

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 Marley Modern or similar approved to Local Authority approval, and to match existing on 25x50mm tanalised 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/m²K, with 12.5mm plaster board and skim finish to underside.
Roof trusses to be designed and braced all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.
Gradient of rafters to be minimum 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 one coat after fixing.
-200x25mm treated finished s/w soffit board with circular soffit ventilator (CSV) by Cavity Trays and similar approved in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.
-100x60mm s/w treated wall plate held down with 1000mm long GMS strips at 1200mm c/cs and bedded in mortar. Strips to be covered in plaster mass.
-120x17mm deep Tarran system 2200 square section gutter, colour black with 2252 support brackets, outlet into 100mm 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 13mm Zcoat plaster internally. The whole to achieve a U-value of 0.28W/m²K, 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 5446: 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 10mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/37) on squeegee 1200 gauge super DPM, topped into DPC, on minimum 100mm Kingspan Kooltherm K2 Floorboard or similar approved, with 25mm topped of insulation around perimeter, on minimum 150mm well compacted sand blended 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/m²K, 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 Surveyors.
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.
Consider one 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 'K' 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 1500mm 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 a U value of 1.6W/m²K, 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 800mm².
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 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 bathrooms are to have the mechanical ventilation with a 15min. over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.

UNITS.
Provide insulated steel linets to BS 5977 with Duplex corrosion protection and integral DPC.
Install Linets (Ref: Catic CUT0100) on a mortar bed allowing a min. 150mm end bearing at each end.
Raise inner and outer leaves of masonry together with 2No. weep holes over openings.
All new linets 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 linets are to be 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 Trembale 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, wash 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 to BS 497 Part 1 medium duty, double seal.
Access gully with integral back flow to take rain water and yard surface water.
All drains below slab/building 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 3m and should be finished with a wire cage or perforated cover. Feed 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.

BLUE DASHED LINES INDICATE PROPOSED NEW STEELS INDICATIVELY SHOWN, WITH ACTUAL POSITION AND SIZE TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS AND RECOMMENDATIONS.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWING, WITH ENGINEERS DRAWING TO TAKE PRESEDENT ON ALL STRUCTURAL ISSUES.
STEEL SIZES TO BE APPROVED WITH LOCAL AUTHORITY BUILDING CONTROL PRIOR TO COMMENCEMENT ON SITE.

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE.

EXISTING FOUNDATIONS AND LINTELS ARE TO BE EXPOSED AND CHECKED BY LOCAL AUTHORITY BUILDING CONTROL SURVEYOR FOR SUITABILITY OF ADDITIONAL LOADINGS.
IF FOUND IN ADEQUATE THEN ALL MEASURES DEEMED NECESSARY TO BE ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

GROUND FLOOR INTERNAL WALLS CONSTRUCTION.
All new ground floor internal walls, unless otherwise specified are to comprise of 100mm thick blocks from Calcon or similar approved and to be constructed of new foundations in stretcher bond, with 13mm Zcoat plaster and skim finish to either side.
All none load bearing internal walls are to be constructed in 75x50mm soft wood stud framing at 400mm centres both horizontally and vertically, with 12.5mm fire line board with a minimum mass per unit area 10kg/m² and skim finish to either side.
Void to be filled with 75mm glass fibre quilt insulation or similar approved, with a minimum density of 10kg/m³ for sound insulation, all in accordance with Part B and E of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

SMOKE DETECTORS.
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part B of the current Building Regulations and subsequent revisions and to BS 5446 Part 1, and BS 5839 Part 1 and 6.
Smoke detectors are to be sited so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely effect the efficiency of the detector).
Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions, and the sensor in the ceiling mounted devices it between 25mm and 600mm below the ceiling.
Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.

EXTENSION ROOF CONSTRUCTION.
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Glazing to achieve a U value of 1.6W/m²K, and to have a WER of Band C or better, all in accordance with Part L2B of the current Building Regulations and subsequent revisions.

VENTILATION.
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All new windows are to be fitted with trickle vents providing a minimum area of 800mm².
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 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 bathrooms are to have the mechanical ventilation with a 15min. over run.

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL, ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE.

