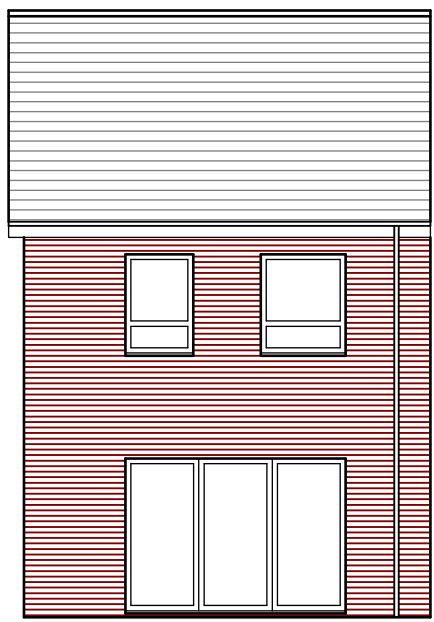
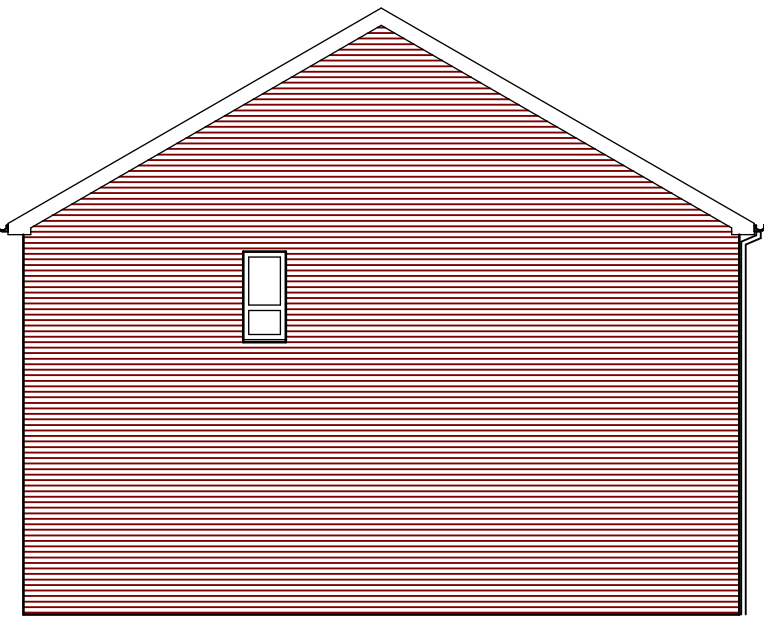
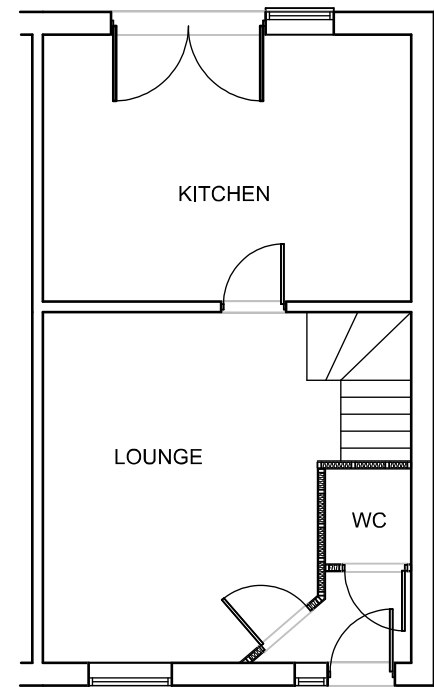




EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

The Party Wall Act 1996 is applicable.
The client is responsible to serve all
Relevant Notices to the neighbors

SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations.
CONTRACTOR & CLIENT TO ENSURE ALL WORKS, SITE SAFETY, SECURITY & WELFARE CARRIED IN ACCORDANCE WITH HSE STANDARDS AS SET OUT IN CIS80, INDG411 AND CDM REGULATION 2015.
All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers C16 grade and preservative treated. These must be read in conjunction with any Structural Engineers details and calculations by others. showing fabrication details etc., from which the builder must work to.

