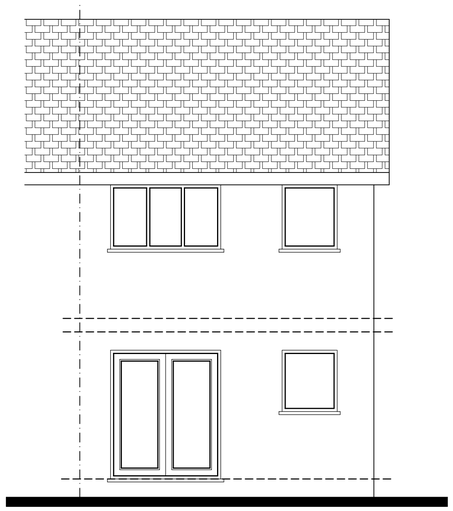
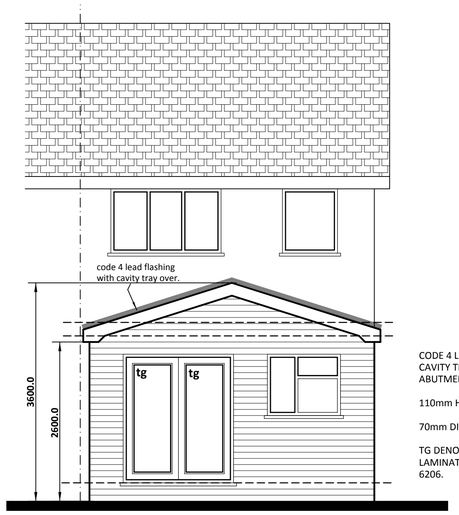


existing rear elevation.



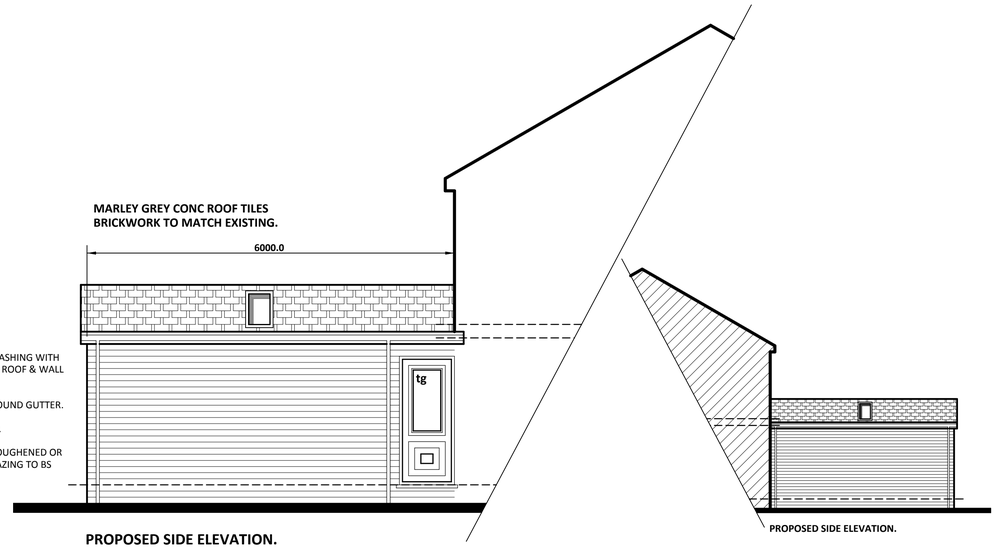
PROPOSED REAR ELEVATION.

CODE 4 LEAD FLASHING WITH CAVITY TRAY AT ROOF & WALL ABUTMENT.

110mm HALF ROUND GUTTER.

70mm DIA RWP.

TG DENOTES, TOUGHENED OR LAMINATED GLAZING TO BS 6206.



PROPOSED SIDE ELEVATION.

N O T E S

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS. ALL WORKS SHALL COMPLY AND TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER OR NOT INDICATED ON THIS DRAWING.

