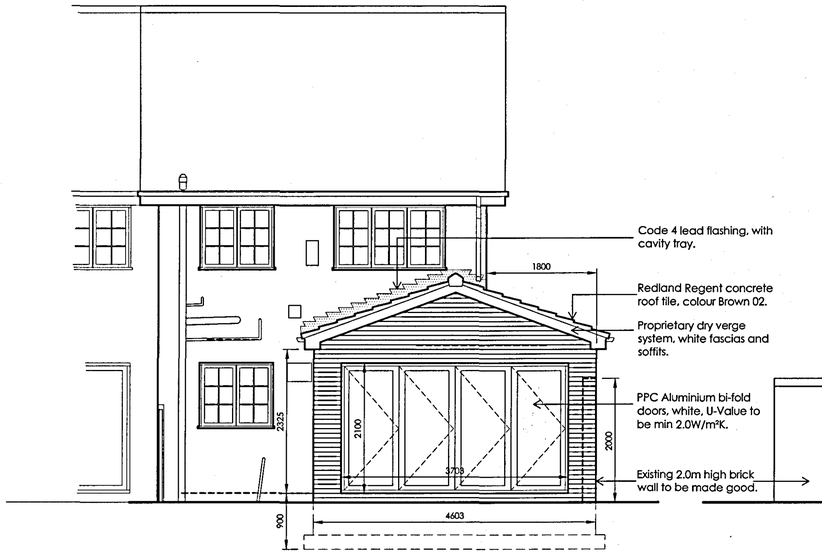
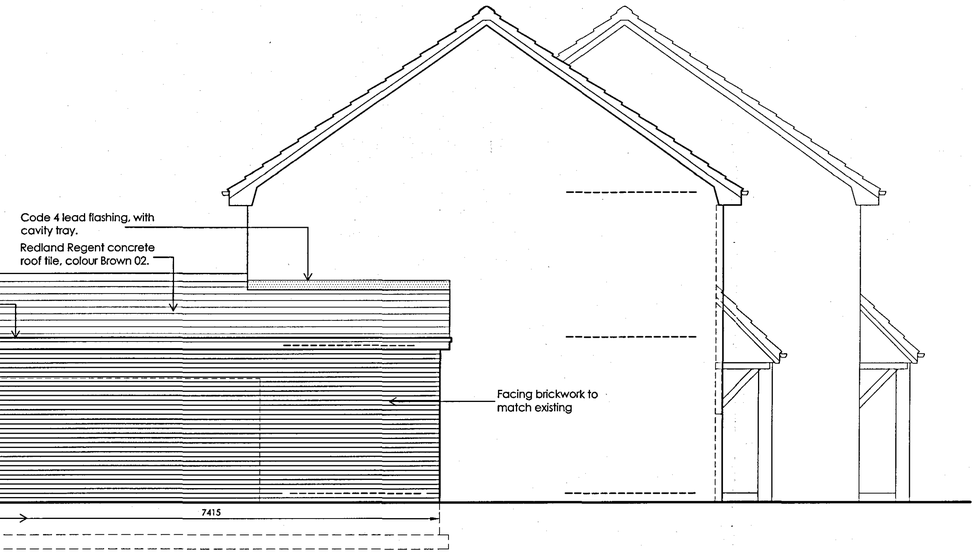
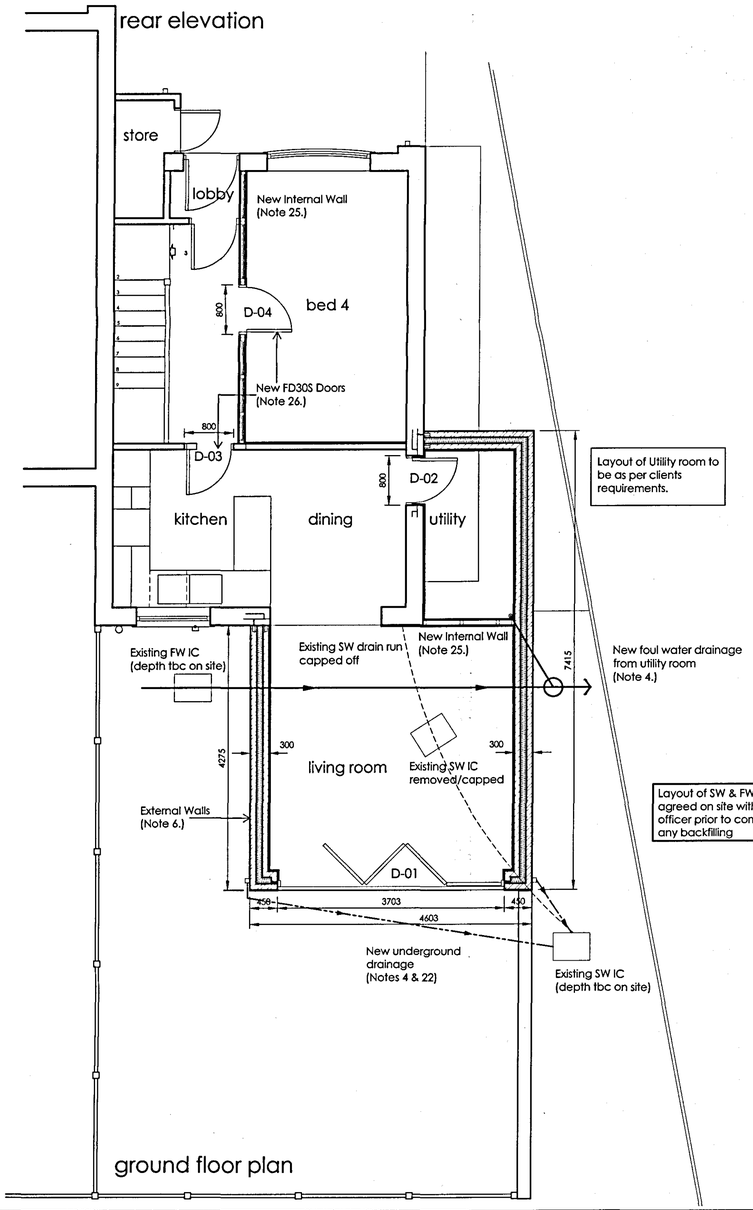


