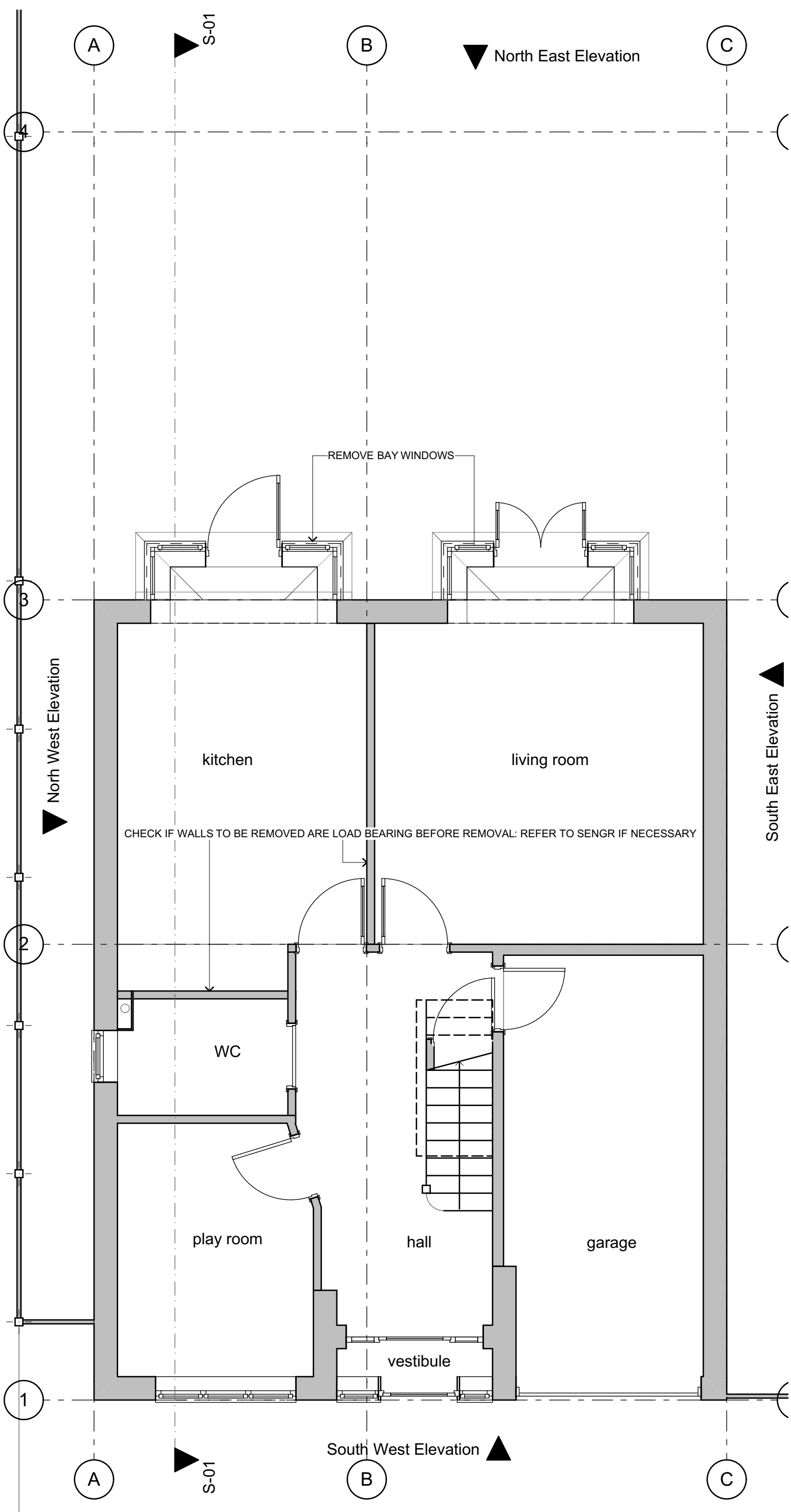
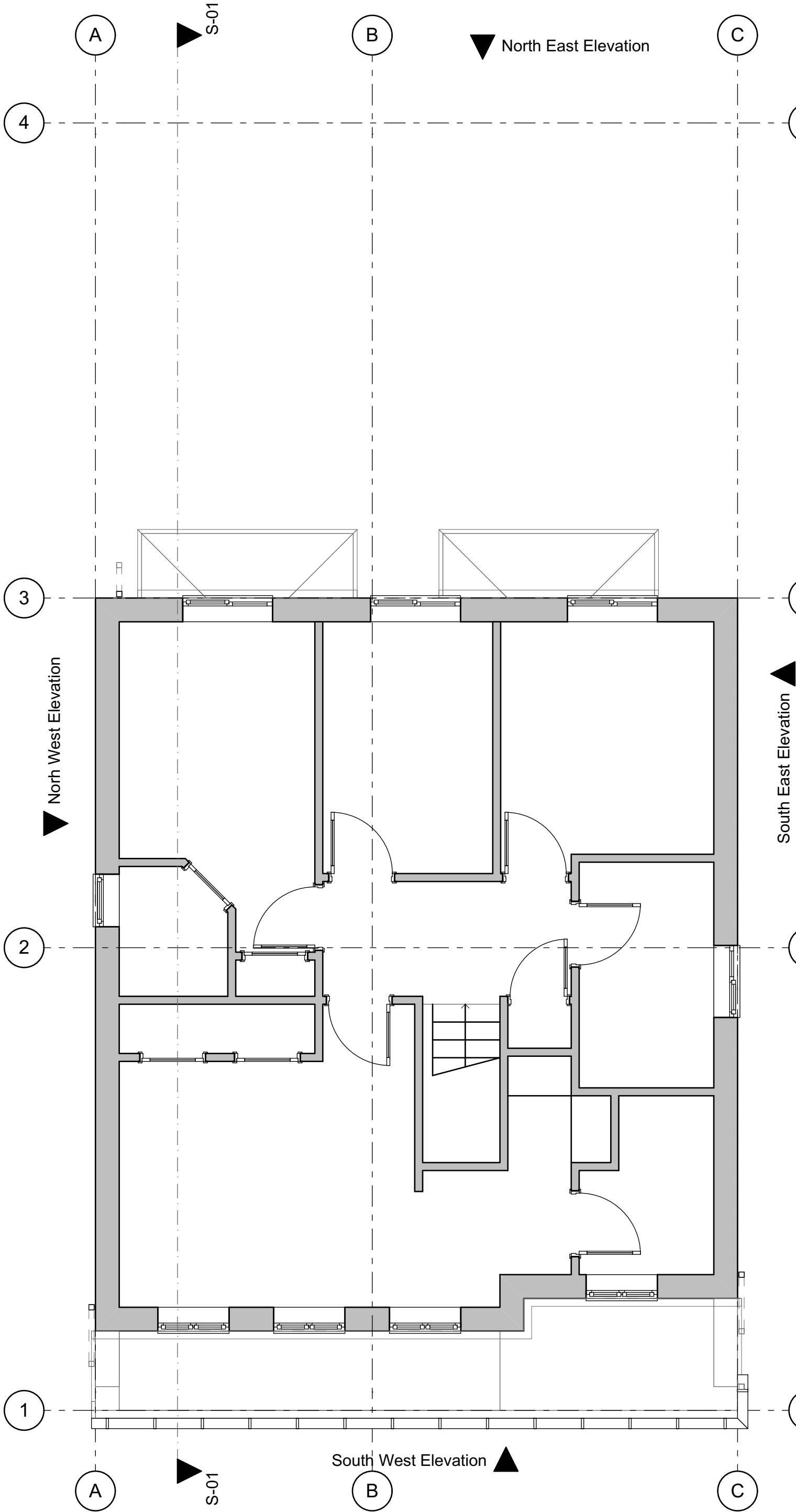


