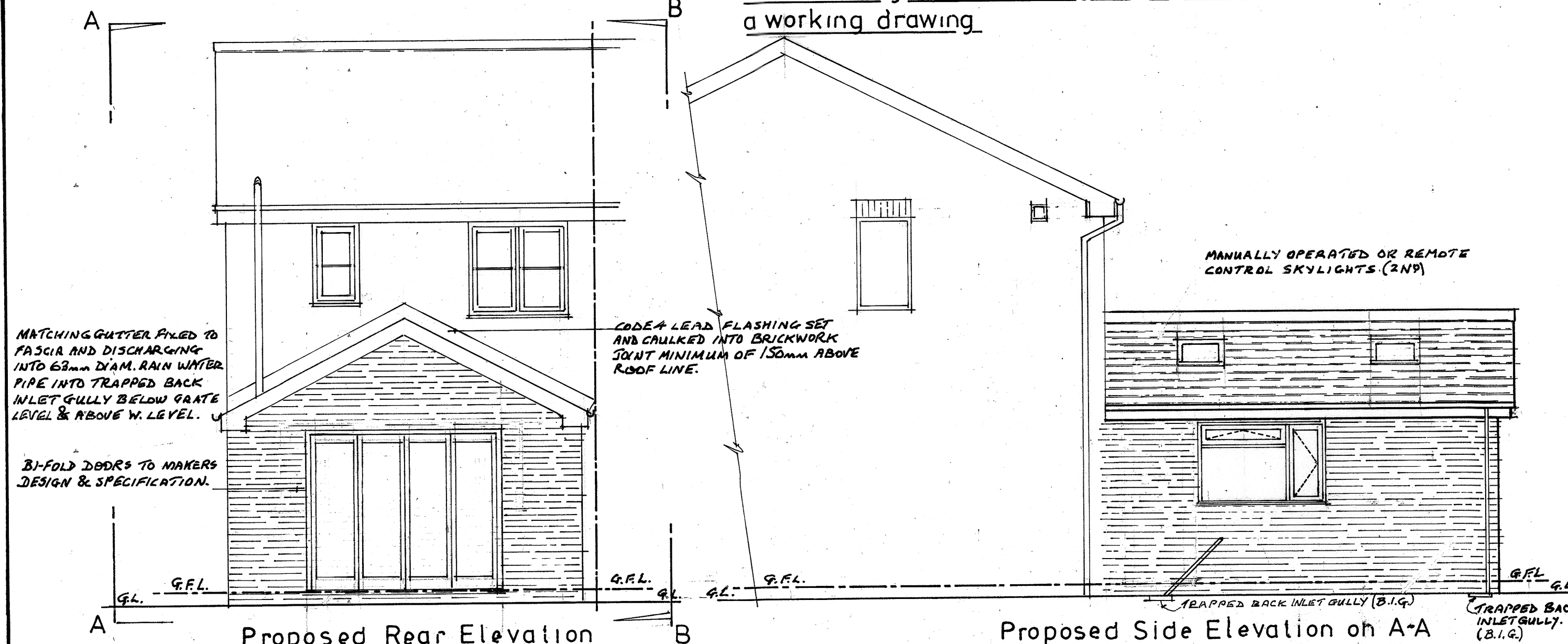
