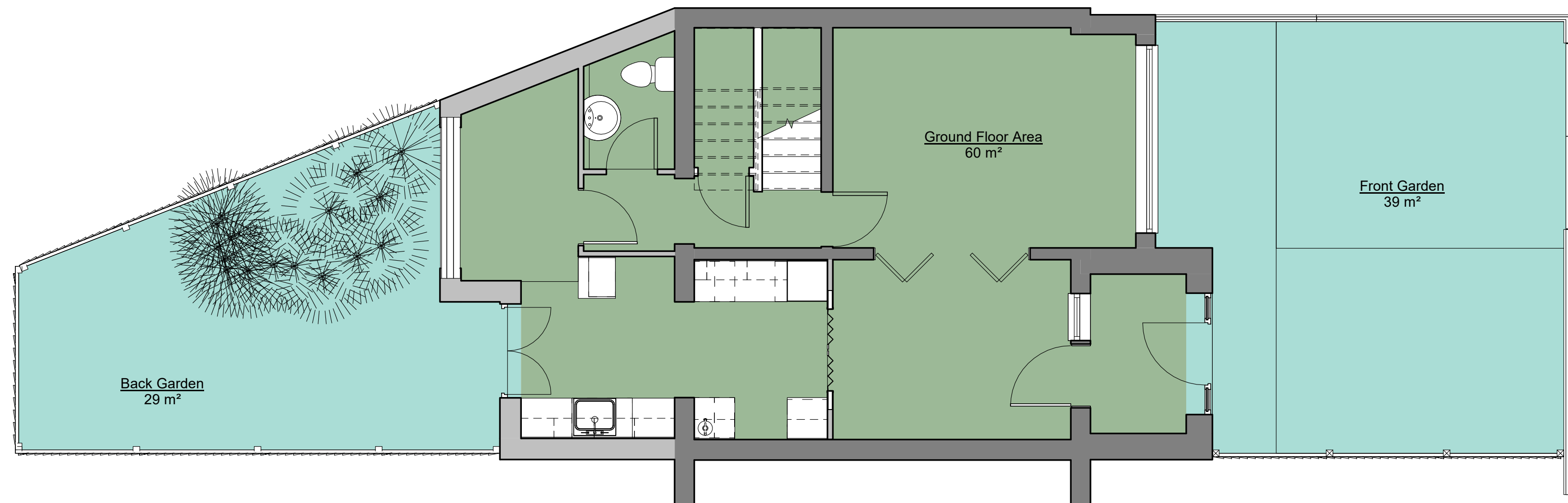
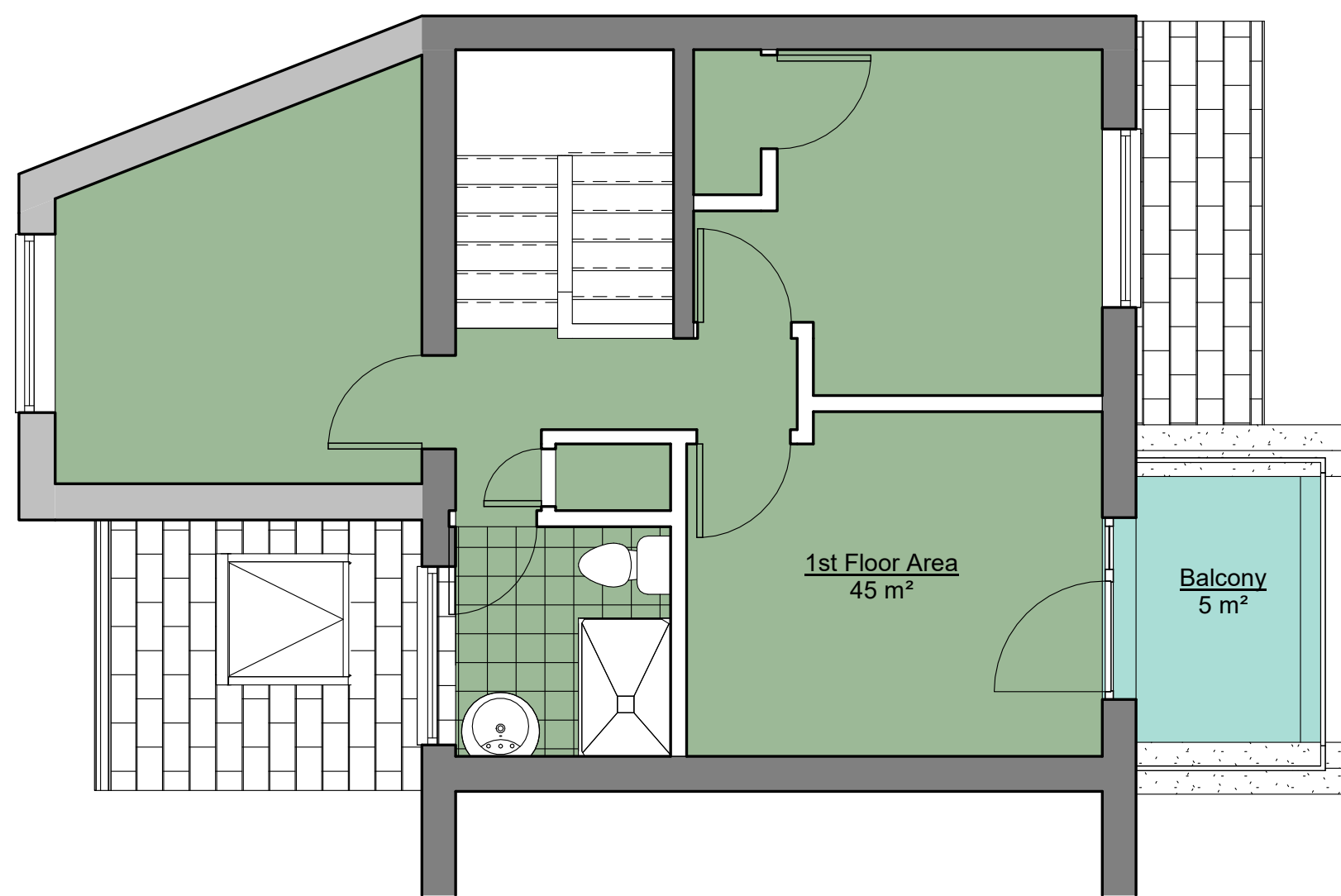


Sheet List									
Sheet Number	Sheet_Size	Project Name	Project Number	DWG No	Sheet Name	Sheet Issue Date	Drawn By	Checked By	Approved By
A100	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A100	Sheets List and Area Plans	17/08/2020	AECDesign	AECDesign	AECDesign
A101	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A101	Location and Sites Plans	17/08/2020	AECDesign	AECDesign	AECDesign
A102	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A103	Floor Plan	17/08/2020	AECDesign	AECDesign	AECDesign
A103	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A102	Floor Plans (DIMS)	17/08/2020	AECDesign	AECDesign	AECDesign
A104	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A104	Roof Plan	17/08/2020	AECDesign	AECDesign	AECDesign
A105	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A105	Section AA	17/08/2020	AECDesign	AECDesign	AECDesign
A106	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A106	Section BB	17/08/2020	AECDesign	AECDesign	AECDesign
A107	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A107	Section CC	17/08/2020	AECDesign	AECDesign	AECDesign
A108	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A108	Sections DD & EE	17/08/2020	AECDesign	AECDesign	AECDesign
A109	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A109	Front & Rear Elevations	17/08/2020	AECDesign	AECDesign	AECDesign
A110	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A110	South-West Elevation	17/08/2020	AECDesign	AECDesign	AECDesign
A111	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A111	North-East Elevations	17/08/2020	AECDesign	AECDesign	AECDesign
A112	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A112	Furniture and 3D View Plans	17/08/2020	AECDesign	AECDesign	AECDesign
A113	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A113	3D Views Set (1)	17/08/2020	AECDesign	AECDesign	AECDesign
A114	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A114	3D Views Set (2)	17/08/2020	AECDesign	AECDesign	AECDesign
A115	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A115	Detail Views (1)	17/08/2020	AECDesign	AECDesign	AECDesign
A116	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A116	Drainage Details	17/08/2020	AECDesign	AECDesign	AECDesign
A117	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A117	Building Notes (1)	17/08/2020	AECDesign	AECDesign	AECDesign
A118	A1	Rear Extension (Revision 1 August 17/2020)	AECD_M13-9UL_2020_001_R1	AECD_M13-9UL_2020_001_R1_A118	Building Notes (2)	17/08/2020	AECDesign	AECDesign	AECDesign

Room Schedule				
Number	Name	Level	Area	Comments
1	Kitchen	Ground	12 m ²	Existing & Proposed
2	Breakfast	Ground	5 m ²	Proposed
3	Cloack	Ground	2 m ²	Proposed
4	Hall	Ground	2 m ²	Existing
5	Stairwell	Ground	4 m ²	Existing
6	Living	Ground	15 m ²	Existing
7	Dining	Ground	10 m ²	Existing
8	Vestbule	Ground	3 m ²	Existing
9	Back Garden	Ground	27 m ²	Existing
10	Driveway & Front Garden	Ground	37 m ²	Existing
11	Bedroom	First Floor Area Plan	10 m ²	Proposed
12	Master Bedroom	First Floor Area Plan	10 m ²	Existing
13	Bedroom	First Floor Area Plan	9 m ²	Existing
14	Stairwell	First Floor Area Plan	6 m ²	Existing
15	Bathroom	First Floor Area Plan	4 m ²	Existing
16	Store	First Floor Area Plan	1 m ²	Existing
17	Store	First Floor Area Plan	1 m ²	Existing
18	Balcony	First Floor Area Plan	4 m ²	Existing



1 Gound Floor Area Plan
1 : 50



2 First Floor Area Plan
1 : 50

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[illegible]

evision



Contact:
Tel: 07985306082
Email: aecdesign.co.uk@outlook.com
www.aecdesign.co.uk

Project Name **Rear Extension (Revision 1
August 17/2020)**

Project No. **AECD_M13-9UL_2020_001_R1**

Drawing No. AECD_M13-9UL_2020_001_R1_A100

Date	August 2020	Drawn-by	AECDesign
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Status	Proposed	Checked by	AECDesign
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Sheet Size	A1	Approved by	AECDesign
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Sheet Name	
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Sheets List and Area Plans

Scale 1 : 50

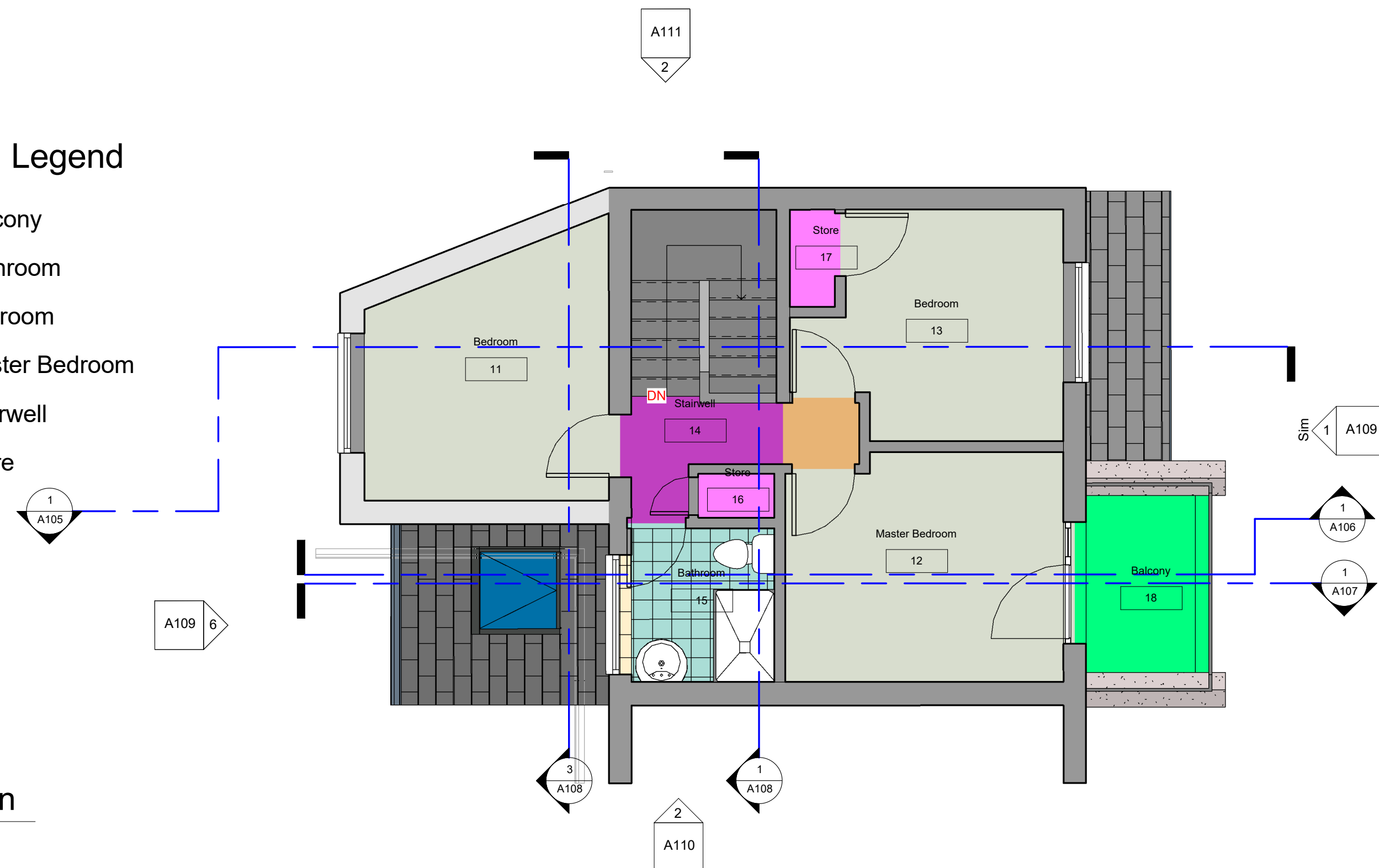
Client Name	M Elsh
-------------	--------

Project Address	Sheet No.
14 Balsam Close Manchester, M13 9UL	A100

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Room Schedule				
Number	Name	Level	Area	Comments
1	Kitchen	Ground	12 m²	Existing & Proposed
2	Breakfast	Ground	5 m²	Proposed
3	Cloack	Ground	2 m²	Proposed
4	Hall	Ground	2 m²	Existing
5	Stairwell	Ground	4 m²	Existing
6	Living	Ground	15 m²	Existing
7	Dining	Ground	10 m²	Existing
8	Vestbule	Ground	3 m²	Existing
9	Back Garden	Ground	27 m²	Existing
10	Driveway & Front Garden	Ground	37 m²	Existing
11	Bedroom	First Floor Area Plan	10 m²	Proposed
12	Master Bedroom	First Floor Area Plan	10 m²	Existing
13	Bedroom	First Floor Area Plan	9 m²	Existing
14	Stairwell	First Floor Area Plan	6 m²	Existing
15	Bathroom	First Floor Area Plan	4 m²	Existing
16	Store	First Floor Area Plan	1 m²	Existing
17	Store	First Floor Area Plan	1 m²	Existing
18	Balcony	First Floor Area Plan	4 m²	Existing