rear elevation



gable elevation



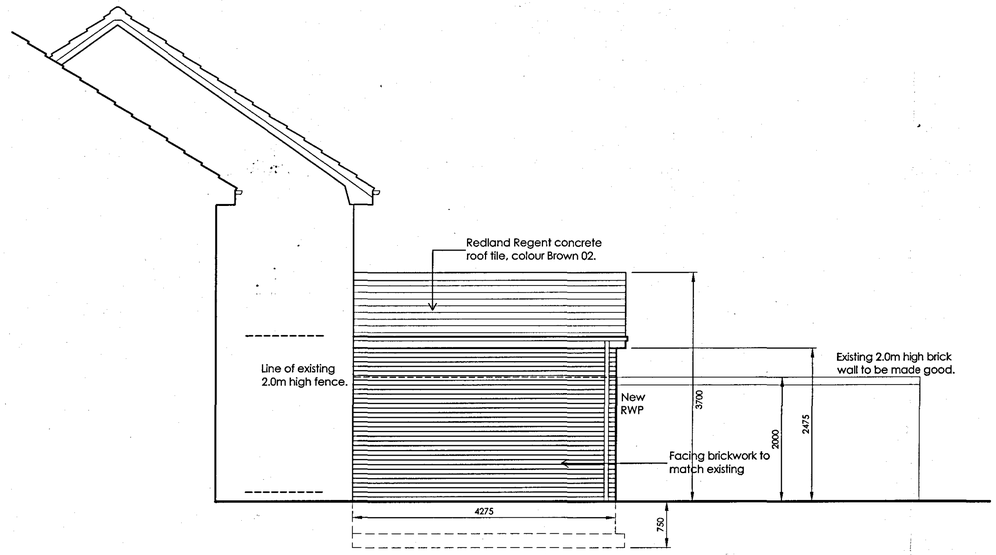
ground floor plan

Layout of Utility room to be as per clients requirements.

Layout of SW & FW drainage to be agreed on site with Building Control officer prior to commencement of any backfilling

LINTEL SCHEDULE		
Ref	Type	Length
D-01	Catnic Cougar CX90/100	4000mm
D-02	Catnic Cougar CG90/100	1200mm
D-03	Catnic Cougar CN6XB	1200mm
D-04	n/a	

Lintel length assumes min. 150mm end bearing each end. Contractor to measure opening on site prior to ordering.



gable elevation

PLANNING AND BUILDING CONTROL
03 NOV 2011

REV.	DATE	DRN.	CHKD.