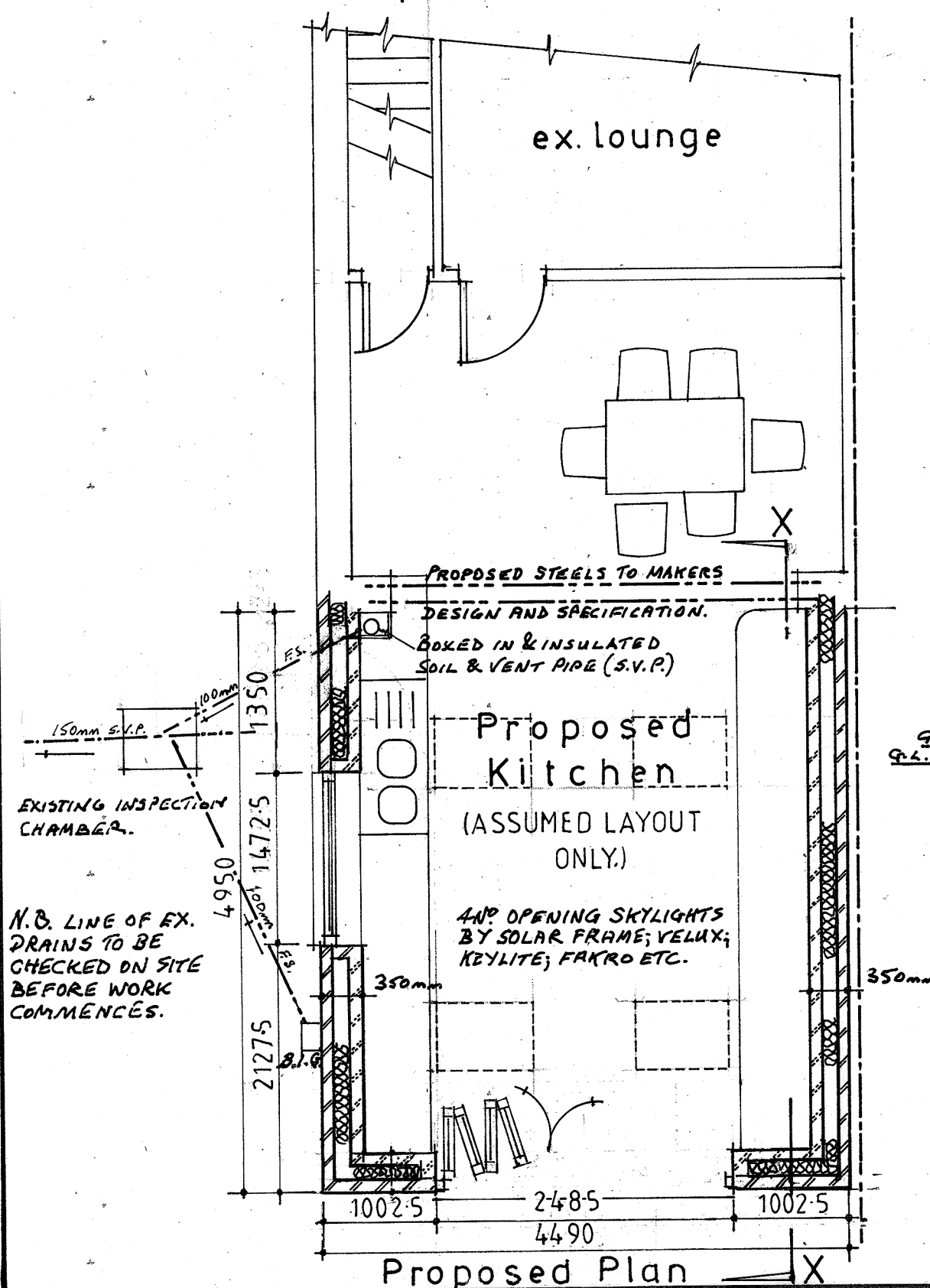


