below gully grating. Below ground drainage to be in 100m super sleeve with patent joints laid to a fall of 1-40. Provide bridging lintel were parts pass through walls. Soil and vent stacks to be connected to a rear bend with downspouts connected to a roddable gulley, water test the whole system after back fill.

Steelwork

1 no. 100 mm x175mm R.S.J, S to have a minimum of 100mm end bearing at each reaction on precast concrete padstones with 2 no. layer of fire line plasterboard and 3mm skim coat Gypsum plaster to provide 1 hour fire resistance

Sanitary pipework

Branch pipes sizes to be 40mm for any bath, shower, sink or wash hand basin. All appliances to be fitted with anti-syphonic traps with rodding access at any change of direction. Outlet from W.C to be 100mm and connected to soil stack below any other appliance connection. Stack to be terminated 1m minimum above nay opening light and terminated with a bird proof cage.

Notes

1. The builder is to familiarize himself with the scheme and fully understand the plans and any structural details before work is commenced on site.
2. All dimensions indicated are to be checked on site and any discrepancies noted are to be brought to the attention of the designer.
3. Workmanship and materials are to comply with current Building Regulations, British Standards and Code of Practice were relevant.
4. Any aspect of the work that is subject to statutory inspections to remain uncovered until inspected and approved by the L.A. Building Control Officer.
5. Draining and foundations are provisional and may need to be modified to suit ground conditions.
6. Concrete work is to be in accordance with any recommendations made in B.S. 53328 1981 and B.S. 5328 1965.
7. Brickwork is to be in accordance with B.S. 53328 Part 3 1965.
8. All pipework within an unheated space is to be surrounded with 40mm insulations.
9. The site is to be left clean and tidy by the contractor upon completion of the work.
10. All electrical and gas installations are to be in compliance with any relevant statutory regulations.

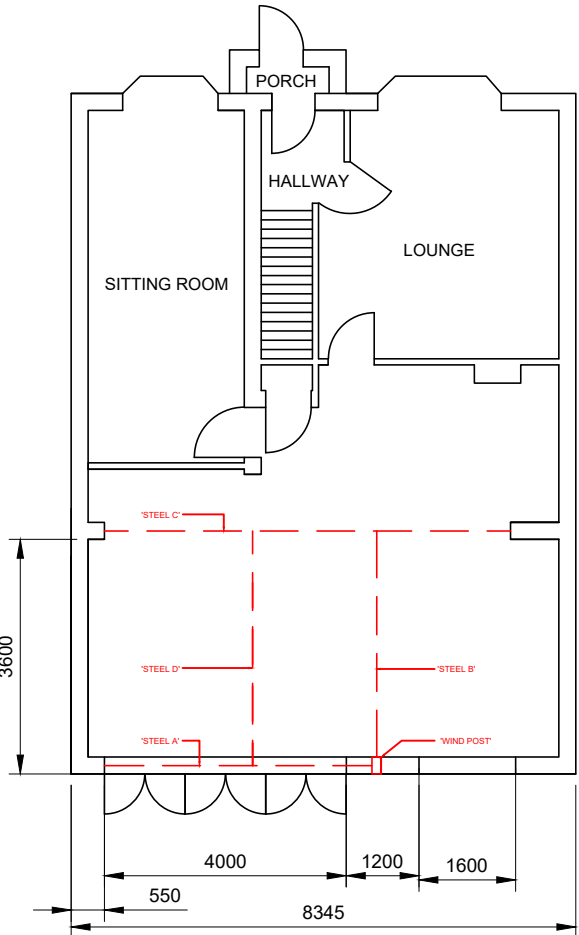
Client: Mr & Mrs P. Bird

Address:
7 Wynfield Avenue, Moss Nook,
Manchester

Proposed Plans and elevations of a
two storey rear extension

Date: 30/01/2022

Scale: 1:125



PROPOSED GROUND FLOOR

Roof

Roof covering to match existing tiles laid in accordance with B.S. 5534 Part1 1978 and manufacturers recommendations, on treated softwood battens on reinforced bituminous felt to B.S. 747 lapped a minimum of 225mm.

Spars:50mm x 100mm@400 mm crs.

Ties: 50mm x 100mm@400 mm crs.

Purlins:75mm x 225mm @2m crs.

Hangers:50 mm x 50 mm

Binders: 50 mm x 50 mm

Wall plates:75 mm x 100 mm

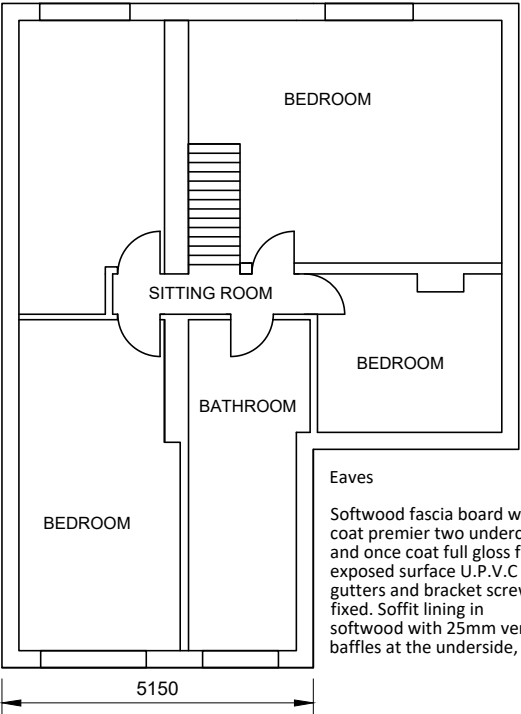
80mm.Kingspan insulation laid above ceiling and soffit to be plasterboard and skimmed. Fit vent baffles between spars at soves level and ventilating tiles at ridge position.

Walls

Below D.P.C construct two separate leaves of common bricks with outer skin having facing bricks two number courses below final ground level. Galvanized wall titles to be installed at 900mmcentres horizontally and 8.5.1243 D.P.C. to be highload or similar, laid 150 mm above finished ground level. Above D.P.C. external leaf to be in facing brick to match existing 85mm cavity to be filled with Drytherm cavity batts. Inner leaf to be 100mm concrete insulating block. Provide insulating D.P.C at all vertical openings. Inner leaf to be plastered with Carlte Bonding coat and 3mm skim coat finish. Skirting boards and architraves to be the client's choice.

External walls

External brickwork to be changed to concrete blocks and a render finish to be applied



PROPOSED FIRST FLOOR