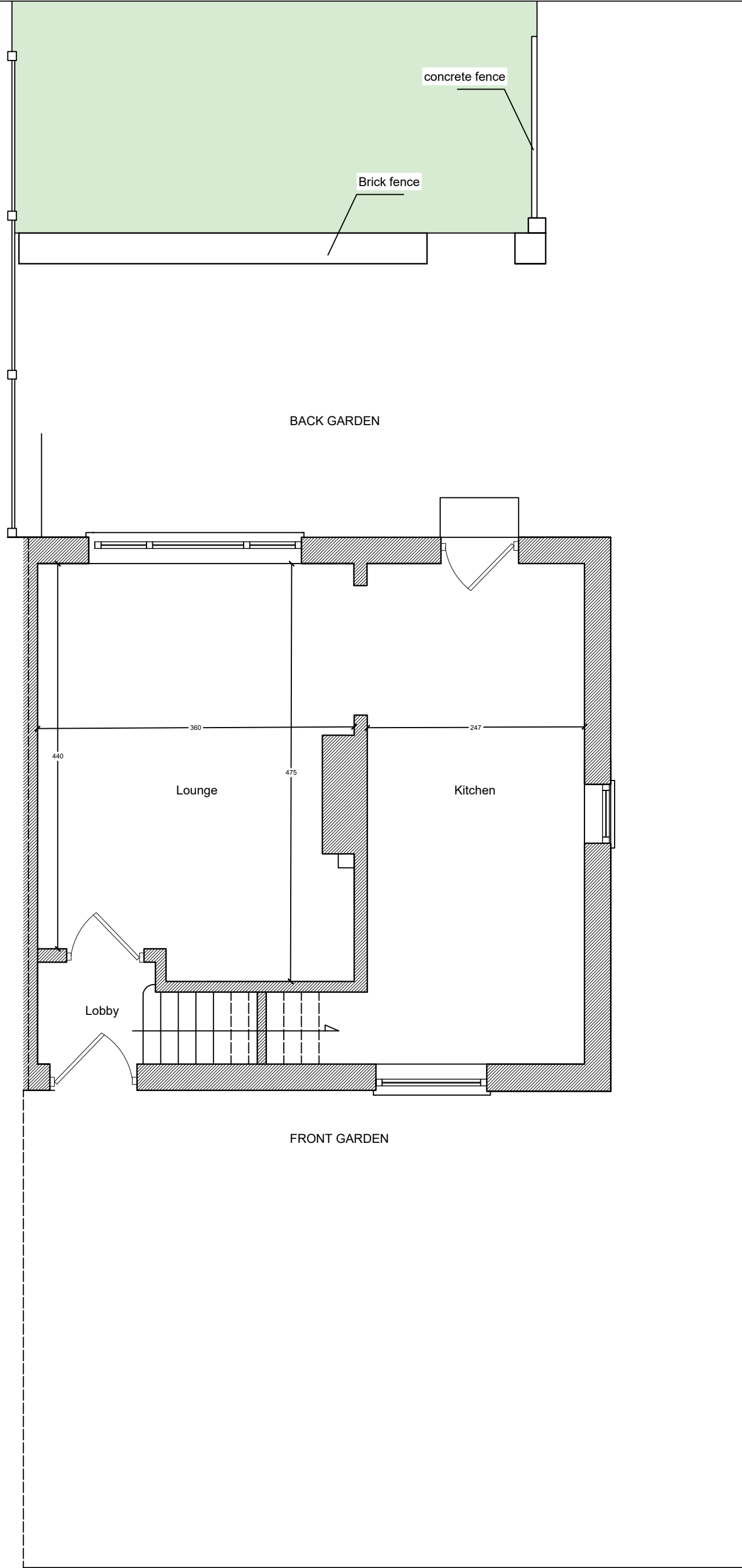