This drawing is for Building Regs. purposes only & is not a working drawing.



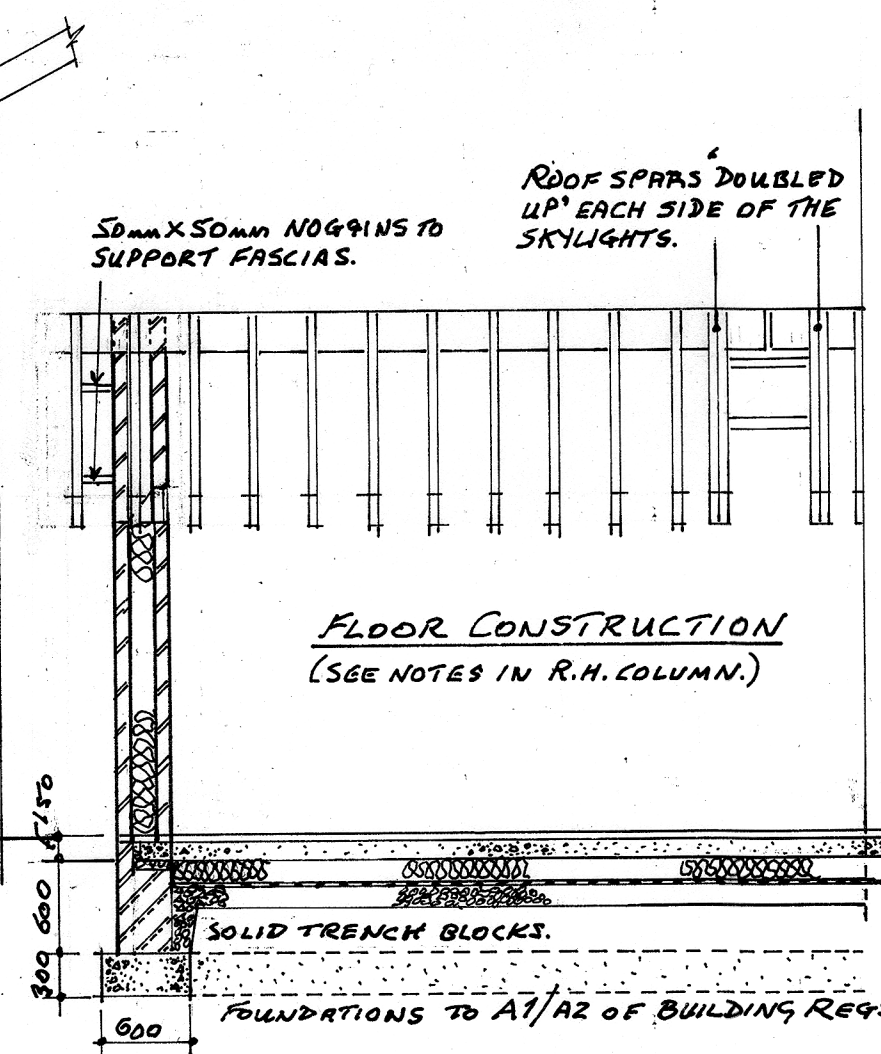
Proposed Rear Elevation

Proposed Side Elevation on A-A



Proposed Plan

Proposed Side Elevation on B-B



Proposed X Section on X-X

DO NOT SCALE FROM THIS DRAWING

NOTES (contin.)

Floor Construction

63mm SAND AND CEMENT SCREED LAID ON A 125mm CONCRETE FLOOR WITH A 142 MESH TO PREVENT CRACKING LAID ON 150mm OF FOIL BACKED KINGSPAN ON 1800 GAUGE VISCOUS VAPOR BARRIER LAPPED TO THE DAMP PROOF COURSE ON 40mm SAND BLINDING ON 2 LAYERS OF M.O.T. STONE EACH 75mm THICK. EACH LAYER CRUSHED, CONSOLIDATED WITH A MEDIUM DUTY 'WHACKER' OR VIBRATING PLATE.