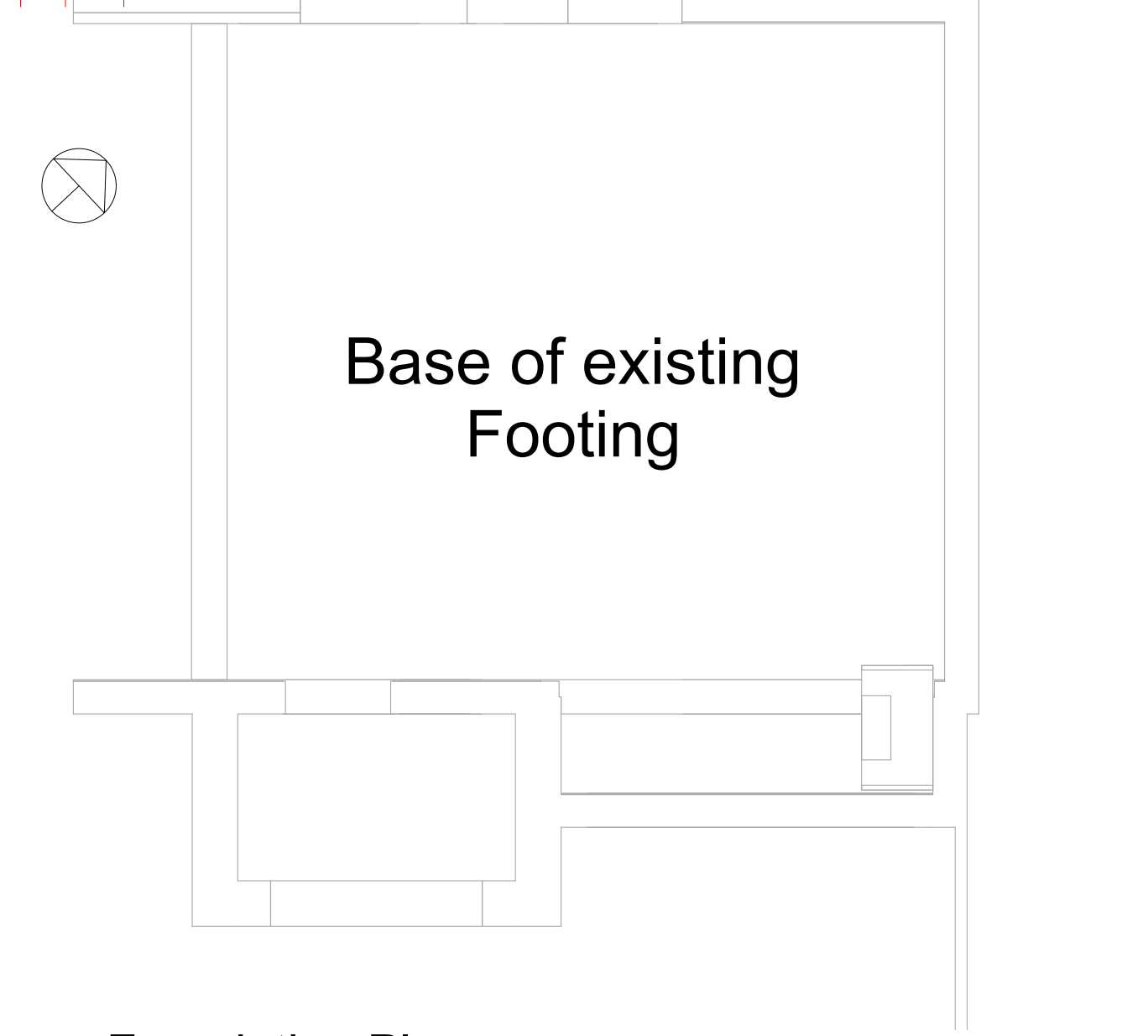
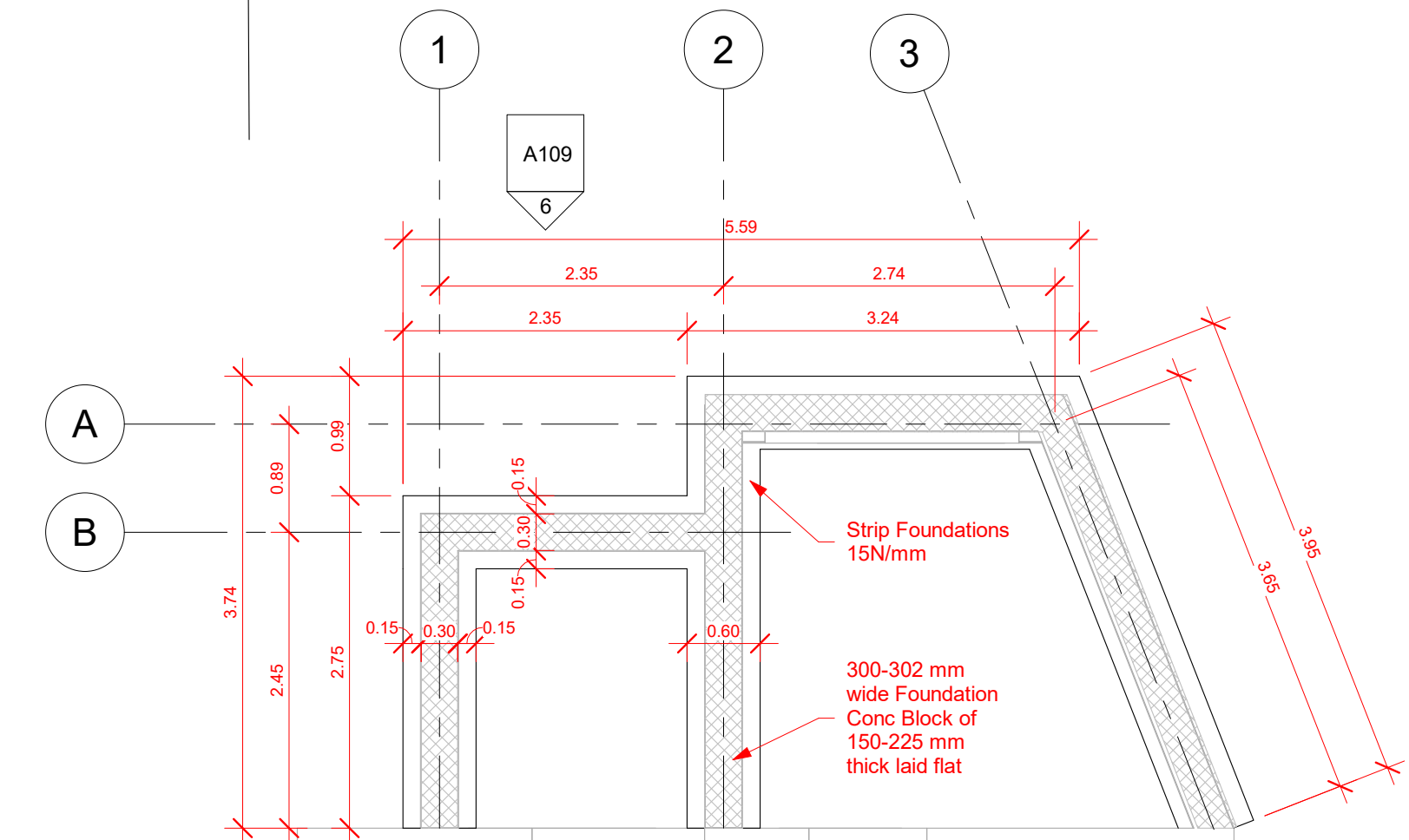
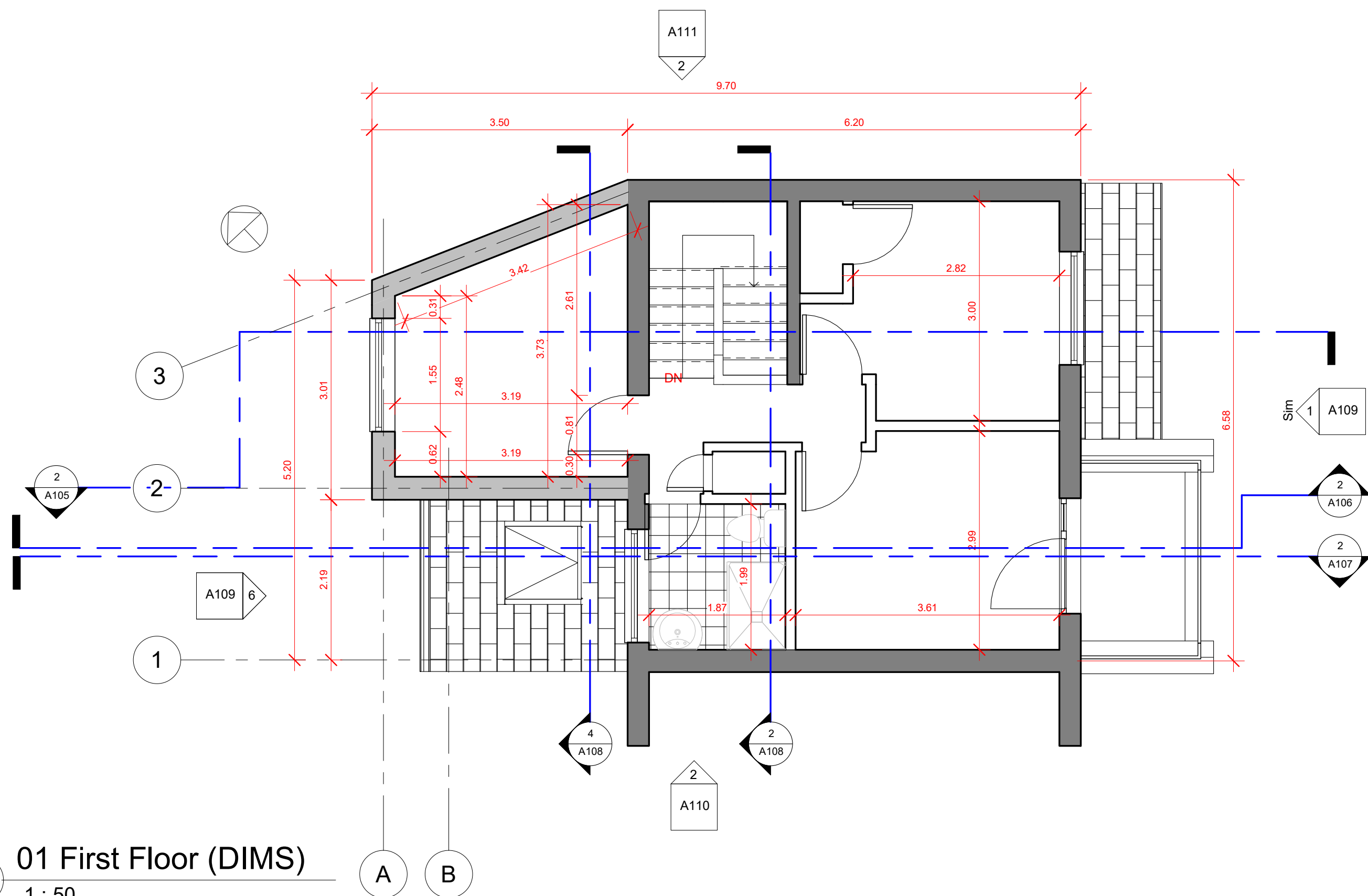
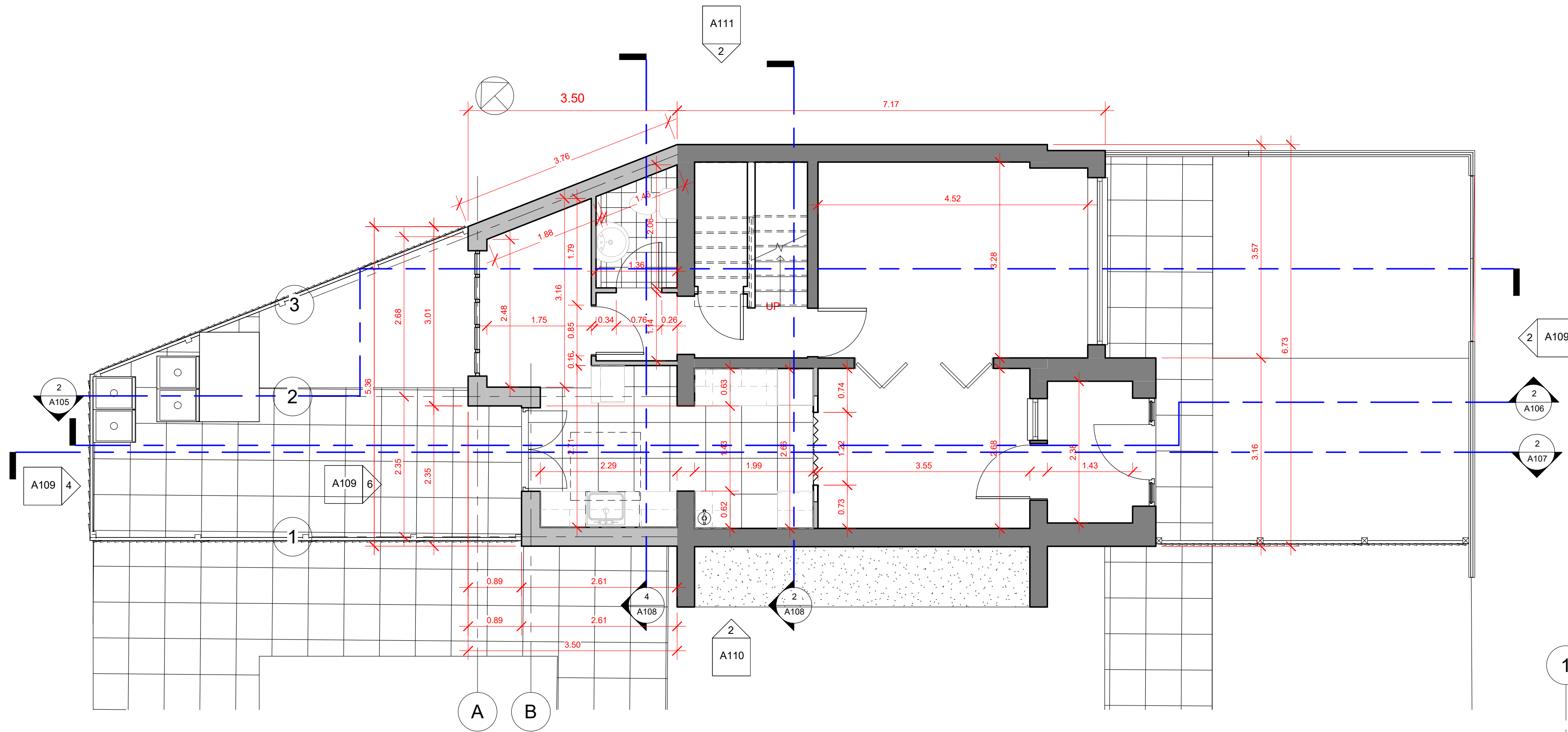
2 01 First Floor Plan
1 : 50

[illegible]

 ARCHITECTURE ENGINEERING & CONSTRUCTION <i>Commitment to Design Excellence</i>	
Contact: Tel: 07985306082 Email: aec-design.co.uk@outlook.com www.aecdesign.co.uk	
Project Name Rear Extension (Revision 1 August 17/2020)	
Project No. AECD_M13-9UL_2020_001_R1	
Drawing No. AECD_M13-9UL_2020_001_R1_A103	
Date August 2020	Drawn by AECDesign
Status Proposed	Checked by AECDesign
Sheet Size A1	Approved by AECDesign
Sheet Name Floor Plan	
Scale 1 : 50	
Client Name M Elash	
Project Address 14 Balsam Close Manchester, M13 9UL	Sheet No. A102