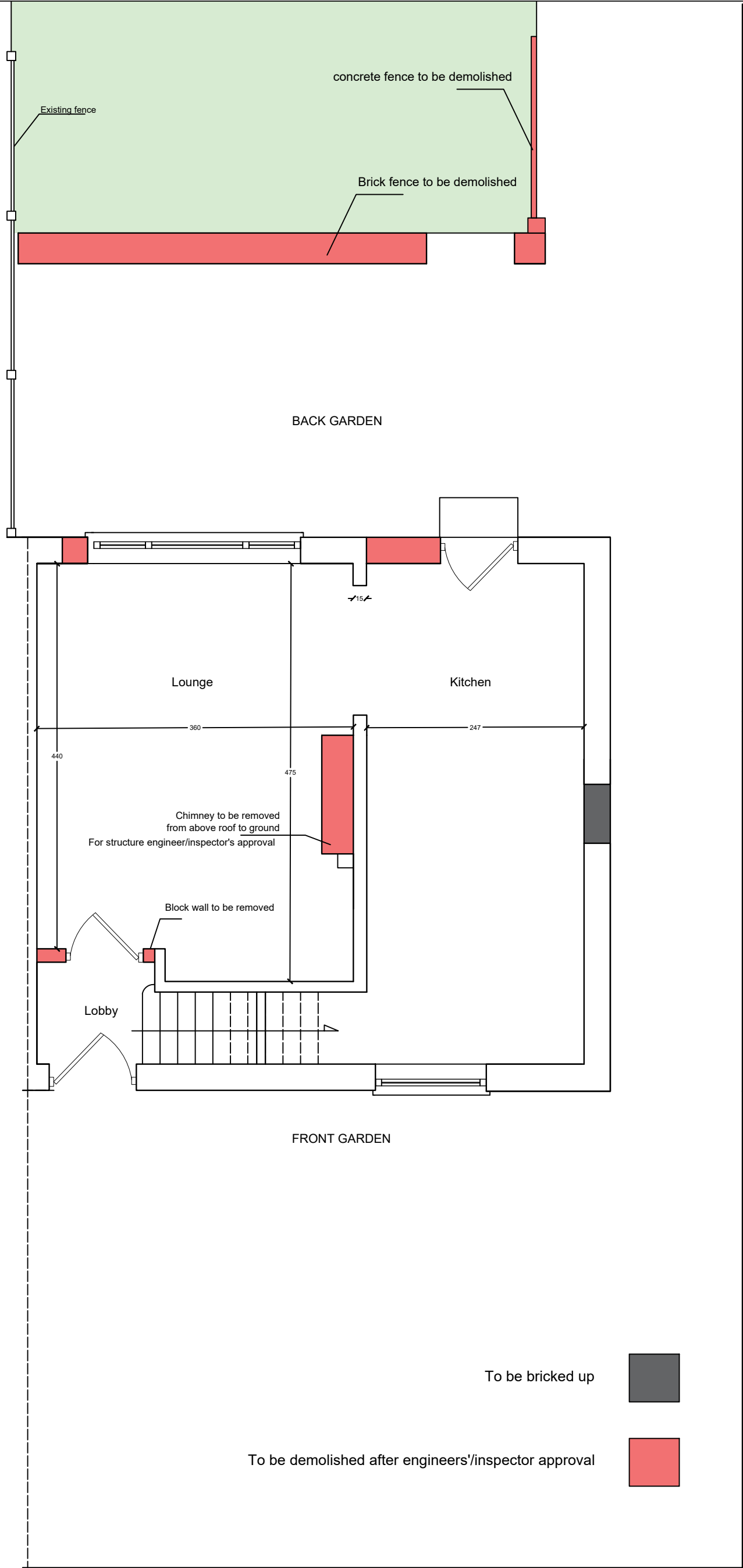




