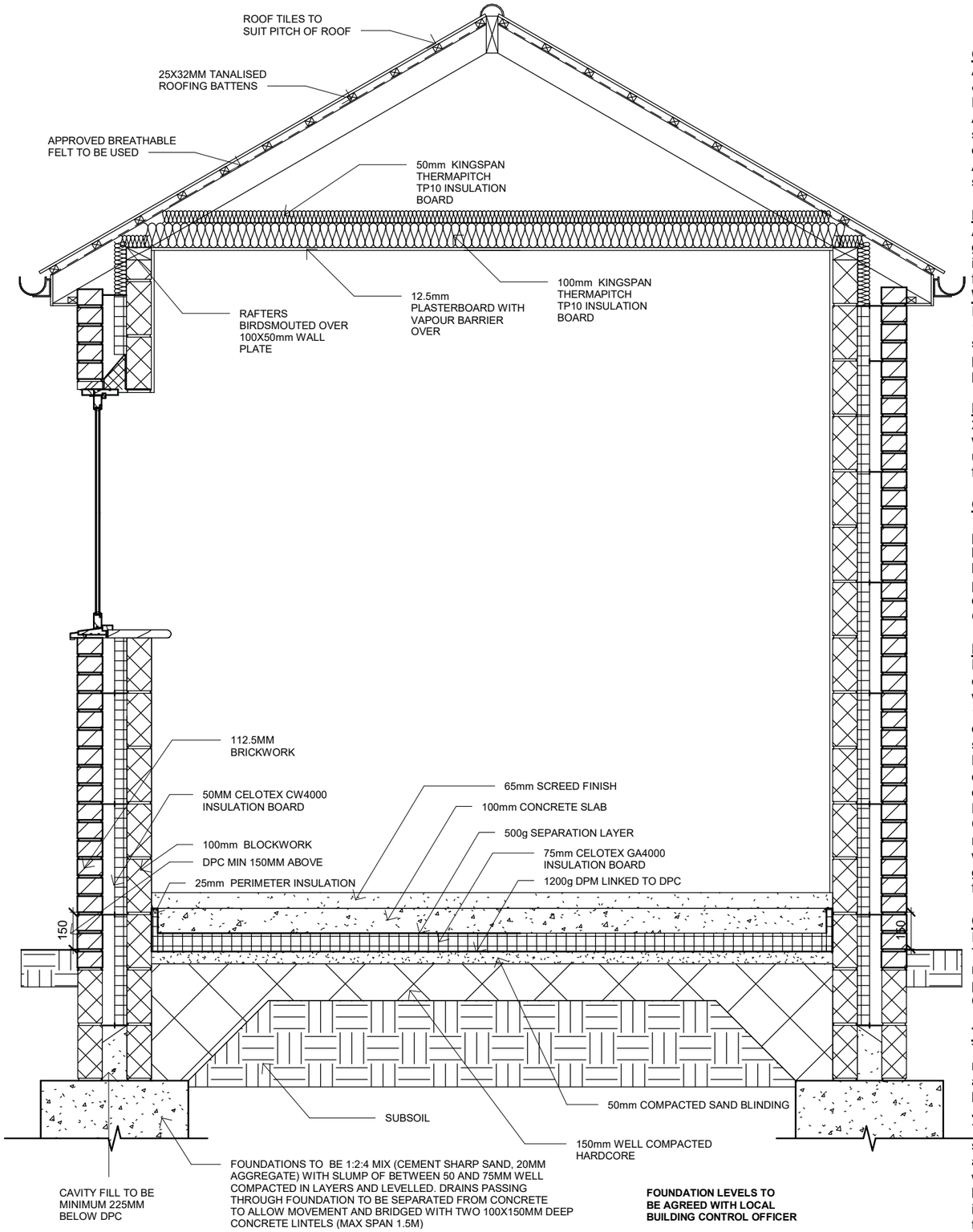


TYPICAL CROSS SECTION NOT TO SCALE

GENERAL NOTES
All materials & construction works are to comply with current BSI & BSEN Standards & Codes of Practice, Building Regulations, & where applicable N.H.B.C., Requirements Schedules & Specifications.
All materials & proprietary goods shall be suitable for their purpose, & shall be stored, mixed & fixed in accordance with their suppliers/manufacturer's instructions or specifications.
Any variations from the drawing carried out without the Architect's written agreement shall be the responsibility of the Contractor.