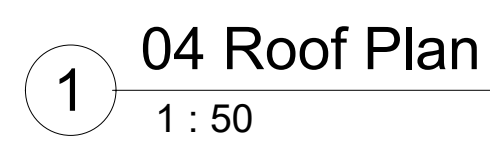
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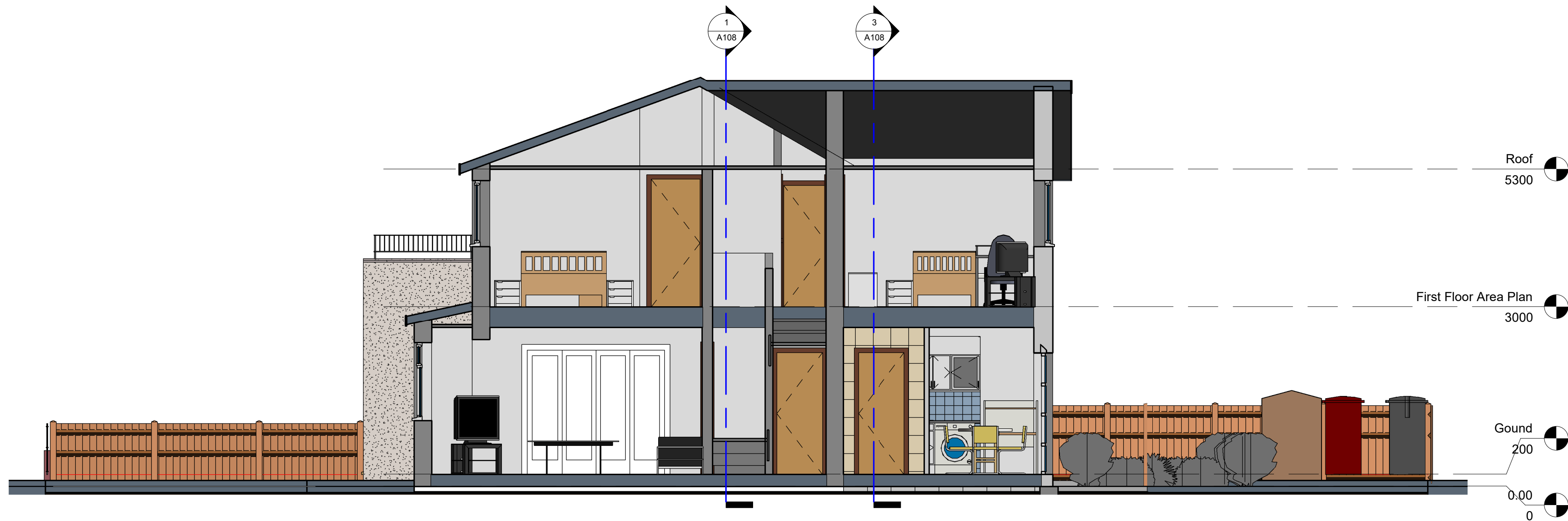
No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

AEC ARCHITECTURE ENGINEERING & CONSTRUCTION Commitment to Design Excellence	
Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A102	
Date:	August 2020
Status:	Proposed
Sheet Size:	A1
Sheet Name: Floor Plans (DIMS)	
Scale: 1 : 50	
Client Name: M Elsh	
Project Address: 14 Balsam Close Manchester, M13 9UL	
Sheet No.: A103	

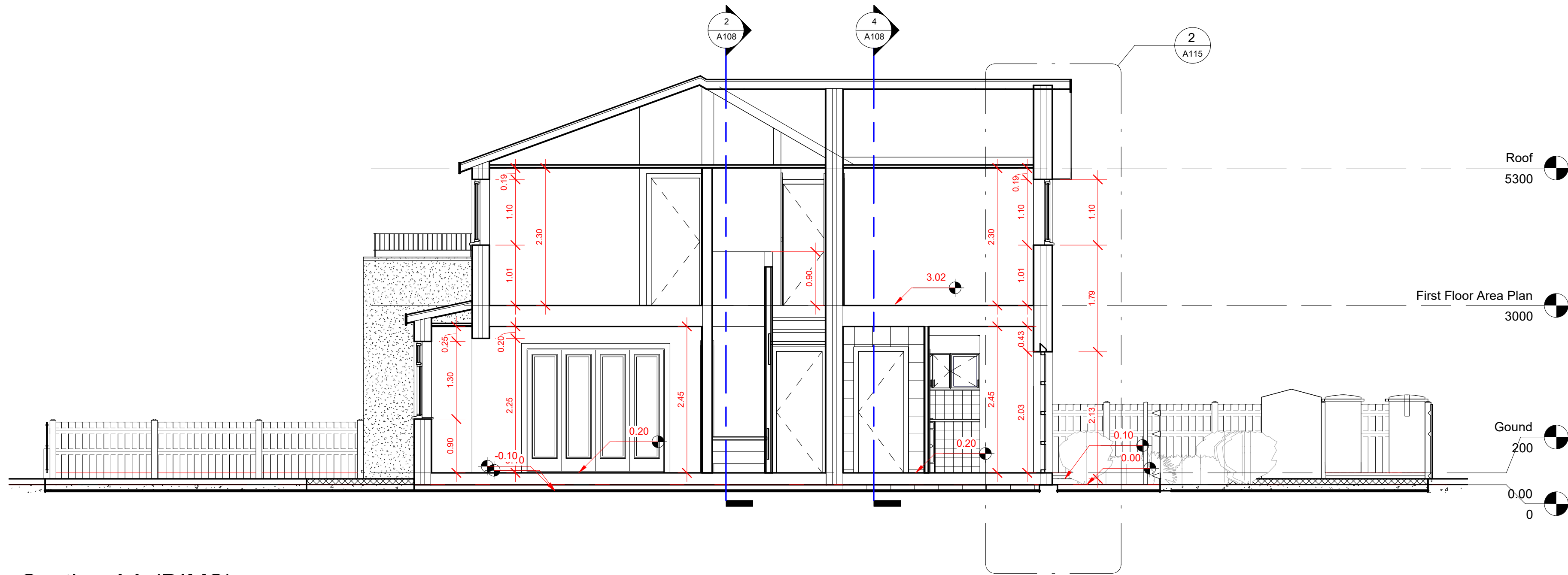
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1 Section AA
1 : 50



2 Section AA (DIMS)
1 : 50

No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

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Contact:
Tel: 07985306082
Email: aecdesign.co.uk@outlook.com
www.aecdesign.co.uk

Project Name:
**Rear Extension (Revision 1
August 17/2020)**

Project No.: AECD_M13-9UL_2020_001_R1

Drawing No.: AECD_M13-9UL_2020_001_R1_A105

Date: August 2020 Drawn by: AECDesign

Status: Proposed Checked by: AECDesign

Sheet Size: A1 Approved by: AECDesign

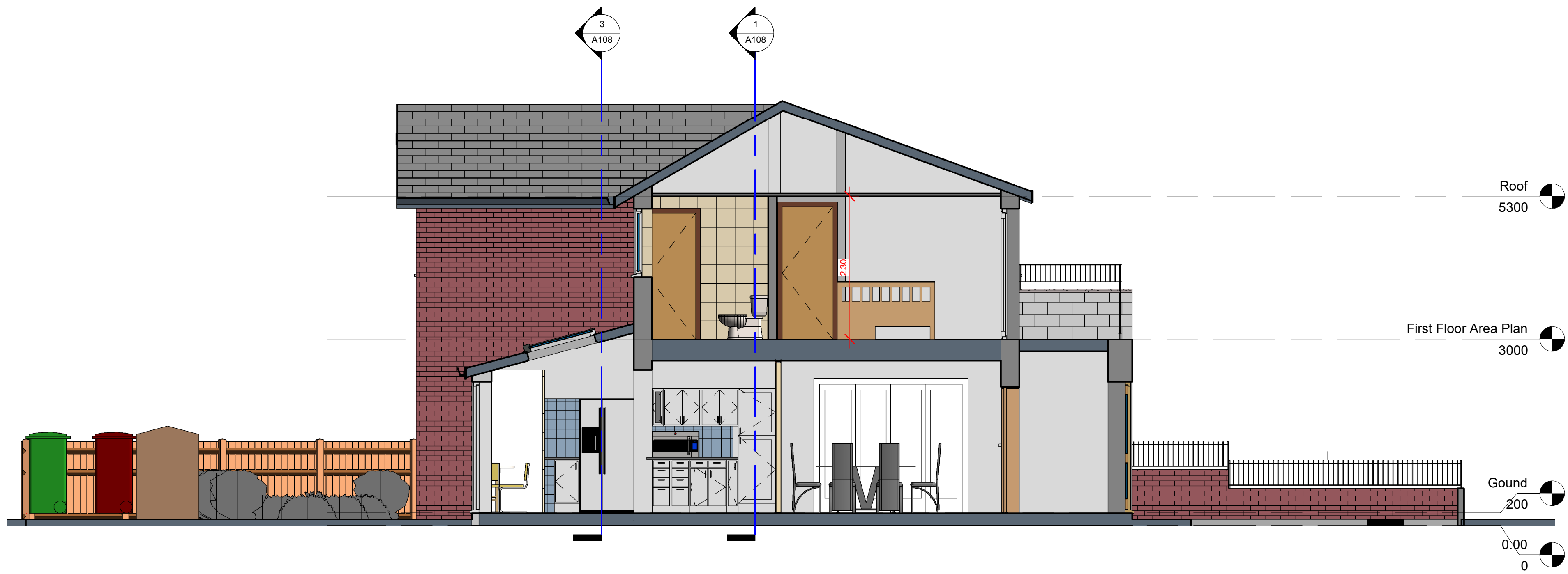
Sheet Name:
Section AA

Scale: 1 : 50

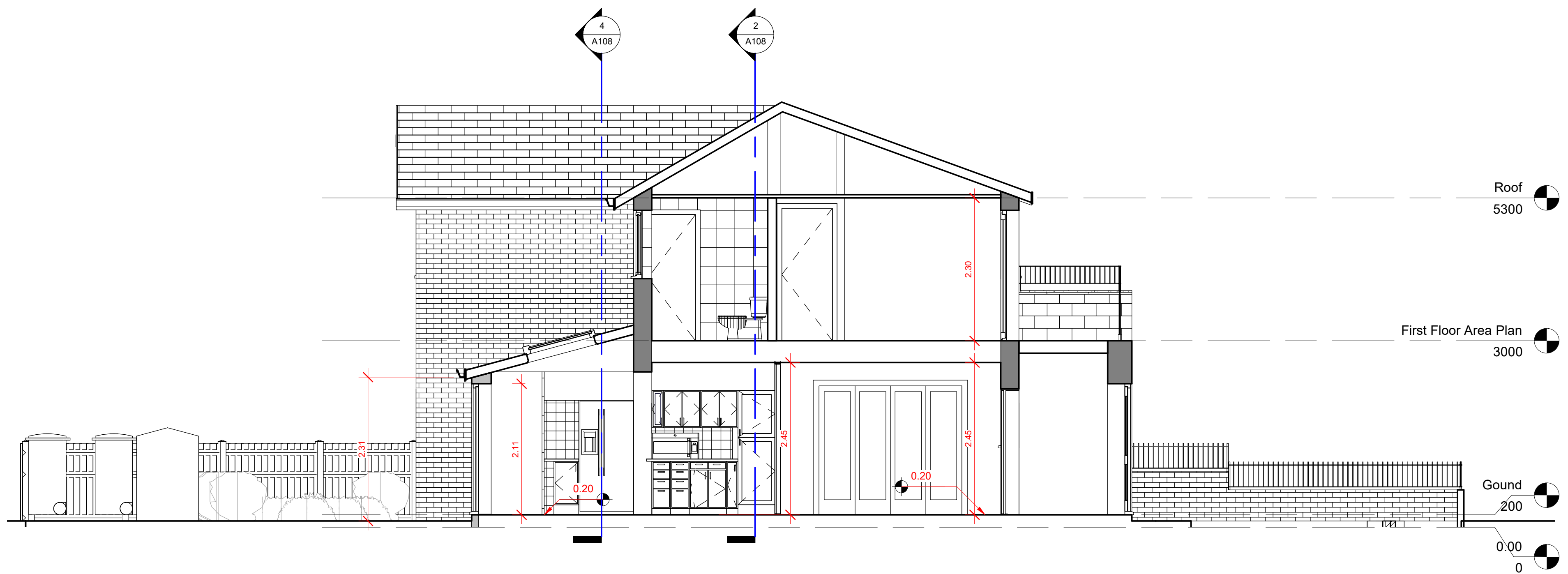
Client Name: M Elash

Project Address: 14 Balsam Close
Manchester,
M13 9UL

Sheet No.: A105



1 Section BB
1 : 50



2 Section BB (DIMS)
1 : 50

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No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

Revision

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Contract:
Tel: 07985306082
Email: aecdesign.co.uk@outlook.com
www.aecdesign.co.uk

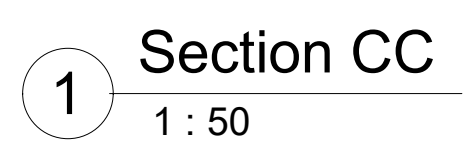
Project Name
**Rear Extension (Revision 1
August 17/2020)**

Project No.	AECDD_M13-9UL_2020_001_R1		
Drawing No.	AECDD_M13-9UL_2020_001_R1_A106		
Date	August 2020	Drawn-by	AECDesign
Status	Proposed	Checked by	AECDesign
Sheet Size	A1	Approved by	AECDesign

Sheet Name
Section BB

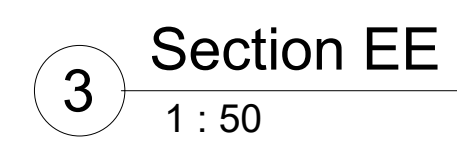
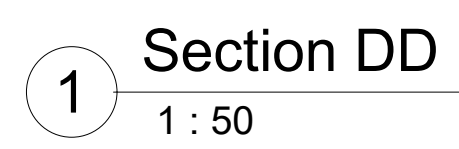
Scale	1 : 50
Client Name	M Elsieh

Project Address	Sheet No.
14 Balsam Close Manchester, M13 9UL	A106



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Commitment to Design Excellence			
Contact: Tel: 979585306092 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk			
Project Name Rear Extension (Revision 1 August 17/2020)			
Project No. AECD_M13-9UL_2020_001_R1			
Drawing No. AECD_M13-9UL_2020_001_R1_A107			
Date	August 2020	Drawn by	AECDesign
Status	Proposed	Checked by	AECDesign
Sheet Size	A1	Approved by	AECDesign
Sheet Name Section CC			
Scale		1 : 50	
Client Name			M Elsh
Project Address 14 Balsam Close Manchester, M13 9UL			Sheet No. A107