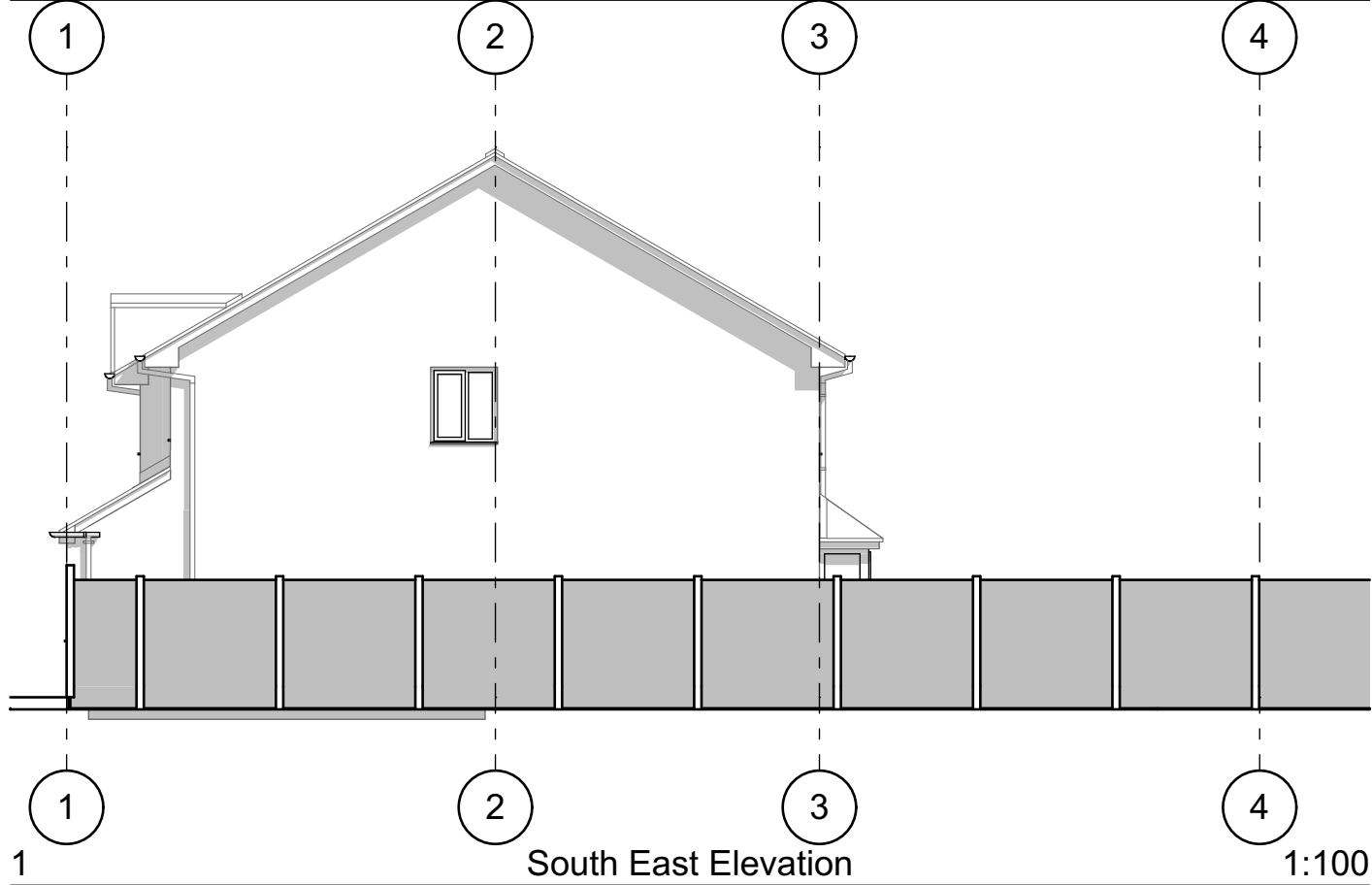
