* Note. Amendment Made To Drgs: Showing Internal Valley Gutter For Avoidance Of Overhang Of Gutter Onto Side Classed To Neighbouring Property.

Fit 100 half-round gutter on 200x25 fascia board treated with preservative. Rainwater to discharge into trapped gully via. 63dia. rainwater pipe.

Provide lead slate/flashing to evp where passing thro roof. Trim around with double joists.

Provide tile vents at head of slope as shown.

25mm gap to eaves & eaves baffles to prevent insln. obstructing roof ventilation. Insect proof mesh fitted.

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION

Fit 100x50 wallplate strapped down to bwk. at min. 2000ctrs. with 30x5x1200 mild steel straps. Provide eaves baffles to maintain through air flow to roof space.

All structural timber to be stress grade C16 and vacuum preservative treated-unless otherwise indicated on construction notes.

ROOF CONSTRUCTION
Dark grey Marley Modern tiles on 38x25 laths on sarking felt on TDA type roof trusses at 600ctrs. Provide horizontal & diagonal bracings as per manufacturers spec.

Form valley gutter in external grade plywood lined with code 4 lead (as per detail) Form lead splitter to discharge into hopper head to exg. rwp.

PROPOSED FRONT ELEVATION

LIGHTING
To area effected by building work provide fixed energy efficient light fittings NLT
(a) 1per 25m² of dwelling floor area* (excluding garages) or part thereof OR
(b) 1 per 4 fixed lighting fittings.
*Assessment is based on floor area of extension, newly created dwelling or the area served by the lighting system,

Provide light fittings that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (power consumed)

Any recessed lighting to be correct for location in terms of FR, electrical safety, dampness, condensation, sound, thermal insulation, and air leakage, (App. Docs. ABCEFLP)

ELECTRICAL WORKS TO BE CARRIED OUT BY A COMPETENT PERSON SCHEME MEMBER

All wiring and electrical works to be designed, installed inspected and tested in accordance with the requirements of BS 7671, the IEE 16th edition wiring guidance and Building Reg. Part P (Electrical Safety) by a member of the O.D.P.M. Competent Person Scheme.

AND

The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate.

EXISTING FIRST FLOOR PLAN

Double timbers to be provided around stair openings, roof lights, and chimney stacks (min. 50mm clearance) bolted together using 12mm dia. double- sided round toothed plate connectors and m12 grade 4.6 bolts at 600ctrs. Proprietary joist hangers to suit joist width and loading to be provided at junction of all timbers.

TRIMMER JOIST DETAIL
Double joists bolted together with dog toothed washers between and HD hangers as described below

Demolish exg. garage and clear from site

Outline of proposed extn. shown dotted

Remove exg. chimney breast completley including stack. Make good to floors & ceilings etc. with matching materials. Provide double joists each way to make up floor using dog toothed washers & joist hangers as appropriate

Line of exg. boundary fence.

EXISTING GROUND FLOOR PLAN

Any glazing (including doors & side panels) within 800 & 1500 of finished floor level to be in toughend safety glass to BS 6206

Windows/doors/roof lights glazing required to be double glazed - 16mm or more gap filled with argon glass low-E coating of max. 0.1 or 0.5 and draughtproof.

Provide insulated access panel to roof void for waste maintenance.

Partition walls
100x50 studding at 400ctrs.- infilled with 10kg/m quilt with 12.5 Ten (10kg/m²) pl. bd. & skim finish.

2623

Form wheelie bin store in matching bwk. on conc. base.

Trapped gully

New boiler fitted if required. (condensing type) Siting to satis. of L.A. to comply with App. Doc. L & have 86% efficency in accordance with SEDUK recommendations. Fit guard to bal. flue outlet. Heating controls & insln. to comply with energy saving requirements of App. Doc. L. Boiler to have balanced flue with caged outlet and not to discharge within 600 of boundary.

Form M.H. at junction of drains in 225 eng. bwk on 150 thick conc. base.

7700

857 600 1200 600 1198 2400 845

Back inlet gully

Lay new drains in 100dia. Hepsleeve at min. 1:60 falls to connect to exg. system. Gullies to be roddable type

390x190 bwk. pier rled to wall with 200x3mm st. steel ries at 300 vertical ctrs.

595

Form MH as described with double air sealed cover & frame (with bolt down cover)

3600

Velux roof light shown dotted with double joists around as trimmers.

Remove exg. window frame and clear from site Cut down brickwork below cill height to form new opening. Exg. lintol to remain in situ. Make good to plaster & floor etc. Note. Exg. lintol to be checked on site and be replaced with new box Catnic if found to be inadequate.

2no. 100x75 loadbearing plate see str. engs. detail

KITCHEN

STORE
New I.C. with 300dia air sealed cover & screwed down frame.