Existing Ground floor



Existing walls to be demolished/ bricked up

Project:

Proposed 4m rear extension at:
143 Sale Road
Manchester
M23 0LA

Client: Mr Mohammad Qalajo

DRG Title:

Existing Ground floor

	Job No	Dwg. No
Date: 22/05/2022	22.05.00	A01
Scale: 1:50 on A2		

Agent:
Dr Taki Eddin Sonbli

Email: SUNBULLI@HOTMAIL.CO.UK

Tel: 07587719118

Building Control Specifications:

ALL electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Cables to be sleeved where in contact with polystyrene.

Break through new opening from ground floor kitchen to new extension. Install lintel over as specified by structure engineer. Fit internal door and frame to match existing door style within dwelling. All to satisfaction of Local Authority Building Control Officer. Area to be made good on completion with necessary plasterwork and sirting boards/architrave.

All new lintels throughout to have 150mm minimum bearing to end end.

WINDOWS / GLAZING

All windows are to comprise sealed double glazed units with 16mm minimum air gap and Low-E (soft-coated) glass set in white uPVC frames to styles generally as indicated. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Glazing in critical locations, such as within 800mm of floor level to windows, and within 1500mm of floor level to doors is to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked. Velux to be installed as per manufacturer specification and flashing made good.

Stud framed partition between bedroom and kitchen, and bathroom and kitchen, to comprise 12.5mm X plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 600mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Addition framing to installed where required i.e, around openings. All joints in boards are to be filled and scrimmed prior to application of skim plaster.

NEW WALL CONSTRUCTION

External cavity wall to front elevation to comprise 100mm thick facing brick to Local Authority approval that match existing, 50mm full fill insulated cavity, block work, 12mm plaster board.

Wall construction to achieve a U-value of 0.26W/m²K. Provide galvanised mild steel wall ties. See structure engineers notes.

All existing walls that need to be demolished must be check and work approved by a structure engineer.

All openings in cavity around window and door openings are to be closed with Thermabate 75 insulated cavity closers to prevent thermal bridging. heads of cavities are to be closed with brick & mortar joints.

NEW ROOF

New roof constructed common rafters. Rafters to structure engineers' specification.

All structure work to be signed off by a qualified structure engineer.

Install total of 125mm thick rigid insulation and fix 12.5mm thick plasterboard with VCL layer to underside of new roof at the warm side of the insulation. Roof construction to achieve a minimum U-value of 0.16W/m²K.

