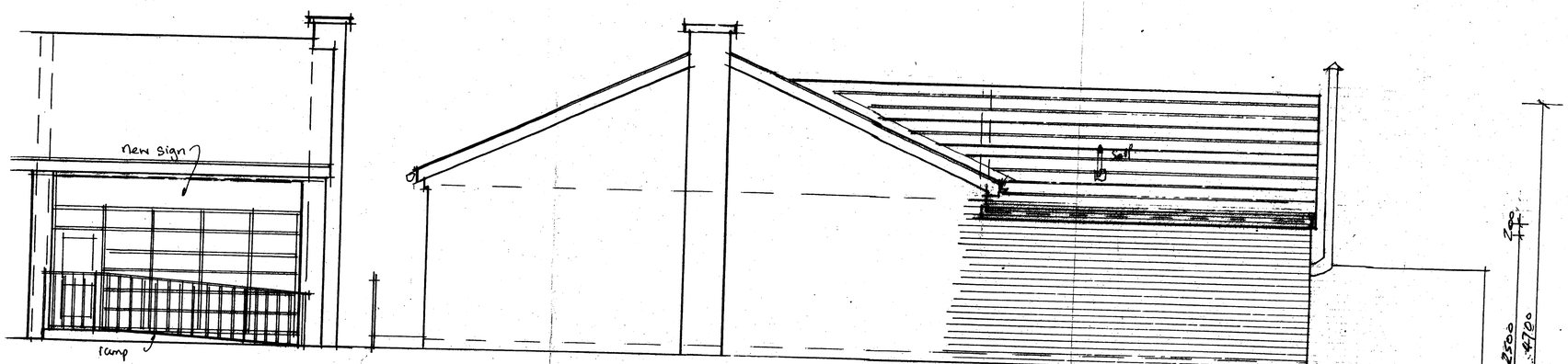


FRONT ELEVATION

ns
0 x 200 mm thick concrete 900 mm below
el all to regulations a1 & 2 C35 concrete mix
type with min cement content of 300 kg/m2.
ete work to be carried out in accordance
100:1985

oundations
he existing foundations for local authority
to ascertain their suitability to sustain
loading

ser
ofoam XCC insulated cavity closer to all new
ll as document 1 2003. Width and fixing to
ng

wall construction (u value 0.30)
ght brown rustic facing brick external leaf to
sting, 100 mm cavity and 100 mm thermalite
ckwork internal leaf. Provide 50 mm king span
ll TW50' zero odp partial fill cavity wall
tained against inner leaf with insulant
Use stainless steel cavity wall ties at 750
and 450 vertical centres. (225 vertical
jambs of all external openings). To give a U
.3W/m2K
thermabate 75' insulated cavity closers
jambs and cills of all external openings.
P.C's to jambs and cills of all external door
w openings. Close cavities at eaves and verges
Superlux.
orizontal D.P.C.'s at floor level to internal leaf
. 150 above ground level to external leaf.
type 11 / s 75 combined lintol over window
penings.

New opening
Break open existing rear wall at ground floor level from floor to ceiling to form new opening as shown and provide and insert 2 no. New 152 x 89 mm R.S.J's over supported both ends on 270 x 150 x 150 mm deep concrete pad-stones. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works. See structural engineer's details and calculations

Slab
100 mm thick reinforced with A194 mesh in top with 40 mm cover, concrete slab floor on 1200s gauge visquean insert 85 mm Kingspan to give a U value of 0.22W/m2K, on 50 mm sand blinding on 125 mm well consolidated hard-core fill and to include perimeter edge insulation with a min R-value of 0.75 m2k/w

Straps
Strap down all roof timbers i.e. Wall plate rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls

Valley reef
19 mm exterior grade plywood 300 mm either side. Insert no.4 lead in valley over felt 300 mm either side. Form saddle in lead

SIDE ELEVATION

Perimeter insulation to slab
Provide Styrofoam to external perimeter edge of slab butted up against blockwork visquean dpm to be turned up around perimeter edges of slab and tucked in under dpc of internal leaf

Dpc
External leaf min 150 mm above ground level with internal dpc at slab or floor level

Overlap
Dpc and dpm to perimeter to overlap by 50 mm

Truss roof
Conditional approval to be obtained prior to commencement of work. Truss calls to be submitted to LA. On initial visit to site. Trusses to be wind braced in accordance with BS 5268 part 3 1985. concrete red tiles to match main roof on 19 x 38 mm sw battens on untearable roofing felt on new trusses at 600 centres Wind loading shall comply with BSCP3. Ch V Part 2 (1972), provide continuous ridge vents.

