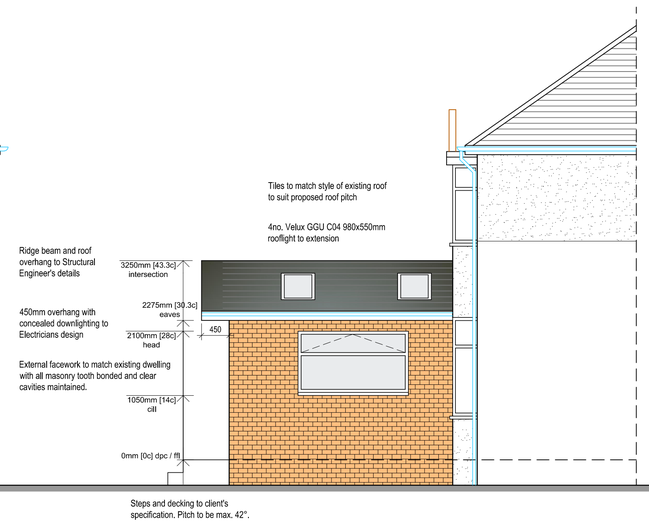
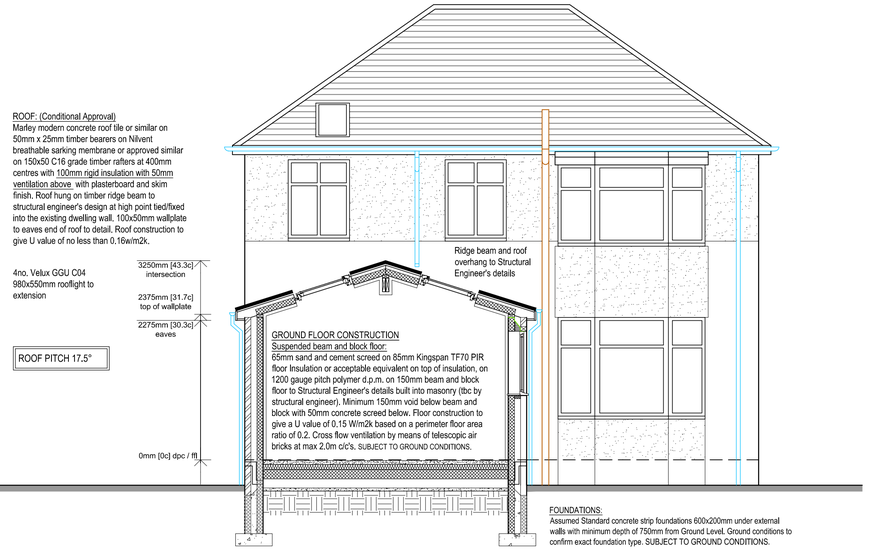
23 Arcadia Avenue, Sale, Greater Manchester, M33 3RT

