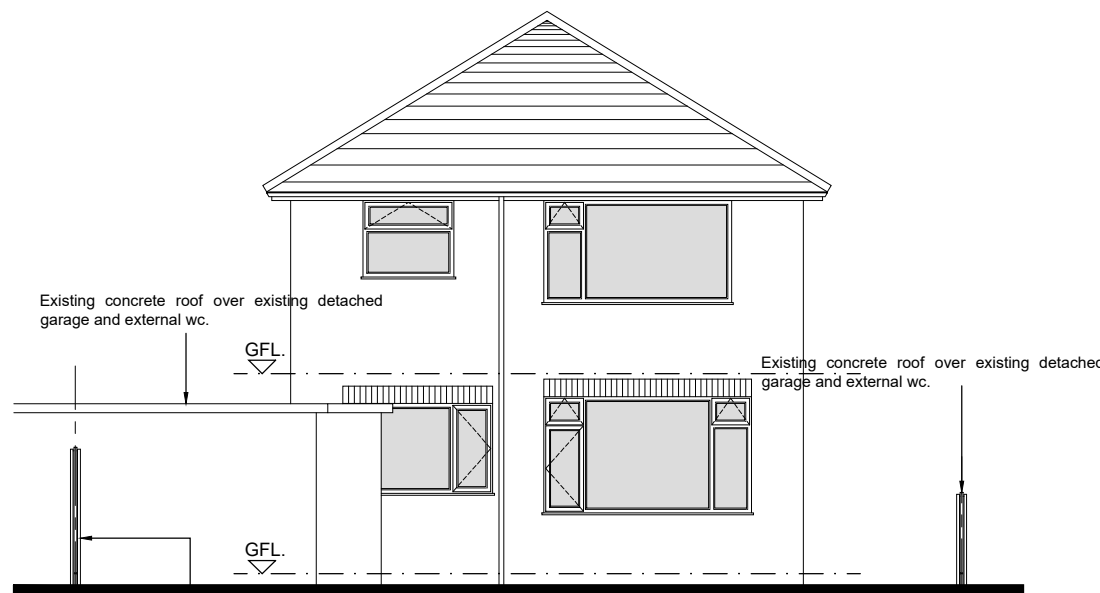
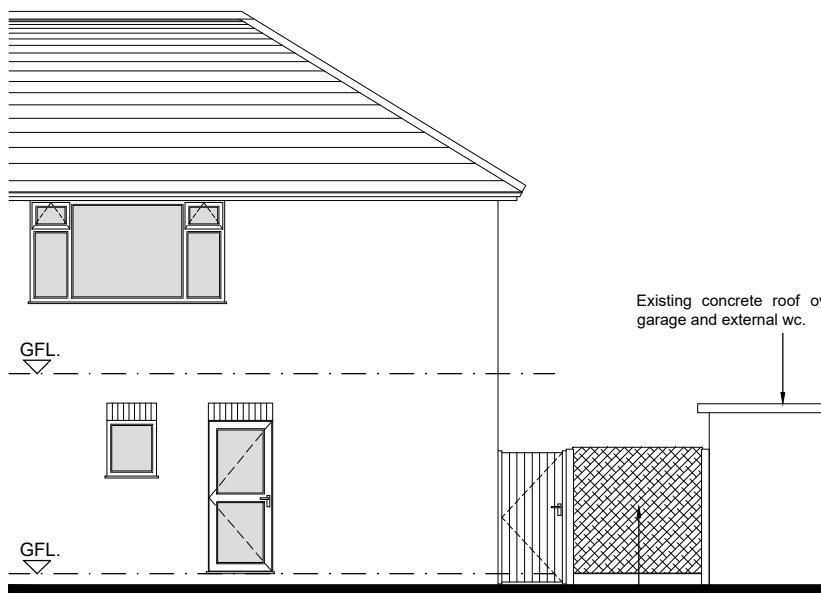
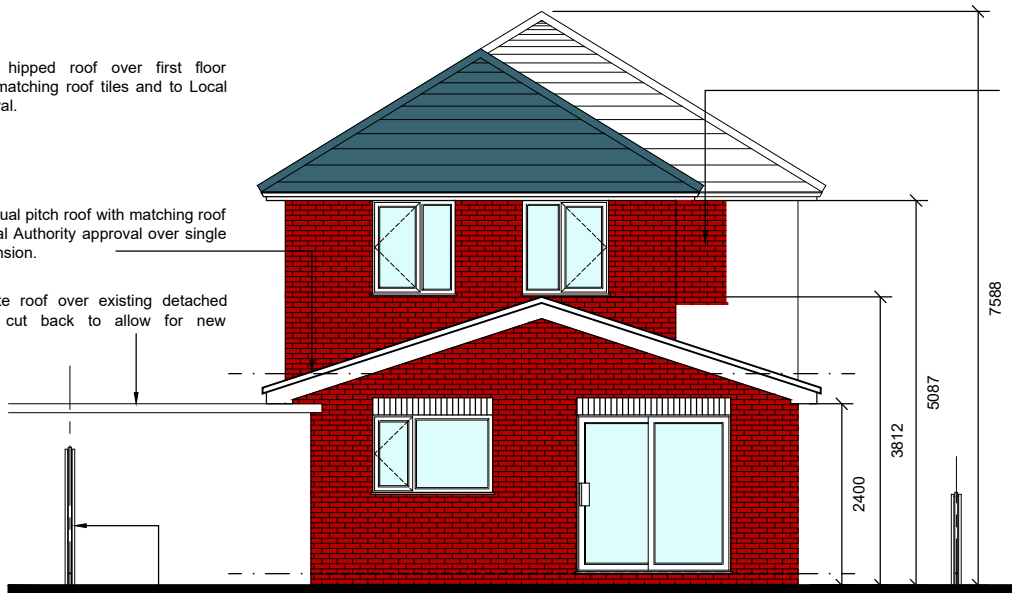