Ceiling to truss roof
To be under drawn with 12.7 mm foil-backed plasterboard and skim finish

Gutters
Provide 100 mm upvc gutters fixed to 19 mm cellular extrusion fascia boards. Provide 12 mm cellular extrusion soffits with continuous upvc soffit ventilators to vent roof space to BS 5250

Ridge
Provide new ridge to match existing bedded in sand/cement marter. Provide 2 no. Ventilation ridge tiles to vent roof space to BS 5250

Soil and vent pipe
100 mm diameter upvc with airtight rodding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

Ventilation
To be achieved at eaves with 25 mm gap with fly mesh inserted to give 50 mm through ventilation passage to BS 5250

Kitchen sink
To have 75 mm deep seal trap into 42 mm diameter upvc waste into back inlet gully

Sanitary fittings to use
W.c. To have dual flushing action to nmwa regulations and to have 25 mm overflow direct to external air. Connect with 'p' trap and 100 mm diameter upvc soil branch pipe to new 100 mm diameter upvc s & vp. Lavatory basin to have 75 mm deep seal anti vac trap and 38 mm diameter upvc waste connected to 50 mm diameter combined upvc waste connected to s & vp. Bath to have 75 mm deep seal anti vac trap and 42 mm diameter upvc waste connected to 50 mm diameter combined upvc waste as lavatory basin. Connect all fittings to new hot and cold system

Partition
Non load bearing acoustic stud partitions to be 100 x 50 mm sw studding at 300 mm staggered centers onto 100 x 50 mm sole plates faced both sides with 12.5 plasterboard and skim. Acoustic quilt 50 mm Rocksil woven between studs. Where partitions are parallel to joists span, the joists shall be doubled up and spiked together directly under the line of the partition.

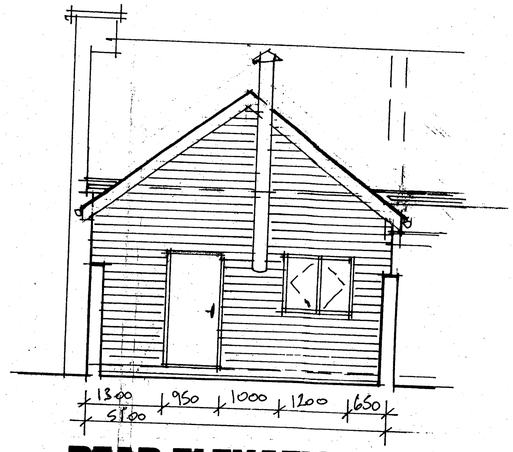
Heating
To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuck efficiency rating of 86%

Timber
All new timber to be tanalized and stress graded 4 BS:4471 Part 1 (1978) Dimensions for softwood BS:5268: Part 5 Preservatives Treatment for Structural Timber

Skirting
120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Smoke detector
Provide and install independent smoke alarm detector. Mains power with battery back up. Type EI160 Series Easi-fit mains powered smoke alarms [illegible] more than one smoke detector installed link together

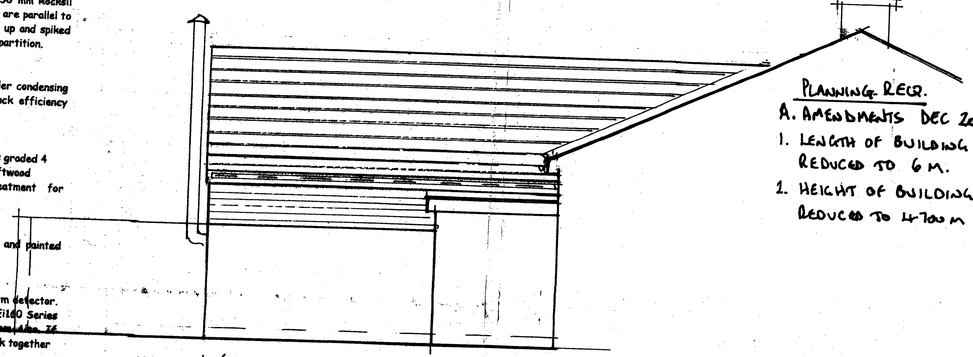
Heat detector
Provide and install independent heat detector mains power with battery back up



REAR ELEVATION

PLANNING REQ.
A. AMENDMENTS DEC 2007.
1. LENGTH OF BUILDING REDUCED TO 6 M.
2. HEIGHT OF BUILDING REDUCED TO 4700 M

2021/3.



RETURN ELEVATION

Drains
100 mm drains min fall 1:40 all to comply with BS en 295

Invert level
Foundations to be below invert level of any drains passing through new extension foundations

Manholes
150 mm concrete base, 215 mm eng brick. Bench up in concrete to form channels. Medium duty cover and frame

Encase drains
All drains passing under new extension to be encased in 150 mm thick concrete. Where drains pass under extension walls to be bridged over with 150 x 100 mm reinforced concrete lintels

Existing manhole
Connect new drainage system into existing manhole. Bench up in concrete to form channel

Safety glazing
All glass below 800 mm from ground floor level or ground level to be laminated glass to BS 6206 class b

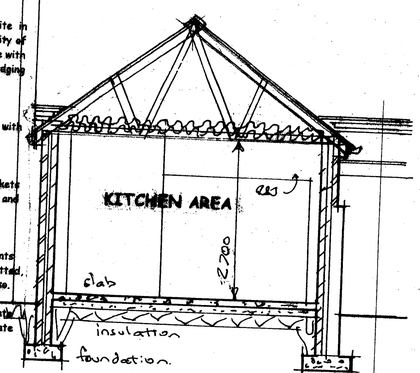
Construction details
Limiting air leakage details to be built on site in accordance with robust building details. Continuity of insulation details to be built on site in accordance with defra robust building details to limit thermal bridging and air leakage.