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATING OF 86% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

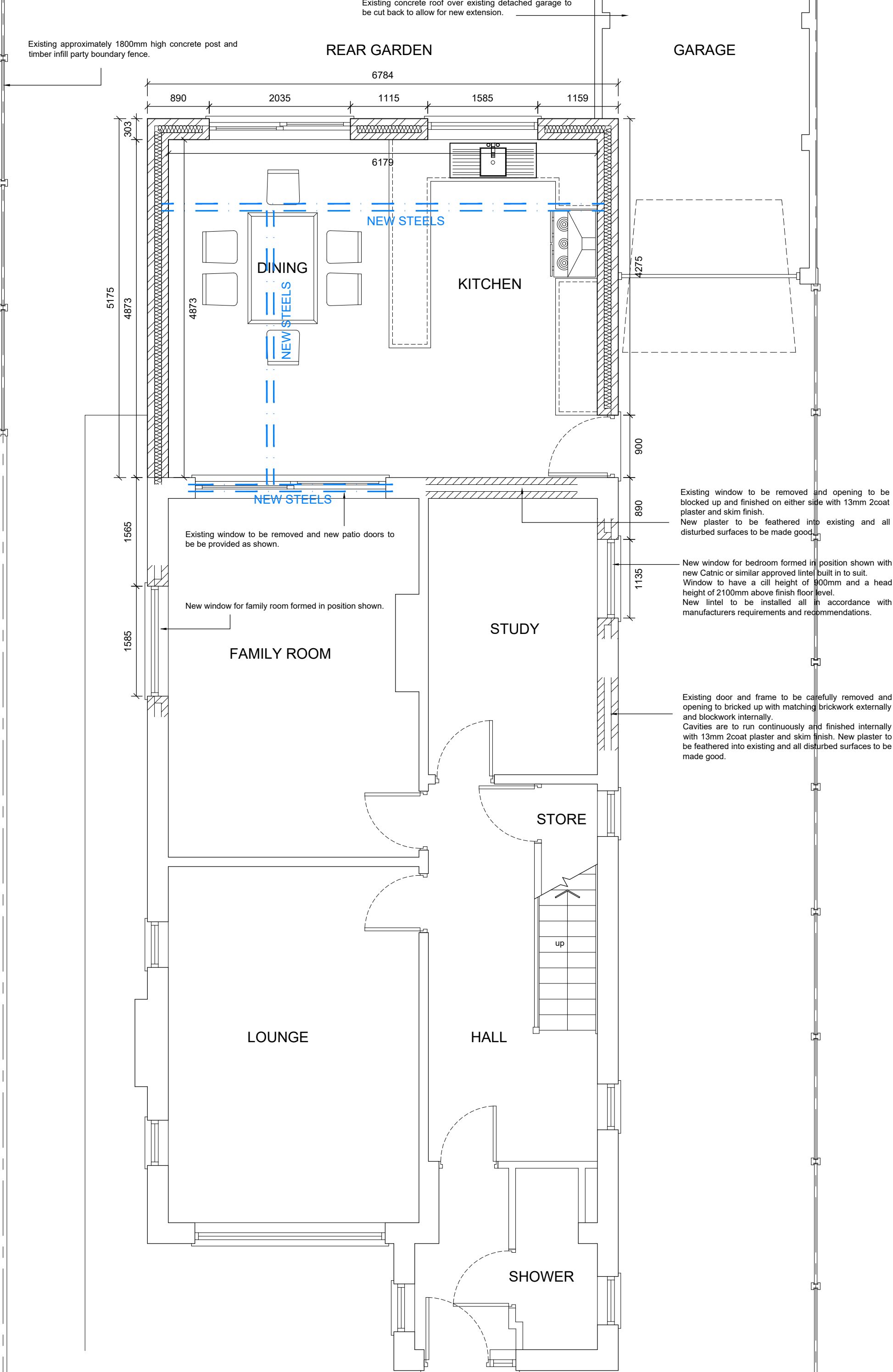
ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTIBLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABATE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED.