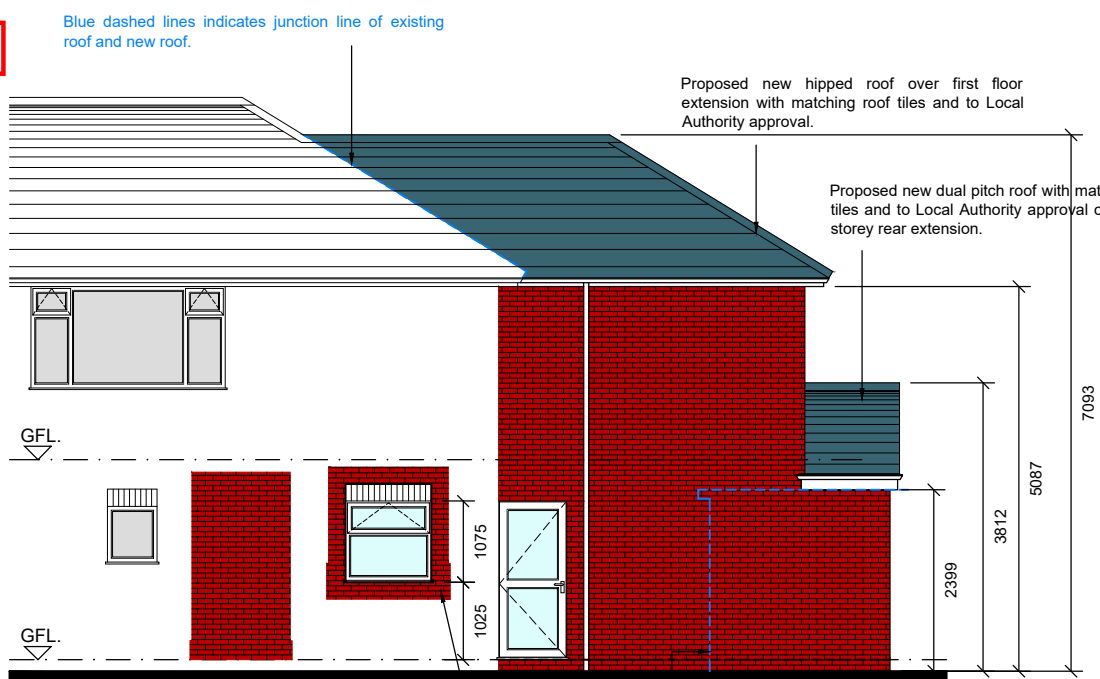
EXISTING REAR ELEVATION
SCALE: 1:100



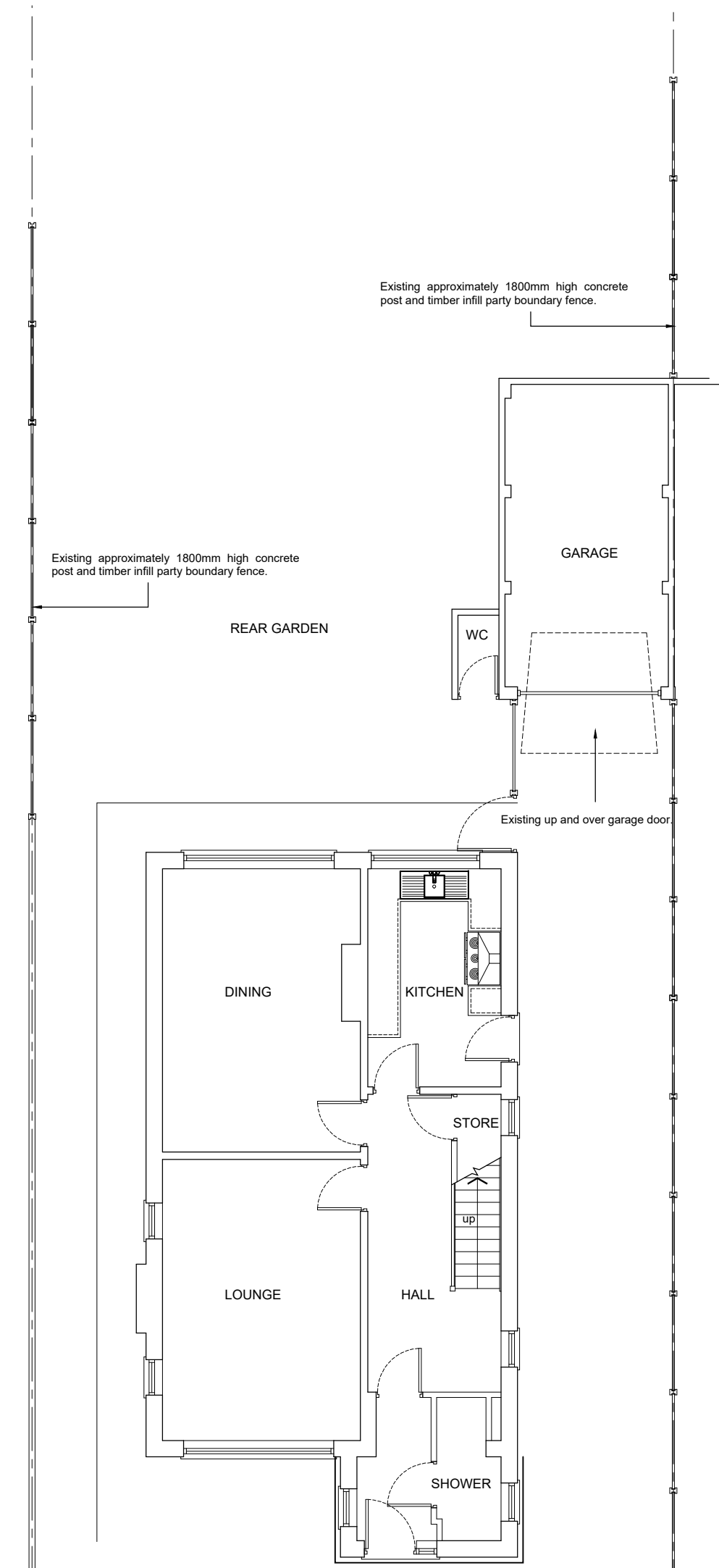