THIS DRAWING SHALL NOT BE SCALED.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY), MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671, ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS.

FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND 600mm WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION OF THE BUILDING INSPECTOR.

EXTERNAL WALLS BELOW DPC:
CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/sqmm INNER LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND LEVEL. PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING THROUGH LOAD BEARING WALLS BELOW DPC.

EXTERNAL WALL CONSTRUCTION:
100mm FACING BRICKWORK TO MATCH EXISTING.
110mm CAVITY WIDTH, 100mm CONCRETE BLOCKWORK INNERLEAF, MINIMUM 60mm KINGSPAN INSULATION ON INNER SIDE OF CAVITY. FIXED USING INSULATION RETAINING CLIPS THERMAL ECONOMICS 2L2 CAVITY CLOSING DPC's OR SIMILAR TO ALL OPENINGS. PROVIDE WEEPHOLES AT THE BASE OF ALL CAVITY TRAYS AND BELOW WALL DPC, INSTALL 115x65x10mm TYPE 'W' WEEPVENTS OR SIMILAR IN WEEPHOLES. WEEP HOLES AT 900mm CTS, WHERE BELOW DPC AND AT 450mm CTS WHERE ABOVE OPENINGS STAINLESS STEEL WALL TIES AT 750mm HORIZONTAL CTS AND 450mm VERTICAL CTS AND STAGGERED TIES AT 220mm CTS VERTICALLY AT ALL WINDOW AND DOOR OPENINGS. BELCAST WEATHERING DETAIL AT BOTTOM EDGE OF RENDER.

DAMP PROOF COURSE:
TO BE BS743:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC LAPPED AT LEAST 150mm.

FLOOR CONSTRUCTION:
50mm SCREED OR 15mm FLOORING GRADE ASPHALT ON MIN 150mm THICK CONCRETE SLAB ON 80mm THICK RIGID KINGSPAN INSULATION ON VISQUEEN 1200 GRADE ON SAND BLINDED HARDCORE WELL COMPACTED. PROVIDE 30mm THICK RIGID INSULATION ALL ROUND THE FLOOR PERIMETER EDGE. VISQUEEN FROM THE UNDERSIDE OF THE INSULATION TAKEN UP THE FLOOR EDGE AND LAPPED INTO THE WALL DPC. THE 'U' VALUE OF THE FLOOR TO BE 0.22W/SQM.

ROOF CONSTRUCTION: REFER TO SECTIONAL DETAIL.

RAINWATER GOODS:
GUTTERS AND RWP's TO MATCH EXISTING OR NEW 100mm SQUARE SECTION AND SQUARE RWP's TAKEN TO RODABLE BACK INLET GULLIES.

WINDOWS:
WINDOWS TO BE GLAZED WITH DOUBLE LOW 'E' (SOFT) ARGON FILLED WITH MINIMUM 16mm GAP DOUBLE GLAZED UNITS. 8000mm2 VENTILATOR TO WINDOW HEAD IN HABITABLE ROOMS. ALL GLAZING SHALL BE TOUGHENED OR LAMINATED SHOWN (TG) IN ACCORDANCE WITH BUILDING REGULATIONS PART N.

ESCAPE WINDOWS TO BEDROOMS SHALL HAVE AN OBSTRUCTED OPENABLE AREA OF MIN 0.33m2 AND AT LEAST 450mm HIGH AND 450mm WIDE SIDE HUNG OPENER.

THE BOTTOM OF THE OPENABLE AREA SHALL BE MAX 1100mm ABOVE FLOOR LEVEL. WINDOWS TO ACHEIVE A 'U VALE' OF 1.6w/m2K, DOORS TO ACHEIVE A 'U VALU' OF 1.8w/m2k.