FOUNDATIONS

To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix.

EXTERNAL WALLS

'U' Value 0.18w/m2k
102mm facing brick to match existing. 150mm cavity with 150mm Full fill ULTIMATE Drytherm 32 insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a density not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities closed with damcor or similar approved insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

GROUND FLOOR

'U' Value 0.18w/m2k
65mm screed on 100mm Kingspan TP10 insulation board on 100mm concrete floor slab on 1200gauge Visquine dpm on 30mm blinding. with 25mm kingspan upstand insulation to perimeters.

LINTOLS

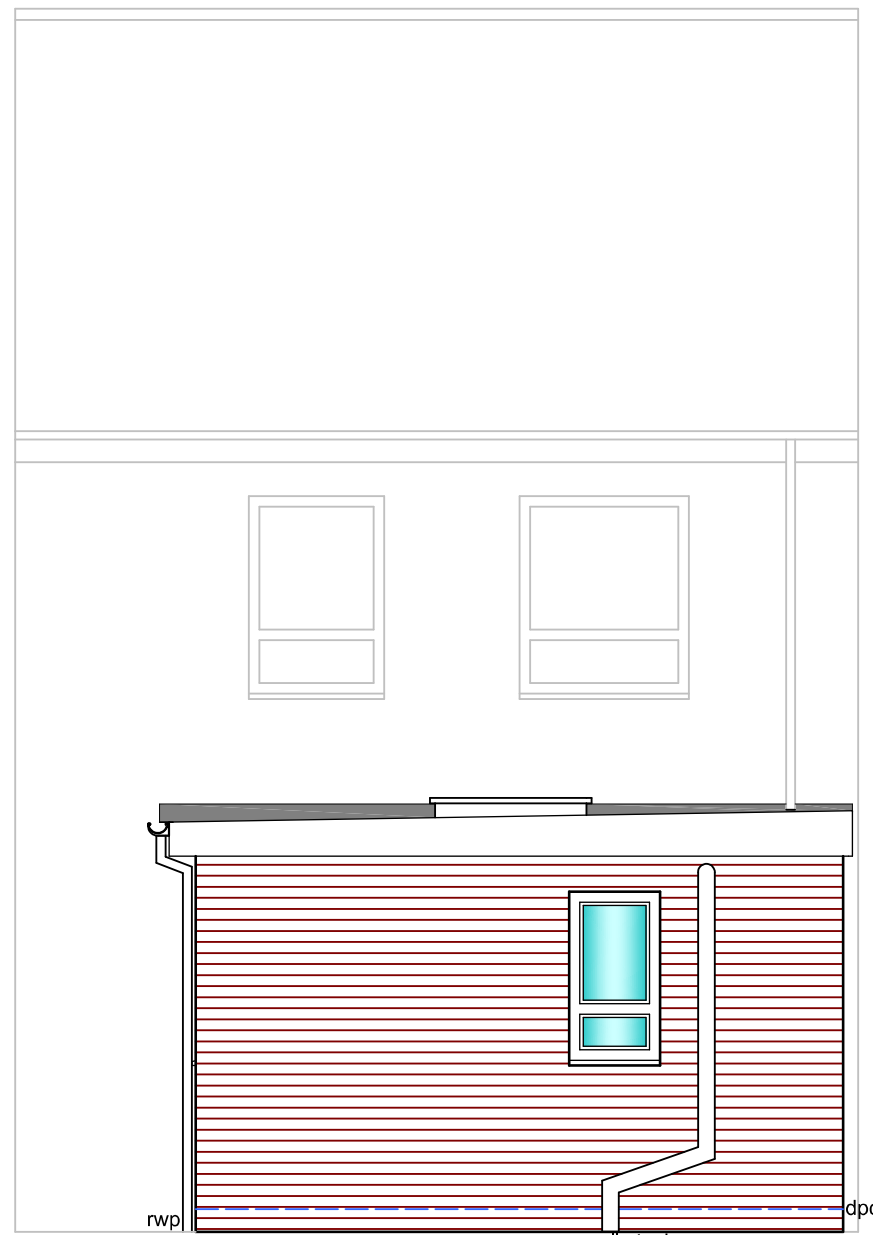
to have min end bearing of 150mm. and 2nr weep holes.