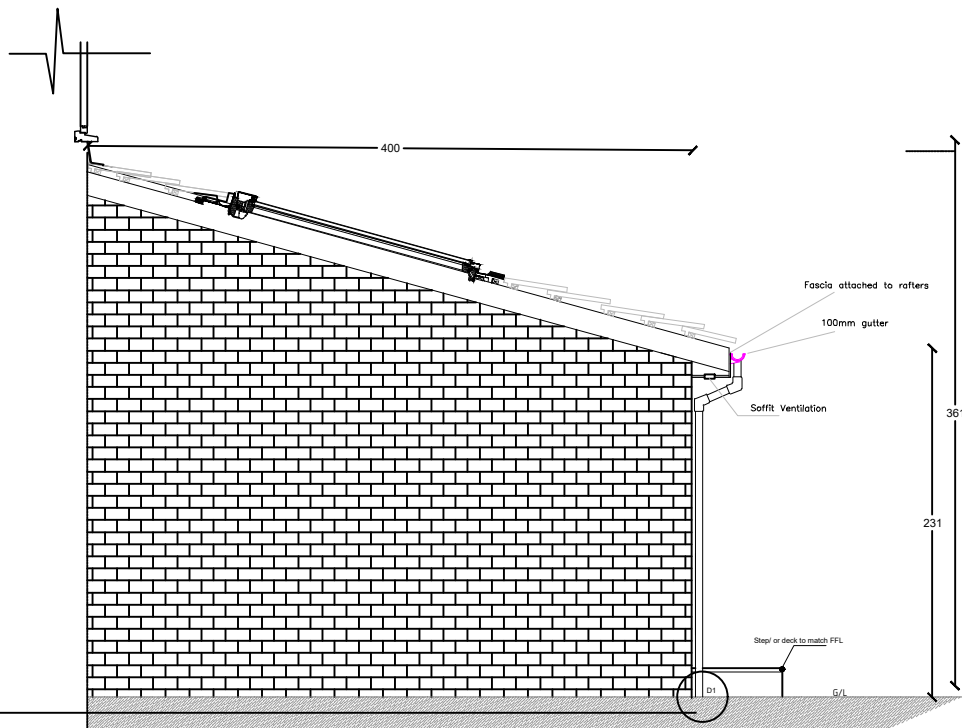
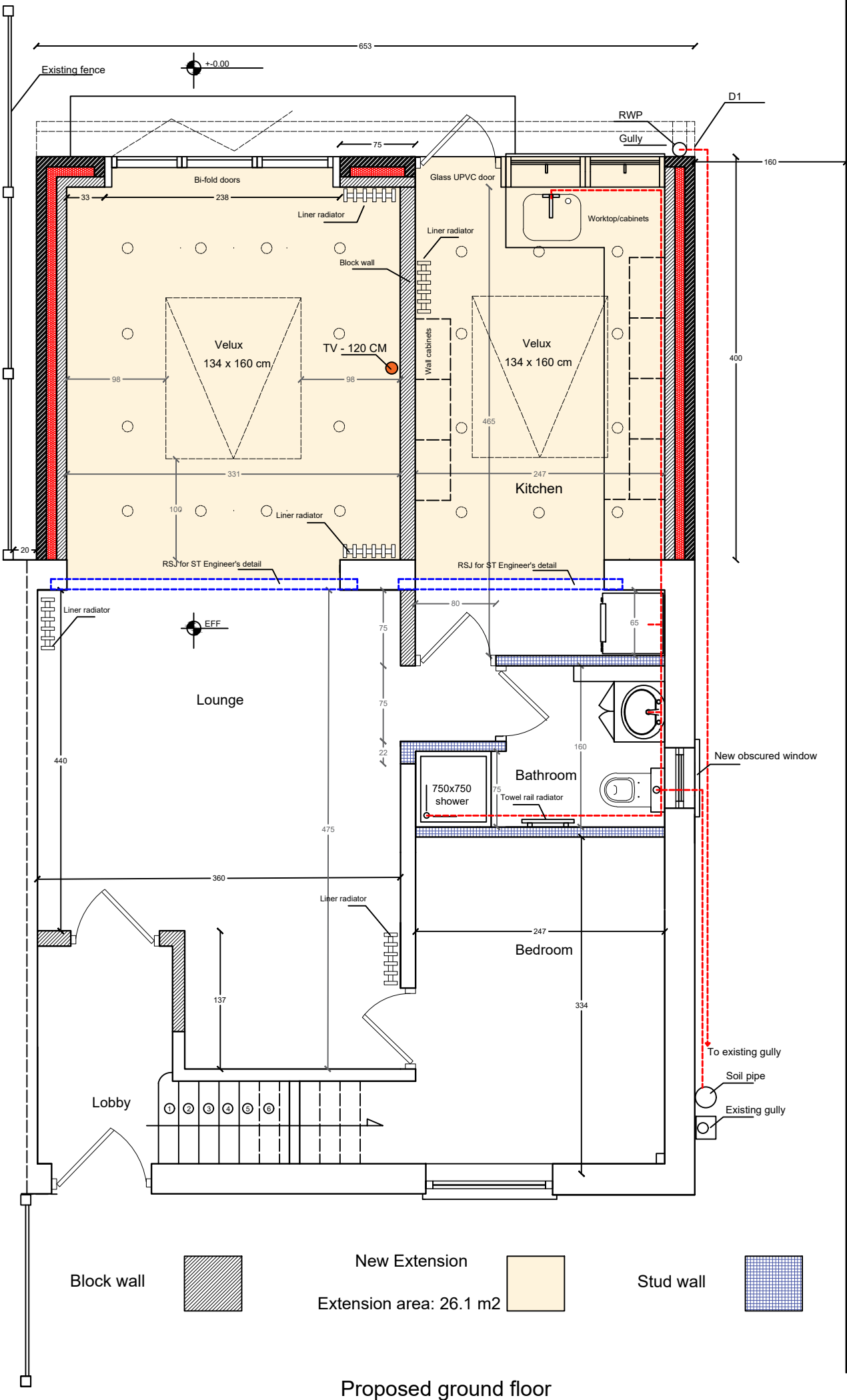
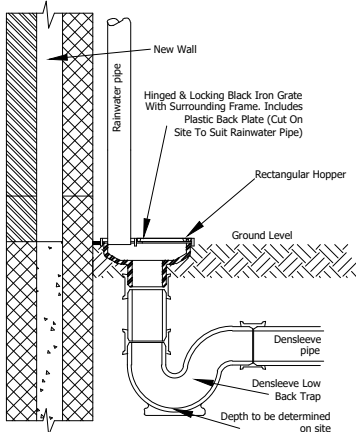
Maintain airflow through soffit vents and breathable membrane.

