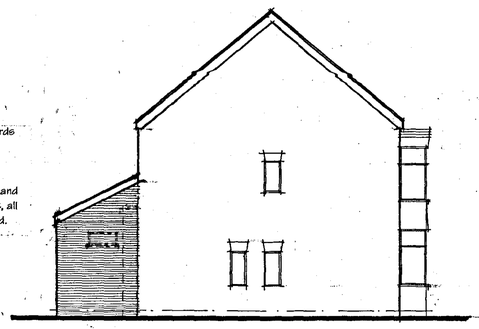
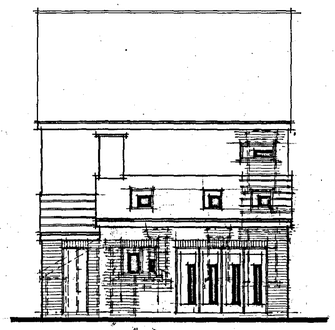
19mm Primo by Concorde bargeboards

facing brick to match existing.

broken lines indicate existing bay and windows to suit new internal layout, all disturbed surfaces to be made good.



side elevation.



rear elevation.

new roof to be Marley plain roof tiles to match existing.

2 no Velux GHL rooflights inserted in strict accordance with manufacturers recommendations.

min 150mm lead flashing and apron linked to new Type E Cavitray available from Messrs Cavity Trays Ltd.

code 4 lead apron flashing.

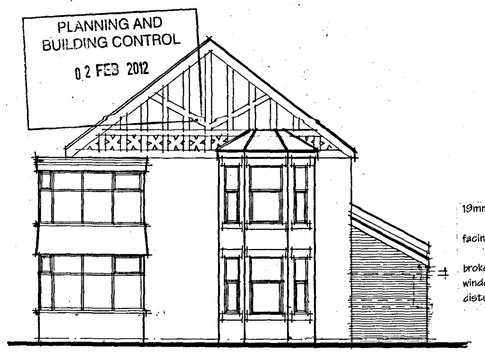
broken lines indicate existing bay and windows to suit new internal layout, all disturbed surfaces to be made good.

100mm dia half round PVCu gutter on 19mm Primo by Concorde fascias with 65mm dia rwp to discharge into existing gully.

brick soldier course to detail

2 no new timber windows and French doors by specialist.

facing brick to match existing.



side elevation.

19mm Primo by Concorde bargeboards

facing brick to match existing.

broken lines indicate existing bay and windows to suit new internal layout, all disturbed surfaces to be made good.

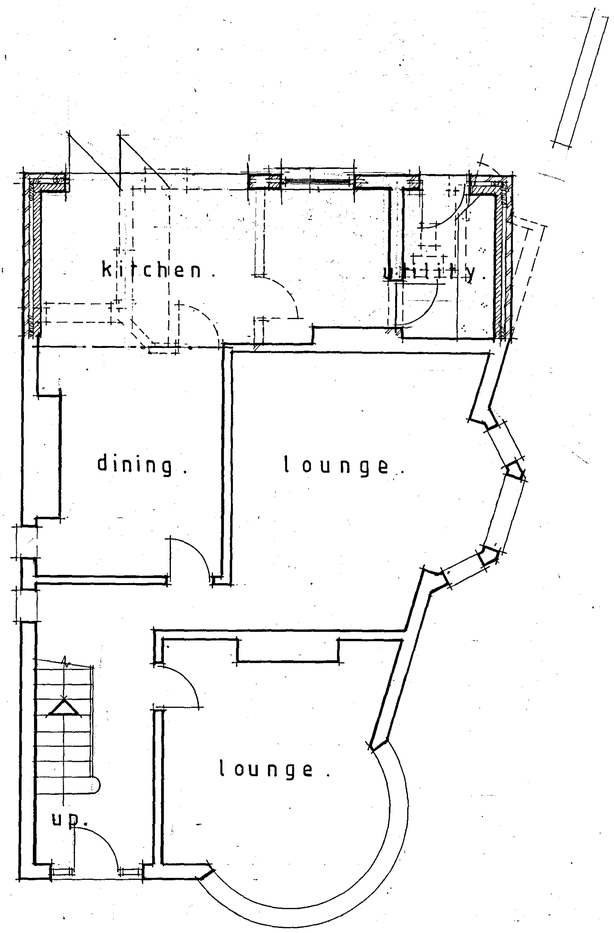
broken lines indicate existing bay and windows to suit new internal layout, all disturbed surfaces to be made good.

3 no new Catnic GC90100 fully insulated lintels with integral dpc and insulation inserted over new external window opening.

new sink to have 75mm deep sealed white bottle trap to 38mm dia waste, to new existing gully a.b.d

3 no new Catnic CN99/438C extreme duty lintels inserted over to suit new internal layout.

new partition to suit new internal layout to be 75 x 50mm studs at 600mm centres horizontally and 400mm centres vertically and with 150mm Rockwool Rollbatt quilt insulation inserted with 12mm Gyproc Duplex plasterboard and 3mm Carlite skim both sides. new door and casing inserted.



ground floor plan.

2 no Velux GHL rooflights inserted in strict accordance with manufacturers recommendations.

