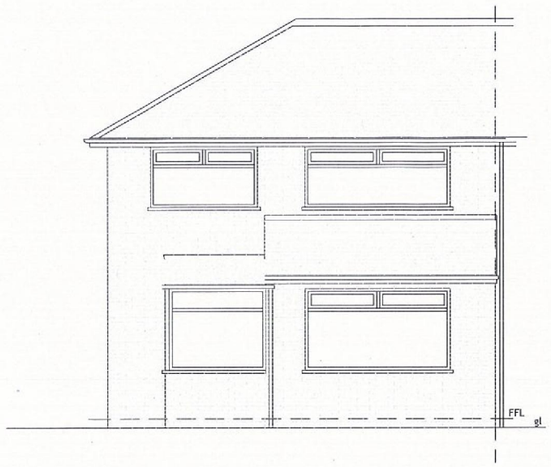
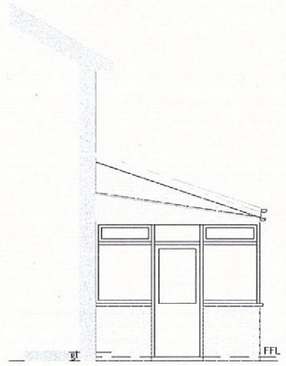
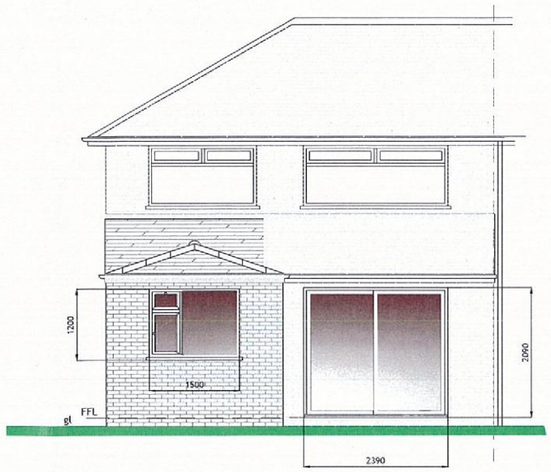


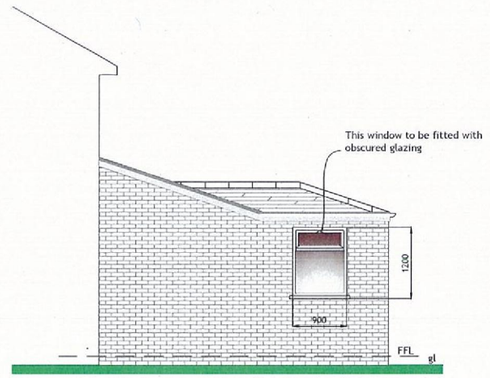
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Dimensions
All dimensions shown are in mm.
All dimensions to be checked prior to the contractor ordering or commencing construction.

Workmanship/Materials
To comply with Building Regulations, British Standards, codes of practice etc.
All materials shall be made and installed in accordance with the manufacturers instructions and specification.
All materials shall be suitable for purpose.
The contractor shall take into account everything necessary for the proper execution of the works, whether or not indicated on the drawings or in the specification.

Services
All work and installations to comply with the regulations and recommendations of the respective board or authority and to the satisfaction of the Building Control Inspector.
Any works to heating boiler to extend the system must be carried out by a Gas Safe certified engineer.All new radiators to be fitted with TRVs

Electric
nstallations to comply with IEE Regulations.All fittings to comply with the British Standards.Quantity,quality and position of fittings in accordance with NHBC requirements.
All electrical work required to meet the requirements of Part P (electrical safety) should either be
a) Insatlled by an electrician who is registered with a Part P certification Scheme; or
b) Installation supervised by an electrician qualified to at least City & Guilds 2391 (17th Edition)
In both cases a completion certificate to BS7671 must be forwarded to the Local Authority within 30 days of installation.

General
All elements of structure to have half hour fire resistance.
All structural timber used to be stamped KD or DRY.
Gutter to match the existing and be connected to discharge in same outlet.

