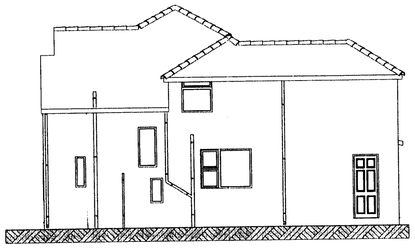
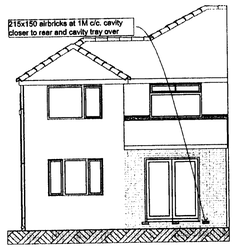
may be made without our prior permission

DO NOT SCALE FROM THIS DRAWING FOR SETTING OUT OF WORKS

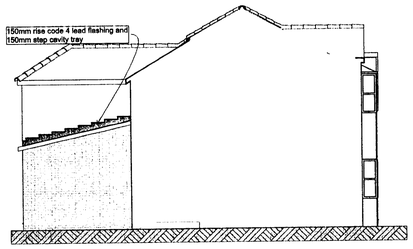
Proposed



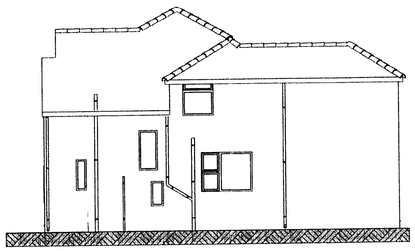
Side

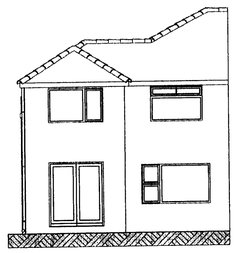


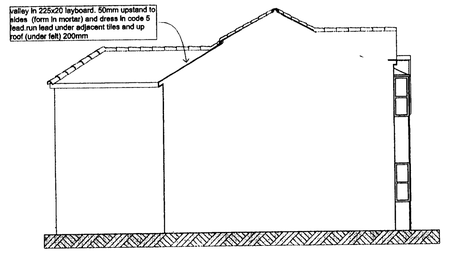
Rear



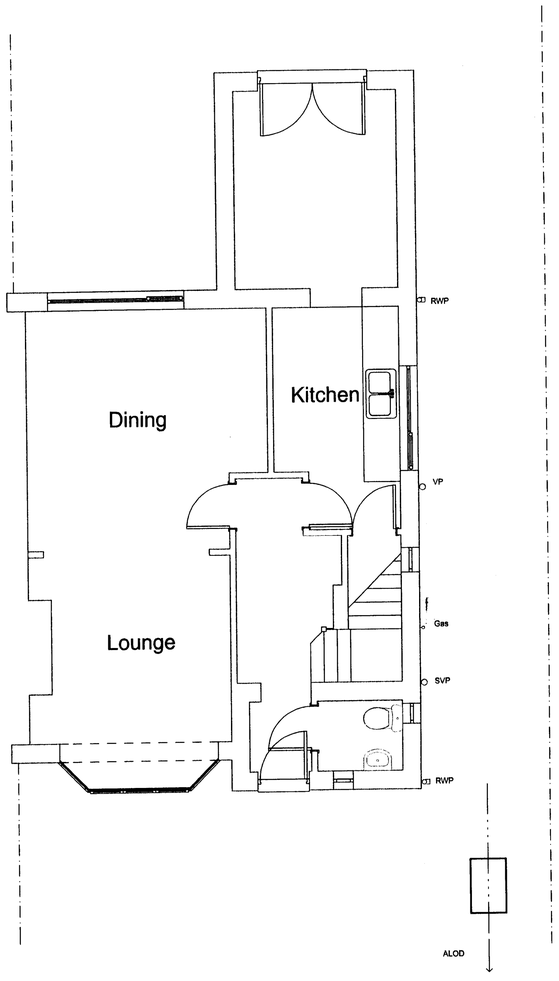
Side



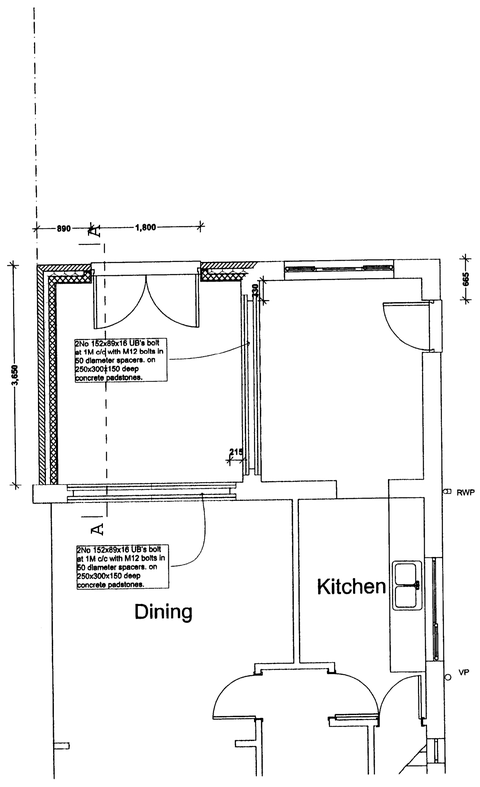




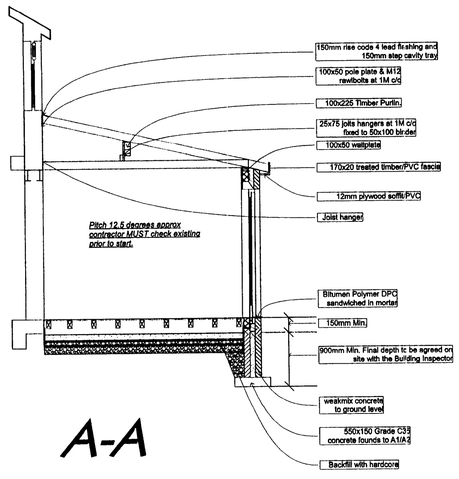
Existing



Existing Ground



Proposed Ground



A-A

Any External lighting and sockets that are outside the Equipotential zone primarily for external use. Will be wired back to a 13amp spurred socket protected by a RCB

Earthing and bonding will be provided adjacent to fixed fittings including showers.

LIGHTING POINTS:
1 in 4 or 1/25M2 of all new light fittings (those which are expected to be the most used) are to have fittings that will only accept bulbs with a luminous efficacy of greater than 40 lumens/circuit watt

Rev.	Date	Description

2) all work to be carried out in accordance with the Building Regulations and all other statutorylegislatio to the satisfaction of the local authority inspector. All materials and workmanship is to comply with th appropriate codes of practice and british standards.
All Dimensions are in millimeters unless stated otherwise.
3) The contractor MUST check all dimensions and particularsprior to commencement of work.
All Structural Elements (Walls, Lintols, Foundations ETC.) affected by new work are to be exposed by t contractor and checked on site by the Local authority prior to start to confirm ability to sustain new loadings
4) CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 1994
Contractor to notify Health and Safety Executive prior to start of work with a copy of notification to th Contract Administrator. Contractor to provide a copy of the Health and Safety Policy Statement to th Contract Administrator where appropriate
5) All new sidrlings/architraves to match existing,unless stated otherwise by client
6) All electrical installations to IEE Regulations, GAS Instalation to be to 'Gas Safety' (installationand use) Regulations
7) PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m o the adjacent Property, then permission MUST be obtained under the act.
8) BOUNDARIES as shown are the fence lines and not necessarily the exact boundary.

FLOOR CONSTRUCTION

GROUND FLOOR

150x00 T&G floorboards on 50x150 joists at 400c/c. 150mm airspace under joists to 100mm oversite concret hardcore, well compacted. 125mm KINGSPAN Thermafloor TF70 floorboard spiked between joists. All to give of 0.22 W/m2K

Herringbone or solid struts at mid point of span between joists

WALL CONSTRUCTION

Matching 102mm facing bricks, 85mm cavity with 5no Double drip triangle type, stainless steel brick ties/m2 and 300 around jambs. Lay 85mm CROWN DRITHERM full fill cavity bats in cavity next to 100mm THERMALITE SHIELD 9.5mm plasterboard and skim on dabs. All to give a U-Value of 0.30 W/m2K.

Lintols to internal WAlls: NAYLOR R6 100x145 concrete lintols

Tie all new work to existing with continuous cavities.Seal cill and reveals with SHIELD blocks

INTERNAL WALLS: 75x50 stud framing at 400c/c, 2no 12.5mm plasterboard and skim to both sides and stagger Insert 75mm fibre-gless quilt between studs as sound insulation.