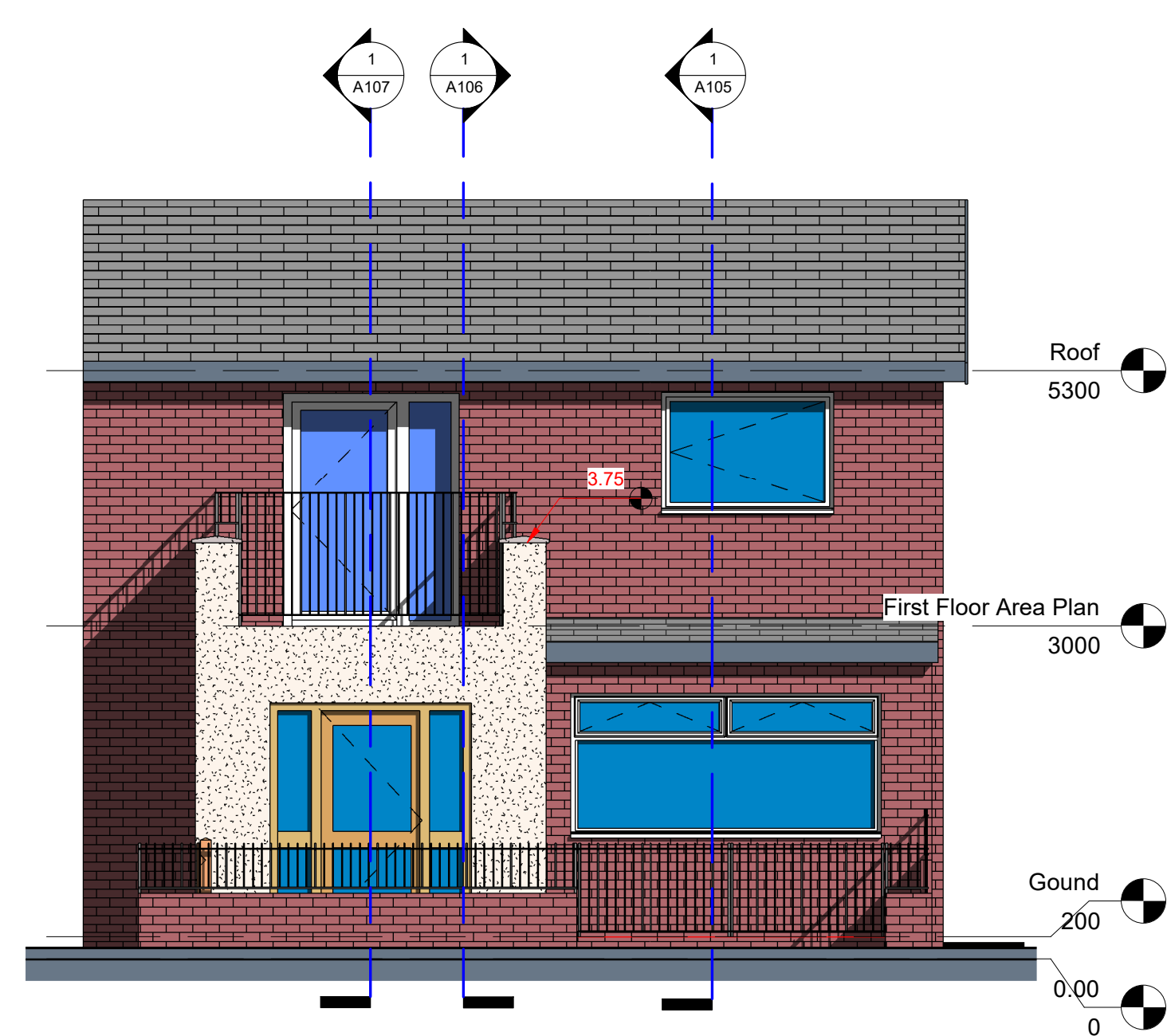


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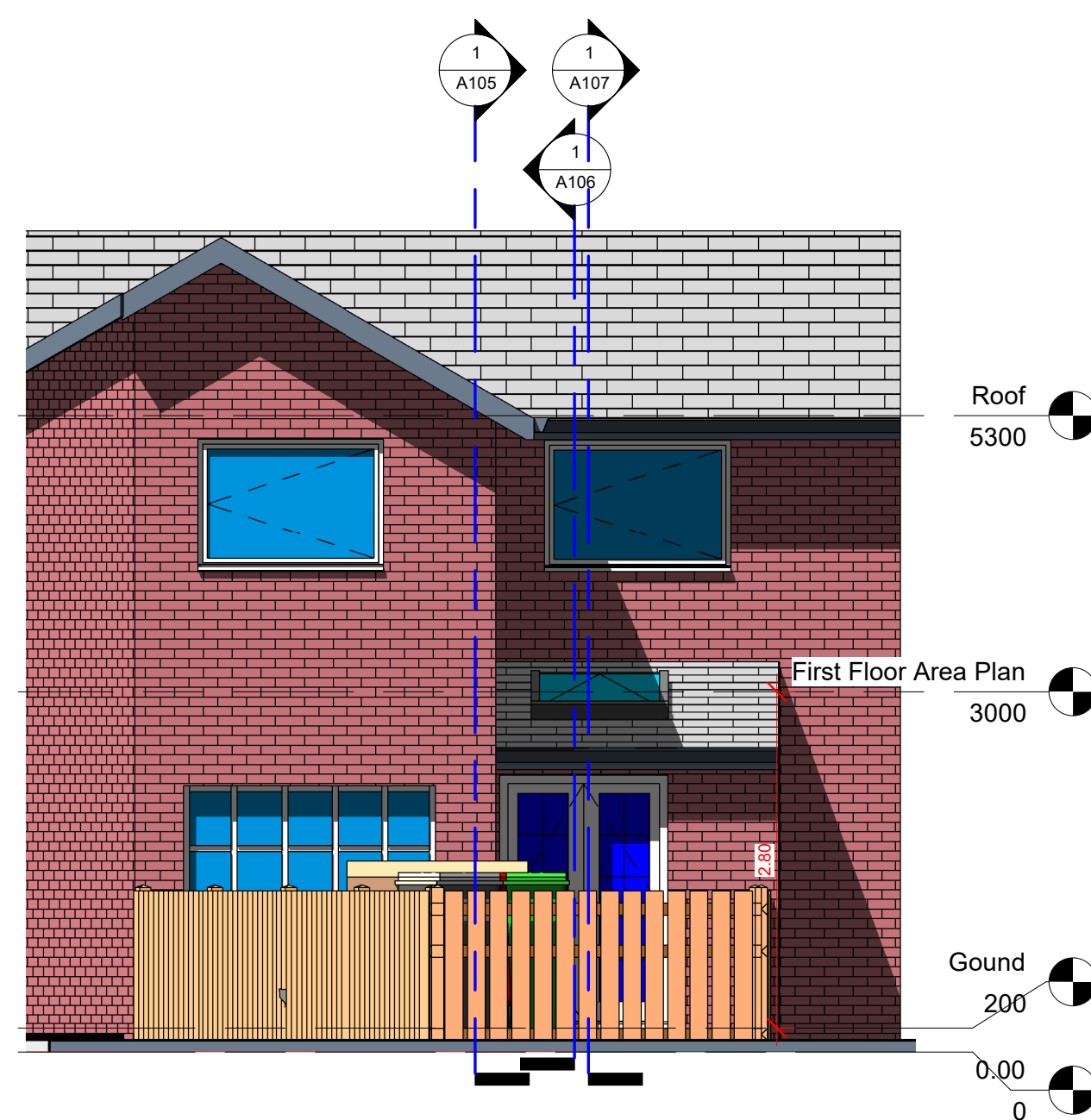
[illegible]

		ARCHITECTURE & CONSTRUCTION	
Commitment to Design Excellence			
Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk			
Project Name Rear Extension (Revision 1 August 17/2020)			
Project No. AECD_M13-9UL_2020_001_R1			
Drawing No. AECD_M13-9UL_2020_001_R1_010			
Date August 2020		Drawn-by AECDesign	
Status Proposed		Checked by AECDesign	
Sheet Size A1		Approved by AECDesign	
Sheet Name Sections DD & EE			
Scale 1 : 50		Client Name M Elsieh	
Project Address 14 Balsam Close Manchester, M13 9UL		Sheet No. A108	

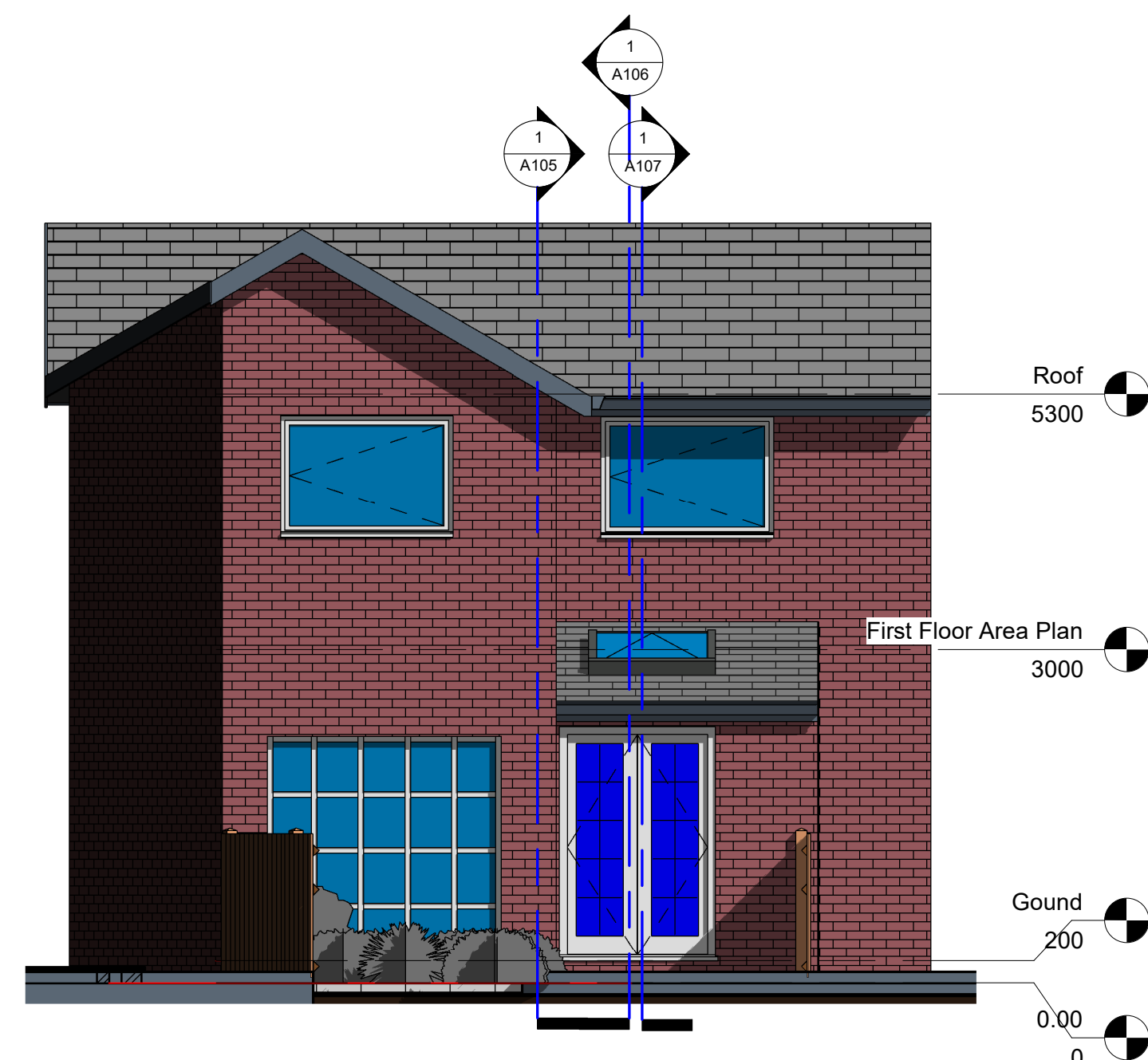
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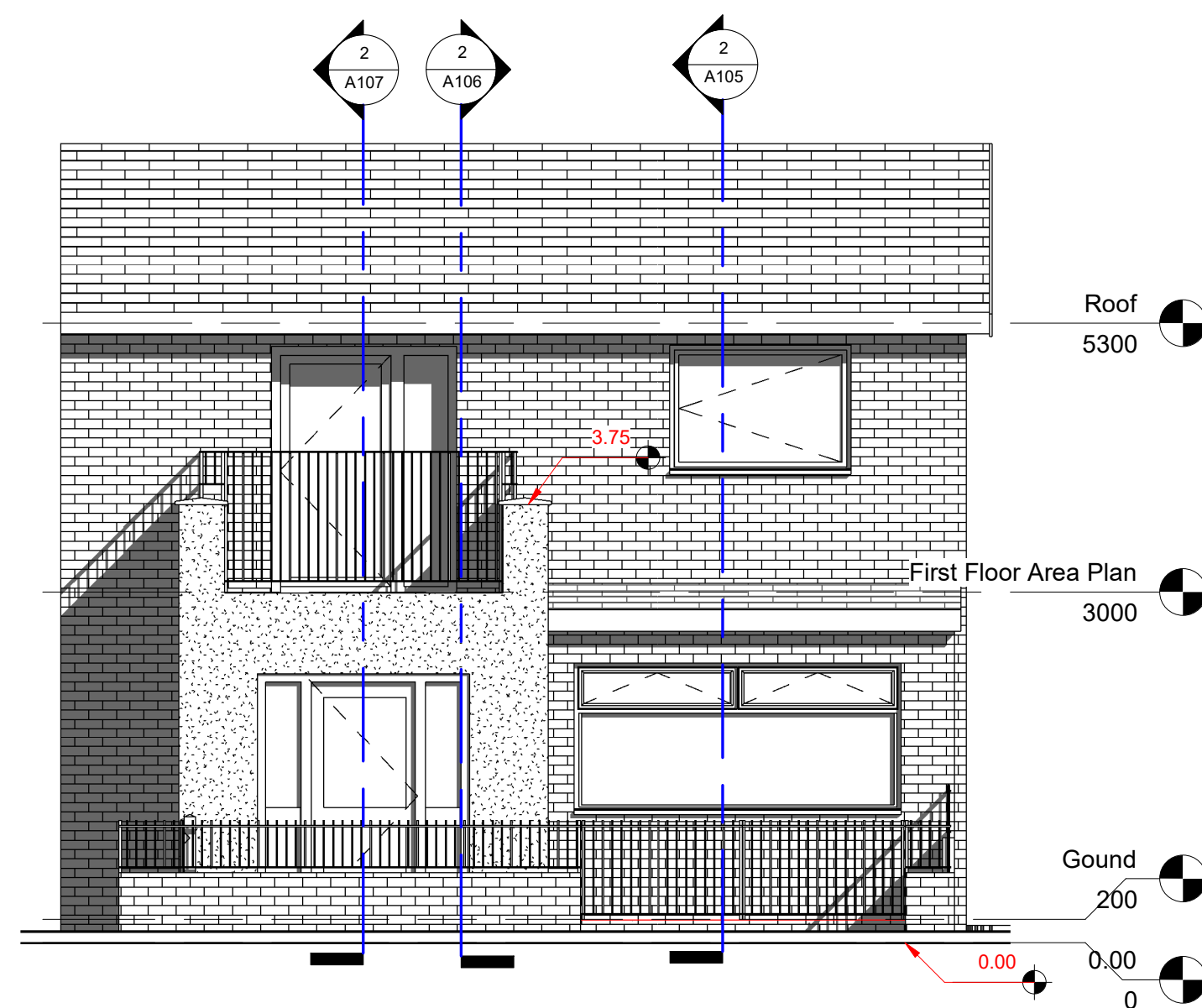
1 Front (SE) Elevation
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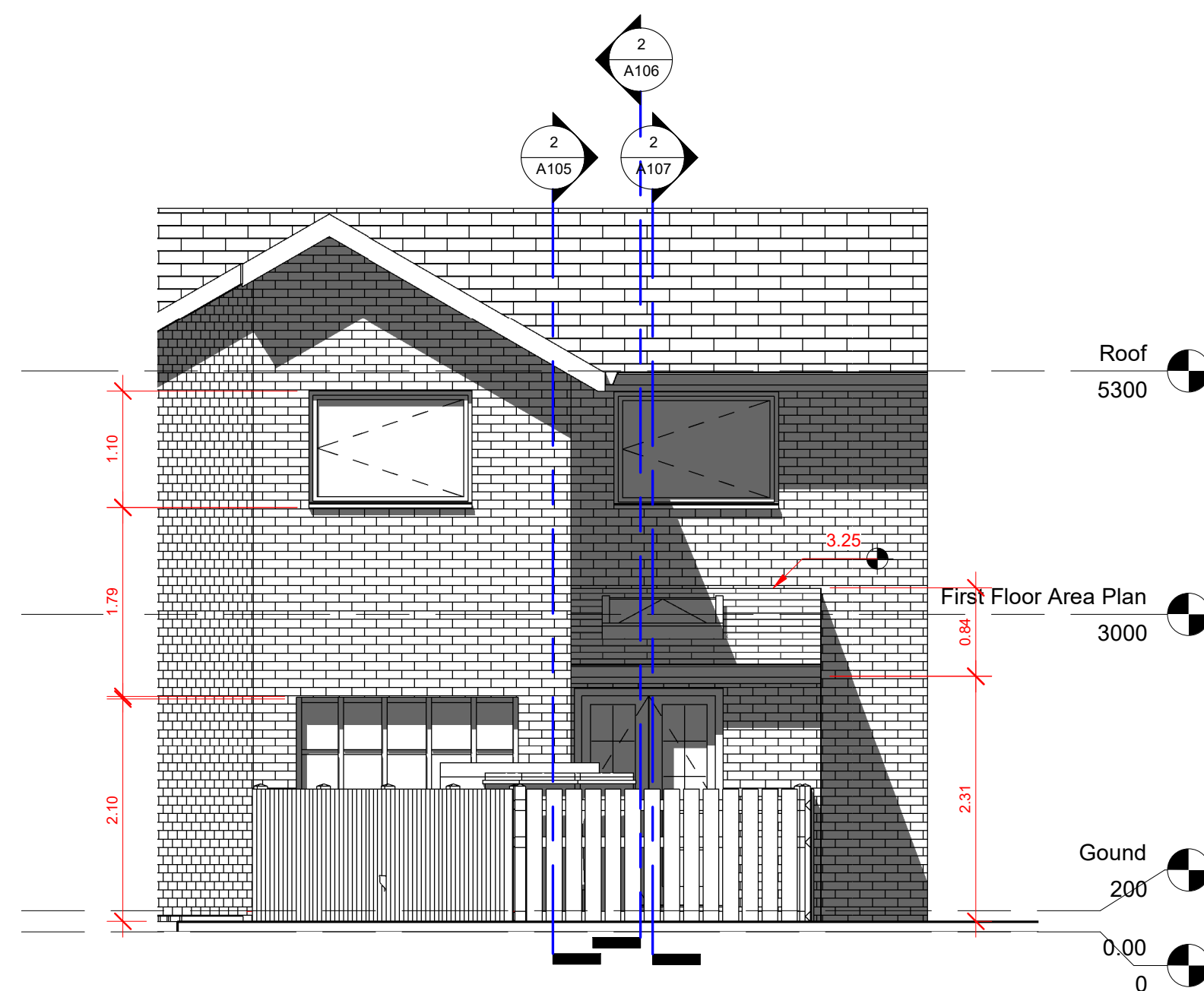
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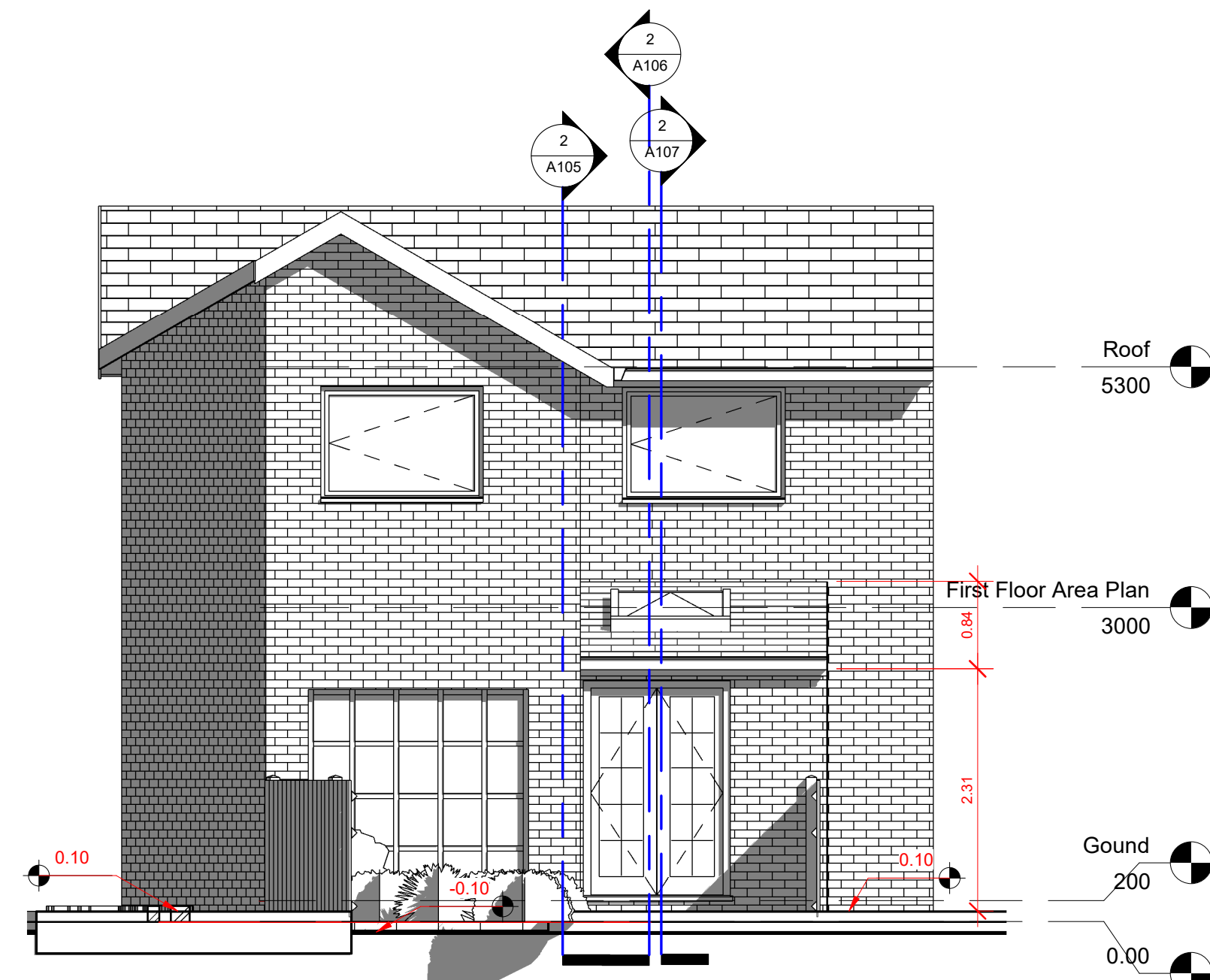
5 Rear (NW) Elevation 2
1 : 50