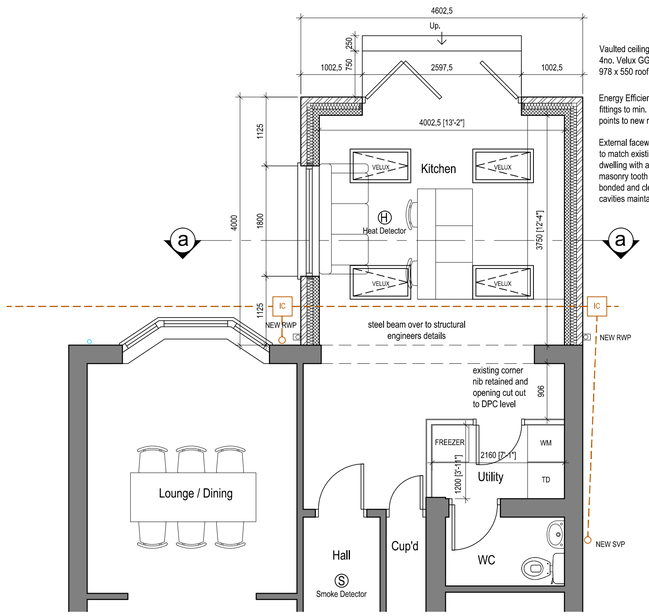
Proposed Rear Elevation



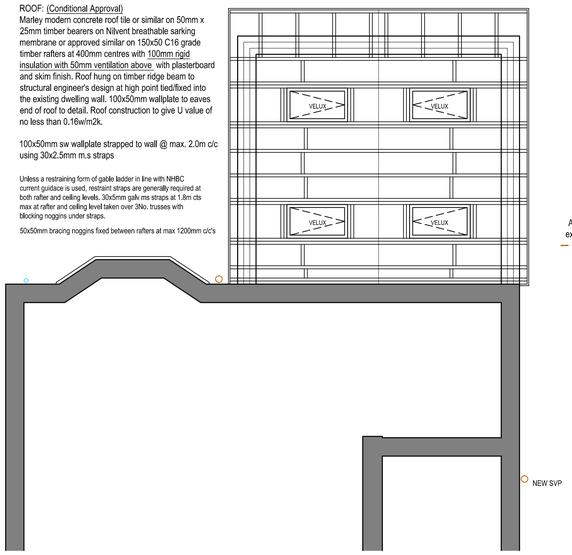
Proposed Side Elevation



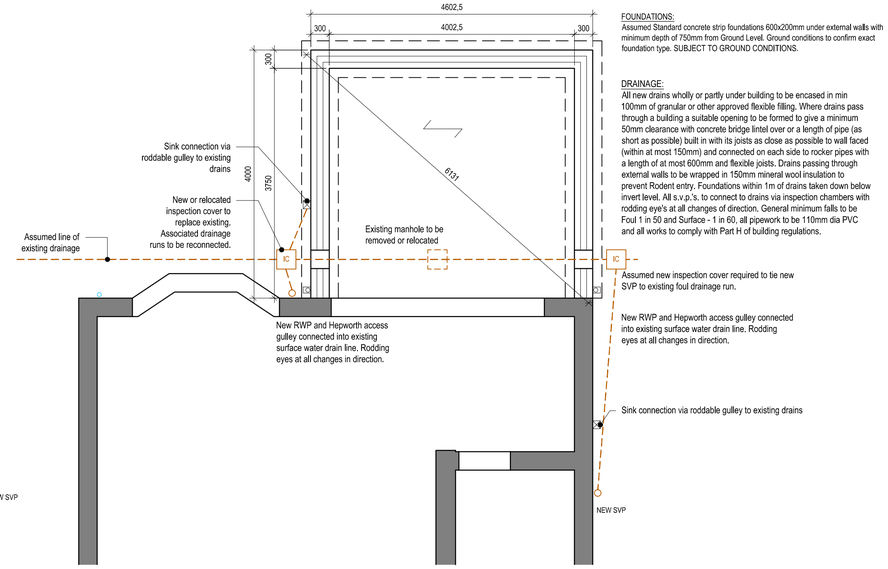
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed Foundation Plan



Proposed Roof Plan

Construction Notes

GENERAL:
The design and construction of the extension to be in accordance with the Building Regulations requirements. Do not scale from drawings - figured dimensions only to be used. Any errors or omissions to be reported to the Architect. For site and floor levels see appropriate layout plans.

PARTY WALL ACT:
The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

FOUNDATIONS:
Standard concrete strip foundations 600x200mm under external walls. Depth of foundations to suit site conditions - to be agreed with Building Inspector - minimum 750mm ground cover. SUBJECT TO GROUND CONDITIONS.

SUBSTRUCTURES:
Minimum 2no. courses of Thermalite Trenchblock (or equal approved blocks) from top of foundation concrete to 150mm below ground level then outer skin in facing brick up to d.p.c. and inner skin in common brick to d.p.c.