330x215 bwk. pier

2520

150

Trapped gully

Insert vertical dpc in exg. wall.

Encase exg. svp as shown and fit rwge at base of stack.

Injection dpc to exg wall with cement based render to 1000 high if exg. dpc is defective.

DINING

Fit new kitchen units to clients choice. Number & position of power sockets to be determined on site.

Exg. door bricked up and taken up off conc. Founds.

LOUNGE

Check if wall to be removed is non-loadbearing, if not steel to be inserted as per str. engs. calcs.

Line of 1st floor joists

Line of 1st floor joists

LIVING ROOM

Steel beams to bear onto concrete padstones (size as specified). Where only 100mm seating is possible (i.e. no pier provided) steel to sit on min. 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or str. eng. has specified a rebuild.

Provide thermostatic valves to radiators.

All doors to have min. clear opening of 800 and have 10mm undercut.

Switches and sockets to be positioned at 450-1200mm above finished floor level.

PROPOSED GROUND FLOOR PLAN

WALL CONSTRUCTION (to achieve U value of 0.30)
103 Facing bricks to match exg. as close as possible. 100 cavity Celotex CW3045Z insln. inner leaf of 100 thick Thermalite Shield blocks with 2 coat lit. wt. plaster Finish. Fit 5no. tie wires per Msq. spread double triangle or double twist. 750 horizontal ctrs. 450 vertically. Provide insulated Camric lintols over openings (min. 150 end bearings) Provide horiz. & vert. dpc. to all cavity closures (to be insulated i.e. Thermabate or similar) and maintain through cavities with exg. where applicable. Wall ties to reveals at 225 vertical ctrs.

FLOOR CONSTRUCTION (to achieve U value of 0.22)
Lay 1200gVisqueen dpm onto sand blinding and fit perimeter insulation Celotex-T-Break TB3030 (30mm) insulation around slab perimeter. Lay Celotex Fass- R FF 3000 insulation (thickness 75mm to comply with P/A rate) to insulate slab-additional vapour control layer 1000g. dpm laid directly over insulation. 100mm min. thick concrete slab cast over with finished floor level to match existing allowing for any floor finishes.

FOUNDATIONS
600x150 concrete strip at min. 750 below finished ground level on suitable bearing strata or to invert level of any drain within 1000, and to a depth to prevent damage by tree roots. Actual to be agreed on site with Building Control when site conditions are determined.

Fill cavity with concrete to within 225mm below lowest dpc. level.

Provide flashing in code 4 lead (min. 150 up strand) & cavity tray at junction of wall & roof. Provide suitable cavity weepholes at 900mmctrs. Min 2 per cavity tray.

All cavity trays to have min. 150 upstrand and with suitable cavity weepholes provided at 900ctrs. Min. 2 per cavity tray.

Tiles to suit roof pitch/finish/headlap & type Min. pitch 15

100mm headlap to Marley modern tiles

Where ceiling follows slope of roof provide 90 Cellotex between joists with a further 45 Cellotex across the face to give total thickness of 135 insln. Finish with pl. bd. & skim. Maintain 50 air gap for cross flow ventilation. Recomended product tuffR Zero GA300 to give min. U value 0.30 W/m²K

225x75 purlin see str. engs. detail

Fit 150x75 pole plate 12mm rawlbolted to bwk. at 800ctrs. to support mono-pitch rafters.

SECTION

If required maintain sub floor ventilation to exg floor by means of ducking from air bricks in new wall laid below new concrete floor

Dpc min. 150 above gleval

ROOF CONSTRUCTION
Marley smooth FacedModern tiles on 32x25 laths on breathable sarking felt 125x50 joists at 400ctrs. Provide 90 Cellotex insln. between joists with a further 45 Celitex fixed across face to give a total thickness of 135 Celotex. Fit 50x50 counter battens to maintain ventilation Underdraw in pine boarding treated with Albi B varnish as surface spread of flame precaution OR provide pl. bd. & skim finish. Roof to have 0.30 U value

Code 4 lead lining & flashing

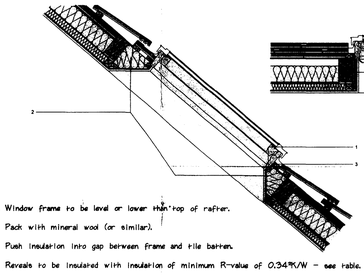
Lead taken up pitch of roof under tiles.