Roof (17.5° pitch)
Low pitched Marley Modern tiles with a minimum 100mm headlap. on 50 x 38mm treated timber battens on layer of breathable membrane.Tyvek Permo draped over rafters with a min air gap of 25mm.
150 x 50mm timber rafters at 400mm centres C24 grade.
150 x 50mm timber ceiling joists at 400mm centres and 12.5mm thk plasterboard and skim ceiling.
Hips and ridge to be 200 x 75mm
Insulate above the ceiling with a min 270mm thk fibreglass quilt.

Walls
Walls to be 300mm total, consisting of 100mm facing brick to LA approval,100mm inner leaf of Celcon high strength block with 100mm partially filled cavity with 50mm Kingspan Kooltherm K8 insulation.
Walls to be finished internally with 12.5mm gyproc lightweight plaster.Cavity wall ties (stainless steel insulation retaining type) to be provided at 750mm max centres horizontally,450mm max centres at openings and wall ends.
Cavity to be closed at eaves and verge and all openings with 'Therma Bate' or similar to avoid thermal bridging.
All cavities to existing building to be opened up and maintained.
All to have a min U value of 0.28 w/m²K
Foundations within 1m of drains to be taken down below invert level.Any drain under the new extension to be exposed and surrounded with 150mm concrete,Any drain passing through walls to have a lintol incorporated above it.
Flashings - All roof/wall/valley junctions to have lead flashings code 4 stepped as necessary with remedial cavity trays

Lintols
All lintols to be Catnic, ISG or similar approved by Building Control.
External lintols to be insulated to 1.2w/m²K.To be complete with stop ends and insulated bats.

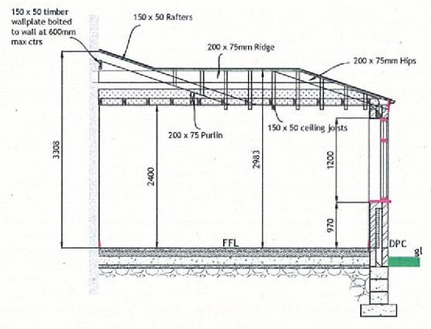
Floor Construction
Floor construction to comprise 60mm sand cement screed on 80mm thick Kingspan Kooltherm K3 or similar on 1200 gauge visqueen dpm (lapped over internal skin of brick/ blockwork and lapped into dpc) on 150mm thick concrete slab on 50mm sand on 150mm well compacted hardcore.Isolate new floor edge with a min 25mm thk insulation. Floor construction to achieve a minimum 'u' value of 0.2w/m2k.

Windows & Glazing
PVCU windows .Windows to be double glazed with Pilkingtons K-glass (low E) to provide a u value not exceeding 1.6 w/m²k.Trickle ventilation required providing nlt 5000sq mm to habitable rooms based on part 'F' of the building regulations.Window to have opening lights equal to 5th of floor area.
Glazing less than 800mm above floor level or 1500mm in a door must be toughened glass.Reg N1.Min u value of 1.6 w/m²k.
An escape window to be incorporated within one of the windows to provide a minimum 0.33sqm clear opening.450mm minimum clear width when opened.

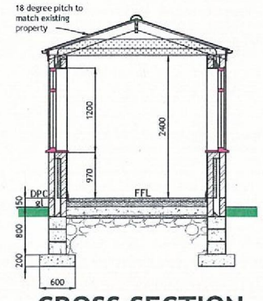
PLANNING AND
BUILDING CONTROL
19 MAY 2014

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



CROSS SECTION A-A



CROSS SECTION B-B

Revision	Description	Date
A	window sizes etc amended	12/4/2014

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Manchester
M9 6JW

TITLE : Proposed Ground Floor Rear Extension At : 3 Dunstar Ave.M9 6JW

SCALE : 1:50 | PAPER SIZE : A1

DRAWN BY : DAP | DATE : 6/04/2014

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DRAWING No : 310/DA/BURY/A