Ramp
Form new 1:20 ramp up to front entrance door with 50 mm up stand either side

Disabled requirements
Light switches at max 1200 above floor level sockets 450 mm above floor level, level access front door and new 1:20 ramp

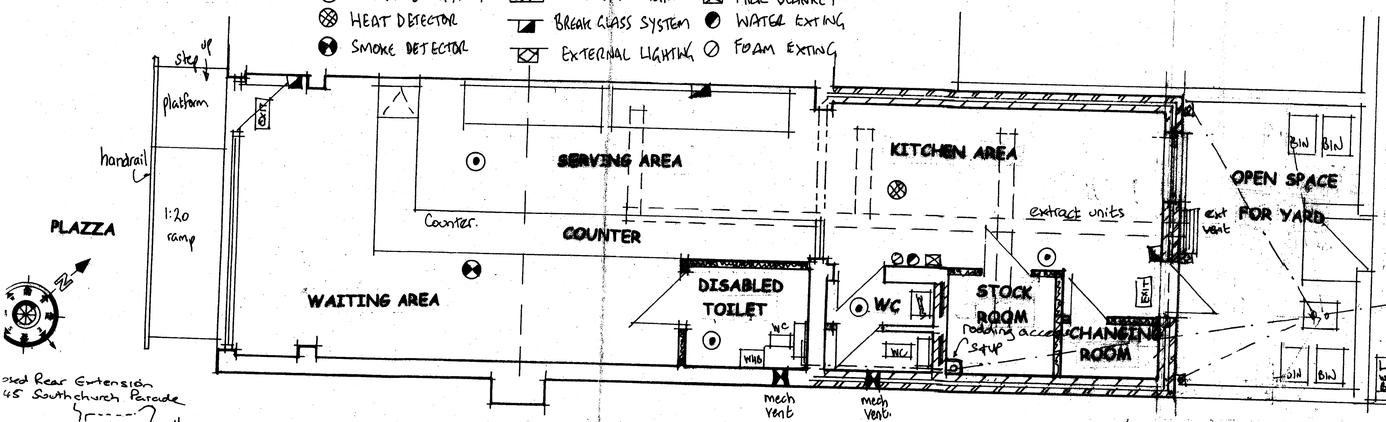
Electrical Contractor
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined in BS 7671 to be submitted

Roof void Insulation
To be 100 mm thick rock wool laid between joists and cross laid with 170 mm Rock wool to give total thickness of 270 mm and a U value of 0.16W/m2K



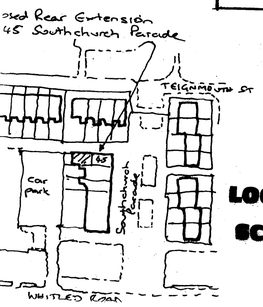
TYPICAL SECTION

KEY
EMERGENCY LIGHTING
EMER EXIT LIGHT
FIRE BLANKET
HEAT DETECTOR
BREAK GLASS SYSTEM
WATER EXTING
SMOKE DETECTOR
EXTERNAL LIGHTING
FOAM EXTING



GROUND FLOOR LAYOUT

FOOTPATH



LOCATION PLAN
SCALE 1:1250

Notes
These drawings are for the purpose of obtaining building regulations and planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred
All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.

Doors
External door to be upvc double glazed u value of door to be 2.0

Fire doors
All doors marked * to be ½ hour fire doors FD20 12 mm rebates with intumescent strips inserted as per Document BZ006 edition

R.s.j.
Encase new RSJ with 2 layers of 12.7 mm plasterboard and skim with staggered joints to give 1-hour fire protection

Window and shop front
To be white upvc double glazed opening light to equal 1/20th of floor area of room effected double glazing with 16 mm Argon filled air gap K glass and soft low e coating u value to be 1.8W/m2K Built in trickle vents 2500 mm2 equivalent area to shower room and kitchen areas and 5000 mm2 to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

Ventasis
Mechanical ventilation to wc to give 3 air changes per hour connected to light switch into 100 mm upvc pipe to outside with cowl fixed

Kitchen
To have a full mechanical extractor system (min fan 150 mm diameter to give 60 litres/sec ventilation all to regulation f1 1995)

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permavent trickle vents to heads of all windows to rooms affected. Al to regulation f1 1995

Emergency lighting
High output emergency lighting points illuminated exit signs to BS 5266 part 1 1988 all to be self contained. Non maintained luminaire 3 hour duration

Lighting
Provide 2 number primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumes per circuit watt.

PLANNING	
ACKD	
REPLIED	
RECD	18 APR 2008

PROPOSED SINGLE STOREY REAR EXTENSION.
FOR:- MR. J. ALI.
AT:- 45 SOUTHCHURCH PARADE, MANCHESTER M40 7GF.
SCALE 1:50 AUG 2007 080720213. A