PROJECT
Proposed Extension

Client
Mr. Dimond

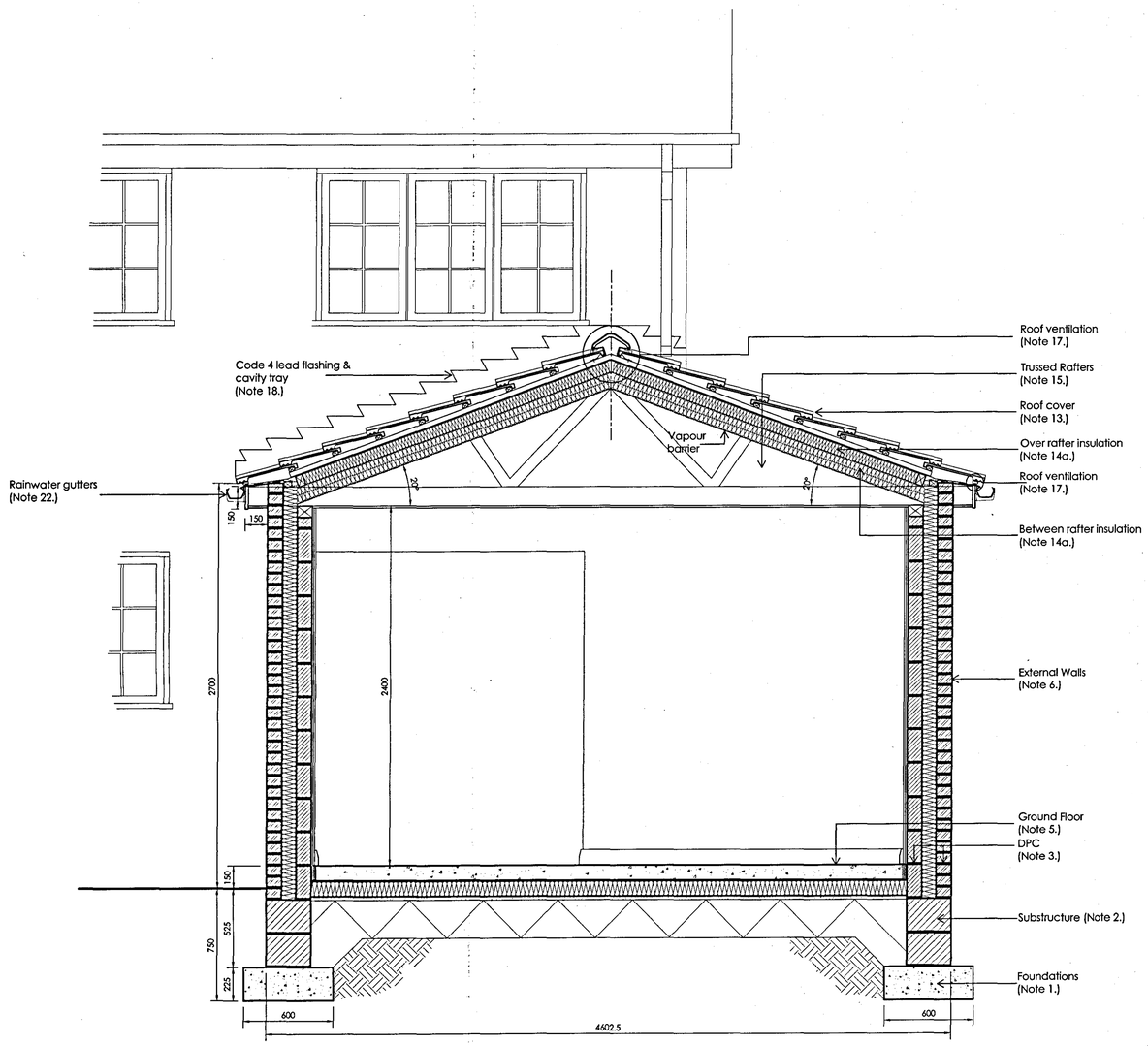
Address
1 Redshaw Close,
Fallowfield,
Manchester,
M14 6JB

DRAWING
Proposed Plan & Elevations

SCALE	DRAWN	CHECKED	DATE
1:50	---		Mar'11

JOB No	DRAWING No
11/Red1	A2

REVISIONS



PROPOSED SECTION X-X

SUBSTRUCTURE

1. Foundations to be 600x250mm deep C25 concrete strip foundations, depth as indicated on dwg (formation level to match existing house). New foundations to be connected to existing founds with 2 No. 10mmØ stainles steel dowels, resin fixed.
2. All brickwork below DPC to be Class B Engineering.