EXISTING PART SIDE ELEVATION
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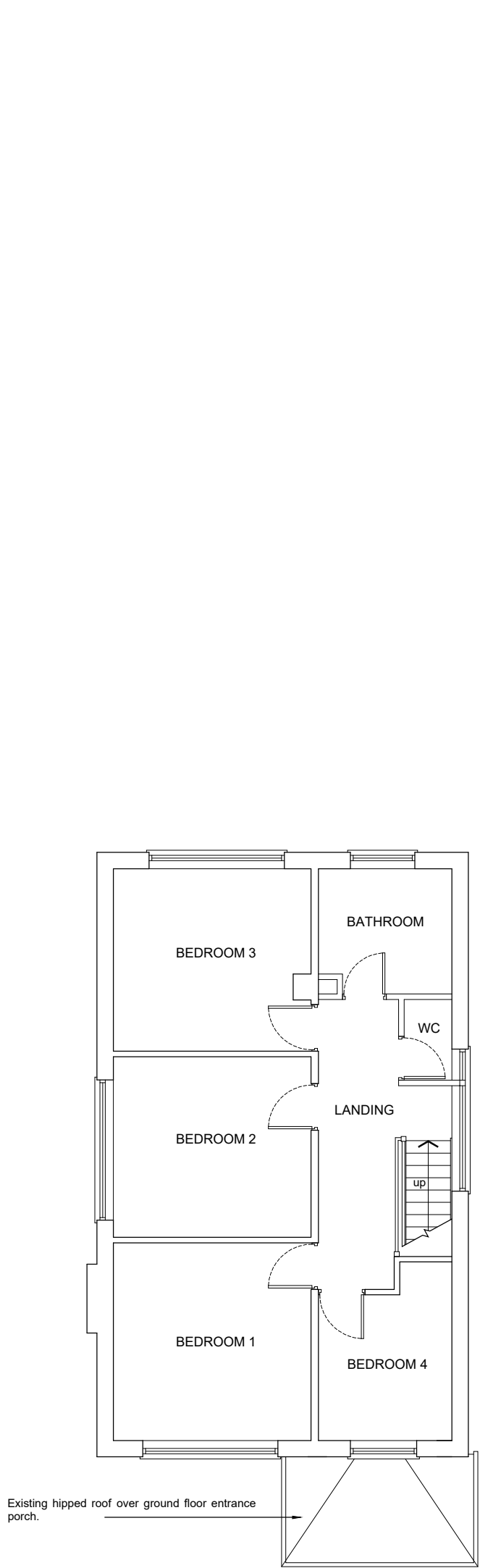
PROPOSED REAR ELEVATION
