

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFIED OTHERWISE. THE CONTRACTOR SHALL ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKSHIPSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS SATISFACTION COMPLIANCE. UNDERSTAND THE PLANS AND USE APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (13) ALL DRAINAGE AND SEWERAGE CONNECTIONS SHALL AND SUBJECT TO THE CONDITIONS SPECIFIED ON DRAWING SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.C.O.'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REGULATIONS AND STANDARDS AND SHALL BE CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² k AND U-VALUE OF WINDOWS TO BE 1.8w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E. CONSTRUCTED AS INDICATED) SAFETY GLAZING TO CRITICAL LOCATIONS.
- ALL EXISTING ROOF FLASHINGS TO BE MAINTAINED BY DUCTING TIMBER TYPE VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES Laid IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN – THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDWARE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm KINGSPAN/EXTRATHERM/CELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 60mm SAND/CEMENT SPORED OR 25mm ASPHALT. EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
73, Dennison Avenue,
Withington

CLIENT
Mr. Johnny Poulose

DRAWING TITLE
Elevation

JOB No
DRAWING No
NA-B02

SCALE
1:50/100@A2May 2021

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New roof to be tiled with tiles to match existing with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x200mm treated rafters @ 400mm c/c. Ensure min. 12.5° roof pitch, roof tiles to be suitable for roof pitch.

Ceiling to be K1118 or similar thermal board taped and skimmed with plaster work coving, include 125mm Kingspan/Xtratherm/Celotex insulation between rafters. NOTE - Special precautions may be required when electric cables are covered by insulating materials

BEDROOM

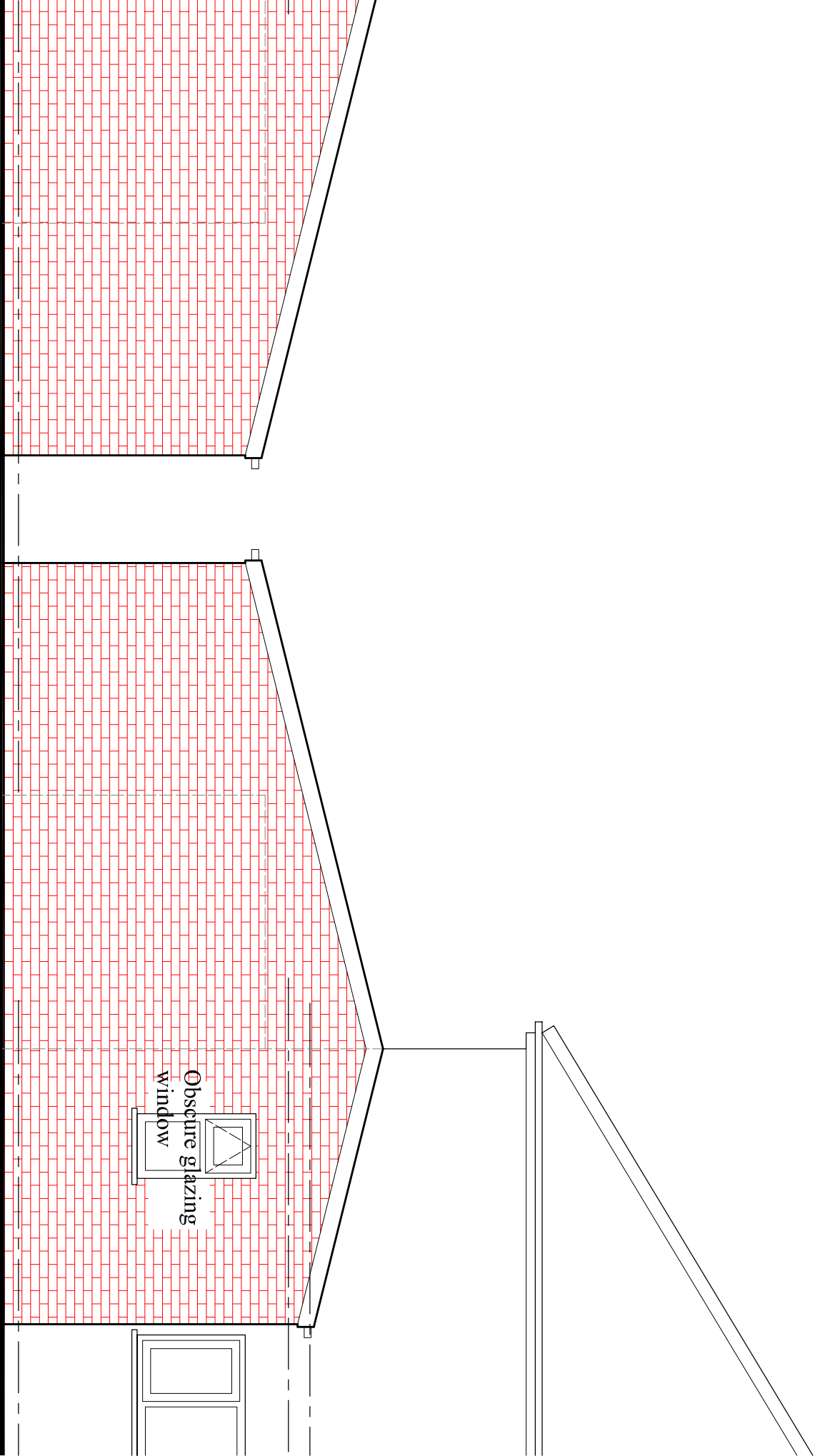
Ceiling to be 12mm plasterboard taped and skimmed with plaster work coving. Include a min. 100mm layer of thermal insulation between ceiling joists and 200mm thick layer of loft insulation above joists. Ceiling joists to be 50x150mm treated rafters. NOTE - Special precautions may be required when electric cables are covered by insulating materials

New brick work to match existing, Cavity to be fully filled with 100mm 'Knauf's Drithern 37' cavity bats
DPM Cavity tray
Ground Floor Level Weep hole
D.P.C
Ground Level Air brick
25mm verticle insulation upstand
lean mix concrete to 100mm below ground level
600mm wide X 300mm deep strip footing min. 1m deep / Foundation to Engineer's design & specification.