2 Front (SE) Elevation (DIMS)
1 : 50



4 Rear (NW) Elevation 1 (DIMS)
1 : 50



6 Rear (NW) Elevation 2 (DIMS)
1 : 50

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No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

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Contact:
Tel: 07985306082
Email: aecdesign.co.uk@outlook.com
www.aecdesign.co.uk

Project Name:
**Rear Extension (Revision 1
August 17/2020)**

Project No.: **AECD_M13-9UL_2020_001_R1**

Drawing No.: **AECD_M13-9UL_2020_001_R1_A109**

Date: **August 2020** Drawn by: **AECDesign**

Status: **Proposed** Checked by: **AECDesign**

Sheet Size: **A1** Approved by: **AECDesign**

Sheet Name:
Front & Rear Elevations

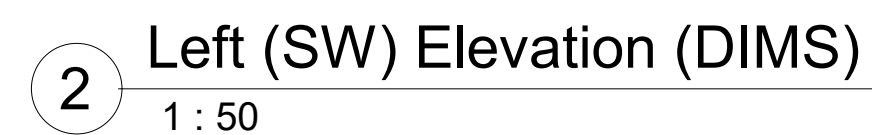
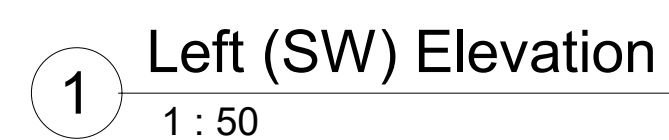
Scale: **1 : 50**

Client Name: **M Elsh**

Project Address: **14 Balsam Close
Manchester,
M13 9UL**

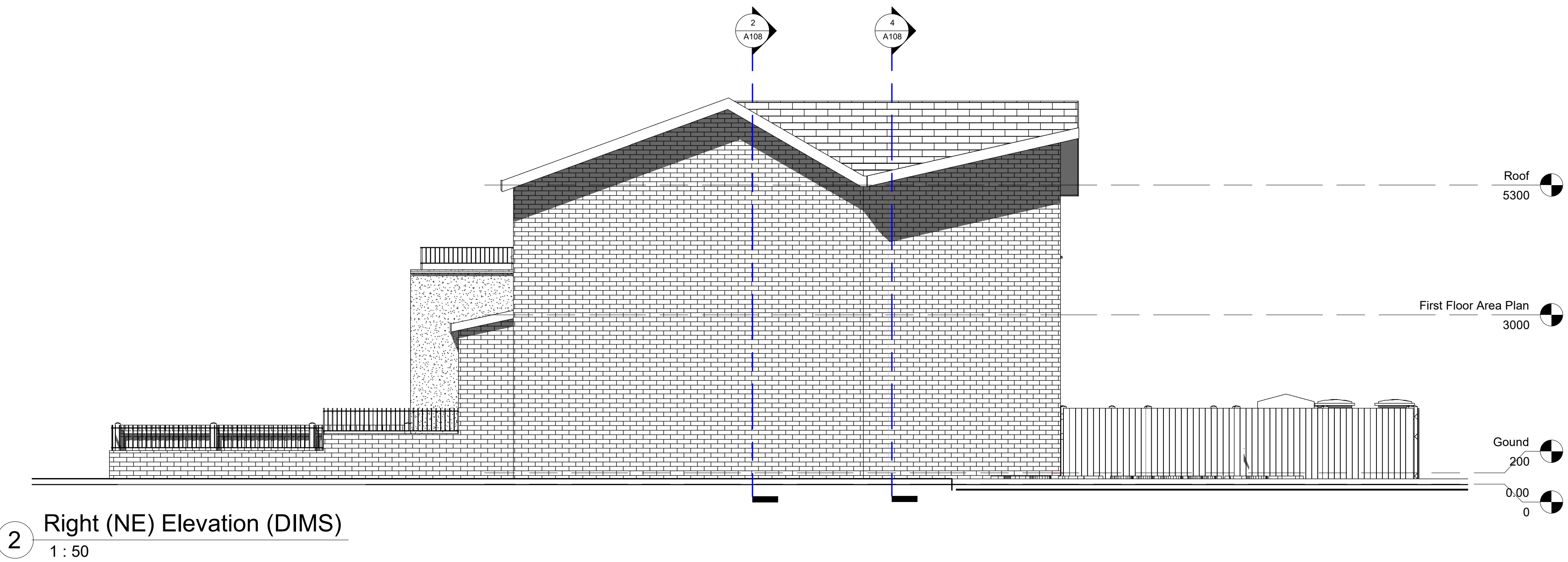
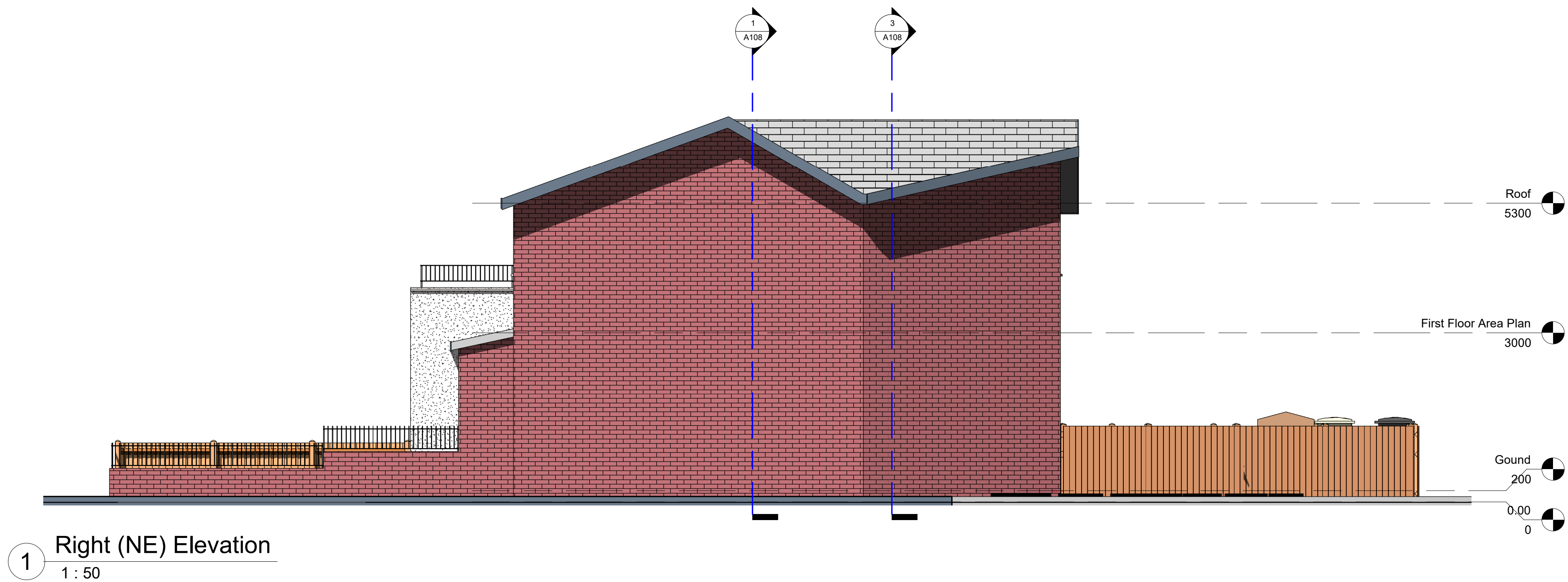
Sheet No.: **A109**

File Name: 14082020_001_R1



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Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name Rear Extension (Revision 1 August 17/2020)	
Project No.	AECD_M13-SUL_2020_001_R1
Drawing No.	AECD_M13-SUL_2020_001_R1_A110
Date	August 2020
Status	Proposed
Sheet Size	A1
Sheet Name	South-West Elevation
Scale	1 : 1
Client Name	M Elmes
Project Address	14 Balsam Close Manchester, M13 9UL
Sheet No.	A110

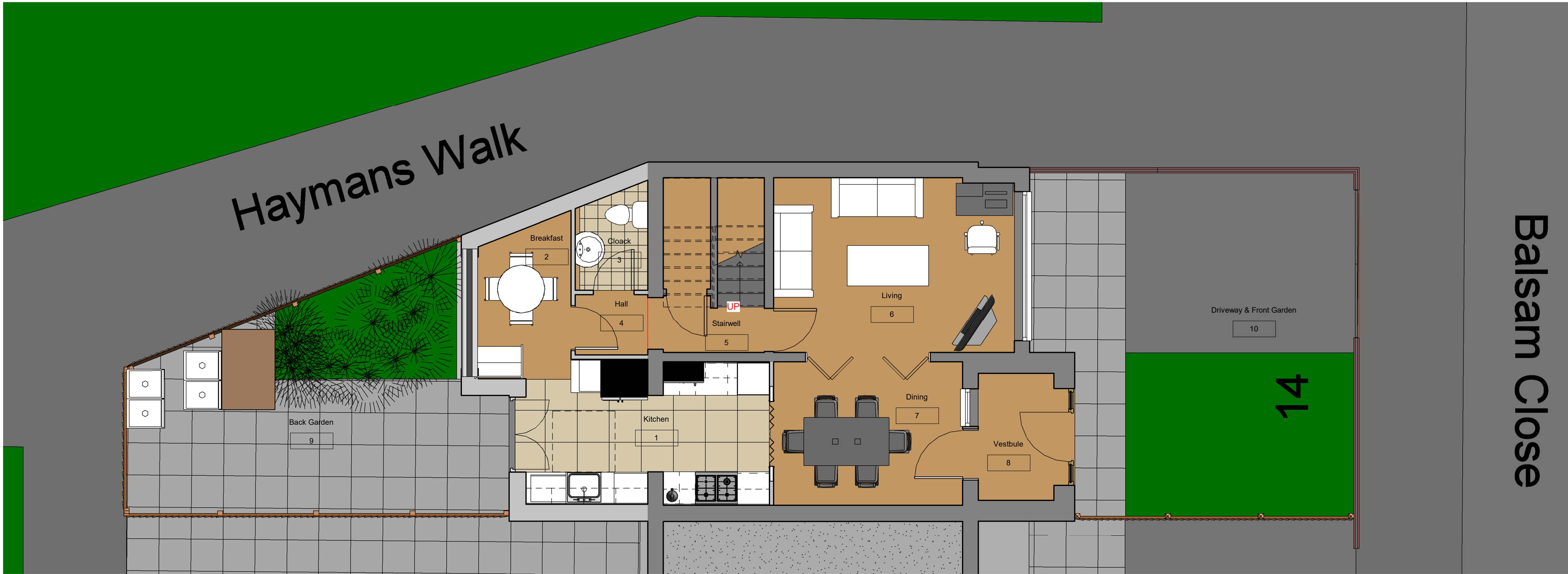


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No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

