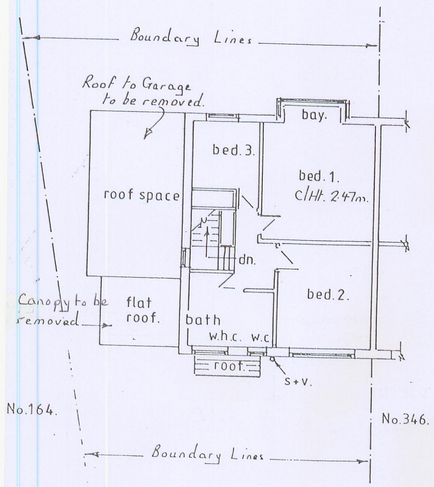
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REVISED PLAN 2.
PROPOSED SIDE TWO STOREY AND SINGLE STOREY EXTENSION TO SEMI – DETACHED HOUSE.
FOR : - MR. and MRS. M. SINGH.
AT : - No. 166 ALEXANDRA ROAD SOUTH - CHORLTON
SCALE : - 1:100 AND 1:50.

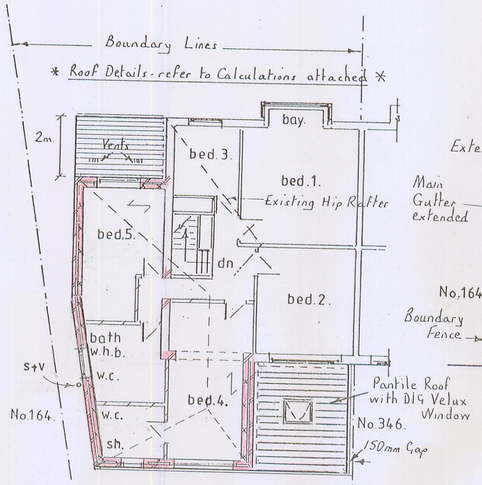
NOTES:

All work to be to the satisfaction of the Local Authority.
All work to comply with Building Regulations 2000 – as amended.
Site measurements to be taken and details of construction etc. agreed on site.
New steelwork to be in accordance with approved structural calculations – encased in two layers of plasterboard and skimmed on 150mm. concrete padstones and bonded brick piers.
Load bearing walls – lintels and foundations etc. to be exposed to determine the suitability and to be to the satisfaction of building inspector.
First floor extension to incorporate existing attached garage – roof to be removed and foundations agreed by LA.
New drainage 100mm. Hepsleeve flexible pipework at minimum falls of 1 In 40 to existing drainage. Rodding access and/or inspection chambers incorporated at changes of direction – pipework under building encased in 150mm. concrete -spanned at walls by pc. Lintels.
125mm. concrete floor slab with 2000 gauge visqueen dpm. tied into dpc in brickwork- min.150mm. above ground.
Concrete floor slab laid on 80mm. Celotex insulation with min. 25mm upstand – on sand blinding on granular fill.
New external walls to be 115mm.facing brick outer skin with 85mm. ['U' value 0.30w/m2] cavity infilled with Dritherm insulation- taken below ground level – 100mm. Thermalite Turbo block inner skin-two coat plaster finish .
Wall ties to be stainless steel at 750mm. centres horizontally – 450mm. centres vertically – ties to be at 300mm. centres within 225mm. of openings.
Wall cavities to be continuous and closed at eaves level by brickwork- insulated cavity closers to door and window reveals - new walls block bonded to existing.
Damp proof courses to be provided both horizontally and vertically to all new floors – walls and openings etc.
New window and door openings to be spanned by CN7 Catnic lintels – minimum seating 150mm.External lintels to integrate cavity trays.
Windows all rooms to be d/glazed [Argon filled 16mm. gap] upvc1/20th. Floor area openable with 8000mm. trickle ventilation – 'U' value 0.18w/m2 – low 'E' glass.
Fire escapes to be incorporated in new bedroom windows – minimum opening 450 wide x 750mm. high – as Approved Document B1 – 90-degree hinges.
Safety glazing to new external doors- any glazing below 800mm. toughened glass- to BS 6206.
Cross ventilation to roof voids maintained by 25mm. gap at eaves and Glydevale ridge vents.
Waste to wash hand basin – 32mm.-38mm. to bath/shower with 75mm. deep-seal traps to new 100mm. soil and vent pipe extended above 900mm. above opening windows + cage.
Cavity tray and code 4 lead flashing provided to new brickwork at intersection of existing brickwork.
Herring-bone strutting and ms. Lateral restraints at 1.5m. centres to first floor construction.
Ground floor internal walls to be 100mm. Thermalite Turboblock [0.3w/m2K].
First floor walls to be 100 x 75mm. timber studding infilled with fibre glass insulation and faced both sides by 12.5mm.plasterboard and skimmed- on double floor joists.
Rainwater to discharge to existing drainage.
Extract fan to kitchen – 60 litres/sec. and light switch operated- fan to bathroom and WC 15 litres/sec.-15 min.overrun- ducted to external walls.
Energy efficiency lighting should be incorporated in accordance with Document L1.
Mains connected smoke alarm with battery backup to be provided minimum one per floor – sited in circulation spaces as shown.