DRAINAGE:
DRAINAGE TO BE HEPWORTH OR SIMILAR APPROVED WITH FLEXIBLE JOINTS LAID IN ACCORDANCE WITH MANUFAC INSTRUCTIONS. ALL DRAINS UNDER BUILDING TO BE ENCASED IN 150mm CONCRETE SURROUND, WHERE DRAINS PASS THROUGH WALLS A SUITABLE OPENING IS TO BE FORMED TO GIVE 50mm MIN CLEARANCE FOR AN APPROPRIATE FLEXIBLE JOINT TO BE USED IN ACCORDANCE WITH APPROVED DOCUMENT H & BS8301/1995.

ALL DRAINS CONNECTIONS AND POSITIONS OF NEW INSPECTION CHAMBERS TO BE DETERMINED ON SITE TO SUIT EXISTING DRAIN RUNS.

NOTE:
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN 07798 686430. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER.

THIS DRAWING IS COPYRIGHT AS DESCRIBED IN SECTION 47 DESIGN AND PATENTS ACT 1988, AND SHALL NOT BE COPIED OR USED FOR ANY OTHER ADDRESS, THE WORKS ONLY REFER TO 4 GARDNER STREET, MANCHESTER, FOR MR SYED MUJTABA SALEEM.

Client:
MR SYED MUJTABA SALEEM.

Project:
ERECTION OF SINGLE STOREY EXTENSION TO REAR.

Location:
4 GARDNER STREET
MANCHESTER, M12 5PH.

Date / Scale:
December 2019. Scale: 1:50, 1:100.

Copyright:
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Surveyors & Architectural Consultants
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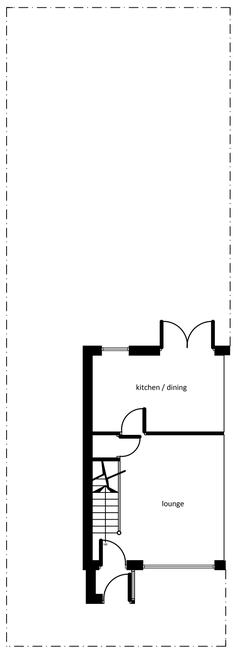
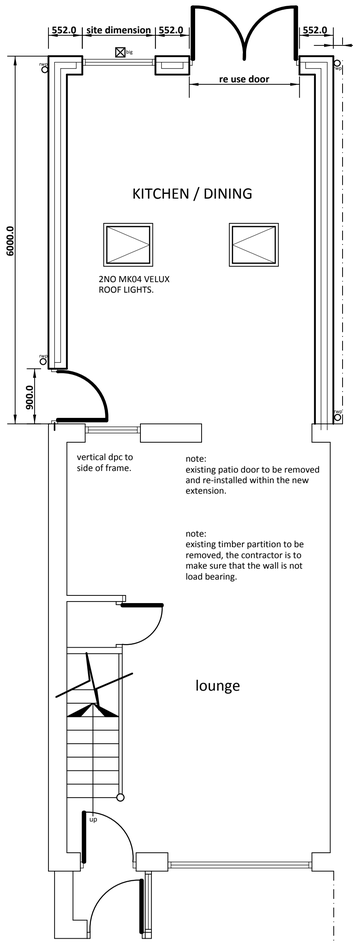
Dwg No:
106/12/19/4/@A1

NOTE:
PROPOSED EXTENSION NOT TO EXCEED 6m AS SHOWN, AND NOT TO EXCEED TOTAL 4m IN HEIGHT.

existing ground floor / site layout. (1:100).



PROPOSED GROUND FLOOR LAYOUT.



NOTE:
ALL NEW EXISTING CAVITIES TO BE CONTINIOUS OR A PROPRIETARY INSULATED WALL TIES SYSTEM AND VERTICAL DAMP PROOF COURSE TO BE INSTALLED AT JUNCTION OF NEW AND EXISTING WALL TO INSPECTORS SATISFACTION.

NOTE:
ANY GLAZING WITHIN DOOR TO BE EITHER TOUGHENED OR LAMINATED TO BS6206.