GROUND FLOOR CONSTRUCTION - Suspended beam and block floor:
65mm sand and cement screed on 85mm Kingspan TF70 PIR floor Insulation or acceptable equivalent on top of insulation, on 1200 gauge pitch polymer d.p.m. on 150mm beam and block floor to Structural Engineer's details built into masonry (tbc by structural engineer). Minimum 150mm void below beam and block with 50mm concrete screed below. Floor construction to give a U value of 0.15 W/m2k based on a perimeter floor area ratio of 0.2. Cross flow ventilation by means of telescopic air bricks at max 2.0m c/c's. SUBJECT TO GROUND CONDITIONS.

DAMP PROOF COURSE:
1200 gauge pitch polymer d.p.c. to BS743 to ground floor walls and piers - min 150mm above finished ground level, at 150mm bridging of cavity walls.

EXTERNAL WALLS:
300mm cavity walls of 100mm brick outer skin, 100mm cavity with 100mm Knauf Dritherm SLAB32 insulation, 100mm hi-strength 7 thermalite block inner leaf with dry lining consisting of 12.5mm plasterboard and 25mm Kingspan K18 Rigid Insulation and skim on plaster dab internally. Approved DD140-2 Type 4 wall ties (to support insulation) at 750mm centres horizontally, 450mm centres vertically to BS1978 (amendment slips 3651 7 AMD 4042) and to be bedded at a minimum of 50mm into each leaf of the wall. At openings and movement joints, wall ties should be spaced at maximum 300mm centers vertically even if this means cutting cavity insulation to insert the tie. When render finish used externally, skin to be 100mm dense block or concrete block (to BS3921) with raked joints - render to be applied in min. 2 coats. Min block density 120Kg/sq m. Min. crushing strengths of stone blocks 5N/sq. mm unless otherwise specified. External wall cavities to be provided with flexible cavity barriers at junctions with separating walls and all openings, to provide minimum 30 minutes fire resistance such as Thermabate or approved similar. All new walls tooth bonded into existing and cavities maintained. U value of 0.21w/m2k

LINTELS:
Catnic CH or CG 100 series or similar approved, galvanized pressed steel with min. 150mm end bearing insulated to comply with Building Regulations/manufacturers recommendations depending on type used. Weepholes above each opening to be at max. 400mm centres. with min. 2no. weepholes per opening.

WINDOWS:
Standard section Upvc framed with m.d.f. window board internally. Tiled internal cills to kitchen, utility, bathroom and en-suite. Ventilation to habitable rooms to be min. 1/20th floor area. All windows double glazed (4mm glass, 16mm airspace filled with argon gas, 4mm glass) in K Glass with permanent vent units each window 8000mm sq. mm air flow area (min. 8mm width). Escape windows to be fitted to all new bedrooms/habitable 1st floor rooms with a minimum opening area of 0.33m2 and a minimum of 450mm clear escape dim in either direction with a escape cill situated between 800/1100mm above FFL.

GLAZING:
All new glazing to comply with BS6206 1981 - glazing below 800mm above floor level in windows and below 1500mm above floor level in doors and side panels to be in appropriate safety glazing material. All glazing 4mm glass either side of 16mm air gap filled with Argon gas in Pilkington K glass or equal equivalent.

ELECTRICAL:
Interlinked smoke alarms to be provided to circulation area's such as Hallways and Landings run on separate electrical circuit with battery back up. Energy Efficient lighting system to be provided to portion of rooms - generally 1 no. fitting per 25m2 of floor area or 3 per 4 light fittings (which ever is greater). All new electrical work to be designed, installed, inspected and tested by an approved qualified electrician as per Building Regs Part P requirements. Prior to completion the council must be satisfied of this by means of an electrical installation certificate issued under the competent person scheme or forms defined in BS7671.