PARTITIONS

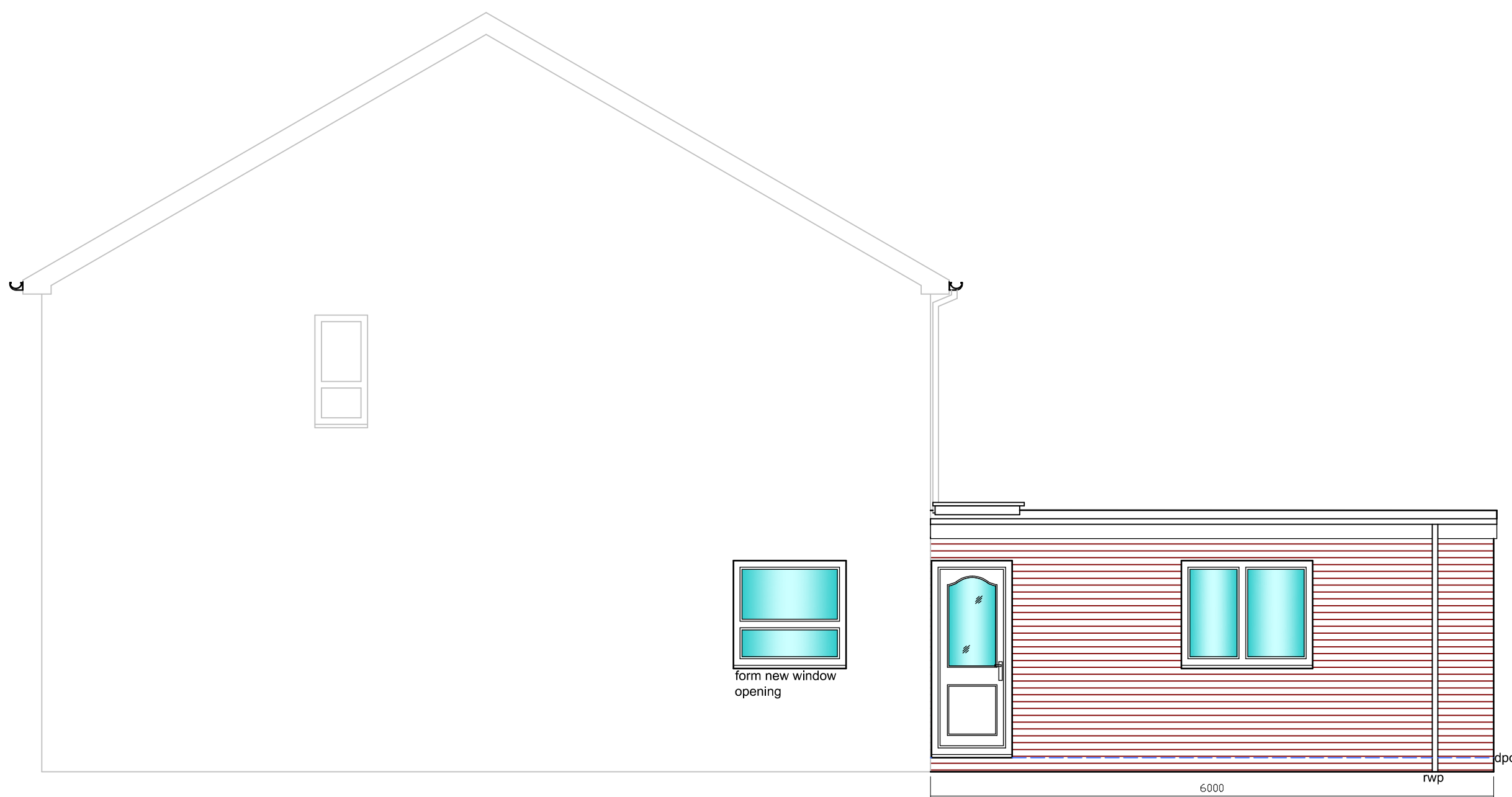
75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION

