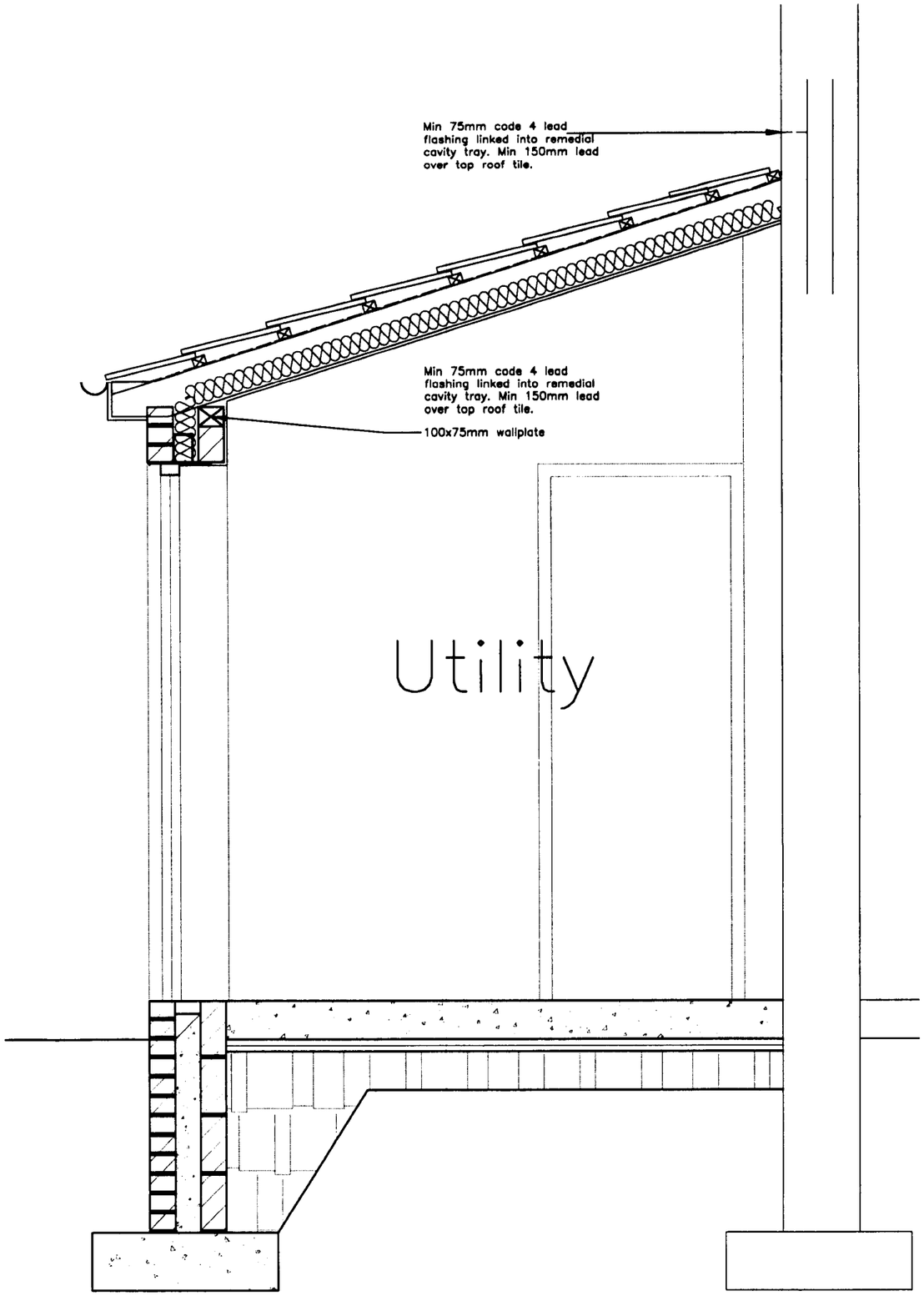

BUILDING NOTES :
Do not scale any drawings.
All dimensions to be site checked.

FOUNDATIONS
Min 750mm below outside ground level to top of footings. Depth to be agreed with Local Authority Building Inspector on site. Footing size to be min. 750x225mm.

WALLS BELOW DPC
Constructed in concrete common brick with facing bricks commencing two courses below proposed finished ground level. Minimum 2 courses of facing brick below DPC.
Cavity wall to be filled with weak mix concrete to mimimum 225mm below DPC, weepholes to be provided at ground level at minimum 900mm centres.

GROUND FLOOR CONSTRUCTION
150mm concrete slab reinforced on Visqueen Gas Barrier(if not needed, normal DPM) on 100mm Dow 200 floormate insulation on 25mm sand blinding on 150mm well consolidated hardcore fill.
Built in accordance with 'Limiting thermal bridging and air leakage:Robust construction details for dwellings and similar buildings. TSO 2001.

HORIZONTAL DPC
Continuous horizontal approved DPC to BS6398 to be provided minimum 150mm above proposed finished ground level - stepped around door openings as necessary.

WALL ABOVE DPC

EXTERNAL WALLS
100mm blockwork inner leaf, 100mm cavity with Owens Corning Crown Dritherm full fill insulation, 102.5mm brickwork outer leaf to match existing all built off 750x225mm concrete strip foundation min. 750mm below ground level.
Internal blockwork finished with 13mm plaster and skim. U value = 0.35W/m2K.
Built in accordance with 'Limiting thermal bridging and air leakage:Robust construction details for dwellings and similar buildings. TSO 2001.