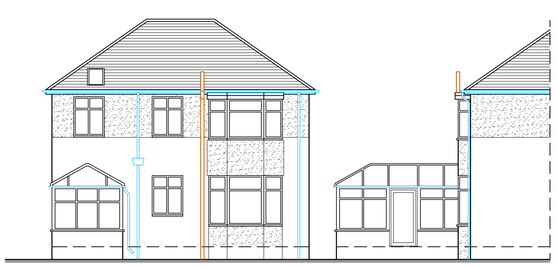
ROOF: (Conditional Approval)
Marley modern concrete roof tile or similar on 50mm x 25mm timber bearers on Nilvent breathable sarking membrane or approved similar on 150x50 C16 grade timber rafters at 400mm centres with 100mm rigid insulation with 50mm ventilation above, with plasterboard and skim finish. Roof hung on timber ridge beam to structural engineer's design at high point tied/fixed into the existing dwelling wall. 100x50mm wallplate to eaves end of roof to detail. Roof construction to give U value of no less than 0.16w/m2k,

FLASHINGS AND CAVITY TRAYS:
At all abutments Code 4 lead flashings with min 150mm upstand bedded below 'Timloc' or similar cavity trays & dressed down min 150mm over roof tiles. Weepholes max 900mm ctrs at lowest level of trays and lintol trays.

PLUMBING:
Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully, Gutters to be 100mm half round PVC discharging to 100mm diameter round rwp to back inlet gully, Caged top SVP to terminate min. 900mm above top of window heads. Any amendments to combustion installation should be undertaken by a suitably qualified person. If a new boiler is required to heat the building it must be a condensing type with a min. SEDBUK rating of 90% and again all works must be completed by a qualified installer. Commissioning certificates to be forwarded to L.A.B.C. and home owners.

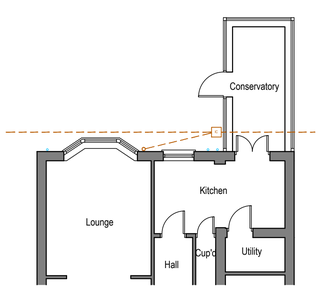
DRAINAGE:
All new drains wholly or partly under building to be encased in min 100mm of granular or other approved flexible filling. Where drains pass through a building a suitable opening to be formed to give a minimum 50mm clearance with concrete bridge lintel over or a length of pipe (as short as possible) built in with its joists as close as possible to wall faced (within at most 150mm) and connected on each side to rocker pipes with a length of at most 600mm and flexible joists. Drains passing through external walls to be wrapped in 150mm mineral wool insulation to prevent Rodent entry. Foundations within 1m of drains taken down below invert level. All s.v.p.'s. to connect to drains via inspection chambers with rodding eye's at all changes of direction. General minimum falls to be Foul 1 in 50 and Surface - 1 in 60, all pipework to be 110mm dia PVC and all works to comply with Part H of building regulations.

VENTILATION:
Kitchens and Utility rooms to have mechanical extract fan to discharge at a rate of not less than 60 litres per second or externally venting cooker hood at a rate of not less than 30 litres per second. Bathrooms and en-suites (where applicable) to have a mechanical extract fan to discharge at a rate of not less than 15 litres per second. Sanitary accommodation with no window opening at 1/20th of floor area of room at a height 1.75mm above floor level to have mechanical extract fan to discharge at a rate of not less than 6 litres per second with 15 minute overrun facility connected to lights switch. Draught stripping to be provided to loft access and to all doors and windows in external walls.



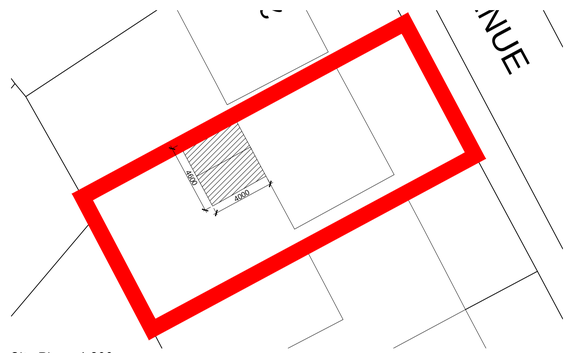
Existing Rear Elevation

Existing Side Elevation



Existing Ground Floor Plan

Site Location Plan - 1:1250



Site Plan - 1:200

Project
23 Arcadia Avenue, Sale, Greater Manchester, M33 3RT

Title
Proposed single storey rear extension to a detached dwelling

Scale @ A1	Date	Ref	Drawn
1:50/100	August 2020	093	JSWR

Drg No **093/AAS/BR** Rev **C**