AEC ARCHITECTURE DESIGN ENGINEERING & CONSTRUCTION Commitment to Design Excellence	
Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A111	
Date: August 2020	Drawn by: AECDesign
Status: Proposed	Checked by: AECDesign
Sheet Size: A1	Approved by: AECDesign
Sheet Name: North-East Elevations	
Scale: 1 : 50	
Client Name: M Elsh	
Project Address: 14 Balsam Close Manchester, M13 9UL	Sheet No.: A111



2 00 Ground Floor Furniture
1 : 50



4 3D First Floor Plan
1 : 1



1 3D Ground Floor Plan
1 : 1



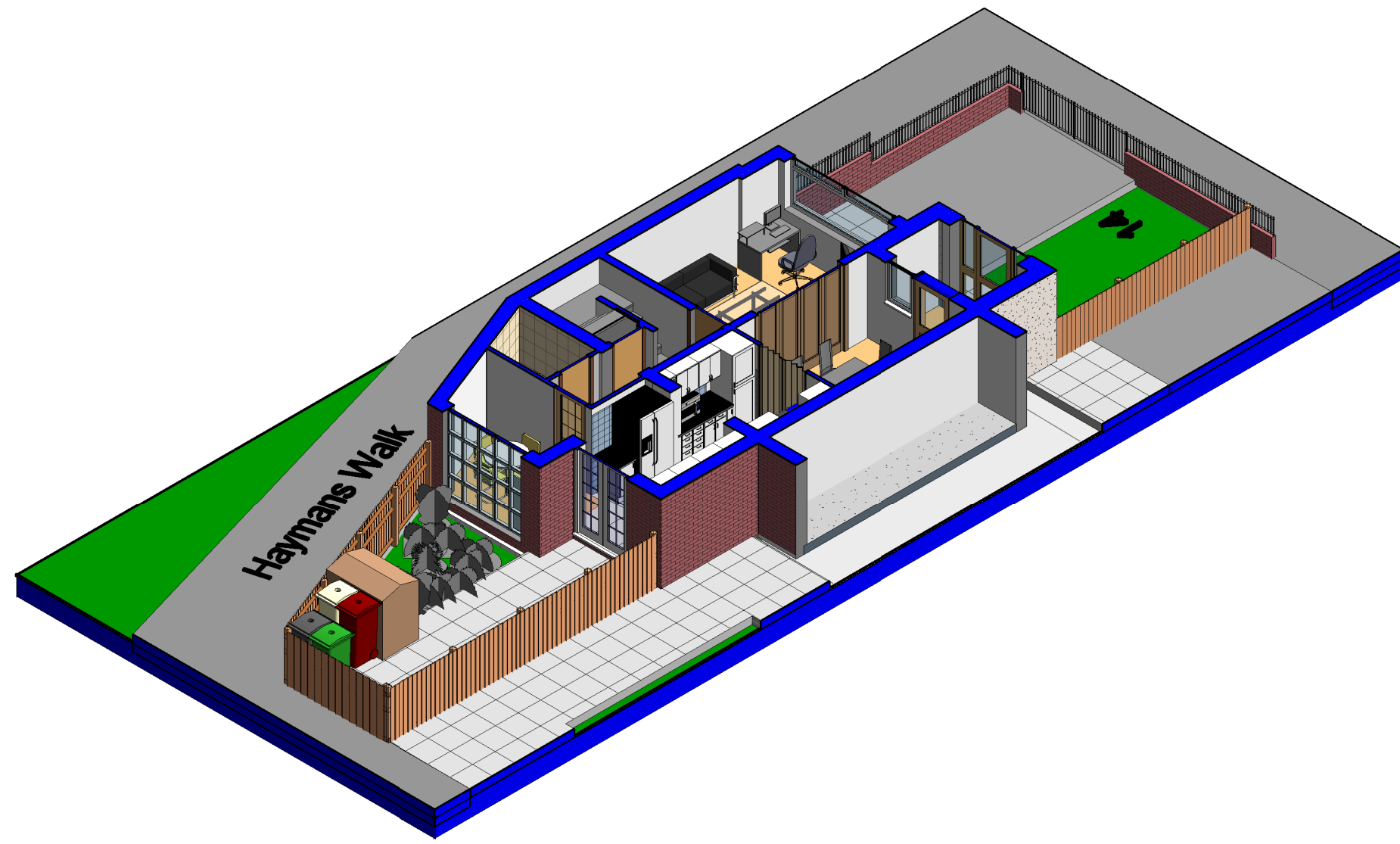
3 01 First Floor Furniture
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NOTES

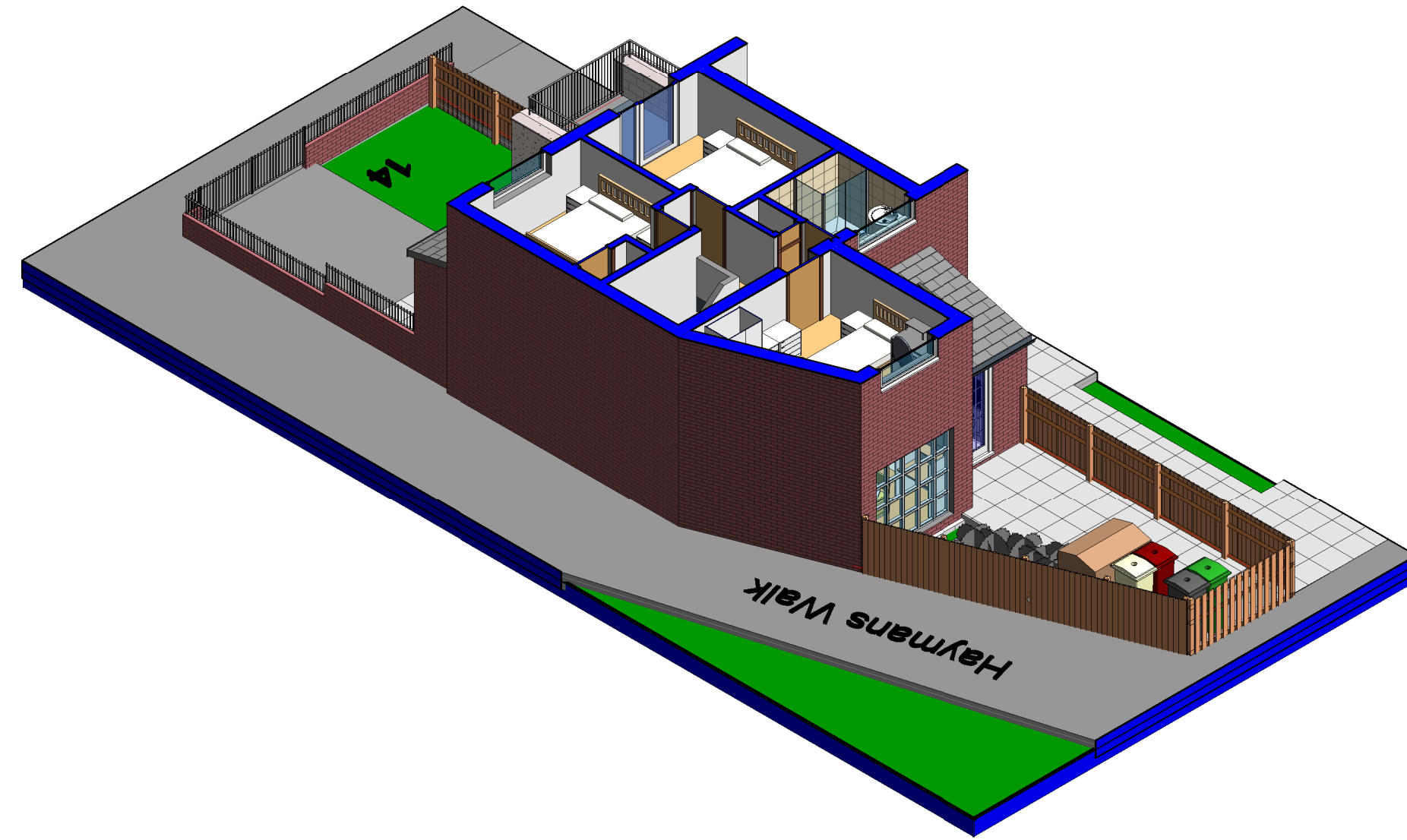
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No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

AEC ARCHITECTURE DESIGN ENGINEERING & CONSTRUCTION Commitment to Design Excellence	
Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A112	
Date: August 2020	Drawn by: AECDesign
Status: Proposed	Checked by: AECDesign
Sheet Size: A1	Approved by: AECDesign
Sheet Name: Furniture and 3D View Plans	
Scale: As Indicated	
Client Name: M. Elsh	
Project Address: 14 Balsam Close Manchester, M13 9UL	Sheet No.: A112