TDA type truss

50x50 batten fixed to bwk. to support 20mm external ply

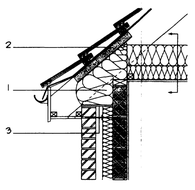
Fit 150x75 pole plate 12mm rawlbolted to bwk. at 800ctrs.to support roof trusses

VALLEY GUTTER DETAIL



Notes

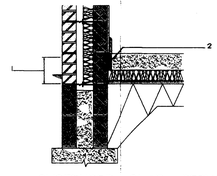
1. Window frame to be level or lower than top of rafter.
2. Pack with mineral wool (or similar).
3. Push insulation into gap between frame and tile batten.
4. Reveals to be insulated with insulation of minimum R-value of 0.34M²K/W - see table.



EAVES DETAIL

Notes

1. Apply 50mm (min) layer of compressible mineral wool or similar (R=1.2m²K/W) over wall and ensure loft insulation meets wall insulation.
2. Use proprietary crossflow ventilator or ensure 25mm (min) air gap.
3. Fully close cavity with mineral wool or calcium silicate board (shown).



SUSPENDED SLAB DETAIL WITH INSLN BELOW SLAB

Notes

1. Continue wall insulation at least 150mm below top of perimeter insulation and support on row of ties.
2. Perimeter insulation with minimum R-value of 0.75m²K/W - see table.

Any screed must have perimeter insulation with a minimum R-value of 0.75m²K/W (not shown).

NOTES:
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

No dimensions are to be scaled from these drawings, all dimensions tobe checked before wok commences and discrepancy to be reported.

Before work commences - ensure all planning conditions & building reg. conditions have been resolved to the satisfaction of the L.P.A.

All works to comply with the workmanship clauses in BS8000 series and be in full compliance with the Building Regulations.

Contractor is to notify Building Control at the appropriate stages in construction - necessary to determine statutory compliance.

D P C in all cills heads and reveals of openings.

All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to B.S. 5268 part 5: 1977 or B.S. 5589: 1978. (floorboards/chipboard)

Notching / formation of holes in structural timbers only to be undertaken in accordance with attached detail sheet. (No notching of roof timbers or floor trimmer beams is permitted)

Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150 max. layers.

New trussed rafters to be designed and braced in accordance with BS5268 pt 3 - calculations to be provided for Building Control approval.

Water tanks & pipes in lofts to be fully insulated to prevent freezing.

All new brickwork bonded to existing. and all cavities to be maintained, alternatively use proprietary bolted starter anchor system together with insulated v.d.p.c. (in strict accordance with manufacturers recommendations. All return corners to be min. 550mm unless otherwise indicated. Cavities closed at top with incombustible material manufactured to prevent cold bridging.

Roof & floor timbers to be anchored to walls at ends and sides with 30mm x 6.5mm m.s. straps at 2M cs. (see detail)

Timber ground floor to have underfloor ventilation with air bricks ducted through cavity wall at 1.5M cs. (with cavity tray).

Any drains under building encased in 150mm concrete. Foundations within 1M of drain to be taken down to invert level of drain. R.C. Lintels over drains passing through walls.

Steelwork to B.S. 5950 and 1/2 hour fire protected with 2 layers 12.5mm plasterboard and skim.

Habitable rooms to have ventilation openings of more than 30%, otherwise 1/10 of floor area with background ventilation to equal 8000 mm².
Kitchen to have mechanical extract ventilation capable of extracting at a rate not less than 60 litres per second which may be operated intermittently and trickle vent not less than 8000 mm².

Bathrooms to have mechanical extract ventilation capable of extracting at a rate not less than 15 litres per second which may be operated intermittently.
Toilets to have ventilation openings at least 1/20th floor area of room with some parts of opening at least 1.75M above the floor or mechanical extract ventilation, capable of extracting air at a rate not less than 6 litres/sec. which may be operated intermittently with 15 minutes overrun.

Sink, w.b., bath and shower to have 75mm deep re-seal anti-vac trap. Sink, bath and shower to have 38mm waste pipes, w.b. to have 32mm waste pipes, combined waste to be 50mm.
Self-contained mains powered detectors (battery backed up) to be provided to each level as indicated by SD on floor plans.
All alarms to be interlinked & wired to operate sub circuit on mains dib. board. Smoke alarms to be min. of 3.0M of bedroom doors.

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A	MARCH 2009	AMENDMENTS TO CLIENTS CHOICE
	Date	Revisions

Block Plan 1:1250

PLANNING
ACKD
ISSUED
FRI 27 APR 2009
INIT | RECD | DATE
ACTION

Client
MR K RAHMAN

Job Title
PROPOSED REAR EXTENSION TO FORM KITCHEN & GARAGE ETC. AT 21 BIRCH GROVE RUSHOLME MANCHESTER

Drawing Title
PLANS
ELEVATIONS
SECTION

Scale	Dwg. No./CAD Ref.
1:100 1:50	M/0141/08
Date: JUNE 2008	Drawn by: TD

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