Roof Construction

TWIN PITCH ROOF WITH MATCHING TILES SET TO GRADE ON 50mm x 35mm TANAISED OR VAC-VAC TREATED LATHS ON TYVEK OR WEB 40 BREATHABLE MEMBRANE ON 200mm x 50mm ROOF SPARS AT 100mm C.C.'S RESTING AND FIXED TO 100mm x 75mm SOFT WOOD WALL PLATE AT LOWER END AND 275mm x 40mm RIDGE. AT TOP END WHICH IS FIXED INTO THE BRICKWORK AND BLOCKWORK AT EACH END. A VAULTED CEILING WITH 2N9 ROOF LIGHTS TO HAVE A 50mm AIR GAP UNDER THE ROOF TILES AND BREATHABLE MEMBRANE WITH 100mm FOIL BACKED KINGSPAN IN BETWEEN THE SPARS WITH 50mm UNDER. THE WHOLE UNDERDRAWN WITH 12.5mm PLASTER BOARD AND SKIM. ROOF VENTILATION TO COMPLY WITH BRITISH STANDARD 5250 COMPLEMENTED WITH 12.5mm AIR GAP TO THE REAR OF THE FASCIA PLUS VENTED TILES AT THE APEX OF THE ROOF.

Windows and Doors

GLAZED AREAS TO BE EQUAL TO OR GREATER THAN 1/10TH OF THE FLOOR AREA WITH OPENING LIGHTS EQUAL TO OR GREATER THAN 1/20TH OF THE FLOOR AREA. TOUGHENED OR LAMINATED GLASS TO ALL CRITICAL AREAS. 'H'ATED GLASS THROUGHOUT WITH 28mm WIDE AIR GAP FILLED WITH AN INERT GAS SUCH AS ARGON. OPENING PORTS TO ALL FRAMES TO BE 8000mm² WITH CLOSING SHUTTERS. ALL FRAMES TO B.S. EN 1206 SECTION 4 AND B.S. 6206 CLAUSE 5.3. ALL GLASS TO APPROVED DOCUMENT K4 PARTS 5.3 & 5.4 OF THE BUILDING REGULATIONS.

Electrical Installation

ALL WIRING AND ELECTRICAL WORKS ARE TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORD WITH B.S. 7571 AND THE INSTITUTE OF ELECTRICAL ENGINEERS 18TH ADDITION. ANY INSTALLATION MUST COMPLY WITH PART 'P' OF THE BUILDING REGS. AND BE CHECKED BY A MEMBER OF THE O.D.P.M. (OFFICE OF DEPUTY PRIME MINISTER) COMPETENT PERSON SCHEME.

Drainage

ALL DRAINAGE TO COMPLY WITH PART 'H' OF THE BUILDING REGS. NEW OR EXISTING DRAINS PASSING BELOW THE EXTENSION TO BE EXPOSED & SURROUNDED IN 150mm PERGRAVEL. DRAINS PASSING THRO THE MASONRY ARE TO HAVE 150mm DEEP x 100mm WIDE REINFORCED CONCRETE LINTELS OVER TO SUPPORT ALL LEAVES OF MASONRY. NEW & EXISTING DRAINS ARE TO BE OUTSIDE THE ZONE OF INFLUENCE OF ANY FOUNDATION. SINK WASTE PIPES AND SURFACE WATER PIPES ARE TO ENTER GULLIES BELOW GRATE LEVEL AND ABOVE WATER LEVEL.

General Notes

VERTICAL & HORIZONTAL DAMP PROOF COURSES TO CAVITY CLOSERS IF INSULATION IS IN BOARD FORM WITH AIR SPACE. CAVITY CLOSERS TO BE SUPERLUX OR BRICK ON EDGE. ALL LOAD BEARING TIMBERS ARE TO BE STRESS GRADED. EXPOSED TIMBERS SHOULD BE TANAISED OR VAC-VAC TREATED. NEW OR EXISTING AIR BRICKS TO BE DUCTED THROUGH THE CAVITY TO THE OUTSIDE FACE OF BRICKWORK. THE POSITIONS OF ALL SEWERS, DRAINS, DUCTS, GAS MAINS, WATER MAINS, ELECTRIC CABLES, TELEPHONE WIRES, AND ANY OTHER SERVICE TO BE CHECKED ON SITE FOR POSITION, DEPTH AND NATURE BEFORE ANY WORK STARTS. WHETHER SUCH APPARATUS IS ON UNDER OR ABOVE GROUND OR FLOOR LEVELS. ALL DETAILS SHOULD BE NOTED & RECORDED BEFORE ANY WORK STARTS.