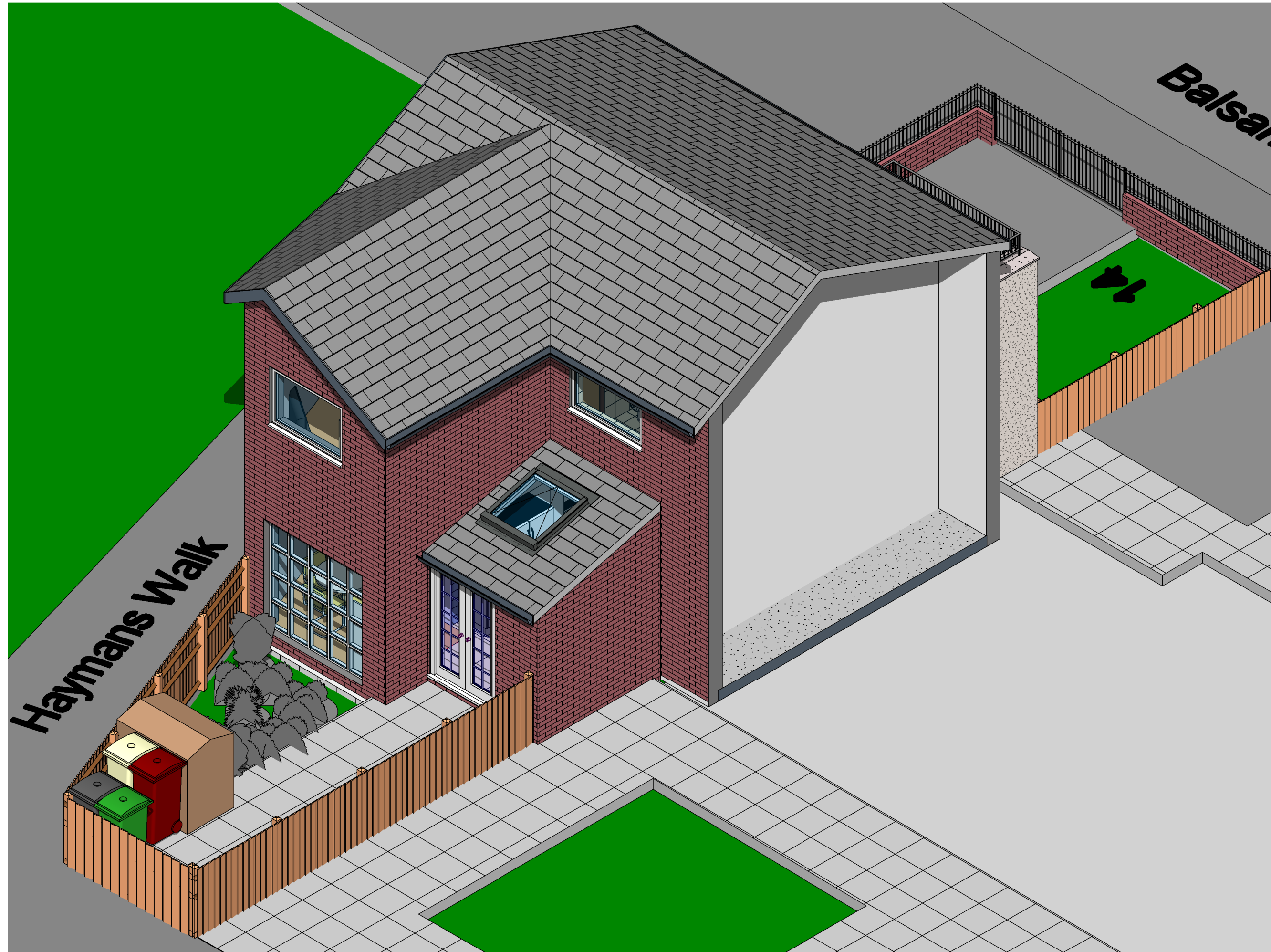
2 3D Ground Floor Plan 1



1 3D First Floor Plan 1



3 3D View 1



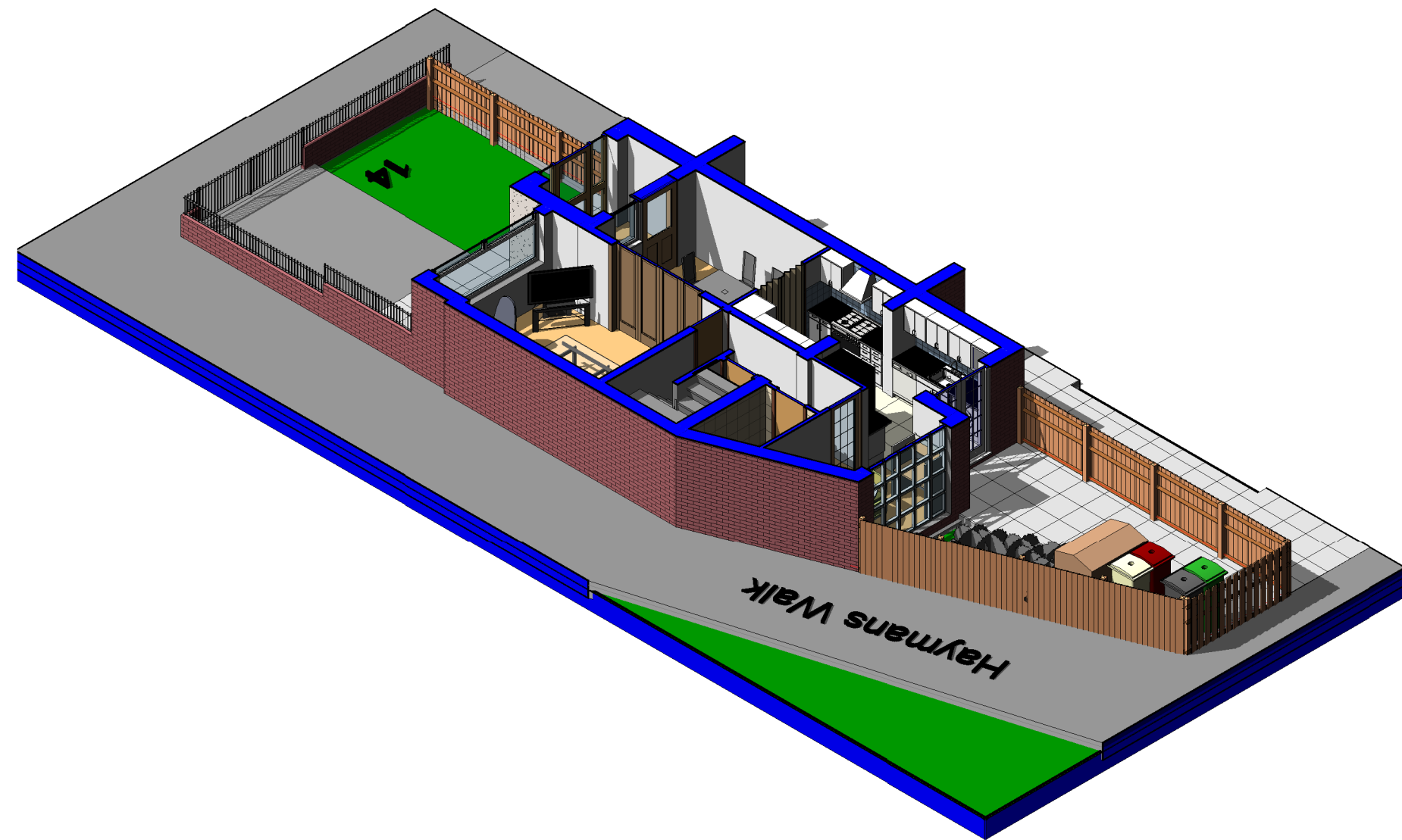
4 3D View 2

NOTES

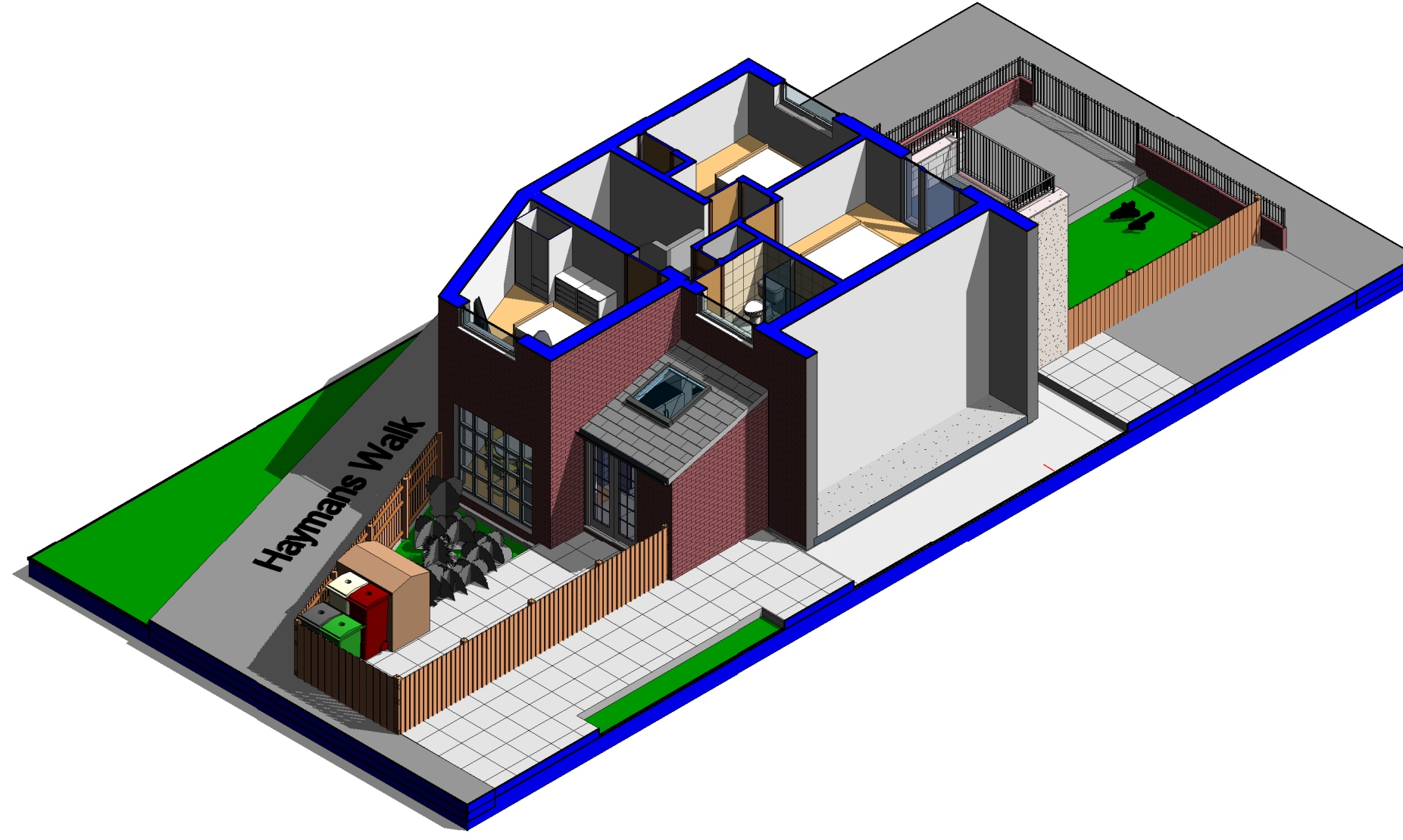
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No.	Description	Date
1	Extension reduced to 3.50m in compliance with the planning officer's recommendation.	17/08/2020

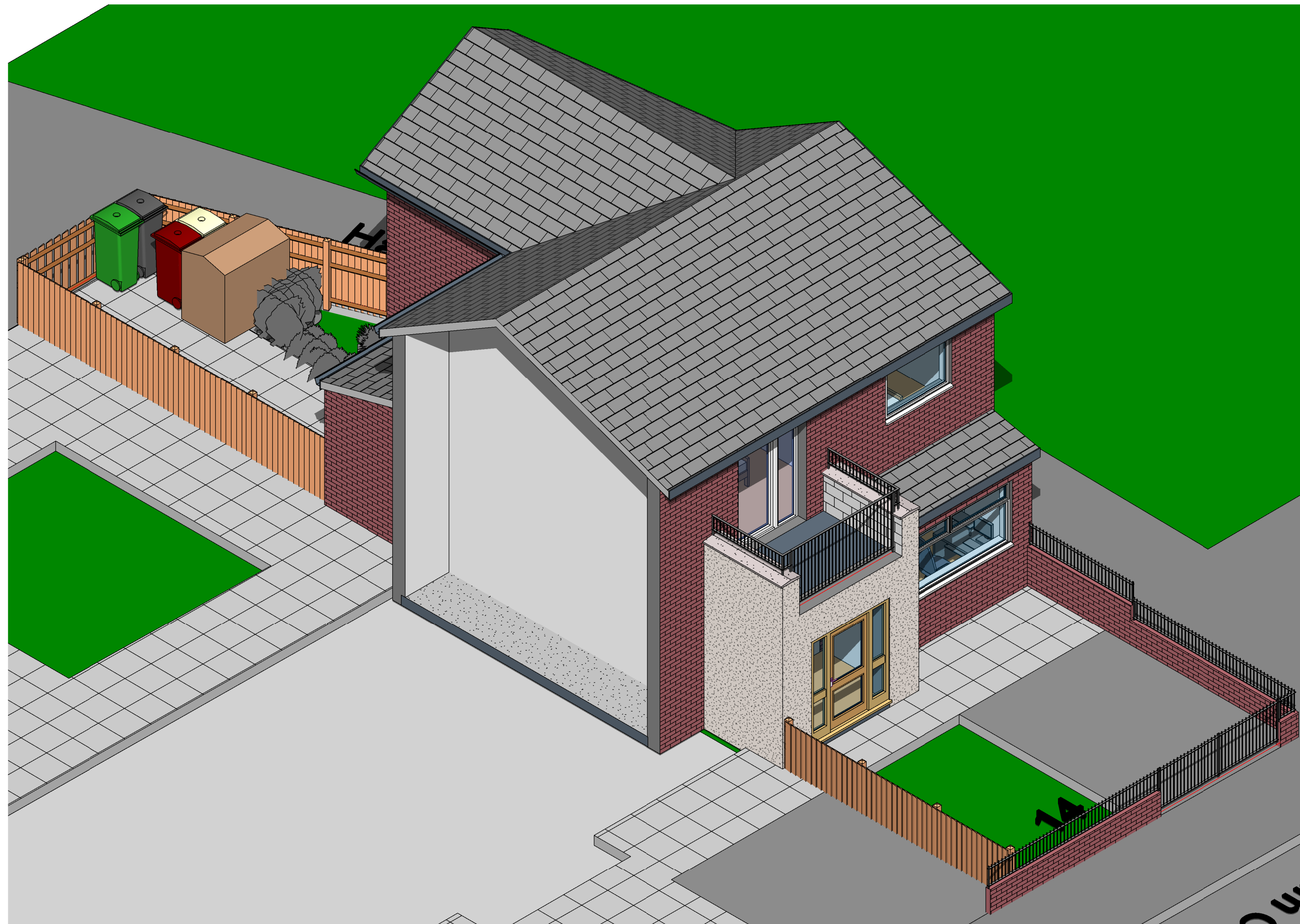
AEC ARCHITECTURE DESIGN ENGINEERING & CONSTRUCTION Commitment to Design Excellence	
Contact: Tel: 07985306082 Email: aecdesign.co.uk@outlook.com www.aecdesign.co.uk	
Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A113	Drawn by: AECDesign
Date: August 2020	Checked by: AECDesign
Status: Proposed	Approved by: AECDesign
Sheet Size: A1	
Sheet Name: 3D Views Set (1)	
Scale:	
Client Name: M Elash	Sheet No.: A113
Project Address: 14 Balsam Close Manchester, M13 9UL	



2 3D Ground Floor Plan 2



1 3D First Floor Plan 2



3 3D View 3



5 3D Perspective View 3_1
1:1



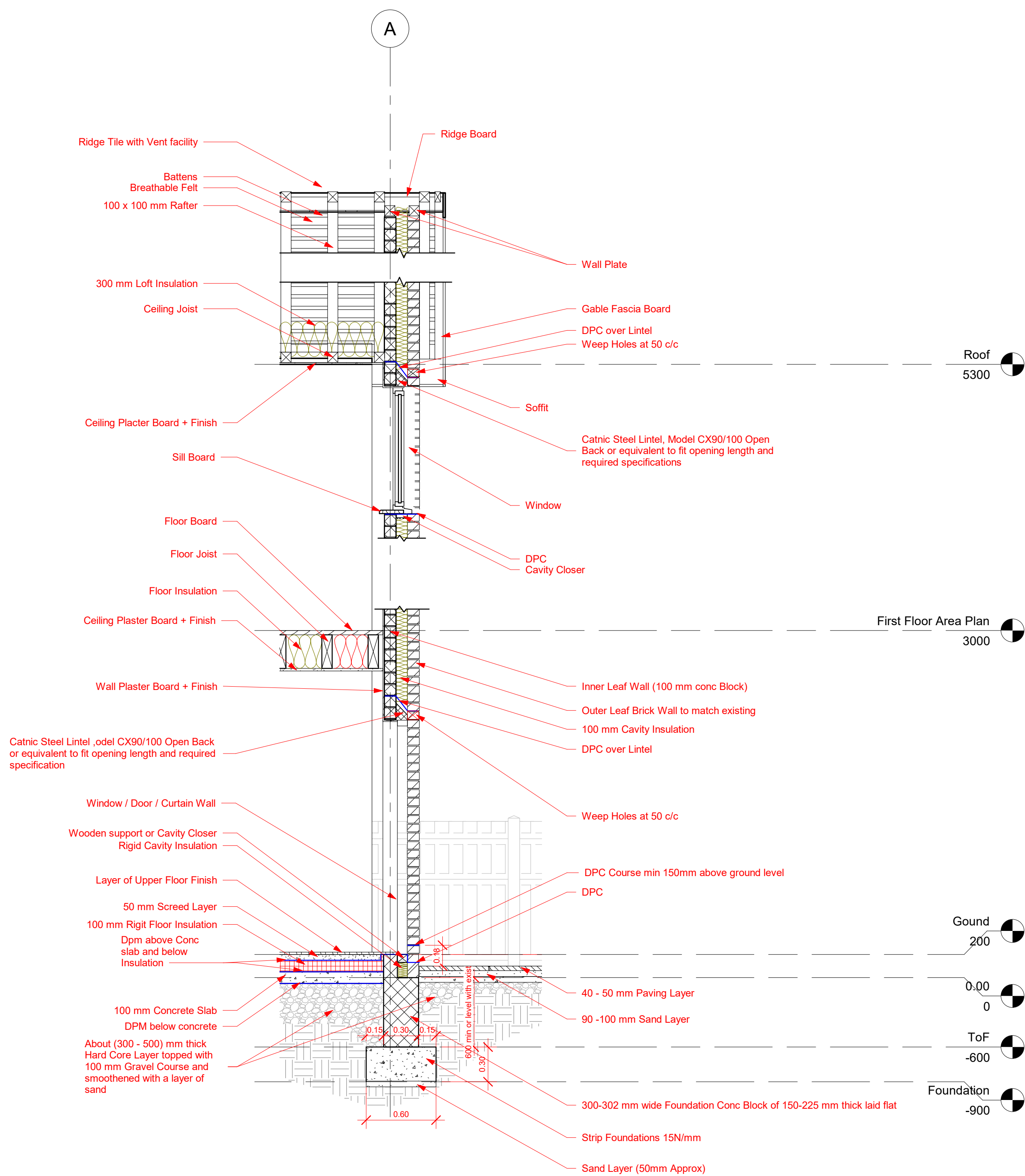
4 3D Perspective View 2_1
1:1

NOTES

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Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A114	
Date:	August 2020
Drawn by:	AECDesign
Status:	Proposed
Checked by:	AECDesign
Sheet Size:	A1
Approved by:	AECDesign
Sheet Name: 3D Views Set (2)	
Scale: 1:1	
Client Name: M Elash	
Project Address:	Sheet No.:
14 Balsam Close Manchester, M13 9UL	A114



2 Section AA (DIMS) - Callout 1
1 : 25

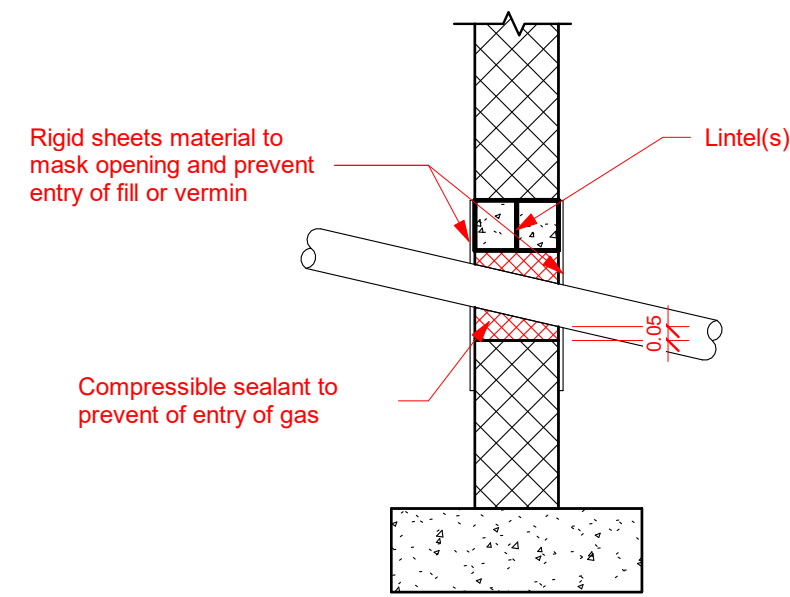


Diagram 7 (b): Pipe bridged by lintels (Section)

(b) Pipe shielded by arch or lintelled opening to give 50mm space all round the pipe. Both sides are masked with rigid sheet material to prevent entry of fill and vermin. The void is filled with a compressible sealant to prevent entry of gas.