FOUNDATIONS
All foundations to be C20P concrete trench fill foundations to a depth to suit the ground conditions & satisfaction of the local authority building control. 1000mm min in clay. Nominal dimensions to be 750mm deep x 600mm wide. Lean mix concrete fill to cavity minimum 225mm below ground level.

WALLS BELOW GROUND
Inner leaf of 100mm 7N/sqmm dense concrete block (approved foundation grade); 130mm cavity fully filled with well-compacted lean mix-concrete; outer leaf 102.5mm solid blue-grey engineering brick. Natural sand cement pointing containing proprietary waterproofing admixture. Reinforced concrete lintols over all drains passing through walls.

DAMP PROOF COURSE
2 Courses of class B engineering bricks not less than 150mm above floor level. Laid with waterproof mortar. Incorporate damp-proof courses to full width of each leaf using RUBERBOID HYLOAD or other equal and approved. All joints in dpc's to be fully lapped and sealed as a flood precaution.

GROUND FLOOR SLAB
100mm float finished concrete reinforced on 125mm insulation board on 1200G polythene DPM turned up at the walls on 150mm sand blinded hardcore. New floor level to tie into existing. Radon protection is to be provided. A 1200G DPM is to be laid continuously, a tray DPC is also to be provided to all sealed joints. Any service pipes penetrating the DPM will also be sealed. Any airbricks to existing floor to be ducted through to an outside wall. Garage floor as above but with insulation omitted. Garage floor to be a minimum of 100mm below house floor level.

EXTERNAL WALLS
External walls to be 300mm overall. Outer leaf to be 100mm facing brick to match existing and approval of the local authority planning department. 100mm cavity filled with 80mm CELOTEX CW4000 rigid cavity insulation or similar approved and 100mm thick inner leaf of aerated thermal blockwork. Strength 2.8 n/mm2. Total overall "U" value not exceeding 0.28 W/m2 K. Both leaves to be tied together with stainless steel ties embedded at least 50mm into each leaf. Ties to comply with BS5628 or DD140 and positioned every 600mm horizontally and 450mm vertically in diamond pattern to give 3no. ties per sqm. Additional ties at 225mm vertically to opening jambs and to all expansion joists.. Minimum return at corners to be 665mm. New masonry connected into existing using Simpson Crocodile 2000 Wall Connector Stainless Steel or similar approved fixed in accordance with the manufacturer's instructions. Walls to be dry lining. 12.5mm plasterboard on dabs with taped joints & skim. Lintels over openings to be catnic or similar approved galvanised steel pre-insulated type. Cavity to be closed at the top and reveals to form smoke and fire barrier.

CAVITY CLOSERS
Incorporate THERMABATE 130 (or other equal and approved) consisting of 2no. Thermabate 65 units clipped to form one unit 130mm wide. Thermabate manufactured by Kingspan as rigid box section PVC-u extrusion with mortar fins, plaster keys and full-bonded CFC/HCRC-free insulating core providing Thermal Conductivity 0.025W/Mk.

TRADITIONAL ROOF CONSTRUCTION
To be of traditional construction first three rafters tied to gable end at 2.0m c/c with mild steel straps and noggins between. Roof tiles to suit 18 degree pitch and the approval of the planning department. 38x25mm s/w battens on untearable breathable roofing felt to BS747. Rafters to be 125x50mm c16 SW at 400mm c/c. Joists to be 150x50mm c16 SW at 400mm c/c. Timbers fixed to new wall with 75x100mm wall plate. Wall plate fixed at 1500mm centres with 5x30mm galvanised steel straps to BS 5628. Rafters fixed at high level to a 150x50mm c16 plate bolted at 450mm c/c with 20mmbolts. Rafters to be birds mouthed throughout. Soffit vents which maintain the equivalent of a 25mm air gap along the length of the extension to be provided. 25mm air gap maintained by baffles at eaves. 300mm of fibreglass insulation laid in two layers at right angles to flat part of roof space. Roof insulation to meet wall insulation.