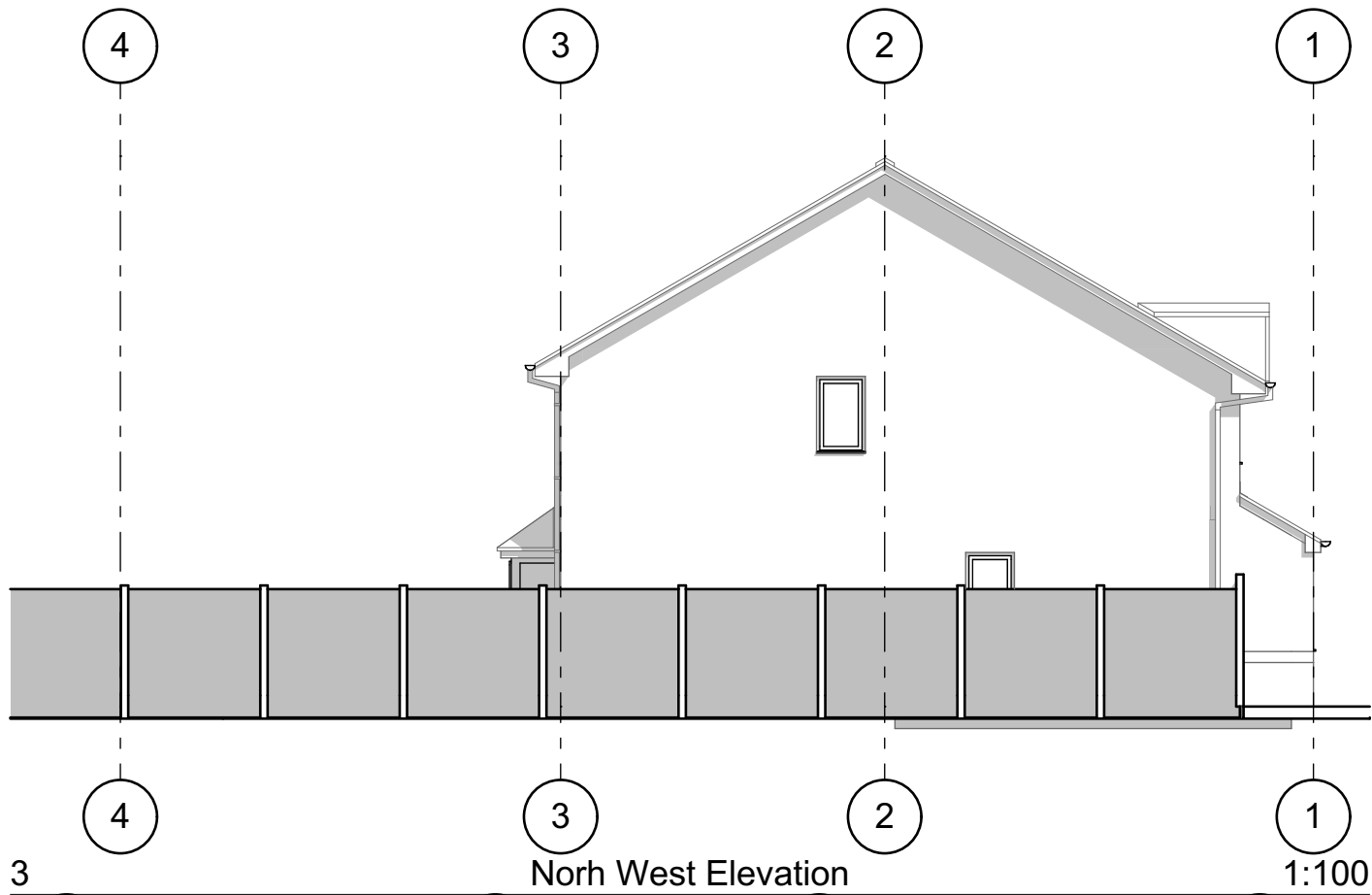


Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:50	A.01.2		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	0. GF-Ground Floor (1)			

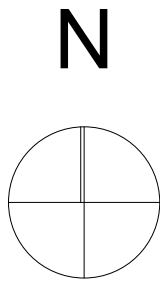


Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:50	A.01.3		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	1. 01-First Floor (1)			





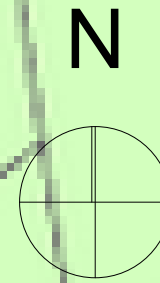
Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:100	A.01.4		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	Elevations (Existing)			



1

Location Plan

1:1250

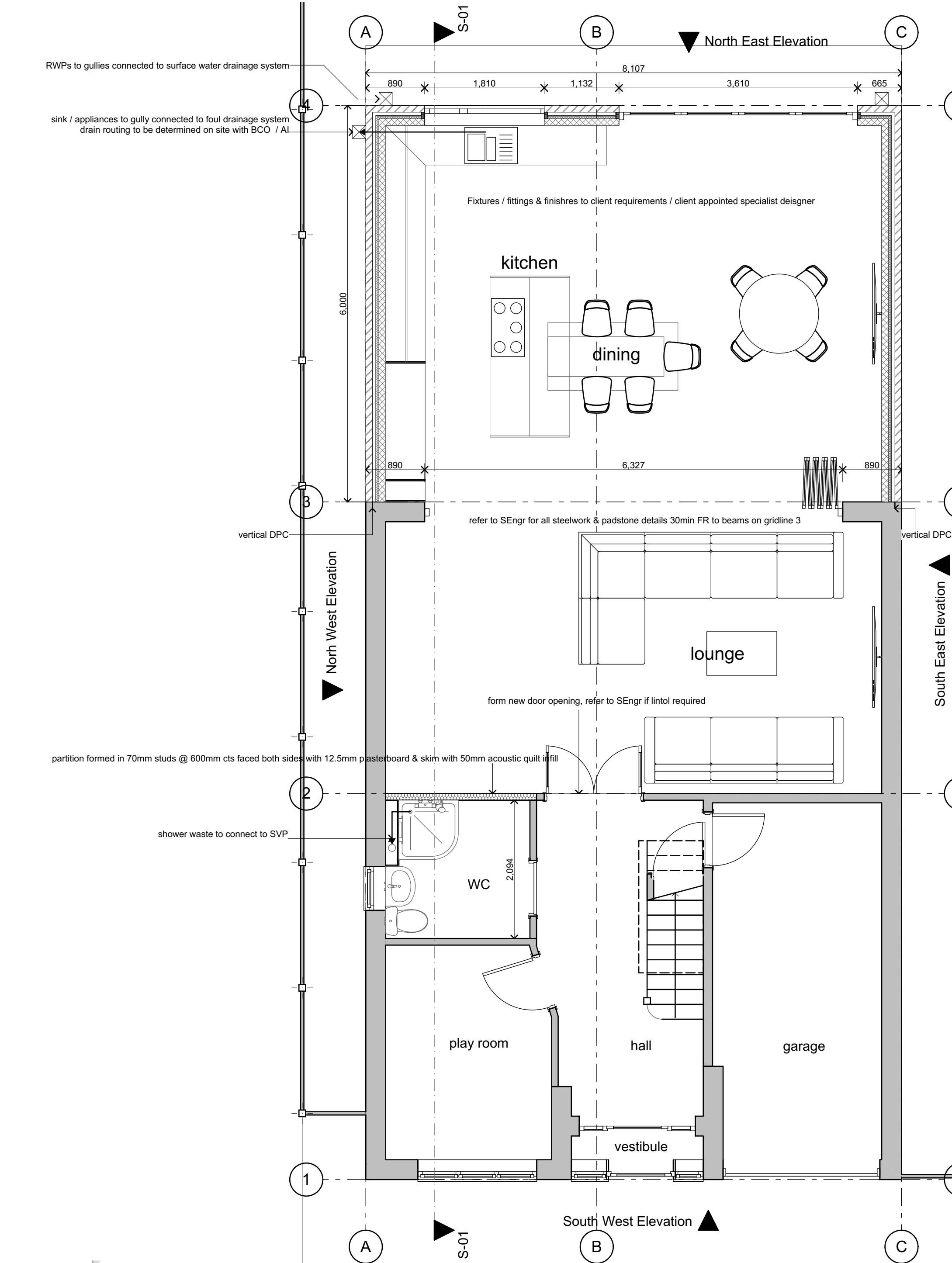


2

Existing Site Plan (1)