CAVITY TIES
Double triangle ties and insulation clips to be manufactured and constructed in accordance with BS 1243. Ties positioned at maximum 750mm horizontally and 450mm vertically and staggered. Additional ties to be provided at openings, unreturned edges and movement joints at maximum 300mm vertically within 225mm of opening.

LINTELS
EXTERNAL
IG L1/S 100 lintel over new window openings(or similar approved) to windows and doors, lintel to have minimum 150mm bearing either end. Cavity tray to be provided over lintel complete with stop ends. Weepholes to be formed at maximum 900mm centres along cavity tray - weepholes to be semetrical over opening. BS5977 part 2.

WINDOWS
White PVCu windows with cill to BS 6375 fitted in accordance with manufacturers recommendations. Glazing to comprise Low-E en=0.1, 24mm argon gold double glazing units - 0.2W/m2K, clear glazing unless otherwise noted, glazing to BS 6262. Mastic seal to provide seal between window frame and brickwork. Lockable ironmongery to match windows. Safety glazing to be provided to all glazing below 800mm AFFL and within 300mm either side of a door.
Trickle vents to be provided to allow 8000mm2 background ventilation to habitable rooms and 4000mm2 background ventilation to kitchens, utility rooms, bathrooms and Wc's.

EXTERNAL DOORS
White PVCu doors to BS 6375 fitted in accordance with manufacturers recommendations. Doors to have minimum 775mm clear opening and open to minimum 90 degrees. Front door threshold to be maximum 15mm high.
Glazing to be Laminated units comprising Low-E en=0.1, 24mm argon gold double glazing units - 0.2W/m2K, glazing to BS 6262. Mastic seal to provide seal between door frame and brickwork. Ironmongery to match door.

CAVITY CLOSERS
Cavities to be closed at opening jambs with Thermabate 100 cavity closers and vertical DPC. Cavities closed at eaves and verge with 'Supertux' board with insulation laid over.

ROOF CONSTRUCTION
Roof tiles on 38x25mm softwood timber battens on untearable felt to BS 747 on 50x50mm softwood timber counterbattens vapour barrier on insulation on 125x47mm softwood timber rafters at 450 ctrs on 100x75mm softwood wall plate fixed at maximum 600mm centres. Galvanized steel straps to BS 5628, BS 5268 & BS 8103.

ROOF INSULATION
Insulation to pitched roof to allow for minimum 50mm air gap above Celotex roof insulation 75mm between rafters and 50mm under rafters then underdrawn with 12.5mm plasterboard and skim

PLUMBING
76mm deep traps to all fittings. 38mm wastes to bath, shower and sink. 32mm waste to washhand basin. 100mm waste to WC. All polypropylene to BS 5254/BS5255. Wastes to fall between 18-90mm/m, clipped in accordance with manufacturers recommendations. 100mm UPVC SVP to be capped with cage and to terminate minimum 900mm above head of local opening lights.
UPVC 116mm classic OGEE section gutters and 70mm downpipes.

HEATING
Gas fired wall mounted combination boiler (efficiency SEDBUK min. 78%) with balanced flue and timing controls, room thermostat, thermostatic radiators to all habitable rooms. Balanced flue to be guarded if below 2m above ground level. Provision for living flame gas fire (efficiency SEDBUK min. 78%) in lounge. Ventilation to lounge Glidevale Through wall vent pack MV256, Hit and miss grille MV255 & Maxi vent MV250, vent to be located 450mm affl within 2000mm of flue.

SMOKE DETECTORS
Mains operated smoke detector to be provided to new utility room, to BS 5588 & BS 5446 part 1, detector to be inter connected and have battery backup.

DRAINAGE
Drains passing below buildings to be encased in 150mm concrete. Reinforced concrete lintels to be used where drains pass through walls.
internal drainage :- pipe diameters and max. run to SVP.
Washhand Basin - 32mm pipe max. 1.7m run (40mm pipe max. 3m run) - 75mm deep trap.
Bath/Shower - 40mm pipe max. 3m run (50mm pipe max. 4m run) - 50mm deep trap.
Sink - 40mm pipe max. 3m run (50mm pipe max. 4m run) - 75mm deep trap.
WC - 100mm pipe max. 6m run - 50mm deep trap.

ELECTRICAL INSTALLATION
ELECTRICAL WORKS BY A NON-COMPETENT PERSON SCHEME MEMBER:
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 16th Edition wiring guidance and Building Regulation Part P(Electrical safety). On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority.

AND

Prior to covering of all wiring/cables, the installation is to be inspected by an independent 'Competent Person' and on completion of the work, in addition to the above certificate, an additional 'Competent Persons' Electrical Installation Test Certificate compliant with BS 7671 is to be provided to the client and Local Authority. (Competent Person means a member of ODPM Electrical Competent Persons Scheme)

ELECTRICAL WORKS COVERED 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 Regulation Part P(Electrical safety) by amember of the ODPM 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.

MECHANICAL VENTILATION
Kitchen - 30 litres/second over hob.
Utility room - 30 litres/second
Bathroom/Ensuite - 15 litres/second
WC - 6 litres/second

Proposed Section And Notes
Extension to 1 Silverstone Drive
Clayton Bridge
Manchester M40
SCALE - 1:20 @ A3