GUTTERING
To match existing, 100mm pvc guttering and RWP connected via trapped gullies to either existing combined drain or to a new soak away. Soak away to be subject to the results of a satisfactory percolation test to determine ground conditioned and to be min 5m from nearest building and to be min 1m3 in size and filled with free draining material.

RAINWATER DRAINAGE
A drainage system is to be used to carry all rain water away from the surface (roof or paved area). All design of rain water goods are to be carried out in accordance with BS EN 12056. The gutters should be a 100mm half round section to a 63mm Rainwater pipe with a sharp edged outlet at one end. The gutter should be laid level. These should connect to existing drains or new man holes. Details are to be confirmed on site

FLASHINGS AND UPSTANDS
For flashings and upstands only Code 4 lead is to be used for flashings and upstands in accordance with BSEN 12588 (formerly BS1178). A minimum upstand of 150mm is required for roofing which is to be linked to a cavity tray. Any other flashing or lead work that has been disturbed is to be reinstated in code 4 lead. All lead work is to be designed and constructed in accordance with BS6915.

SAFETY GLAZING
Safety glazing only needs to be installed to BS6206 where there are critical locations. The critical locations are from 800mm down to the finished floor level on any internal or external walls and partitions. They are also from 1500mm down to the finished floor level on a door and side panels.

ELECTRICAL WORKS
New electrical works to be installed, inspected and tested by an electrician registered under the Competent Person Scheme. A copy of the appropriate BS7671 installation and test certificate must be provided to Building Control before a completion certificate can be issued.

INTERNAL LIGHTING
At least three out of four of all the light fittings in the main dwelling spaces (excluding infrequently accessed spaces such as storage spaces) are to be low energy light fittings with lamp efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

GAS WORKS
Any new boiler must have a SEDBUK 2005 efficiency of at least 90%, or 88% as rated by SEDBUK 2009. All gas work must be carried out by a registered Gas Safe engineer.

SMOKE DETECTION
Mains operated smoke alarms with battery backup are to be provided to the circulation areas in each storey of the dwelling complying with BS5839 Part 6

PARTY WALL ACT
Party Wall Notices may need to be served to the property's adjoining owners if work is to be carried out on or adjacent to a boundary line. Contact must be made with a Party Wall Surveyor to clarify the need for a Party Wall Agreement.

STRUCTURAL STEELWORK
All steelwork and associated works including padstones to be in accordance with structural engineer's design and primed + finished in accordance with structural engineer's recommendations.
All steelwork to be fire-protected to minimum 30 minute standard using 15mm gypsum plaster wallboard screw-fixed in accordance with manufacturer's recommendations to min 50x50mm SW framing @600c/c max.

STRUCTURAL STRAPPING
Wall plates to be strapped using galvanised MS BAT straps or other equal and approved. Straps to be 1200mm long x 30mm wide 5mm thick, once bent 100mm and fixed at 1200mm c/c max using 50mm no. 12 woodscrews plugged and screwed to masonry. 11no. fixings per strap.
Floor joists to be strapped to lateral walls using galvanised MS BAT straps or other equal and approved. 1200mm long x 30mm wide 5mm thick, once bent 100mm and fixed at 1200mm c/c max via 75x75mm SW noggins using 50mm no.12 woodscrews screwed direct to timber and plugged and screwed to masonry. 11 no. fixings total per strap.

NOTES

Client -
MS A.G BHATTI

SCALE @ A3	DRAWN	CHECKED	DATE
1 : 20	A.T	A.T	31/07/17

2012-SK-XX-DR-A-003

This drawing is copyright.
Figured dimensions take preference.
All dimensions to be checked on site and any discrepancy or variation reported before proceeding

Project -
558 Moston Ln, Manchester M40 5RS

PROPOSED SINGLE STOREY REAR EXTENSION

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