DRAINS.
ALL NEW DRAINS TO BE CONNECTED INTO THE EXISTING SYSTEM VIA 110mm DIA REST BEND.

DISCLAIMER:
KHALID KHAN ASSOCIATES DOES NOT ACCEPT ANY LIABILITY FOR THE POSITION OF ANY DEAD OR ALIVE DRAINS THIS IS TO BE INVESTIGATED BY THE 'CONTRACTOR' PRIOR TO WORKS COMMENCING ON SITE.

NOTE:
CONSTRUCT NEW INSPECTION CHAMBER CONNECTED INTO THE EXISTING SYSTEM TO THE SATIS OF THE BUILDING INSPECTOR.

REFER TO MAIN NOTES.

CHAMBER DEPENDENT ON DRAIN RUNS.

NOTE:
EXISTING DRAINS PASSING UNDER PROPOSED EXTENSION TO BE ADEQUATELY BRIDGED TO THE SATISFACTION OF THE BUILDING INSPECTOR.

NOTE:
A MIN 150mm GAP TO BE RETAINED BETWEEN EXISTING WALL AND PROPOSED EXTENSION. IN ACCORDANC WITH PARTY WALL ACT 1996.

The Owner has a duty to serve a party wall notice to any adjoining owners if works are to be carried out to a party wall, structure, or line of junction or if work involves excavation within 3m of a neighbouring building. A party wall agreement/ award should be formalised before commencment of works.

CDM Regulations all parties must abide by the construction design & management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator.

IMPORTANT NOTE:

THIS PROJECT REQUIRES PLANNING CONSENT AND WORKS SHALL NOT COMMENCE UNTIL PLANNING APPROVAL AND BUILDING REGULATION APPROVAL HAS BEEN GRANTED.

FOUNDATIONS:
NEW FOUNDATIONS TYPE TO BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE (EITHER STRIP FOUNDATIONS OR PILE FOUNDATIONS).

ALL WORKS TO BE CARRIED OUT TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT DETAILED OR SPECIFIED ON THIS PLAN, ANY CHANGES ON SITE TO BE FIRST AGREED WITH THE BUILDING INSPECTOR.

HEALTH & SAFETY NOTES:

CONTRACTOR MUST ENSURE THAT ALL WORKS ON SITE IS CARRIED OUT IN A SAFE & SATISFACTORY MANNER, IN ACCORDANCE WITH HEALTH & SAFETY AT WORKS ACT 1974, COSHH REGULATIONS 2002 & REQUIREMENTS OF C.D.M.

DO NOT SCALE FROM THIS DRAWING.

HEATING:
ALLOW FOR MODYFYING & EXTENDING THE EXISTING PIPES RADIATOR HEATING SYSTEM WITH AN ADEQUATELY SIZED RADIATORS FITTED WITH 'TRV' NEW HOT WATER STORAGE AND SUPPLY SYSTEMS TO BE DESIGNED & INSTALLED IN ACCORDANCE WITH BS 6700:2006 OR BS EN 12897:2006. WORKMANSHIP TO BE IN ACCORDANCE WITH BS800-15: 1990. ENSURE SHOWER TRAYS ARE FITTED WITH AN APPROPRIATE TEMPERATURE CONTROL DEVICE WHICH WILL NOT ALLOW HOT WATER SUPPLY TO EXCEED 48 deg C TO PREVENT SCALDING.

ELECTRICAL:
THE CONTRACTOR TO ALLOW FOR MODIDYING & EXTENDING THE EXISTING LIGHTING AND POWER ELECTRICAL INSTALLATIONS TO SUIT NEW POSITIONS.

ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON REGISTERED UNDER A COMPETENT PERSON CERTIFICATE SUCH AS BRE CERTIFICATION LTD, BSI, NICEIC CERTIFICATION. AN APPROPRIATE BS7671 ELECTRICAL CERTIFICATE IS TO BE ISSUED FOR THE WORKS CARRIED OUT.