All structure work to be signed off by a qualified structure engineer

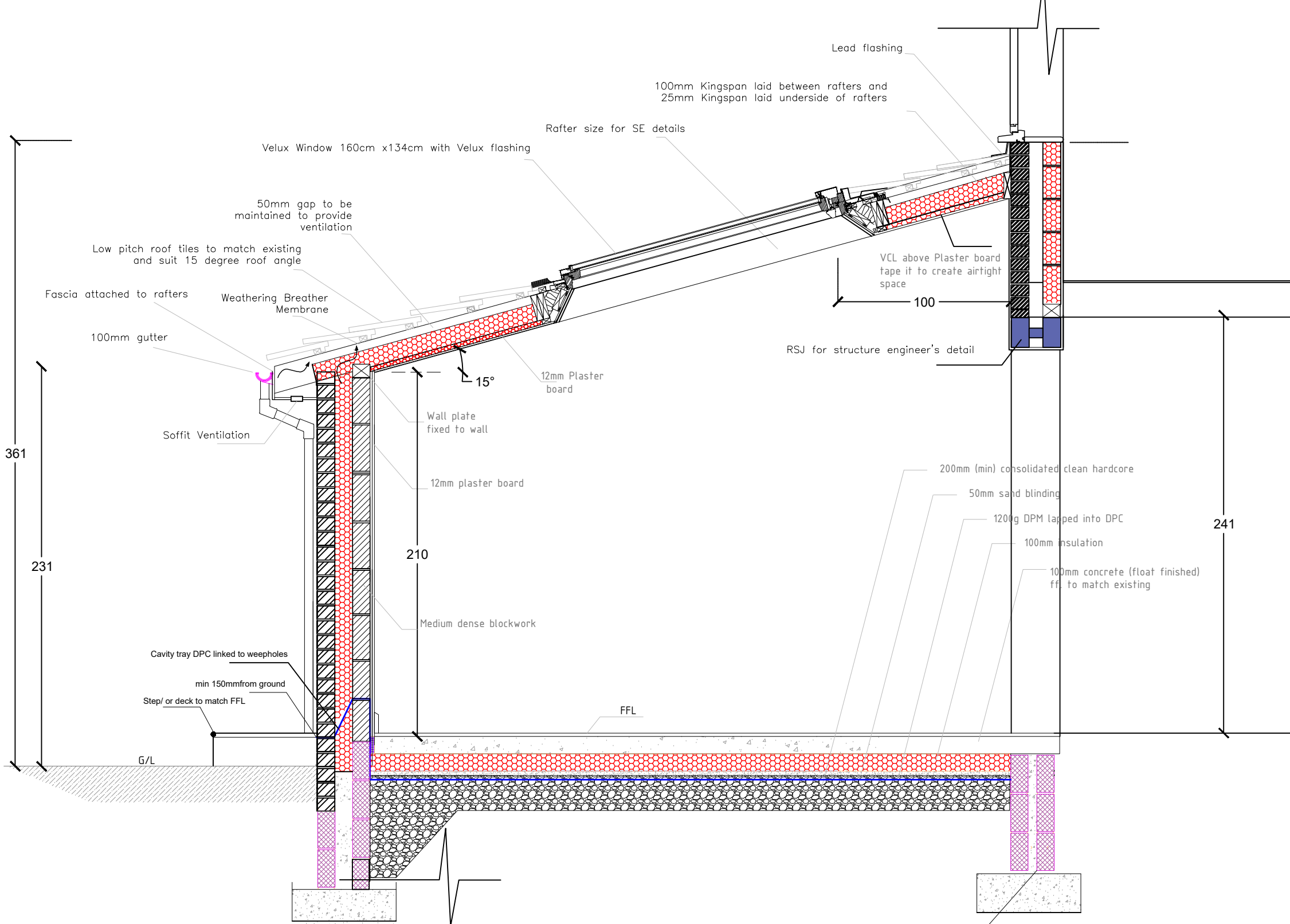
Subject to Planning Pre-approval

Subject to Party Wall ACT Agreement

D1 Surface Water Drainage Detail

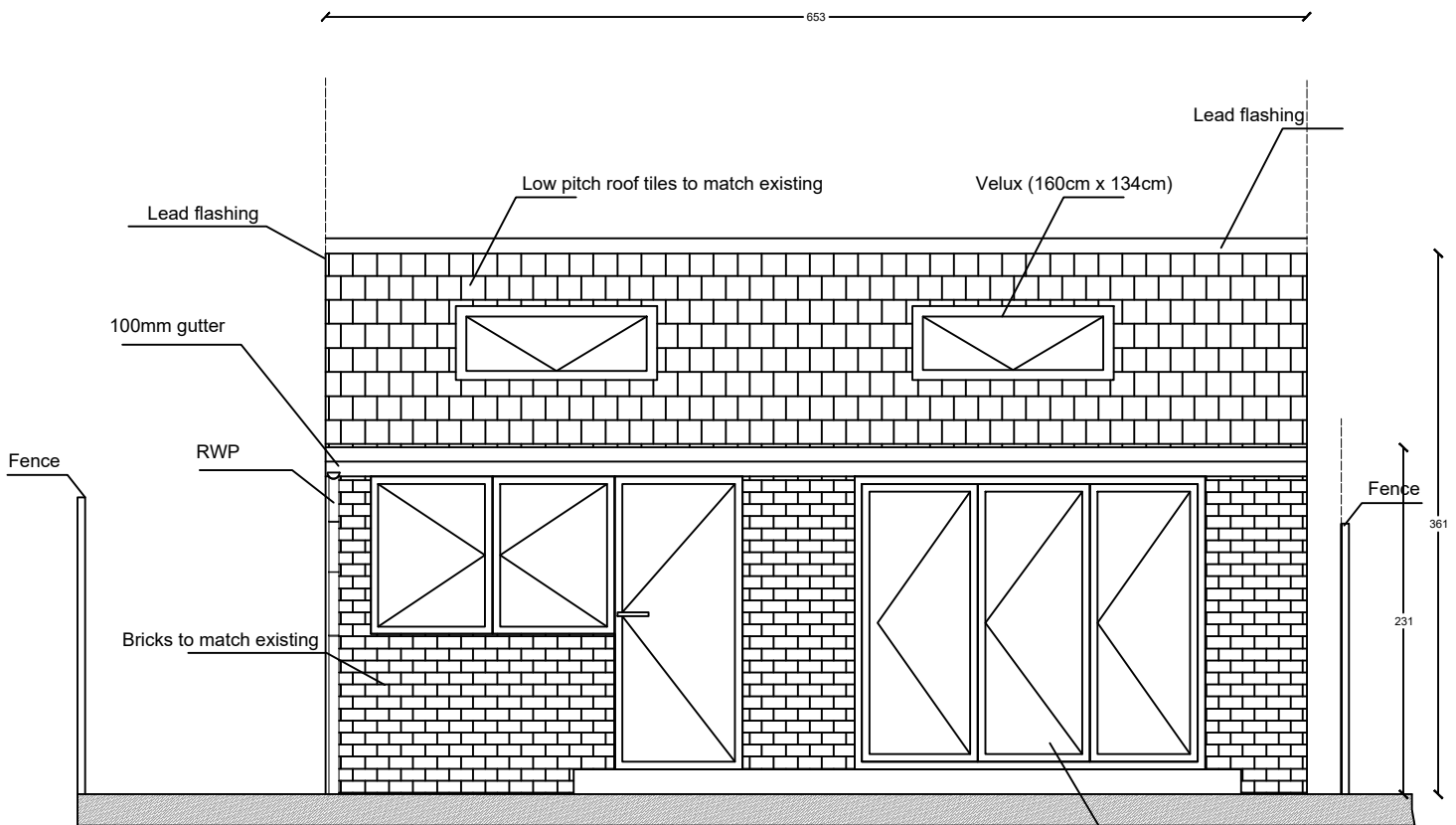


Proposed side elevation



Proposed section 1:25 on A2

Foundation type and depth for structure engineers detail



Proposed rear elevation

Project:

Proposed 4m rear extension at:
143 Sale Road
Manchester
M23 0LA

Client: Mr Mohammad Qalajo

DRG Title:

Proposed ground floor and elevations

Date: 22/05/2022	Job No	Dwg. No
Scale:	22.05.00	A02

Agent:
Dr Taki Eddin Sonbli

Email: SUNBULLI@HOTMAIL.CO.UK

Tel: 07587719118