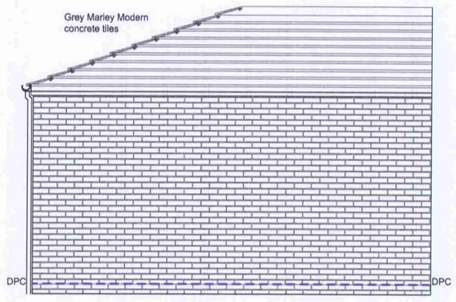
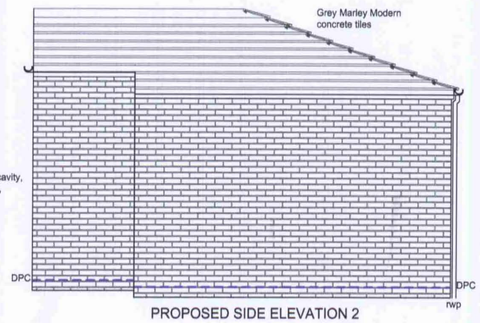


PROPOSED REAR ELEVATION

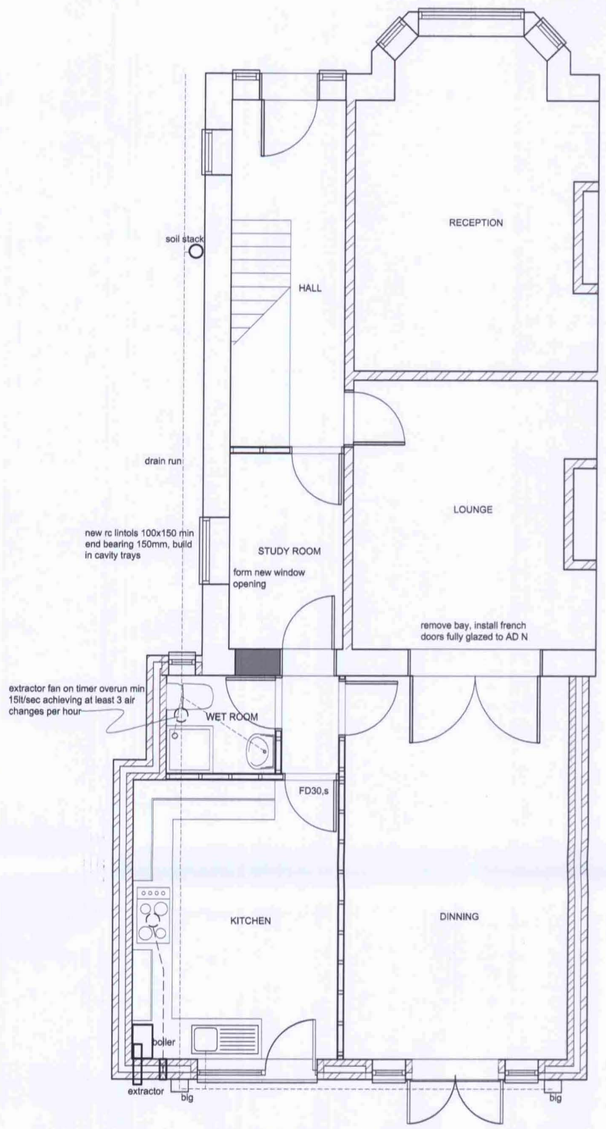


PROPOSED SIDE ELEVATION

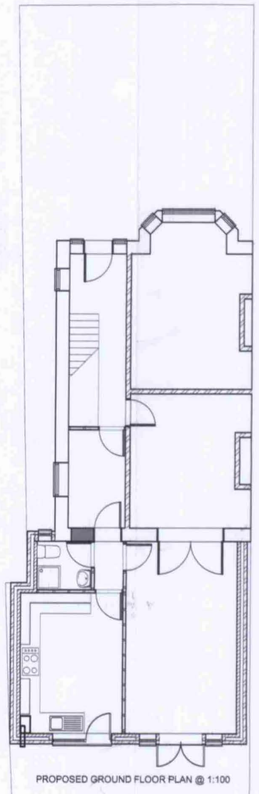


PROPOSED SIDE ELEVATION 2

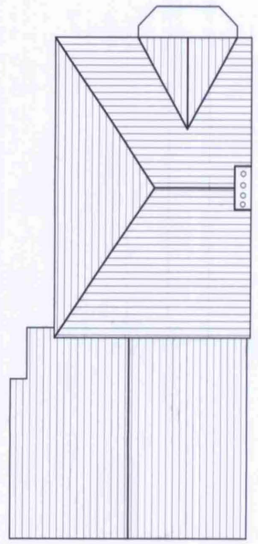
100mm facing bricks 100mm cavity, 100mm light weight blockwork, 90mm cavity insulation bats



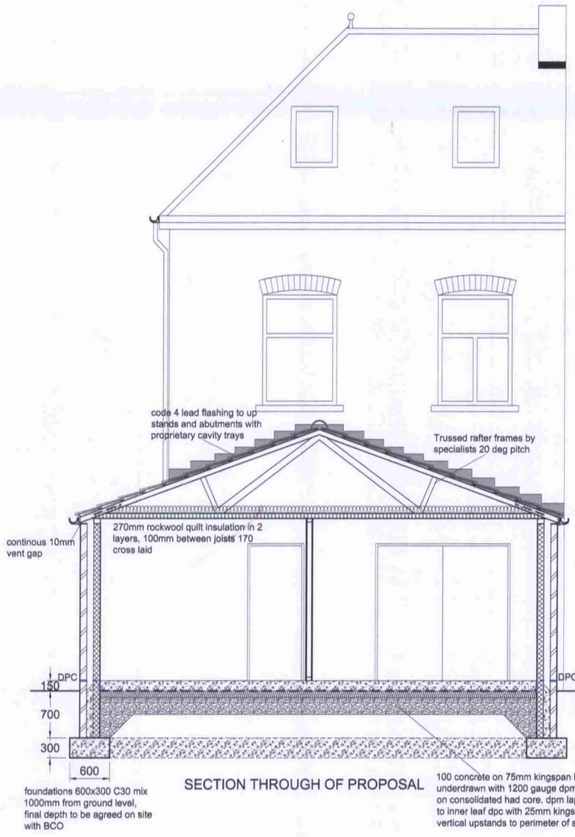
PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN @ 1:100