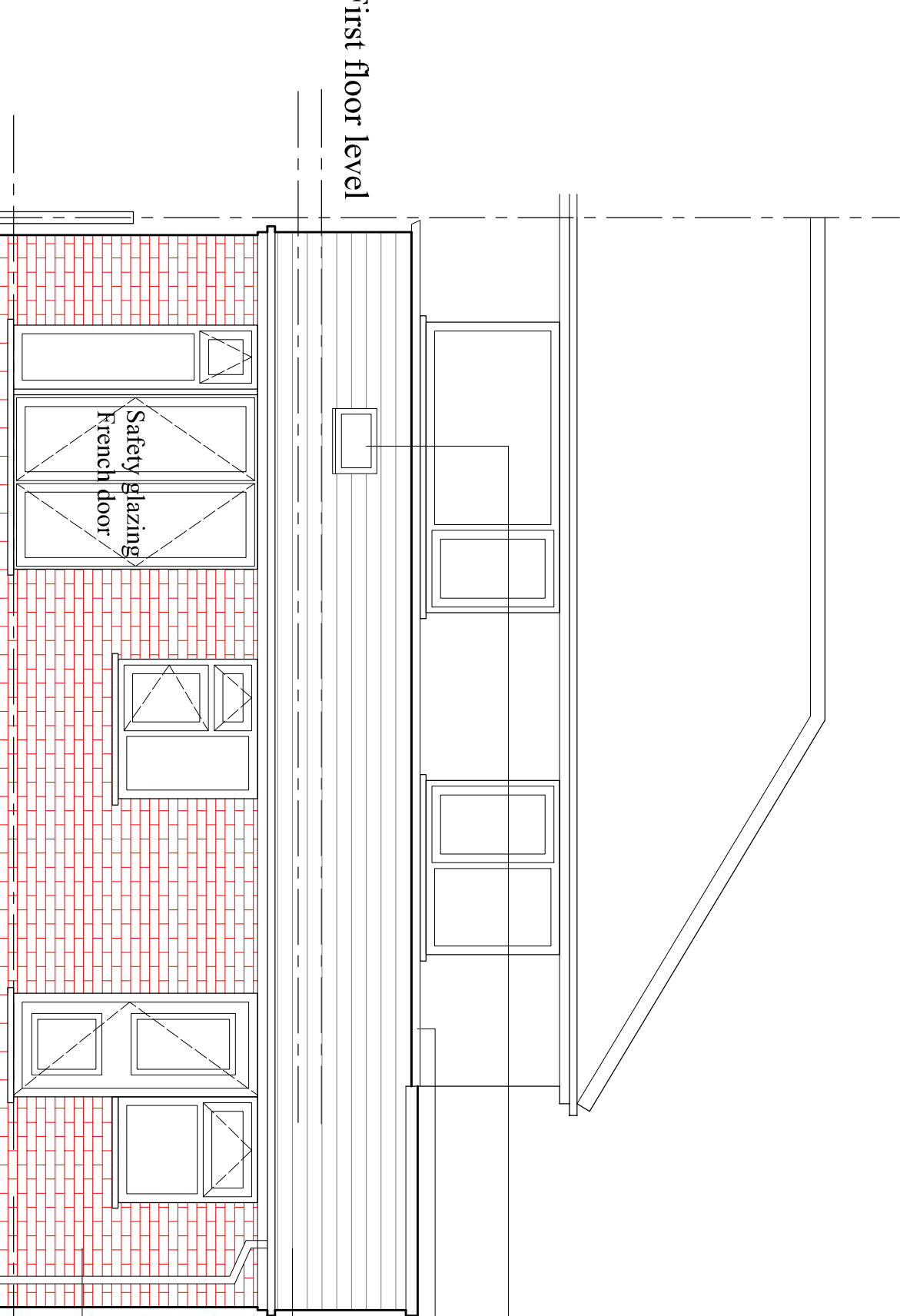
SECTION

100mm thick concrete floor slab (1:2:4:20mm aggregate) on separating membrane on 100mm 'Xtratherm/Kinspan/Celotex' floorboard insulation laid on 1200 gauge DPM - to t fully lapped with DPC and any joints in DPM to be lapped min. 300mm, on 40mm Sand blinding with 150mm well consolidated clean crushed stone hardcor

PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Fakro's roof windows with low pitch flashing to have double rafters, trimmers & ceiling joists.
Code 4 lead flashing with cavity tray.
50x225mm ridge beam
New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x200mm rafters @ 400mm c/c. Ensure min. 12.5° roof pitch. Redland's Regent roof tiles to be used.
New brickwork to match existing, 100mm cavity to be fully filled with Drithern 37 cavity insulation

PROPOSED FRONT ELEVATION