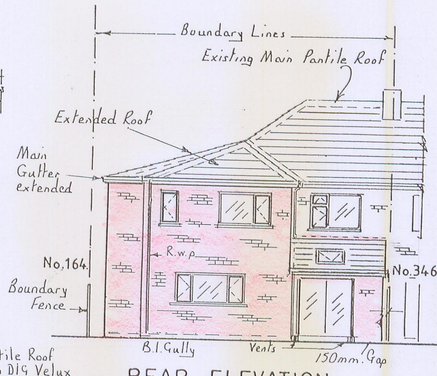
ELECTRICAL WORK.
All work to meet the requirements of Approved Document Part P [Electrical Safety] and designed installed and tested by a competent person who must issue an Electrical Installation Certificate on completion in accordance with BS7671- as amended.



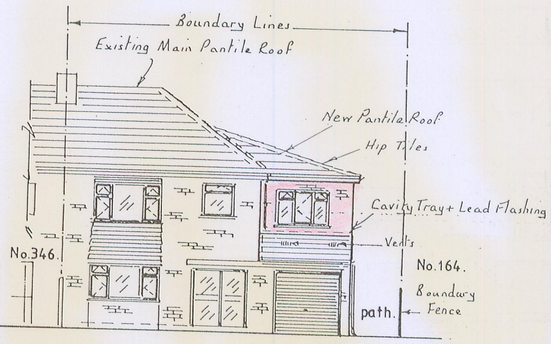
EXISTING FIRST FLOOR.



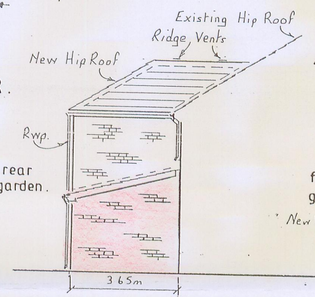
PROPOSED FIRST FLOOR.



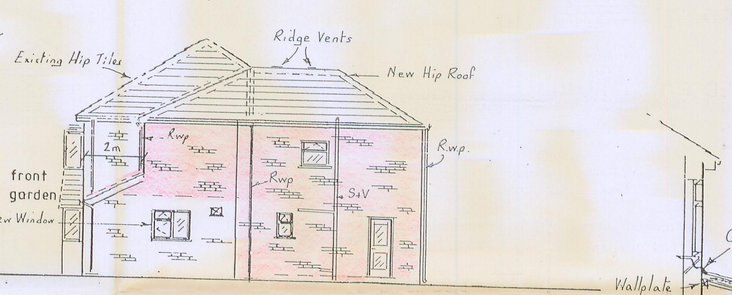
REAR ELEVATION.



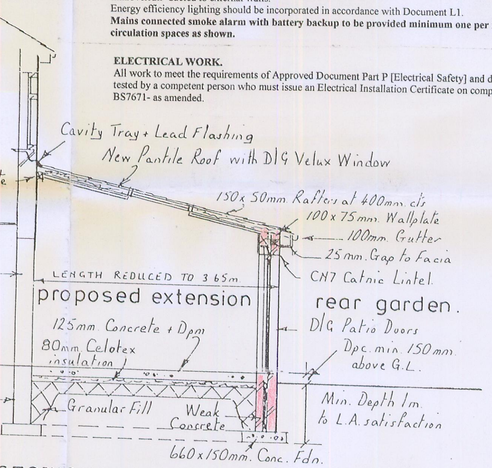
FRONT ELEVATION.



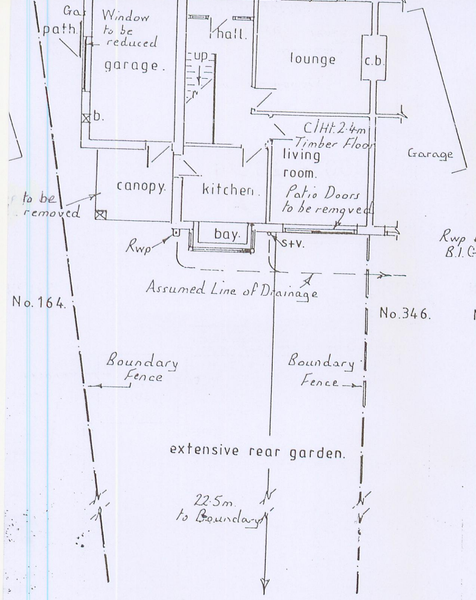
SIDE ELEVATION No. 346.



