

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice.

Contractors must check all building and site dimensions, sewer details and levels before commencing any site works or fabrication works.

roof: Firestone EPDM single ply roofing system on 19mm. OSB roofing boards, on 50 x 25mm. cross battens on firings to falls, on 200 x 50mm. joists at 600mm. crs. 100 x 50mm. wall plate secured using galv. steel anchor straps.

roof to fall 38mm. in 3000mm.

form 300mm. wide internal lead lined gutter 19mm. OSB boarding on sw framings from the existing roof, gutter to fall as required. Upstand taken up behind new fascias

pvc fascias 50mm. upstand

Roof insulation of 100mm. Kingspan or similar rigid insulation between the joists, and 50mm. thick ditto beneath the joists, across the ceiling and finished with 12.5mm. vapourcheck plasterboard and skim.

pvc framed double glazed windows

facing brick plinth

insulated cavity closer

wall insulation

dpc

FOUNDATIONS: foundations type, design and construction to suit building and site conditions, and approved by the Building Inspector. Concrete strip foundations to be a min. of 230mm. deep and 600mm. wide and to have minimum cover of 600mm.

Section through Extension Wall

Internal finishes to clients approval

Section above the Existing Roof

DRAINAGE: surface water drainage to be in accordance with BS. 8301. Access rodding points provided at all changes of direction or gradient. Drains passing beneath a building to be totally encased in 150mm. concrete.

DRAINAGE runs, gradients etc. to be agreed on site with the Building Inspector once the existing drainage and connections to sewers have been investigated.

RAINWATER GOODS: Gutters and RWP to match those existing, RWP taken to a rodable back inlet gully.

WINDOWS AND GLAZING: pvcu framed windows to clients requirements. Sealed double glazed units, min. 16mm. air gap, low 'e' coating, all glazing below 800mm. to be safety glass and all glazed elements of walls to comply with Building Regs. A.D.- L.1.

INSITU GROUND FLOOR: concrete slab, min. of 100mm. thick visqueen separating membrane, on 100mm. rigid insulation (KINGSPAN or similar) on Visqueen 1200 grade dpm, on sand blinded hardcore, well compacted. Provide 30mm. thick rigid insulation all round the floor perimeter edge. Visqueen from the underside of the insulation taken up the floor edge and lapped into the wall dpc.

EXTERNAL WALLS BELOW DPC: facing brick, between path and dpc. Cavity as specified and 100mm. thick concrete block, 7N/sq.mm. inner leaf. Lean mix concrete cavity fill from foundations to 225mm. below dpc level.

DAMP PROOF COURSE: to be to BS. 743:1970 and laid a min. of 150mm. above external path/ground levels. Dpc lapped at least 150mm.

LINTOLS: to be proprietary type, insulated galvanised steel to BS.5977:1983 in the external cavity walls, with flexible dpc over where recommended by the manufacturer. All lintols 3 course deep and to have a minimum end bearing of 150mm. each end.

EXTERNAL WALLS ABOVE DPC: brickwork or blockwork rendered as shown on the drawings, 110mm. cavity and 100mm. concrete blockwork inner leaf. Minimum of 60mm. KINGSPAN insulation on inner side of cavity, fixed using insulation retaining clips, (50mm. clear cavity). Thermal Economics 2L2 cavity closing dpc's or similar to all openings. Stainless Steel wall ties at 750mm. horizontal crs. and 450mm. vertical crs. and staggered. ties at 220mm. crs. BELCAST weathering detail at bottom edge of render

HEATING: existing heating system to be extended to cover the extension and as required by the client.

CEILING: to be 12.5mm. p/brd. 10kg/sq.m. and skim. Boards fixed at 150mm. crs. Using 40mm. galv. Steel screws. Perimeter support battens to be provided for all board edges.

FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Associations guide - Lead Sheet in Buildings.

TIMBER: all carcasing timber to be graded in accordance with BS.5268: Part 2: 1984. all external timber/joinery to be treated with a pressure impregnated clear preservative to BS.1282:1985. all cut ends, joints etc. must be flood coated with preservative prior to building in. all external fixings to be non ferrous type.

ELECTRICAL INSTALLATION: the whole of the electrical installation is to be in accordance with IEE regulations and also Building Regulations, Part P in accordance with BS.7671. A certificate is to be forwarded to the Local Authority following completion of the electrical work.

ROOFLIGHTS: double glazed Velux or similar, fixed in accordance with the manufacturers instructions, provide all necessary lead flashings, trims etc. roof timbers doubled up either side of rooflight.

this drawing is prepared for Town Planning and Building Regulations purposes

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Proposed Extension
Wall Sections

34 Scarisbrick Road, Burnage,
Manchester, M19 2BS
for Mrs. D. Matthews

scale: A3 drawing no:
date: August 2020 2074/4