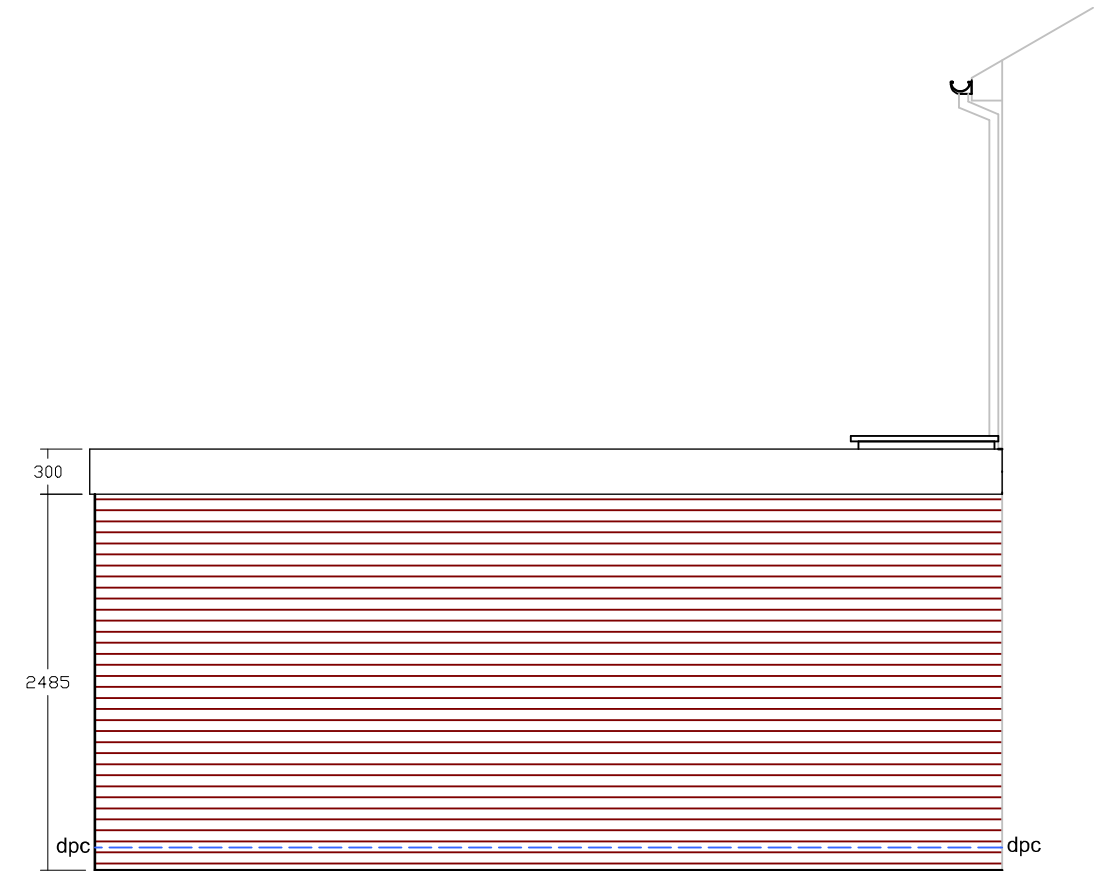
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with liner overrun min 15l/sec achieving 3 air changes per hour. 225x150 air bricks sleeved through to inner leaf, with plastic hit and miss vent internally to room housing washing machine. 150mm diam extractor to kitchen to achive 60 l/sec as per regulation F1 1995