ROOF CONSTRUCTION

MARLEY GREY CONC ROOF TILES ON 17.5 DEGREE ROOF PITCH.

ON 50x24mm TANALISED BATTENS ON TYVEK OR SIMILAR ROOFING FELT ON 150x50mm SW ROOF SPARS AT 450mm CTS MAX.

WALL PLATES 75x100mm SW AND STRAPPED DOWN WITH 30x5mm GALVANISED MILD STELL STRAPS PLUGGED AND SCREWED TO WALL 270mm THICK GLASFIBRE INSULATION OVER 150x50mm CEILING JOISTS AT 450mm CTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH.
ROOF SPACE RETAINED AT EAVES WITH RAFTER TO GIVE 25mm CLEAR VENTILATION WITH A CONTINUOUS RUN OF GLIDEVALE SOFITT VENTILATOR SV 609. INSULATION RETAINER TRAYS TO BE ADOPTED TO ENSURE INSULATION DOES NOT RESTRICT VENTILATION. CONTINUOUS 13mm FLY SCREENED VENTILATION GAP RUNNING FULL LENGTH OF EAVES SOFITT.

2NO GGL MK04 VELUX WINDOWS TO BE FITTED TO MANUFAC SPECIFICATION, WITH LEAD FLASHING SURROUND.

NOTE:
3NO 150x150mm BOX BEAMS TO ACT AS PURLINS & RIDGE BEAM WITH 100x75mm WALL PLATE SHOT FIRED INTO BEAMS. BEAMS TO BE ENCASED IN A LAYER OF 12.5mm FIRELINE PLASTER BOARD AND SKIM FINISH.

WALL CONSTRUCTION BELOW GROUND LEVEL:

DENSE CONCRETE BLOCKWORK AND WEAK MIX CONCRETE CAVITY FILL BELOW GROUND LEVEL, MIN 225mm FROM TO OF CAVITY FILL TO LOWEST DPC IN WALLS.

WALL TO BE BUILT OF 600x150 - 200mm DEEP CONCRETE STRIP FOUNDATIONS MIN 750mm COVER TO FOUNDATIONS. FOUNDATION MUST BE TAKEN BELOW ANY ADJACENT DRAIN INVERT LEVEL. ANY DRAINS PASSING BENEATH BUILDING TO BE CASED IN 150mm CONCRETE DRAINS PASSING THROUGH WALL TO HAVE 150x100mm RE-INFORCED CONC LINTOLS OVER AS REQUIRED MIN 150mm END BEARING.

2NO 225x220mm STANDARD AIR BRICKS VENTS WITHIN ROOF VOID TO AID VENTILATION.

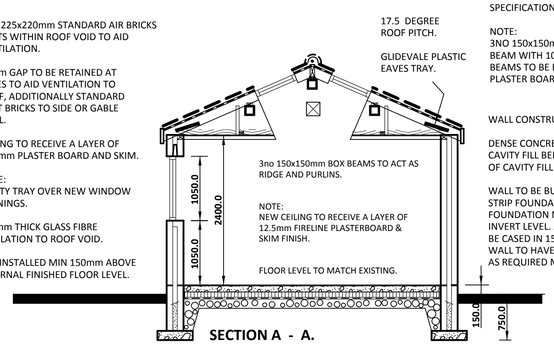
25mm GAP TO BE RETAINED AT EAVES TO AID VENTILATION TO ROOF, ADDITIONALLY STANDARD VENT BRICKS TO SIDE OR GABLE WALL.

CEILING TO RECEIVE A LAYER OF 12.5mm PLASTER BOARD AND SKIM.

NOTE:
CAVITY TRAY OVER NEW WINDOW OPENINGS.

270mm THICK GLASS FIBRE INSULATION TO ROOF VOID.

DPC INSTALLED MIN 150mm ABOVE EXTERNAL FINISHED FLOOR LEVEL.



SECTION A - A.