Bricks to be 20N minimum strength with 1:1:6 mortar and 1:1/4:3 below DPC

CATNIC CG70/100 or CGH70/100 lintols over externall wall openings with 150mm end bearing and weepholes perpend

ROOF CONSTRUCTION

Matching REDLAND REGENT Through Coloured tiles, smooth with 100mm headlap

CEILING:
Lay 100mm floreglass quilt between 50x125 joists at 400ctrs & 150mm quilt across joists on 9.5mm plasterboa Allow insulation to extend down cavity to meet wall insulation. Fix 30x5 galvanised ms straps at 2m ctrs to gable turn strap over blocks in cavityand over 50x50 noggings between 3no. joists. All to give a U-value of 0.16 W/m

on 35x25sw battens on PROCTOR DALTEX ROOFSHIELD breathable roof tile underlay on 50x100 rafters at 400c 2m ctrs with 30x5 galvanised ms straps to gable, turn strap over uncut block in cavity and over 50x50 noggins 3 no. rafters. Tie rafters and wallplate to wall at eaves with 1m longx30x5 galvanised ms straps at 2m ctrs vertica wall and connect rafter to wallplate with truss clips.

GENERAL NOTES

THERMABATE DPC to all jambs. (side and cill)

All structural timber to be treated and SC3 grade. (unless specified otherwise)

Background ventilation is as follows:-
8000M2 min equivalent area in each habitable room. 2,500M2 min. equivalent area in each wet room. The vent should be located at least 1700mm from the floor and 500mm from any extract fan required.
Under cut each door a min. of 10mm above the floor finish.

Windows to open 5% of the floor area, if the window opens more than 30degrees, or 10% for under 30 degr Thermabate DPC to all brickwork jambs (side and cills). Draught seals are to be fitted on all openable elements and windows, which are to be made of timber or PVC. Use double glazing units with a minimum 18mm air gap PILKINGTONS K glass or similar.

All exterior doors are to be a thermally efficient door as described in L1B of Building Regs(2.2 W/m2.K). Any gl per window standard.

All glazing in doors and screens, windows adjacent to doors and windows below 800mm cill height. Are to h class C toughened glass to BS 6206 and marked

Cover all steel beams in 12.5mm Fireline board and skim

HEPSEAL 100mm Salt glazed or 110mm Plasticdrain pipes to fall at 1 in 40, bedded on 100mm thick pea gravel nominal size). Where drains are within 1M of the building take the founds down to invert level. Where drains ar building cover in 150mm of concrete. Take founds to invert level and insert 2no 100x150 RC lintels over where pass through walls. All to BS8301

RAINWATER GOODS:
PVC guttering to run into 68mm PVC downspouts and into trapped access gullies

NOTE: All drain runs that are shown are assumed. The contractor should identify all drain runs as work commen inform either the Local Authority Inspector and/or the architect, if there are any differences. Where any new dra to go onto adjacent property, then permission must be sought from the owner.

SERVICES: All services (Gas, water, electric etc.) to be enclosed in a suitable duct. So if required future removal possible.

All hot water or heating pipes passing through an unheated space, are to be insulated with materials having a K not exceeding .035W/mk. With a thickness equal to the outside diameter of the pipe. (up to a maximum of 40n

The extension of the heating system, is to incorporate: zonal timing and boiler interlock controls as detailed in B Regs L1. With thermostatic valves to each radiator.

ELECTRICAL SPECIFICATION ESSENTIAL
POINTS:- The installation will be designed, installed, inspected and tested to the standards required by PART P Building Regulations. A competent Electrician (as described in PART P) will undertake the work and an installatior certificate will be provided.

Prior to commissioning, the installation will be tested by an electrician competent in testing and holding a suitab qualification. All testing is to be a comprehensive test, including tests for continuity and earth loop impedance.

ANY ELECTRICAL installation undertaken by someone who is not registered with NICEC or ECA, must provide an installation certificate together with a test certificate prepared by a member of NICEC or ECA

The proposed domestic electrical installation will be installed in accordance with BS7671 and the current 16th the IEE regulations. Best practice as endorsed by these regulations will be applied on site

DESIGN POINTS:- The following specification is for domestic installations in houses and extensions. Ring main pc circuits can include sockets to clients spec up to a maximum 100M2 floor area.

Jeffrey C. Goodchild MCIA

Chartered Architectura Technologist

62 Belmont Ave, Springhead, Oldham, OL4 4RS. Tel : 0161-652-5

Scale: 1:100 1:50

Client: Mrs S Majid

Date: Dec 2006

PLANNING ACK'D APPLIED RECD 14 APR 2008 M M... M FOR ACTION INIT. RECOM DATE

Address: 73 Dene Rd., Didsbury, M20 2TB

Dwg. No. 4952 Rev.

Title: SINGLE STOREY EXT