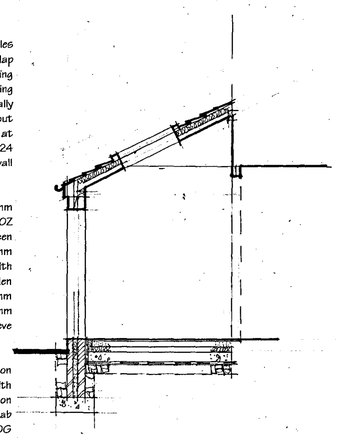
min 150mm lead flashing and apron linked to new Type E Cavitray available from Messrs Cavity Trays Ltd.

code 4 lead apron flashing.

new roof to be Marley plain roof tiles to match existing with 65mm headlap on 38 x 25mm quality softwood tiling battens on approved reinforced roofing underlay lapped 130mm horizontally and vertically and secured wita clout nails on 125 x 47 C24 rafters at 400mm centres on 200 x 63mm C24 purlin on 100 x 75mm softwood wall plates.

the rafters are to have 90 + 90mm Celotex tuff-R Zero GA3000Z insulation cut and inserted between rafters, and underlined in 55mm Celotex tuff-R Zero GA3000Z with underside of joints sealed with Idenden sarking tape, all underdrawn in 12mm Gyproc Duplex plasterboard and 3mm Carlite skim. roof insulation to achieve a maximum U value of 1.8 W/m²K.

ground floor to be 19mm asphalt on 65mm sand: cement screed with chicken mesh on building paper on 85mm Celotex FF 4000G slab insulation with Celotex FF 4000G insulated upstand to underside of skirtings on 150mm concrete slab on 1200's gauge visqueen dpm dressed up side of wall on 25mm sand blinding on min 150mm hardcore. ground floor to achieve a maximum U value of 0.2 W/m²K.



section.

external walls to extension to be 100mm facing brick to match existing, 110mm cavity with 60mm Kingspan Kooltherm K8 insulation, 100mm Celcon solar block inner leaf, both changed to 100mm brickwork 2 courses below eternal ground level all built off 600 x 225mm concrete strip foundation. BAT wall ties to be installed in a 900 x 450mm staggered grid reducing the vertical centres acound door and window openings to 300mm. walls to receive 12mm Gyproc duplex wallboard fixed on plaster dabs and 3mm Carlite skim.
external walls to achieve a maximum U value of 0.28 W/m²K.

all electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.

prior to completion the LA must be satisfied that either –

- an electrical installation certificate issued under a Competent Person Scheme has been issued or,

appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. a competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedure contained in the regulations and employ adequate testing equipment.

PLANNING AND BUILDING CONTROL
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A The proposed works fall within the provision of the Party Wall etc. Act 1996, and as such the Building Owner shall obtain consent from any Adjoining Owners affected by the works prior to the commencement of the said works.

B the purpose of this drawing is to comply with planning and building control requirements only, and as such the specification contained within is not exhaustive. the content provided only the structural aspects of the works. without including for any finishes, fixtures and fittings. it is expected that the Contractor shall have the necessary knowledge and experience to undertake these works, and shall include within his pricing mechanism, all scaffolding, plant etc to undertake the works.
ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

C window frames and patio doors to be timber double glazed with trickle vents equal to 5,000mm sq. or 2,500mm sq for wet rooms with mechanical extract ventilation the glass is to be Pilkington "K" glass with argon gas to Part L of the Building Regulations, to achieve 1.8 W/m²K.

D opening lights to be not less than 1/20th of the floor area to the room in which they serve.

E draught seals to be fitted to opening lights to windows and doors.

F dpc to head, jambs and cills of all new external openings.

G all exposed timbers to be Protim Vac-Vac treated with preservative.

H roof voids to be ventilated Glidevale Premier Eaves vent and abutment vent systems. Glidevale rafter roll to be provided to ensure clear air path over insulation at eaves.

I wall plates to be strapped to walls at 2m centres with 38 x 6mm m.s. straps.

lateral restraint to roof to be achieved with 38 x 6mm m.s. straps extending from outerleaf across 3 no ceiling joists .

J cavities to be closed at eaves with 9mm supalux.

K cavities and brickwork to be linked and bonded to existing.

L new branch drains to be: 100mm Hepworth supersleve, fall min 1 in 40 and be bedded on and surrounded in min 150mm 10mm singular sized granular material to B.S. 882:1983. 2no Naylor R6 p.c. concrete lintels to be inserted over drain where passing through building structure.

M hyload dpc to be inserted at floor slab level on inner leaf and at min 150mm above finished external ground level on the outer leaf.

N foundations to comply with parts A1/2 of the Building Regulations 1992.

O leanmix cavity fill to be inserted into 150mm below finished external ground level.

P new glazing within critical locations i.e. within 800-1500mm above finished floor level to be safety glass to BS 6206 Pt 1.

Q mains powered interlinked smoke detectors are to be positioned in the dining room and a heat detector within the kitchen are required, positions to be confirmed on site with the Local Authority Building Inspector.

R the reveals to the windows and door are to be closed with Thermabate cavity closers.

S robust construction details must be employed to limit air leakage and ensure continuity of insulation. and must be in strict accordance with the Local Authority Building Inspectors' instructions.

T a minimum of 1 room of the extension must be provided with light fittings, which will only accept energy efficient lamps.

U the existing boiler is unaffected by the proposed extension, however if found to be undersized then is to be renewed with a Class "A" condensing boiler to comply with Part L of the Building Regulations.

V kitchen and utility to have an Xpelair DX30OT wall mounted extract fans capable to discharge minimum 60 litres / second.

PLANNING AND BUILDING CONTROL
02 FEB 2012

key drawing.

15 Central Avenue,
Manchester.

scales: 1:50 & 1:100

dwg no: 111216/03 A