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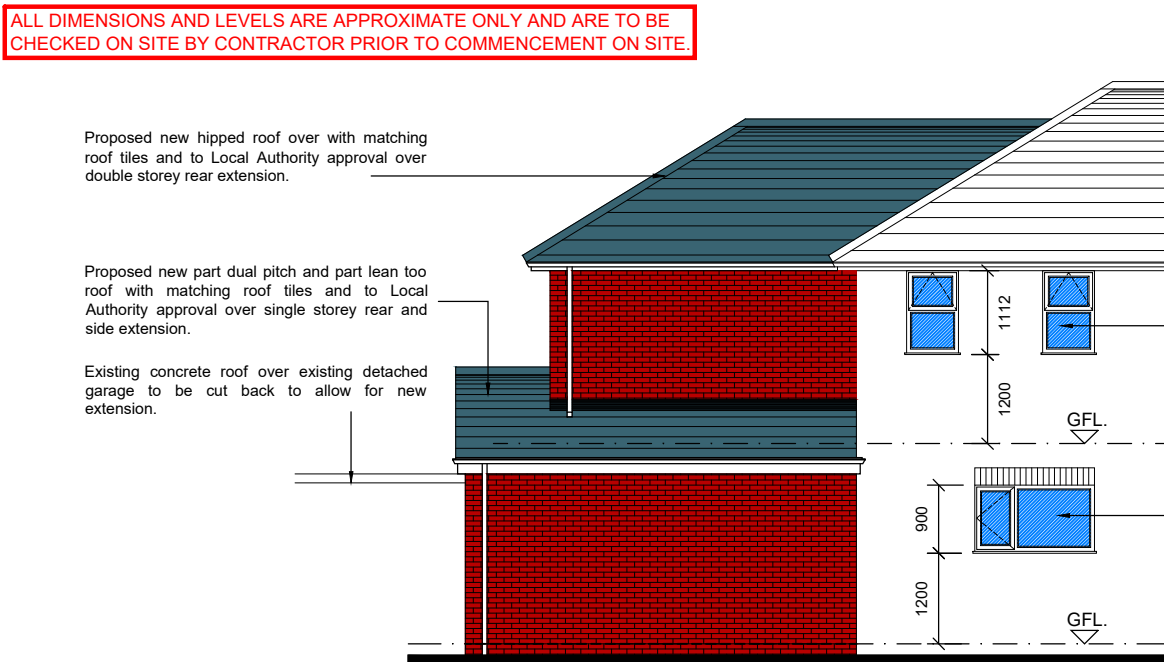
PROPOSED PART SIDE ELEVATION
SCALE: 1:100