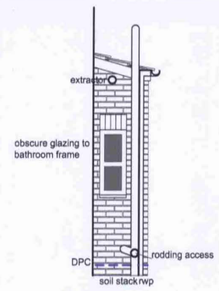
PROPOSED ROOF PLAN



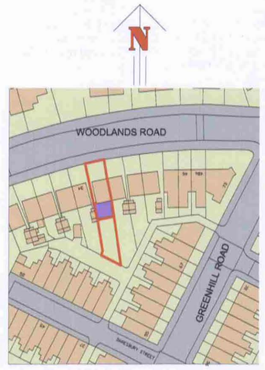
SECTION THROUGH OF PROPOSAL

foundations 600x300 C30 mix 1000mm from ground level, final depth to be agreed on site with BCO

100 concrete on 75mm kingspan board insulation underdrawn with 1200 gauge dpm on sand blinding on consolidated had core. dpm lapped and jointed to inner leaf dpc with 25mm kingspan insulated at vertical upstands to perimeter of slab



PROPOSED FRONT ELEVATION



Scale 1:1250

SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations. All proprietary products to be used fully in accordance with manufacturers instructions.
All structural timbers to SC3 grade and preservative treated.
These must be read in conjunction with any Structural Engineers details an calculations by others. showing fabrication details etc.. from which the builder must work to.

FOUNDATIONS
To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix.

EXTERNAL WALLS 'U' Value 0.30w/m2k
102mm facing brick to match existing. 100mm cavity with full fill rockwool insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a desnity not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities closed with damcor or similar approver insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

GROUND FLOOR 'U' Value 0.22w/m2k
19mm asphalt on black sheathing felt to BS 747 type 4A (i) on 65mm screed on 75mm Kingspan TP10 insulation board on 150mm concrete floor slab on 1200guage Visquine dpm on 30mm blinding. with 25mm kingspan upstand insulation to perimeters.

LINTOLS
to have min end bearing of 150mm. and 2nr weep holes.

PARTITIONS
75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with timer overrun min 15lt/sec achieving 3 air changes per hour. 225x150 air bricks sleeved through to inner leaf. with plastic hit and miss vent internally to room housing washing machine. 150mm diam extractor to kitchen to achive 60 lt/sec as per regulation F1 1995

ROOF 'U' value 0.16w/m2k or 0.20w/m2k insulated at pitch line Marley Modern Concrete tile grey on treated sw battens on sheathing untereable roofing felt on FINK Roof trusses at 600cc notched over 100x75 Wall plate strapped to Wall at 1200cc.
CONTRACTOR TO SUBMIT DESGIN AND CALCS OF TRUSSES TO BUILDING CONTROL PRIOR TO INSTALLATION.
eaves vented by 10mm continous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste. shower 40mm trap, 75mm seal, 50mm waste. wc 75mm trap, 50mm seal, 100mm waste. washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572. provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base. svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER
100mm half round upvc gutters, 68mm diam wa
discharge into sealed back inlet gully.

DRAINAGE
100mm Hepworths or similar approved upvc pip
flexible joints bedded and surrounded in limesto
chippings. drains under and within 1000mm of e
walls to be encased in 150mm concrete and lint
over through walls. foundations to be taken dow
invert level of drainage. any drains becoming re
cut an capped of with a sand cement mix.

ELECTRICAL
All electrical work required to meet the requirem
(elelctrical safety) will be designed, submitted, in
tested by a competent person to do so. Prior to
the Local Authority must be satisfied that either
installation Certificate issued by competent pers
appropriate certificate and for as defined in BS 7
be submitted.

HEATING:- GAS
ensure existing boiler power output is adequate
radiator loads, from the new extension.

OTHERWISE:-
Bolier size an configuration to be adequate to pr
design temperatures, unless otherwise stated.
Balanced flue Condensing Combi boiler. with far
SEDBUK efficiency 90% Gas line to same to be

WET ROOM:
install Polysafe non slip flooring on latex screed
cove formers, C7 tile capping. all internal and ex
to be hot welded. flooring to go under the clamp
Hammer level access floor gully drained via 100
linked to existing drains. colour of flooring to clie
choice. Floor laid to falls. install Triton T80SI ch
shower, cabled via 10mm2 t&e cable fused via
isolatior and 45 Amp double pole switch pull cor
bathroom including supplementary earth bondin

INSULATION GENERAL

Wall	0.28 W/m2K
Roof	0.16W/m2K insulated at ceiling le
Roof	0.26W/m2K insulated at pitch leve
Ground Floor	0.22W/m2K
Windows	1.6W/m2K or WER Band C
Doors	1.8W/m2K

All new window frames to incorporate trickle ver
All glazing in accordance with Approved docum
1 in 4 new light fittings to accomodate low energ

Project SINGLE STOREY EXT
Client MR TARIQ
36 WOODLANDS RO
MANCHESTER
M8 9LJ
Drawing PROPOSED ELEVATI
Revision Scale 1:10
Drawing No. MT8412/A

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dimensions on site before com
preparing shop drawings.