3. Hyload (or other similar) horizontal DPC's to be min 150mm above finished ground level, have min. 150mm overlap at joints and be installed in accordance with BS CP102 : 1973.

BELOW GROUND DRAINAGE

4. New Surface water & foul drainage to connect to existing drain runs. Where pipes pass through new extension, concrete lintels to be fixed above opening & opening is to be masked both sides with suitable board and filled with compressible sealant around pipes (50mm clearance all round). New foul water drains to be 110mmØ, laid at min. 1:40 fall, vitrified clay or other approved.

All drainage to comply with BS 8301, and Building Regulations Approved Document H1.

New inspection chambers to be proprietry polypropylene, 450mmØ, depth as determined on site. Cast Iron Class A cover.

All work to be approved by Building Control Officer prior to backfilling commencing.

GROUND FLOOR

5. Ground floor to consist of :

100mm C25 concrete slab on

Visqueen Ecomembrane 500 gauge dpm on

100mm Knauf Polyfoam Floorboard Extra insulation board (P/A value = 1.07; U-Value = 0.22W/m²K.)

25mm sand blinding

200mm Hardcore / DTP Type 2 fill well compacted in max. 200mm layers.

Slab edge to have 25mm Polyfoam floorboard to external perimeter.

DPM to be fully bonded to DPC.

U-Value to be 0.22W/m²K.

EXTERNAL WALLS

6. 102.5x65x215mm FL quality facing brick to match existing. Type to be approved by Local Authority Planners prior to commencement of work.
100mm Knauf Earthwool Dritherm 32 cavity slabs.
100mm 4.0N/mm2 med dense block wall inner leaf.
13mm plasterboard & skim finish (on dabs) to inner leaf.

U-Value to be 0.275W/m²K.

All cavities to be closed at head to Building Regulations A/D G4.
(9mm Superlux or equivalent)

All jambs and cills to be closed with proprietary insulated cavity closer - Thermabate100 or equal and approved / Hyload insulated dpc etc.

7. New lintels to be insulated galvanised Catnic Cougar (or other equal and approved), with min. end bearings of 150mm, incorporating cavity trays over, stop ends, and proprietary plastic tapered weepholes over openings in perp. joints

8. Stainless steel wall ties to be fixed at 750mm horizontal CCS and 450mm vertical CCS (300mm vertical CCS around window and door openings).

9. New walls connected to existing using proprietary stainless steel wall starters fixed to brickwork as per manufacturers recommendations. External leaf of brickwork to have vertical Stihl saw cut with vertical dpc fitted.

VENTILATION :

10. All windows to be factory sealed double glazed units and to have opening lights with a min. area of 5% of room floor area, fitted with draught seals.
Eaxh room to have a controllable trickle ventilator of at least 8000mm₂ openable area (4000mm₂ for en-suite)

11. Extractor fans to be provided with capacities of 60l/s for kitchen and 15l/s for en-suite, and should be capable of achieving 3 air changes / hour.

GLAZING :

12. Safety glazing conforming to class B or C of BS 6206 to be provided to the following locations :
1) To entrance doors where glazed below 1.5m
2) To side windows adjacent to doors and within 300mm of doors when glazed below 1.5m
3) Windows / doors with glass below 800mm above floor level.

ROOF :

13. Redland Regent concrete Roof tiles (or other equal) (colour to be Brown 02 - agreed with Planners prior to fixing) with gauge and end lap to suit 20° pitch, fixed in strict accordance with manufacturers recommendations on 50x32mm treated s.w. counter battens on "Tyvek" (or other equal and approved) breathable roof membrane pulled taught, fixed in strict accordance with manufacturers recommendations on
14a. 75mm Knauf Polyfoam pitched roofboard on 20° pitch treated trussed rafters.