EXISTING GROUND FLOOR PLAN
SCALE: 1:100



EXISTING FIRST FLOOR PLAN
SCALE: 1:100



PROPOSED PART SIDE ELEVATION
SCALE: 1:100

GENERAL NOTES.		
1. The drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.		
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.		
3. Do not scale from this drawing, only work to written dimensions.		
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.		
5. All work to comply with current Building Regulations and subsequent revisions.		
6. Foundations not to encroach over boundaries.		
EXISTING AND EXTENSION ROOF CONSTRUCTION		
Provide interlocking roof tiles either Shale or similar approved to Local Authority approval, and to match existing on 25x50mm tanned battens, on breathable roofing felt. Tyvek or similar approved with minimum 200mm laps on soft wood trusses at maximum 600mm centres, with 300mm glass fibre insulation or similar approved. 150mm Glass Fibre laid in-between joists, with a further 150mm laid across to give a U Value of 0.16W/m ² K, with 12.5mm plaster board and skim finish to underside.		
Roof trusses to be designed and traced all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.		
Gradient of rafters to be not less than 18° and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.		
Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations and to Part F of the current Building Regulations and subsequent revisions.		
Roof truss calculations to be submitted to Local Authority Building Control from truss manufacturers.		
FASCIA AND SOFFIT BOARDS.		
-200x25mm treated finished s/w fascia board with one coat stain all round before fixing and sand oil after fixing.		
-200x25mm treated finished s/w soffit board with circular soffit ventilator (CSV) by Cavity Traps and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.		
-100x6mm s/w treated wall plate held down with 1000mm long GMS strips at 1200mm c/cs and bedded in mortar. Straps to be covered in plaster mesh.		
-120x17mm deep Tarran system 2200 square section gutter, colour black with 2252 support brackets, outlet into 60mm square down pipe.		
EXTENSION WALL CONSTRUCTION.		
Construct extension in position shown in 302.5mm cavity construction, 102.5mm thick clay facing bricks, to match existing. 100mm full fill Rockwool. Cavity insulation or similar approved, with an internal leaf of 100mm thick Celcon Standard or similar approved.		
Tied together with 225mm long double triangle stainless steel wall ties, finished with 15mm Zoot plaster internally. The whole to achieve a U-value of 0.28W/m ² K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.		
Type 3 ties are to be installed at 750mm horizontally and 450mm vertically, all in accordance with Part A of the current Building Regulations and subsequent revisions and to BS 4449: Part 2 1981.		
Extra ties to be installed at one per 225mm should be used at vertical edges of an opening.		
New construction to be bonded into existing and cavities running continuously.		
SLAB CONSTRUCTION.		
Lay 100mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/37) on viqueen 1200 gauge super DPM, topped into DPC, on minimum 100mm Kingspan Kooltherm K2 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand blended hardcore.		
Proposed floor to line up with existing, and all vegetable matter to be removed below new slab.		
The whole to achieve a U-value of 0.22W/m ² K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.		
FOUNDATIONS.		
Minimum 800mm wide x 300mm thick concrete strip footings to a minimum depth of 900mm below external ground level.		
New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.		
Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyor.		
If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations and to Local Authority Building Control Surveyors requirements on site.		
Foundations to be taken down to below invert level of drains.		
Foundations size to be adjusted on site as required to suit future additional storey extension, all to Local Authority Building Control Surveyor's approval.		
GLAZING.		
All new windows are to be UPVC double glazed, in Pilkingtons Y glass, with 16mm air gap and a "Soft" low-E coating, or double glazing with 12mm air gap, argon filled and a "Soft" low-E coating, with toughened glass in critical locations, between finished floor level and 900mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.		
Glazing to achieve 1.6W/m ² K, or a WER of Band C or better all in accordance with Part L1 of the current Building Regulations and subsequent revisions.		
VENTILATION.		
All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.		
All new windows are to be fitted with trickle vents providing a minimum area of 8000mm ² .		
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30l/sec adjacent to a hob or 60l/sec, elsewhere, similarly bathroom and en-suite is to be provided with 30l/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.		
All windowless bedrooms are to have the mechanical ventilation with a 15mm over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.		
UNTELS.		
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.		
Install Lintels (Ref: Catico CUT0100) on a mortar bed allowing a min. 150mm and bearing at each end.		
Raise inner and outer leaves of masonry together with 2No. weep holes over openings.		
All new lintels to be encased in 12.5mm freestone board or similar approved to achieve 1/20th fire protection, all in accordance with Part B of the current Building Regulations and subsequent revisions.		
All lintels are to be in installed all accordance with manufacturers requirements and recommendations.		
DAMP PROOF COURSE.		
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.		
Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabate or similar approved cavity closer, and to be installed all in accordance with manufacturers requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.		
DRAINAGE.		
Above ground: 50mm dia. waste pipe to sink, whb and bath with 75mm deep seal trap.		
Below ground: 100mm dia. vitrified clay pipes with push fit polypropylene couplings to BS 65.		
Polypropylene inspection chamber and B.I.G. all by Hepworth.		
IC cover and frame, cast cast to BS 497 Part 1 medium duty, double seal.		
Access gully with integral back fitted to take trap, sink waste and yard surface water.		
All drains below slab/ground to be encased in min. 100mm concrete surround.		
Drains to be laid at 1/40mm, fall, and to all in accordance with Part H of the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.		
New soil and vent pipe to terminate at least 900mm above any opening into the building within 2m and should be finished with a wire cage or perforated cover. fixed to the end of the ventilating pipe, which does not restrict the flow of air, all in accordance with Part H of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.		

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DRAWN: Y AHMED. DATE: 21.03.21

CHECKED: SCALE: 1:100

PROJECT: PROPOSED ERECTION OF A PART SINGLE AND PART

DOUBLE STOREY REAR EXTENSION AT 334 WILBRAHAM

ROAD, CHORLTON, MANCHESTER.

CLIENT: MR ALI MOHAMED SALIM.

JOB TITLE: EXISTING AND PROPOSED PLANS AND

ELEVATIONS.

JOB No: 1758-P01A

PLANNING ISSUE