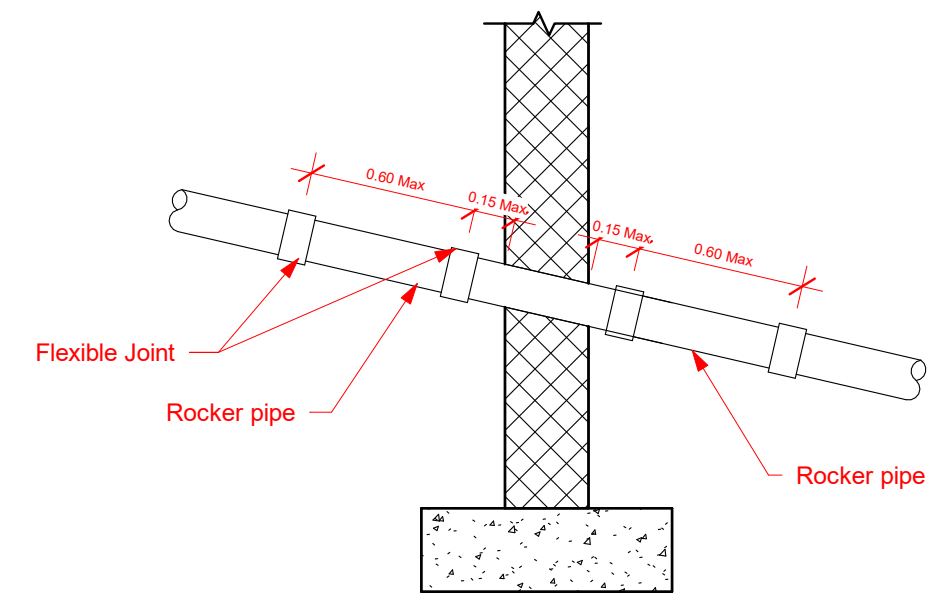


Diagram 7 (a): Pipes penetrating walls
(This is the preferred option)

(a) Short length of pipe bedded in wall, joints formed with 150mm of either wall face. Adjacent rocker pipes of max. length 600mm with flexible joints.

1 Drainage - Diagram 7 (a)
1 : 25

3 Drainage - Diagram 7 (b)
1 : 25

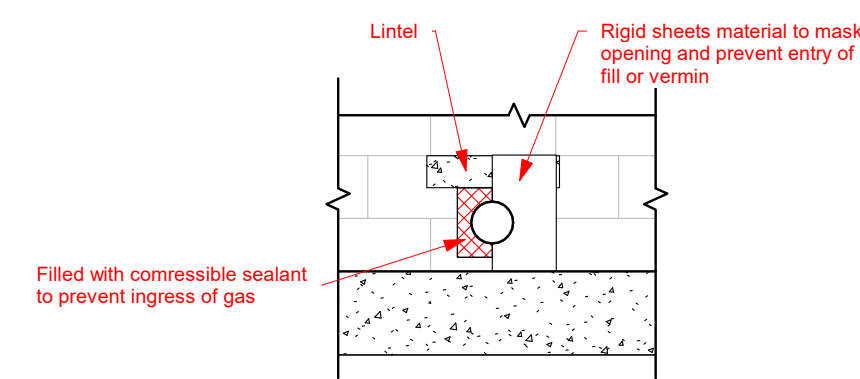
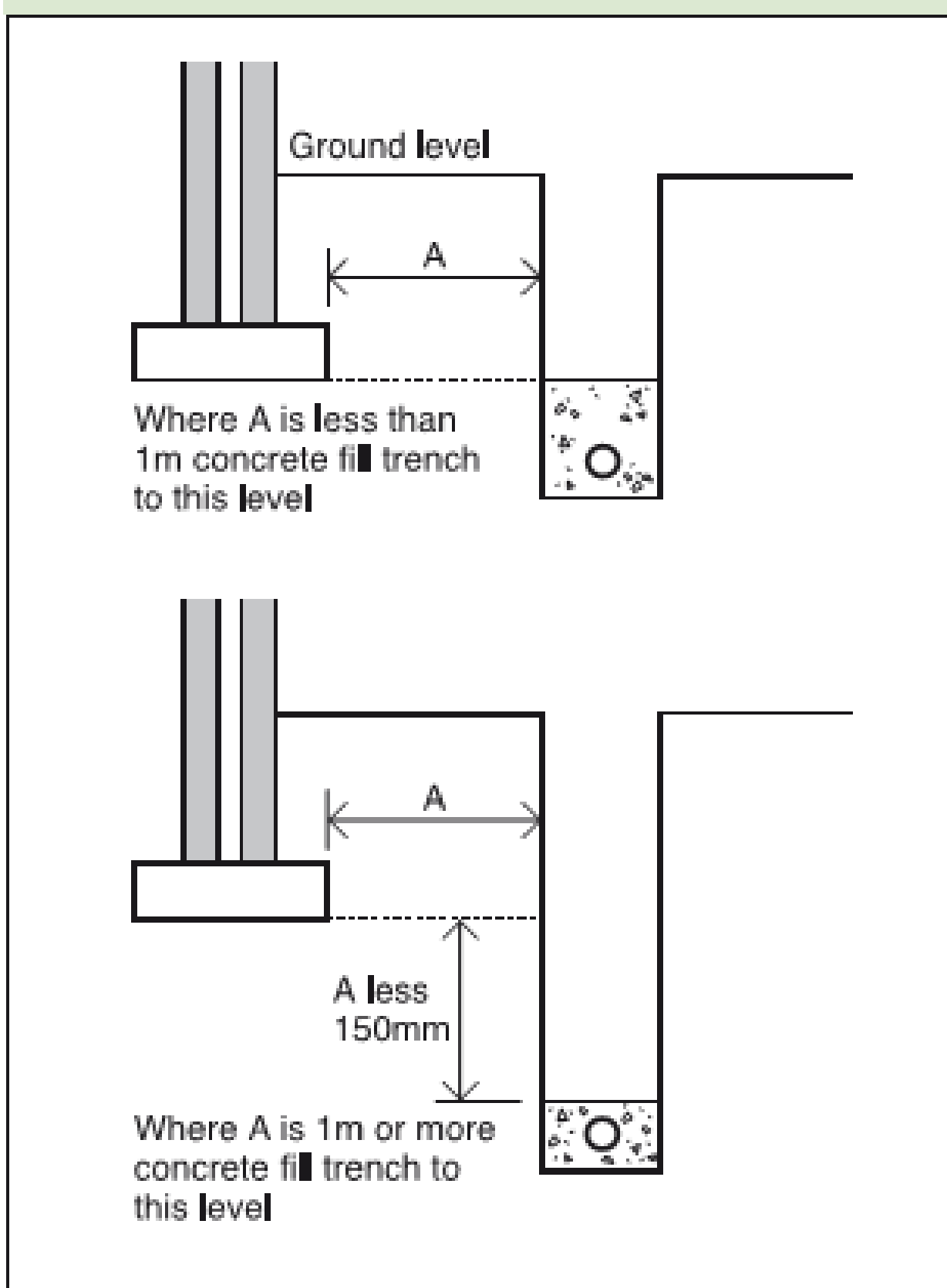


Diagram 7 (b): Pipe bridged by lintels (Elevation)

Pipe shielded by lintel. Both sides are masked with rigid sheet material to prevent entry of fill and vermin. The void is filled with a compressible sealant to prevent entry of gas.

4 Drainage - Diagram 7 (a) (Section)
1 : 25

Diagram 8 Pipe runs near buildings



5 Drainage - Diagram 8
1 : 5

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Project Name: Rear Extension (Revision 1 August 17/2020)	
Project No.: AECD_M13-9UL_2020_001_R1	
Drawing No.: AECD_M13-9UL_2020_001_R1_A115	
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Status: Proposed	Checked by: AECDesign
Sheet Size: A1	Approved by: AECDesign
Sheet Name: Detail Views (1)	
Scale: As Indicated	
Client Name: M Elash	
Project Address: 14 Balsam Close Manchester, M13 9UL	Sheet No.: A115

BEAMS

- All I Beams are to be suitable for the supporting loads and forces, and all must have minimum end bearings as specified by manufacturer or 150mm min. All I beams must be coated with anti-rust and fire retardant coating and encased to give full half fire resistance.
- All I beams are to be protected with DPC beneath and above to prevent condensation and infiltrated water reaching them.
- All calculations if required are to be provided by qualified Civil Structural Engineer or as specified by LA Engineer.

ROOF

- The proposed roofs pitches are to be approximately 30.83° for the main building and 15° for the GF rear extension of the kitchen.
- The roof coverings are to match roof of existing building to be selected by the contractor or owner to L.A. approval on 38mm x 25mm soft wood battens on breathable and untearable sarking felt weighing not less than 22 kg per 20 square metre roll, type 11 to BS 747 (or breathable underlay membrane [Speedline or equivalent] to meet BS 5250:2002) on rafters (roof joists) in accordance with the design shown on drawings details designed fixed and braced to BS5268 @ pitch to match the design made by the Architect and approved by LA Engineer and in accordance with the manufacturer's instructions and specifications as stated in BS5534:2003. (See all drawing).
- 100mm x 50mm soft wood wall plate strapped to wall @ caves max 1800mm centres using 30mm x 5mm mild steel Straps. Wall plate is laid on DPC insulation in roof space to conform to Part L of the Building Regulations 2005.
- Straps @ 1000mm centres max built into wall and fixed to 3no rafters (roof joists) 200mm x 50mm soft wood blocking noggins under straps. 200mm fibreglass insulation to roof space laid between joists and 150mm laid over retained @ eaves with rafter tray to maintain 50mm clear ventilation gap.
- 12.5mm Vapour-check reflective Plaster board with 2-3mm skim finish to soffit to underside of joists (Ceiling). Continuous 13mm fly screened vent gap full length of eaves soffit formed from 6mm or equivalent external quality PVC or plywood on 38mm x 38mm soft PVC or wood framing. Max U value 0.16 W/m² degrees c, (should a traditional roof construction be used the following timber will be used in lieu of trusses 100mm x 100mm soft wood sloping ceiling rafters (joists) spars at max 400mm c/c).
- Rafters (roof joists) are to be laterally reinforced with noggins.
- Roofing Felt to be laid lapped 75 mm at horizontal joints and 150 mm at vertical joints. Include for all concrete segmental ridge tiles and verge undercloak of 265 x 165 mm concrete plain tiles or similar or matching existing roof.
- Lead flashing dressed over new roof above the kitchen extension with min 150 mm upstand and cut into existing wall 25mm min. Make good existing external finish as required.

FLASHINGS

- Install Code 4 lead flashings with cavity trays over at roof / wall abutments

MECHANICAL VENTILATION

- Provide mechanical ventilation to utility and kitchen to give min 601 per second with 15 min over run operated by light switch.

KITCHEN-COOKER HOOD

- Kitchen to be fitted with a mechanical extractor vent providing not less than 60 litres / second intermittent ventilation. Ceiling mounted extractor to kitchen to be switch controlled.
- New WC to be fitted with a mechanical extractor vent providing not less than 6 litres / second intermittent ventilation. Ceiling mounted extractor to be switch controlled.
- New Utility area to be fitted with a mechanical extractor vent providing not less than 30 litres / second intermittent ventilation. Wall mounted extractor to be switch controlled.

RAINWATER GOODS

- Rainwater Goods Capacity: To comply with AD H3 Rainwater & Drainage Section 1
- Rainwater Goods - Provide and fix approved plastic guttering and down pipes complete with all fittings, fixed in accordance with the manufacturer's instructions.
- 110mm diameter half round or deep flow gutter. 68mm diameter rainwater pipes discharging into gully.
- Connect new rain water down pipe and all gullies to existing surface water manholes.

PLUMBING

- All work and materials including fittings shall comply with the requirements of the Local Authority.
- Soil pipes and accessories to B.S. 4514. W.C. 100 diameter waste connected to S & VP,BATH, SINK UNIT & SHOWER 76mm deep seal trap, 38mm diameter waste pipe. LB 76mm deep seal traps, 32mm diameter waste pipes, provide anti-siphonic traps where 50mm diameter common waste pipe is used for one or more appliances, waste pipes to be connected to S & VP or back inlet gully. SVP to discharge minimum 900mm above any opening lights.
- All new radiators to be fitted with thermostatic valves.
- Copper Pipes (or equivalent plastic pipes) to be in accordance with B. S. 659 for internal pipes and B. S. 1386 for underground pipes. Copper Fittings to copper tubing to be approved capillary fittings.
- Lagging. - Pipes above floor level are to be lagged with 12 mm hair felt fixed with soft copper tinned wire.
- Include for all necessary testing to the requirements of the Local Authority and Water Board.

SMOKE DETECTION

- Smoke detectors installed at ground & first floors adjacent stair areas, detectors to be permanently wired in, on a separate fused circuit To comply with B.S.6446

ELECTRICAL INSTALLATIONS

- All installations to comply with L.E.E. regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Switches and socket outlets for lighting and other equipment should be positioned between 450 -1200 mm above finished floor level.

SERVICES

- All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" to the satisfaction of the Building Control Inspector.

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JOINERY

- New roof light, 2 no Velux or similar, size 1100 mm wide 1400 mm long, to be fitted in accordance with the manufacturer's instructions and specifications. French patio door (PVC) to be fitted in accordance with the manufacturer's instructions and specifications.
- PVC windows to be fitted in accordance with the manufacturer's instructions and specifications.
- All timber for joinery work shall comply with the requirements of B. S. 1186, Part I with regard to quality, moisture content, defects etc. and shall be specially selected for the purpose for which it is to be used. Timber shall be worked square and true to size, an allowance of 3-2 mm being permitted from the sizes given except where a size is described as "finished".
- Finish eaves with 220 x 25 mm grooved fascia. Finish soffits where necessary with 10 mm external quality PVC.
- Provide Window and door frames and fix frames of sizes and members indicated on the drawings bedded in gauged mortar and pointed around with approved mastic.
- Provide plywood faced both sided flush door with weather board to B. S. 459 part 2 size 770 x 1935 mm to be hung on 11 pairs 100 mm steel butt hinges.
- Provide 50 mm PVC double glazed casement windows to the sizes shown on the drawings.
- Provide and fix 250 mm long aluminium alloy casement stay and pin to casements.
- Take delivery, store and fix four sets of aluminium alloy lever handles to door.

CARPENTRY

- Structural timber to be selected carcassing quality softwood and to be well cut and free from deformation and excessive knots, and to be in accordance with B. S.1860. Where built into brickwork ends of timber to be treated with approved wood preservative.
- Construct roof with timbers of sizes and centres as shown on the drawings.
- Wall plate (100x75 mm). Rafters (100x100mm) to be birds mouthed on wall plate.
- Noggings - Provide all noggings necessary for fixing plasterboard and as support for services.

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHINGS

- Provide 12.5 mm gypsum plasterboard to B. S. 1230 and fix to ceiling joists with 30 mm galvanised plasterboard nails at centres not exceeding 150 mm and finished with skimming coat of neat gypsum plaster. No plasterboard shall have a free end exceeding 50 mm.

GLAZING AND PAINTING AND DECORATING

- Paints - All paints are to be as manufactured by, and used strictly in accordance with the manufacturer's instructions.
- No decorating is to be executed on a falling temperature of 10 °C or during inclement weather and each coat is to be allowed to dry thoroughly before the succeeding coat is applied.
- Woodwork - Wood must be dry, smooth and free from grease. All internal and external painted work to be knotted, primed all round with wood primer and stopped with hard white putty and finished as follows:
 - 1st coat Undercoating
 - 2nd coat Gloss finishing coat
- Hardwood sills (or equivalent PVC) are to be clean, dry, smooth and free from grease and to be stained and once oiled.
- Allow plaster to dry for at least two weeks during the spring and summer periods. During adverse weather conditions moisture content in plaster must not exceed 18%. Remove efflorescence and all other loose or extraneous matter by dry scraping and dusting off. Prepare and apply two coats of emulsion paint on walls and ceilings.
- External painting: All painted work externally to be white.
- Internal painting: All painted work internally to be as per client's choice.

Miscellaneous

- All DPC and Cavity Tray with weep holes at 900 c/c.

NOTES

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Project Name Rear Extension (Revision 1 August 17/2020)	
Project No.	AECD_M13-9UL_2020_001_R1
Drawing No.	AECD_M13-9UL_2020_001_R1_A118
Date	August 2020
Status	Proposed
Sheet Size	A1
Sheet Name	Approved by
Building Notes (2)	
Scale	M Elesh
Client Name	Sheets No.
Project Address	14 Balsam Close Manchester, M13 9UL
A118	