15. Trussed rafters to be designed and installed (including bracing) according to BS 5268-3: 1998 & BS EN 14250: 2004.

Truss rafter calculations to be approved with LA Building Control prior to fixing on site.
Trusses to be fixed to 100 x 75mm treated s.w. wall plate which shall be fixed to walls with 30 x 2.5mm galv. M.S. straps at max. 1.0m ctrs.

14b. Insulation between rafters to be 100mm (2 layers 50mm) Knauf Polyfoam Raftersqueeze. Rafters to be underdrawn with vapour control layer (Visqueen Vapour Barrier or other equal) fixed in strict accordance with manufacturers recommendations, all joints lapped and sealed.

U-Value to be 0.18W/m²K

16. Finish to u/s rafters to be 12.5mm plasterboard & skim with all joints taped and filled.

Roof ventilation :
17. Roof to be ventilated from eaves to ridge with proprietary over fascia vent giving 10mm continuous air gap, fixed in strict accordance with manufacturers instructions. Ventilated Dry ridge to provide high level ventilation.

Abutment Flashings

18. Code 4 lead flashings, min 150mm upstand and 150mm cover to tiles. Proprietary cavity tray to be inserted above flashings with weepholes @ 900mm CCS. (eg Cavity Trays Ltd Type for flat and Type X for gable abutment.

STRUCTURAL

19. Timber :
All structural timber to comply with A/D A1- A25 & to be stress graded C16 (rafters to roof)

LATERAL & VERTICAL RESTRAINT :

20. Walls parallel to joists / rafters to be restrained by 30x5mm Galv. M.S. straps fixed over min. 3No. timber members (max. 2000mm CCS) at ceiling and verge level including all noggins and packers (Approved Document A1/2 diagram 16 & 17). Wallplates to be fixed down using 30x2.5mm galvanised M.S. straps at max. 1.0m CCS .
All work to BS 5268 : Part 1: 1978.

PLUMBING :

21. Fittings to have seperate pvc wastes where connected to SVP with 76mm deep seal traps to the following sizes :
WHB - 32mmØ
W.C. - 100mmØ
Sink - 38mmØ.
WHB & Sink >2m = 50mmØ

No connections to be made within 200mm below W.C. connection.

SVP to be 110mmØ pvc complete with cowl, min. 900mm above F.F. window opening light.

Rodding access point to be provided min. 300mm above F.F.L..

All soilwater pipework to be in accordance with BS 5572.

SURFACE WATER DRAINAGE :

22. Rainwater gutters to be 114mm ogee (to match existing), downpipes to be 70mm square pvcu, all to earthenware back inlet gully.

All drainage materials, sizes, positions, depths, proximity to building and installation recommendations to be in strict accordance with Building Regulations Approved Document H (relevant paragraphs)

BI-FOLD DOORS :

23. New bi-fold doors to be polyester powder coated aluminium, colour white, with factory sealed double glazed units (inner leaf 6mm Low 'E' coated).

Glazing to comply with Building Regs AD N.

Minimum U-Value to be 2.0W/m²K.

ELECTRICAL SAFETY :

24. All new electrical work to proposed extension to be carried out in strict accordance with Building Regulations AD P (2005)
All work to be undertaken by "Competent Person" as defined by Building Regulations AD P (2005)

All electrical works to be to be fitted in accordance with I.E.E. Wiring Regulations, 16th edition & BS 7671:2001.

INTERNAL WALLS :

25. New internal stud wall to Bed 4 to consist of - 2 layers Knauf Soundshield either side of 75x50mm C16 timber studs @ 450mm CCS **or** 70mm metal stud; cavity to have 50mm Knauf Crown Acoustic Partition Roll fitted.
Gaps to top and bottom to be sealed with intumescent mastic.
Wall to be 60 mins fire rated and have 57dB acoustic rating.
Finish to be skim (all joints taped).

INTERNAL DOORS :

26. New internal doors D-03 and D-04 to be FD30S complying with BS476 Part 22 / BS EN 1634. Intumescent smoke seals to be fitted within frame or door.

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Manchester,
M14 6JB

DRAWING
Proposed Section

SCALE	DRAWN	CHECKED	DATE
1:50	---		Mar'11

JOB No	DRAWING No
11/Red1	A3

REVISIONS