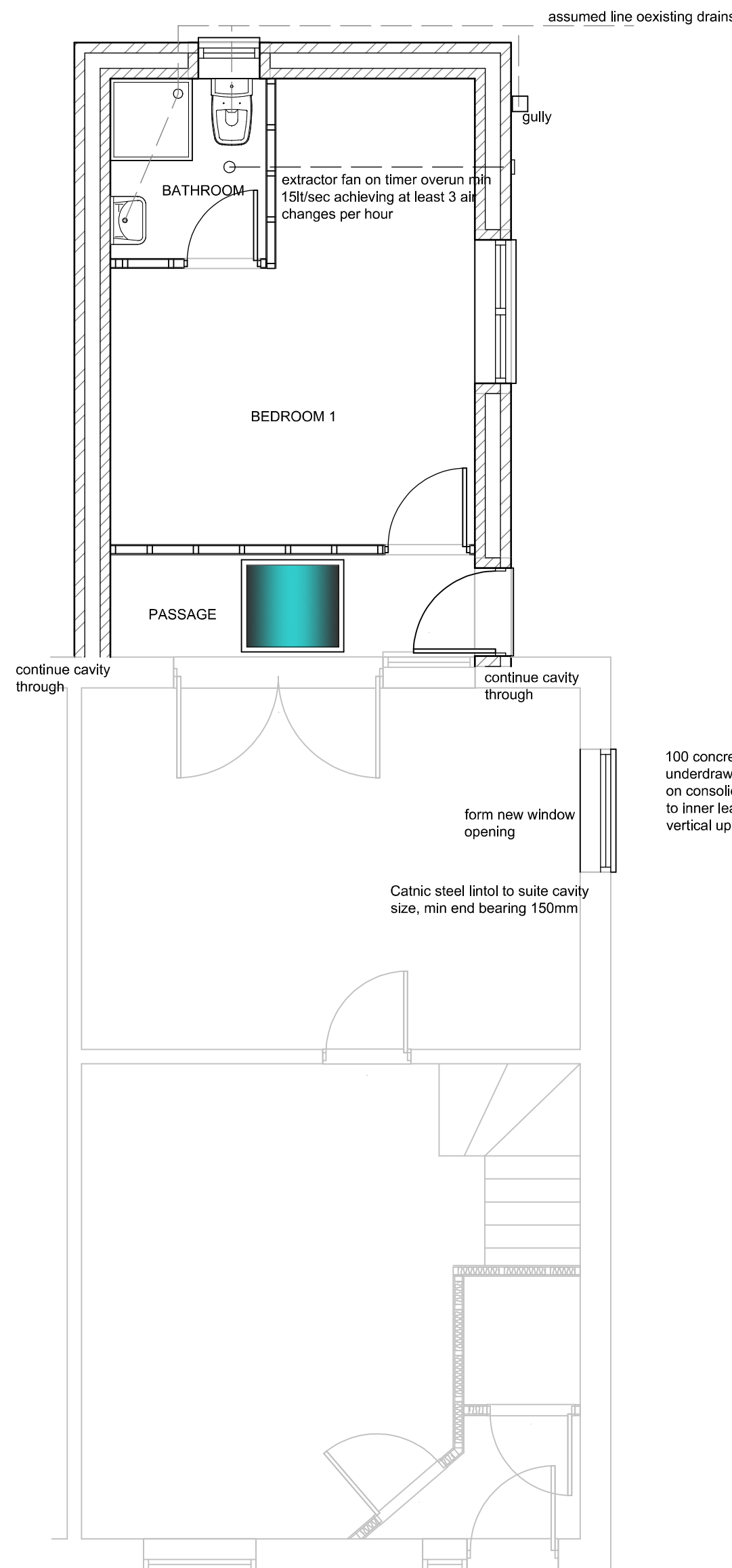
PROPOSED REAR ELEVATION



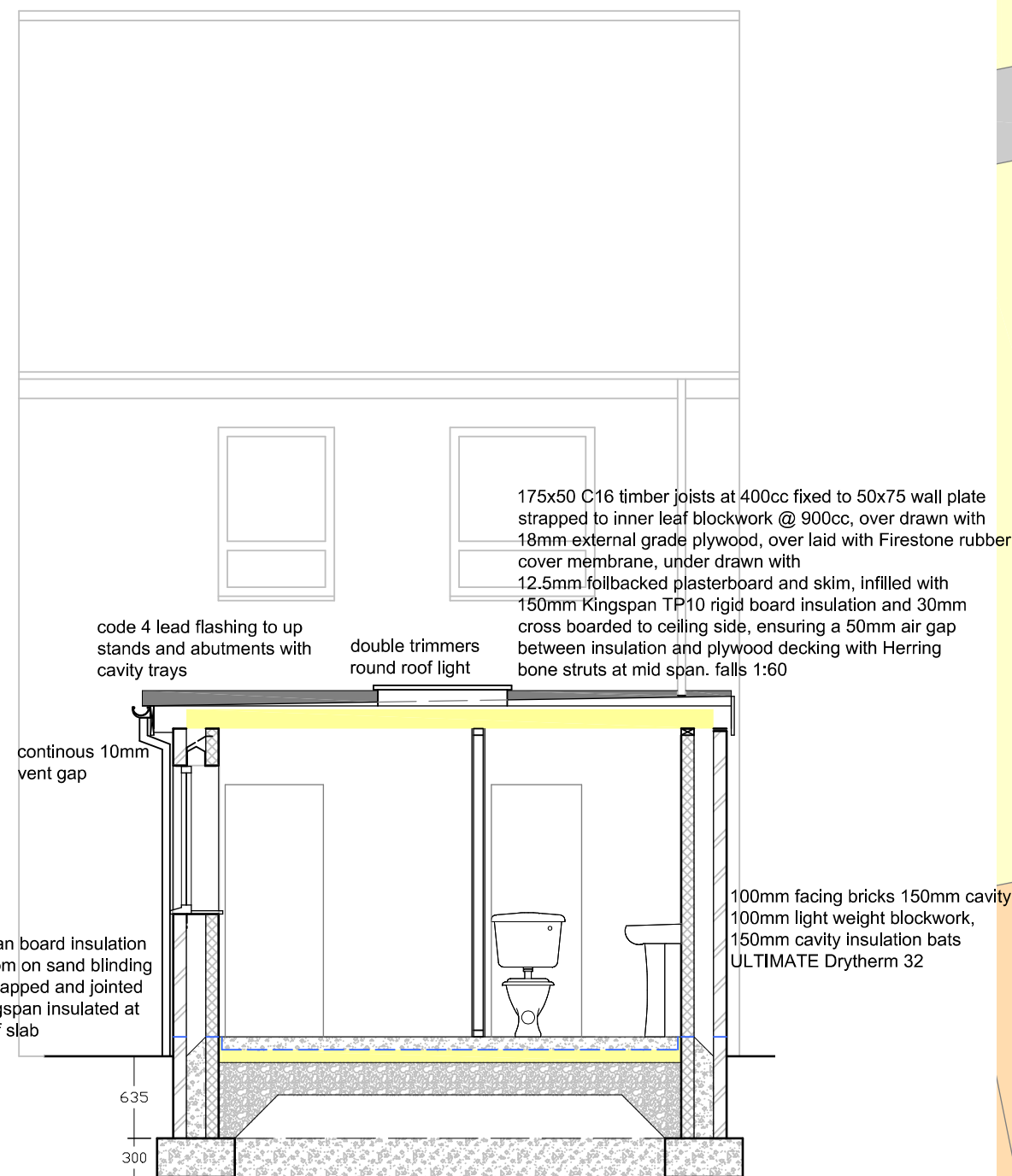
PROPOSED SIDE ELEVATION



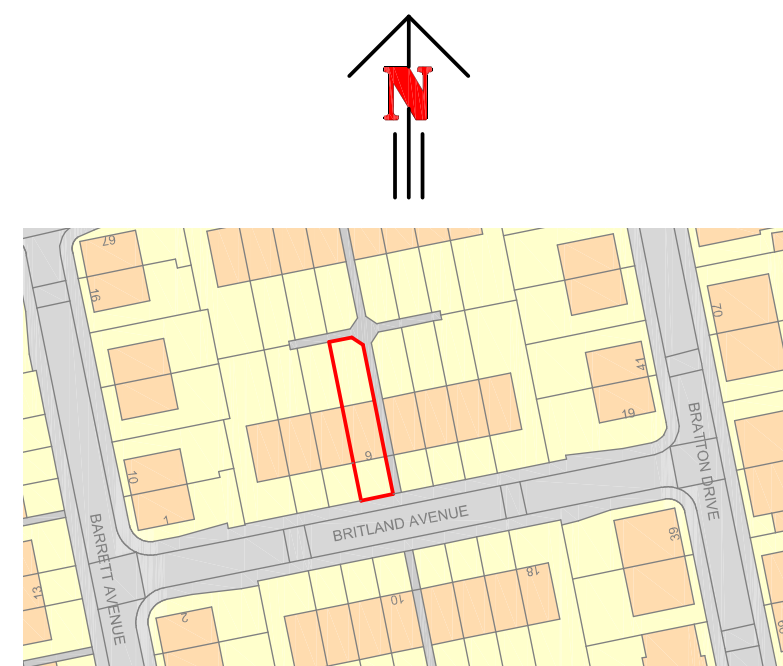
PROPOSED SIDE ELEVATION 2



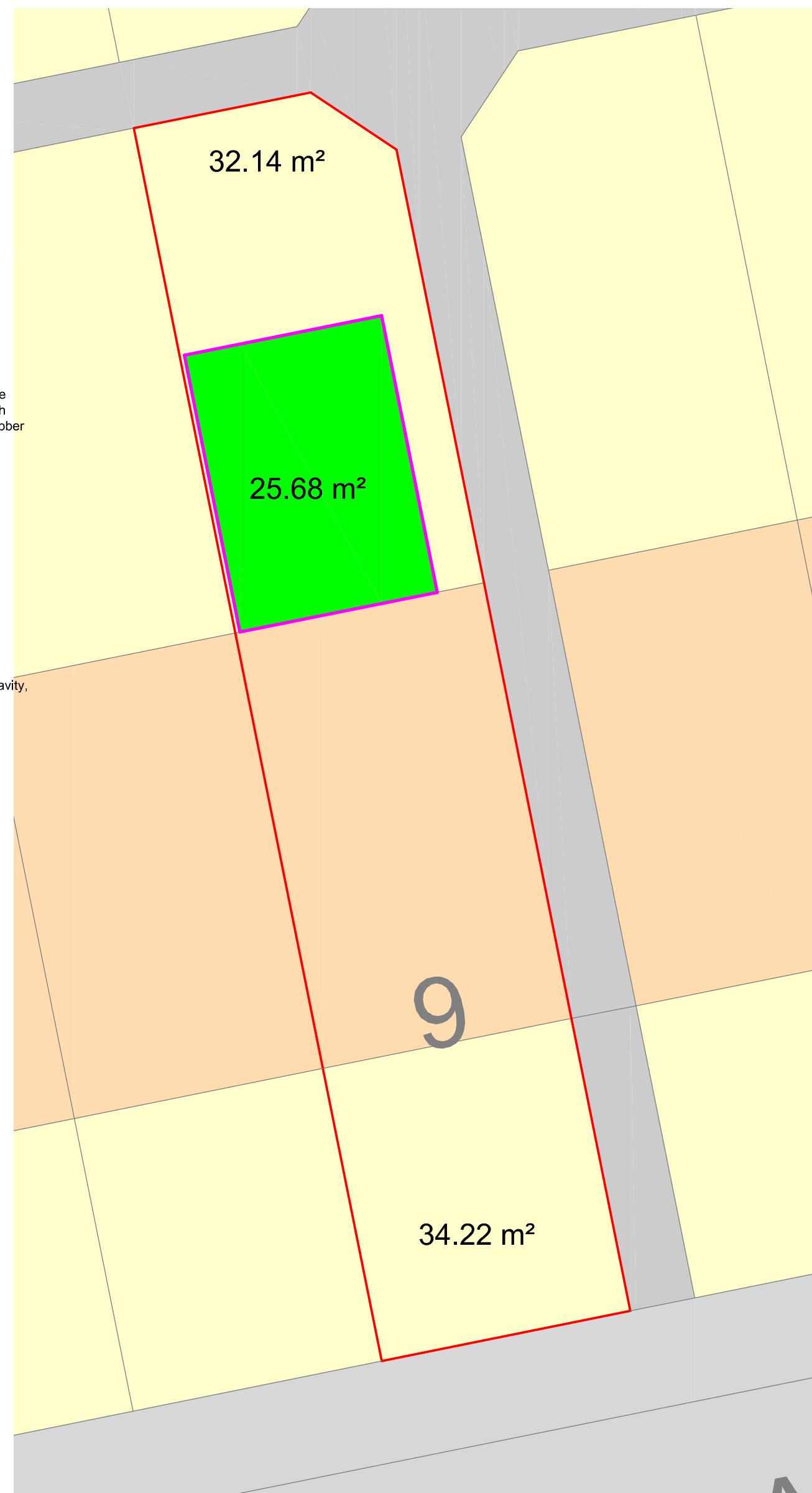
PROPOSED GROUND FLOOR PLAN



SECTION THROUGH OF PROPOSAL



Scale 1:1250



PROPOSED SITE PLAN @ 1:100

FLAT ROOF: 'U' value 0.15w/m2k
175x50 C16 timber joists at 400cc to firings fall 1:60 fixed to 50x100 wall plates, fixed to inner leaf blockwork with Catnic wall straps @ 900cc.
Overdrawn with 18mm external grade plywood sheeting , under Firestone rubber cover membrane, underdrawn with 12.5mm foilbacked