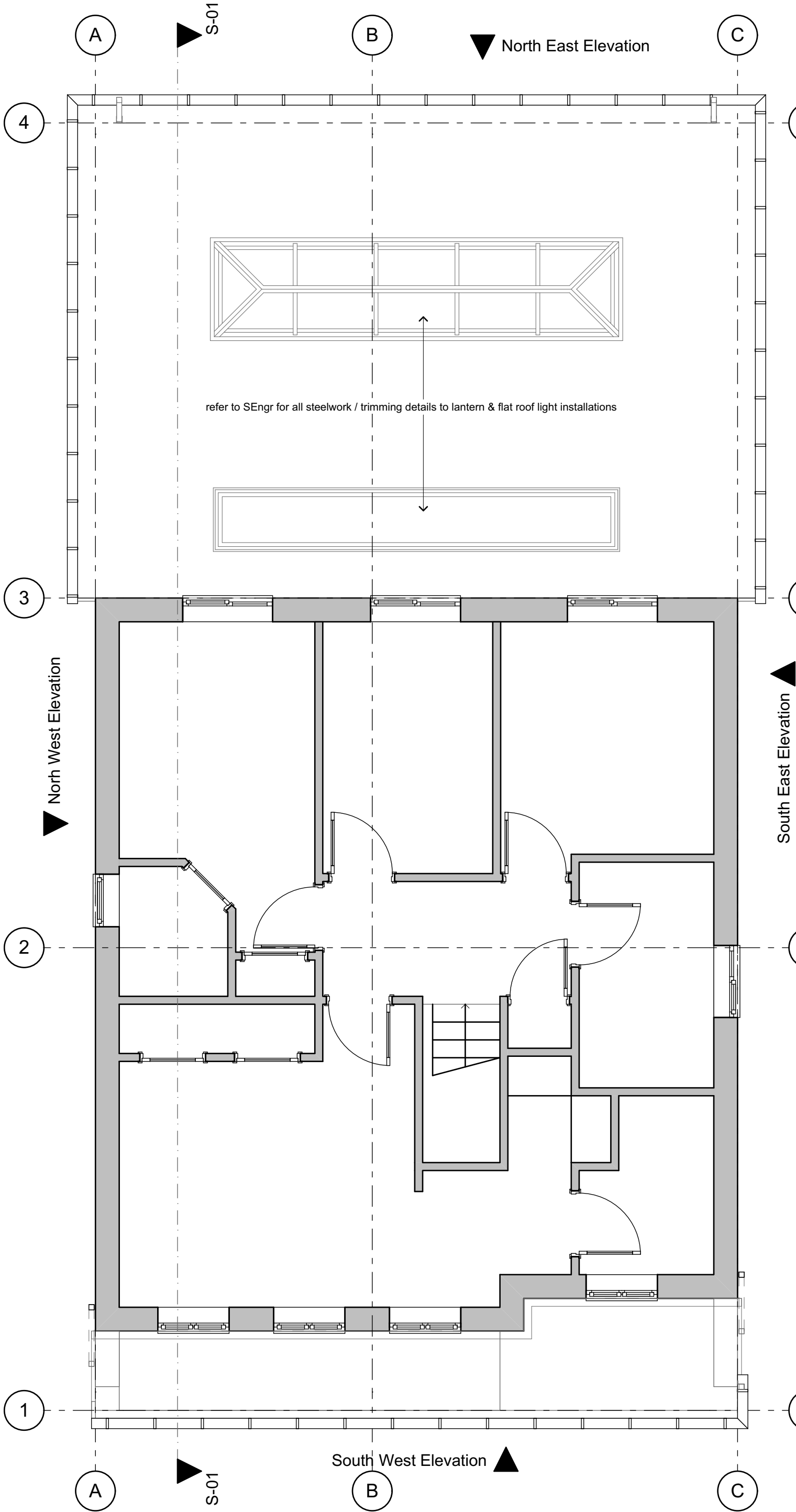
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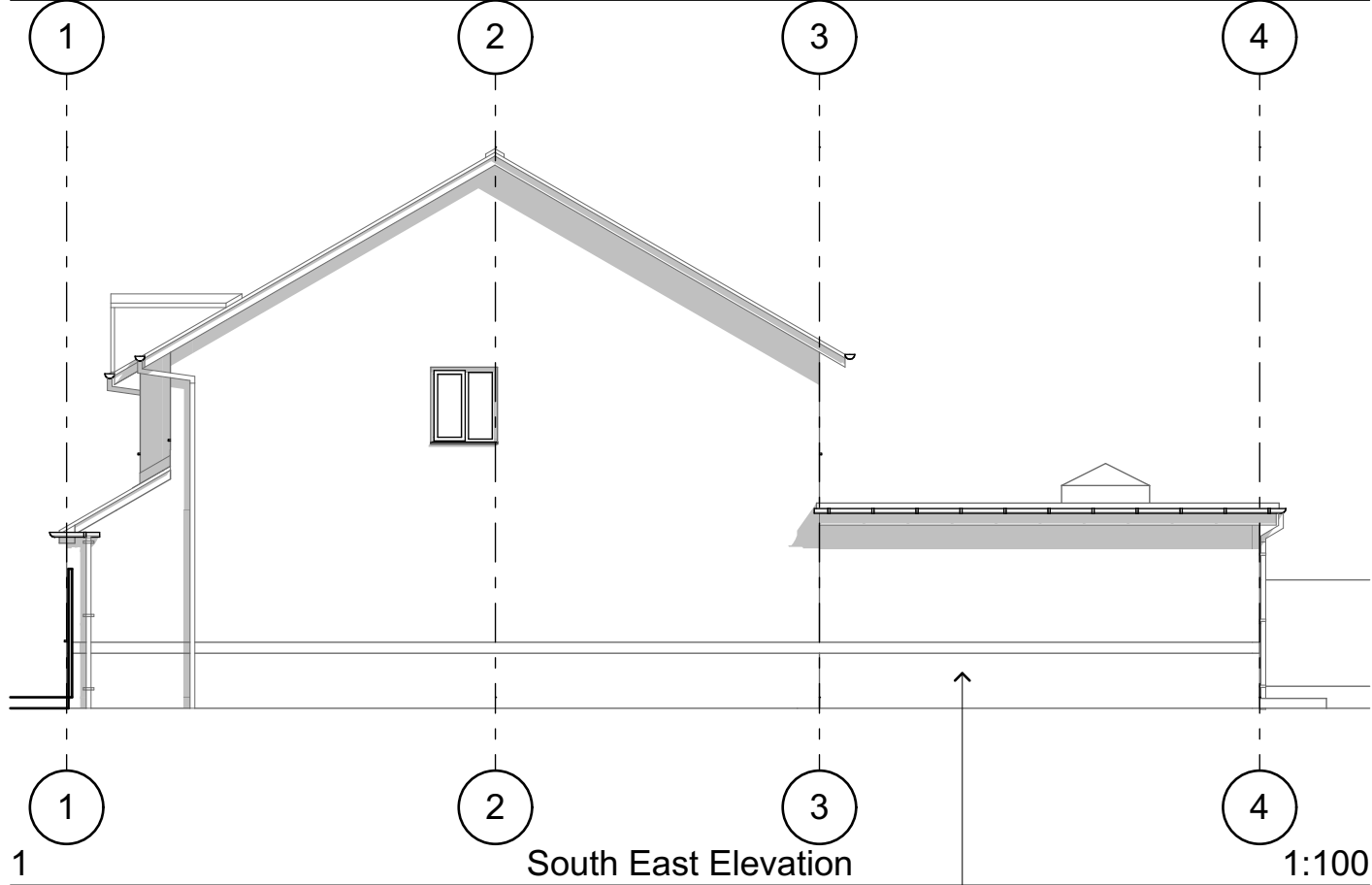
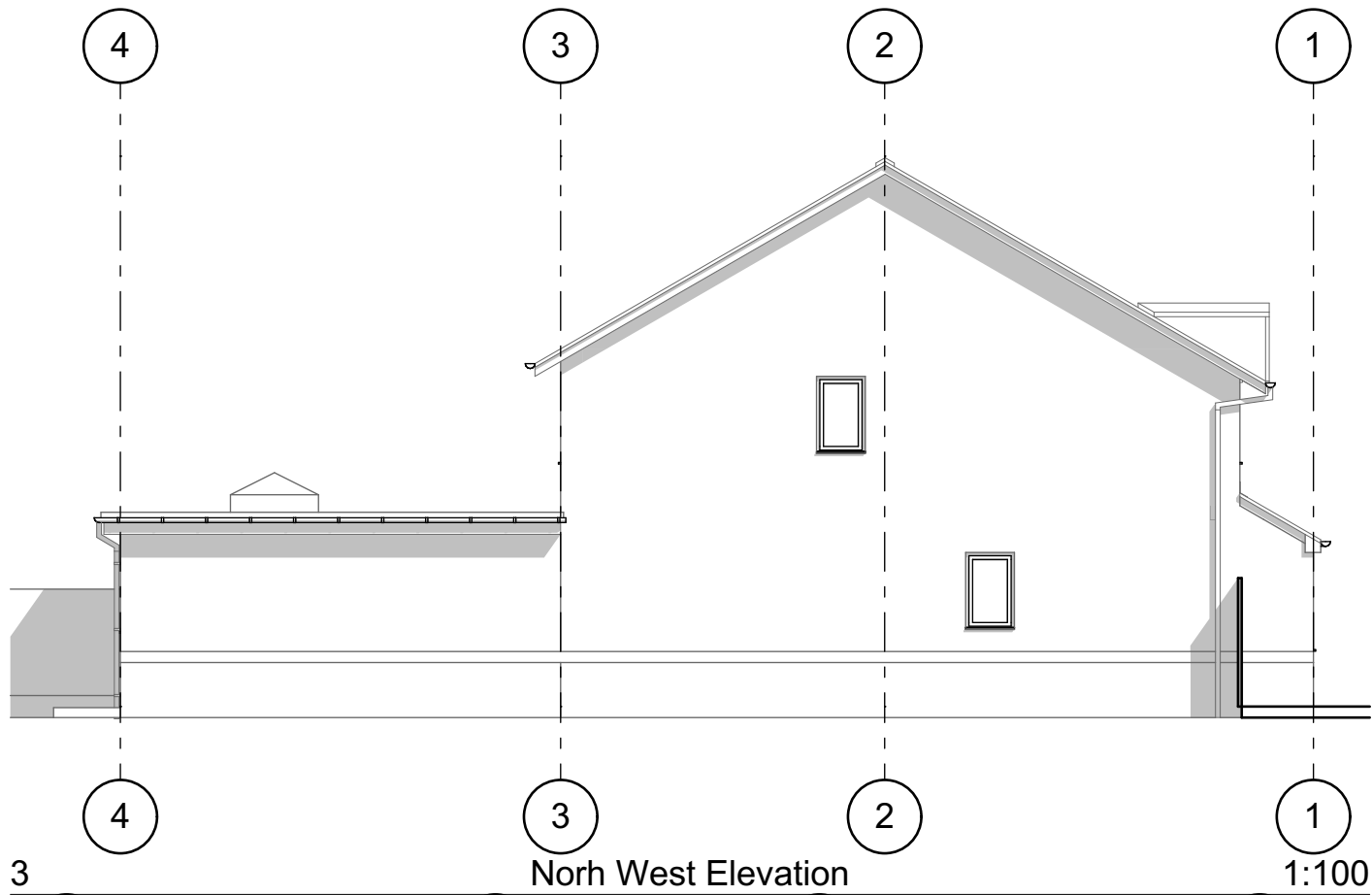
Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:1250, 1:200	A.02.1		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	Location & Site Plan (Proposed)			



Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:50	A.02.2		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	0. GF-Ground Floor (1)			

Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:50	A.02.3		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	1. 01-First Floor (1)			





Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:100	A.02.4		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	Elevations (proposed)			

Flat roof: U value 0.18W/m2K
Single ply roof membrane on 22mm T&G OSB roof deck, on firrings @ 600mm cts, on 50x25mm counter battens @ 600mm cts. 50mm min ventilated air space above insulation.
145x47 C16 joists @ 600mm cts.
100mm PIR insulation between joists & 25mm continuous layer below joists, all joints foil taped for continuous VCL lined internally with 12.5mm plasterboard /skim on 50x25mm battens / counter battens

Cavity Walls: U value 0.22W/m2K
Outerleaf: 103mm clay facings to match existing
100mm part-filled cavity with 50mm Ecotherm
Innerleaf: 100mm thermalite block with 12.5mm plasterboard on dabs
Wall ties at 750x450mm staggered cts & 225mm cts around openings
DPC 150mm above ground level
Internal DPC to be lapped & fully bonded to DPM

Floor: U value 0.22W/m2K P/A ratio 0.7
100mm C30 grade concrete floor slab on DPM lapped and jointed to inner leaf DPC
70mm PIR insulation on 150mm sand blinded compacted hardcore
25mm PIR insulation to slab perimeter
Wall insulation to overlap perimeter insulation by at least 150mm