NOTES

Site Preparation

PREPARATION OF THE EXISTING GROUND AND SUB-SOIL TO COMPLY WITH APPROVED DOCUMENT 'C' OF THE BUILDING REGS. DELETERIOUS MATERIALS, ORGANIC WASTE AND OTHER UNSUITABLE MATERIALS TO BE REMOVED FROM SITE. IF THE SITE IS WITHIN 200m OF AN EXISTING OR HISTORICAL LAND FILL SITE THEN A GAS PROOF MEMBRANE SHOULD BE PLACED OVER THE BUILD FOOTPRINT AT THE POINT OVER THE SAND BLINDING COURSE & LAPPED UP TO & ACROSS THE DAMP PROOF COURSE TO FINISH AT THE OUTSIDE FACE OF BRICKWORK. THE GAS PROOF MEMBRANE SHOULD BE TO MAKERS DESIGN & SPECIFICATION AND B.S. EN 13967:2012. CONTAINMENTS REMOVAL TO BE IN ACCORD WITH APPROVED DOCUMENT 'C' SECTION 2 TABLE 2 OF THE BUILDING REGS. ALL SURFACES TO BE CLEAN AND LEVEL.

Foundations

FOUNDATIONS TO APPROVED DOCUMENTS (A.D.) A1/A2 OF THE BUILDING REGS. IMPOSED & DEAD LOADS TO BE IN ACCORD WITH B.S. 6399 PARTS 1 AND 3 & WIND LOADS TO CODE OF PRACTICE 3 CHAPTER V PART 2. FOUNDATIONS TO BE SET ON A SUITABLE LOAD BEARING STRATA IRRESPECTIVE OF THE DIMENSIONS SHOWN. FOUNDATIONS TO BE LAID TO THE SATISFACTION OF THE BUILDING INSPECTOR AND BE LAID IN A LEVEL AND UNIFORM MANNER WITH MINIMUM VARIATIONS.

Brickwork

BRICKWORK TO BE OF 350mm CAVITY CONSTRUCTION WITH OUTER LEAF OF 100mm MATCHING BRICKWORK KEVED INTO THE EXISTING. A 150mm WIDE CAVITY TO HAVE STAINLESS STEEL CAVITY TIES AT 600mm HORIZONTAL AND 450mm VERTICAL CENTRES SET IN A DIAMOND PATTERN. TIES AT OPENINGS AND CORNERS TO BE PLACED EVERY 2ND COURSE. ALL TIES TO HAVE PLASTIC RING RETAINERS WHICH SEPERATE THE OUTER BRICKWORK FROM THE INNER 100mm BLOCKWORK WHICH IS 4.5 NEWTON STANLITE OR CELCON SOLAR LOAD BEARING. WHERE STEELWORK IS PLACED CONCRETE BLOCKS 100mm WIDE TO BE USED ON INNER LEAF WITHIN THE ANGLE OF REPOSE. THE CAVITY TO HAVE FULL FILL MINERAL WOOL INSULATION. CAVITY BARAIERS ARE NOT REQUIRED WITH FULL FILL INSULATION. THE INSIDE FACE OF THE BLOCKWORK TO BE FINISHED IN 12.5mm PLASTER BOARD AND SKIM ON DABS. BLOCKWORK INFILL TO BE PLACED BETWEEN THE ROOF SPARS ALLOWING A 50mm GAP OVER FOR CROSS FLOW ROOF VENTILATION.

Proposed Single Storey
Extension to rear of
34 Tamar Close
Whitfield M45 8SJ

clients
Mr. & Mrs. K.K. Wong

L.H. ARDRON
Building Design
1 Ashlands Drive
Audenshaw M34 5EL
tele 07950829709
01613207563

Scale 1:50 date 02/02/26

Rmk's.