plasterboard. joists infilled with 150mm Celotex or Kingspan TP10 rigid board insulation with 30mm cross fixed to ceiling side to joists.ensure 50mm ventilation gap to the upper side of ceiling joists, Herring bone strutting at mid span.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste. shower 40mm trap, 75mm seal, 50mm waste. wc 75mm trap, 50mm seal, 100mm waste. washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572, provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base, svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER

100mm half round upvc gutters. 68mm diam water pipe to discharge into sealed back inlet gully.

DRAINAGE

100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings. drains under and within 1000mm of external walls to be encased in 150mm concrete and linted over through walls. foundations to be taken down below invert level of drainage. any drains becoming redundant to cut a capped of with a sand cement mix.

ELECTRICAL

All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

HEATING:- GAS

Ensure existing boiler power output is adequate for additional radiator loads, from the new extension.

OTHERWISE:-

Boiler size an configuration to be adequate to provide the following design temperatures, unless otherwise stated.
Balanced flue Condensing Combi boiler. with radiators to min SEDBUK efficiency 90% Gas line to same to be in 22mm run

INSULATION GENERAL

Wall 0.18W/m2K
Roof 0.15W/m2K insulated at ceiling level
Roof 0.15W/m2K insulated at pitch level
Ground Floor 0.18W/m2K
Windows 1.4W/m2K
Doors 1.4W/m2K

All new window frames fitted with tricklevents

1 in 4 new light fittings to be of low energy type only

Project
PROPOSED SINGLE STORY REAR EXTENSION

Client **MR JINSON VARGHESE**

**9 BRITLAND AVENUE
MANCHESTER
M19 3GY**

Drawing **ELEVATIONS & FLOOR PLANS**

Scale **1:100, 50** Revision Date **15.05.2023**

Drawing No. **JV15523**

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