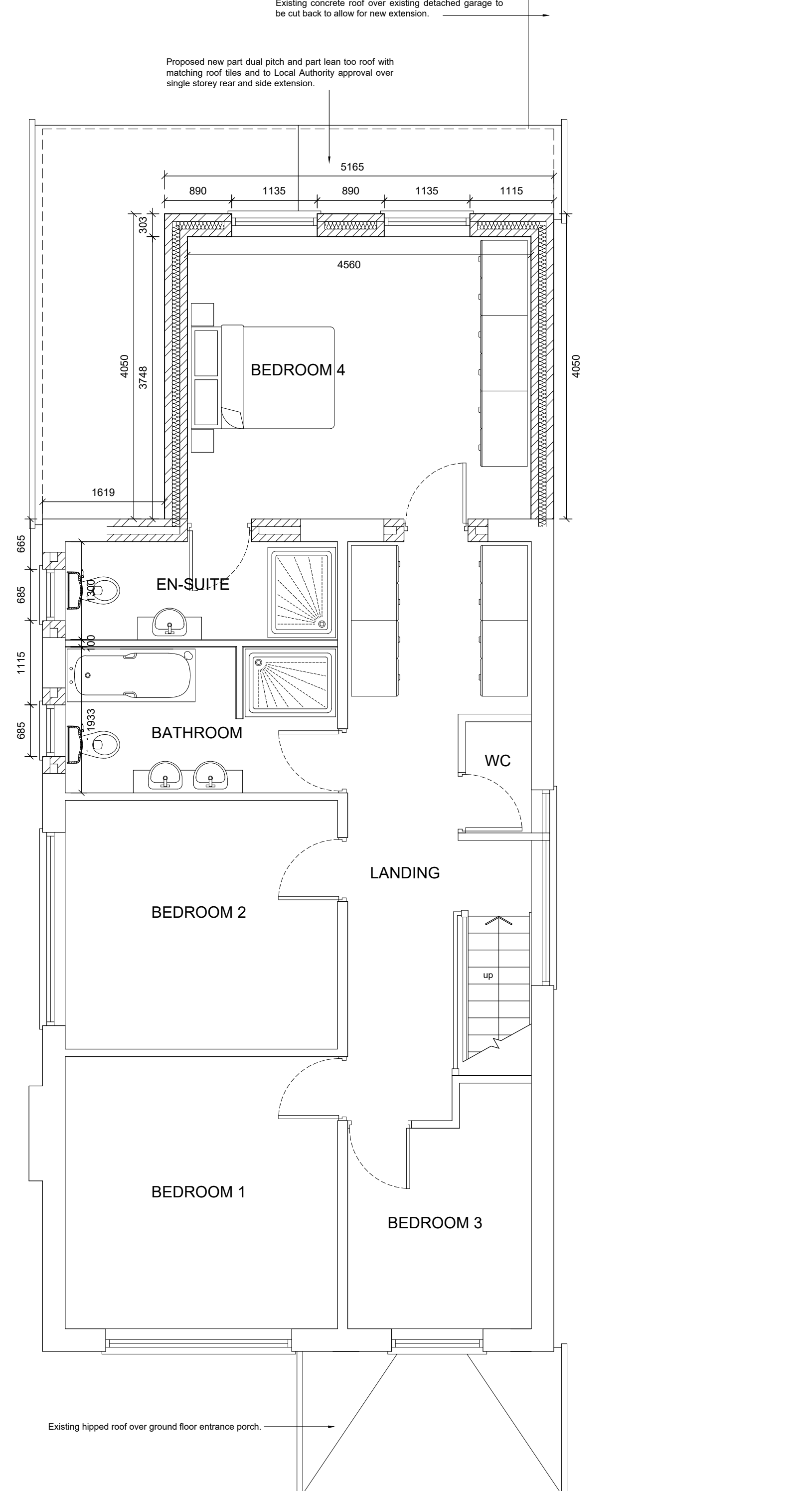
ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER:
A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED OR
B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.
A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.
IN THE CASE OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON.
THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.



PROPOSED GROUND FLOOR PLAN
SCALE : 1:50



PROPOSED FIRST FLOOR PLAN
SCALE : 1:50

A	PLANNING REVISIONS FIRST FLOOR REAR EXTENSION REDUCED FOLLOWING PLANNERS COMMENTS.	10.06.21
	AMENDMENTS	DATE
Y A Architectural Services Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559986 Mobile: 07802 434415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN:	Y.AHMED.	DATE: 21.03.21
CHECKED:		SCALE: 1:50
PROJECT: PROPOSED ERECTION OF A PART SINGLE AND PART DOUBLE STOREY REAR EXTENSION AT 23 WILBRAHAM ROAD, CHORLTON, MANCHESTER.		
CLIENT: MR ALI MOHAMED SALIM.		
JOB TITLE: PROPOSED GROUND AND FIRST FLOOR PLANS.		
JOB NO: 1758-P02A		