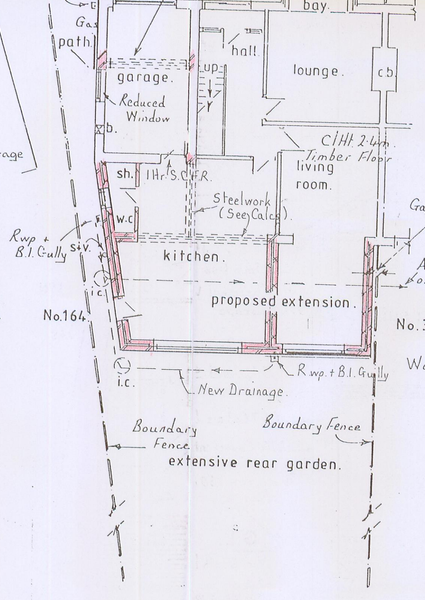
SIDE ELEVATION No. 164.



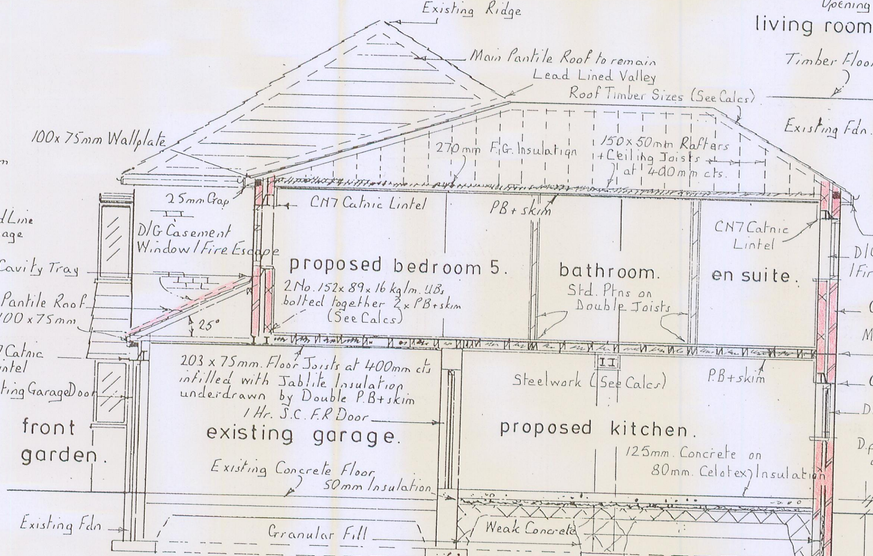
SECTIONAL VIEW - REAR SINGLE STOREY.



EXISTING GROUND FLOOR.

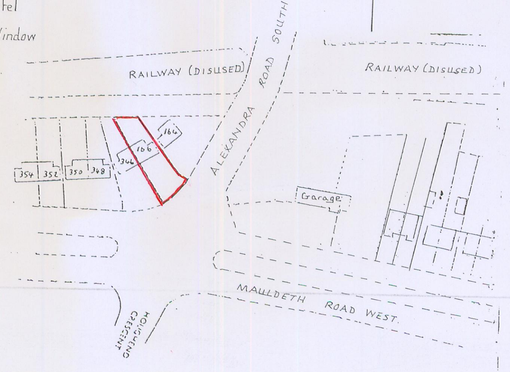


PROPOSED GROUND FLOOR.



LONGITUDINAL SECTION.

BLOCK PLAN SCALE :- 1:1250.



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ROOF CONSTRUCTION.
Existing main roof timbers to remain and be integrated with timbers to new roof
New Roof pantiles to be fixed to 50 x 50mm. timber battens over heavy duty Tyvek sarking felt on 150 x 50mm. rafters at 400mm. centres. Both roofs to be secured to brickwork by ms. Straps at 1.5m. centres and 100 x 75mm. wallplates 270mm. fibre glass insulation quilt to be laid over 150 x 50mm. ceiling joists at 400mm. centres – underdrawn by plasterboard and skimmed. **[see calculations].**
Single storey roof pitch not less than 15 degrees – Marley Malvern pantiles – to form ' open ceiling ' Pantiles a.b.d.
Ceiling to new roof to be formed with 50mm. ventilation path 110mm. Kingspan Kooltherm K7 between rafters with battens and 25mm. Kingspan insulation board – foil-backed plasterboard and skimmed [minimum U value 0.20 W/m2k]