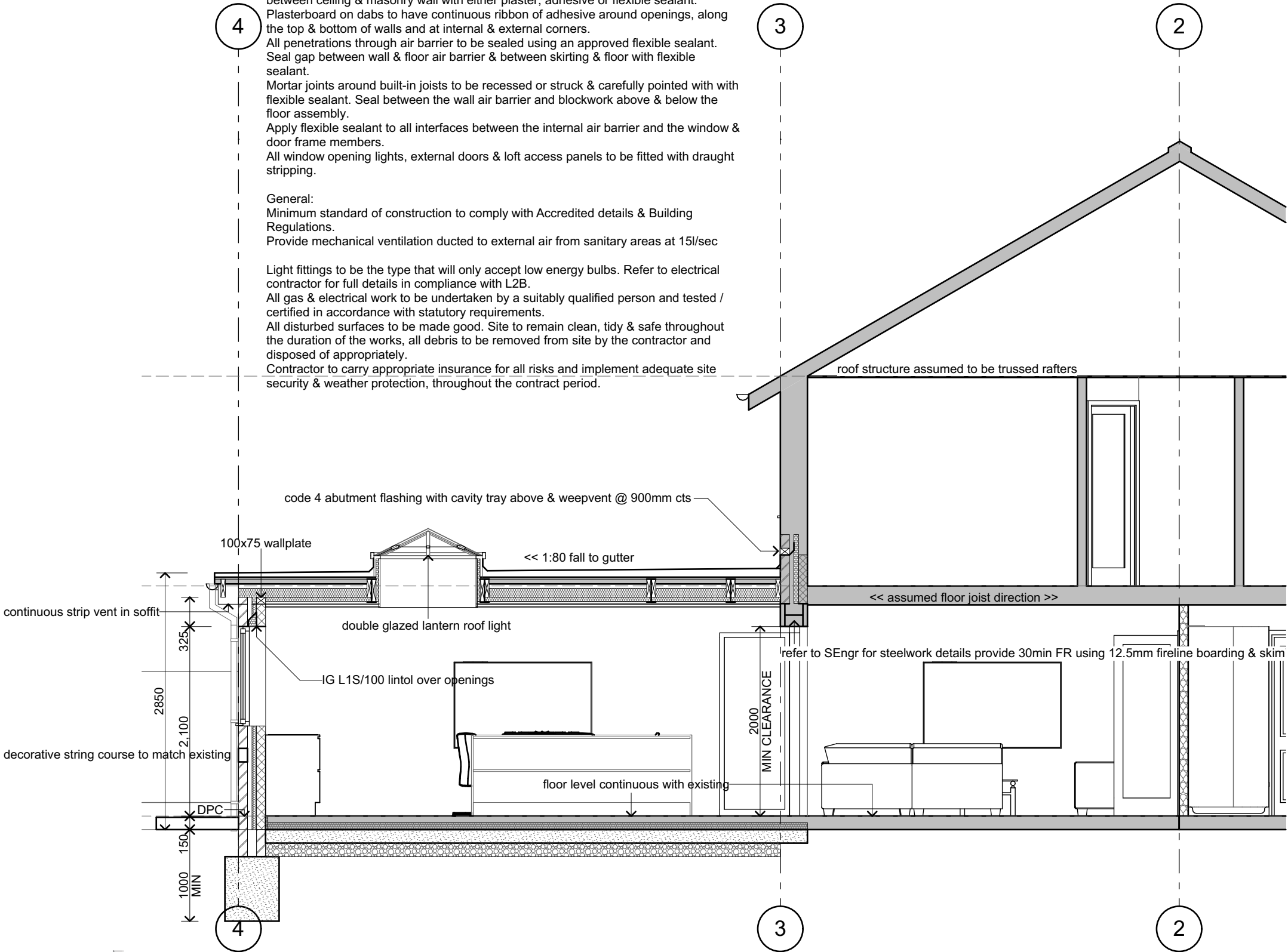
Foundations:
600Wx300D min conc. strips taken down below invert level of adjacent drainage to 1.0m min depth or until firm strata is reached
Drians to be protected / isolated where below extension and passing through footings, to the BCO satisfaction

28mm DG units filled with argon and low E glass
Frames to overlap wall insulation by 30mm min Frames to habitable rooms to include 8000mm2 trickle vents & to be fully draught stripped
All glazing in 'critical' locations to comply with statutory safety requirements & Approved Documents.

Air Barrier Continuity:
Set wall plate on a continuous mortar bed, fix ceiling boards first & seal all gaps between ceiling & masonry wall with either plaster, adhesive or flexible sealant.
Plasterboard on dabs to have continuous ribbon of adhesive around openings, along the top & bottom of walls and at internal & external corners.
All penetrations through air barrier to be sealed using an approved flexible sealant.
Seal gap between wall & floor air barrier & between skirting & floor with flexible sealant.
Mortar joints around built-in joists to be recessed or struck & carefully pointed with with flexible sealant. Seal between the wall air barrier and blockwork above & below the floor assembly.
Apply flexible sealant to all interfaces between the internal air barrier and the window & door frame members.
All window opening lights, external doors & loft access panels to be fitted with draught stripping.

General:
Minimum standard of construction to comply with Accredited details & Building Regulations.
Provide mechanical ventilation ducted to external air from sanitary areas at 15l/sec

Light fittings to be the type that will only accept low energy bulbs. Refer to electrical contractor for full details in compliance with L2B.
All gas & electrical work to be undertaken by a suitably qualified person and tested / certified in accordance with statutory requirements.
All disturbed surfaces to be made good. Site to remain clean, tidy & safe throughout the duration of the works, all debris to be removed from site by the contractor and disposed of appropriately.
Contractor to carry appropriate insurance for all risks and implement adequate site security & weather protection, throughout the contract period.



Client	Mya Khanh	scales @ A3	dwg no:	rev:	date:	status:
Location	83 Hinchley Road Manchester M9 7FG	1:50	A.02.5		210220	Prior Approval & Building Regs apps
Job	single storey rear kitchen/living room extension	Drawing title	S-01 Section (1)			