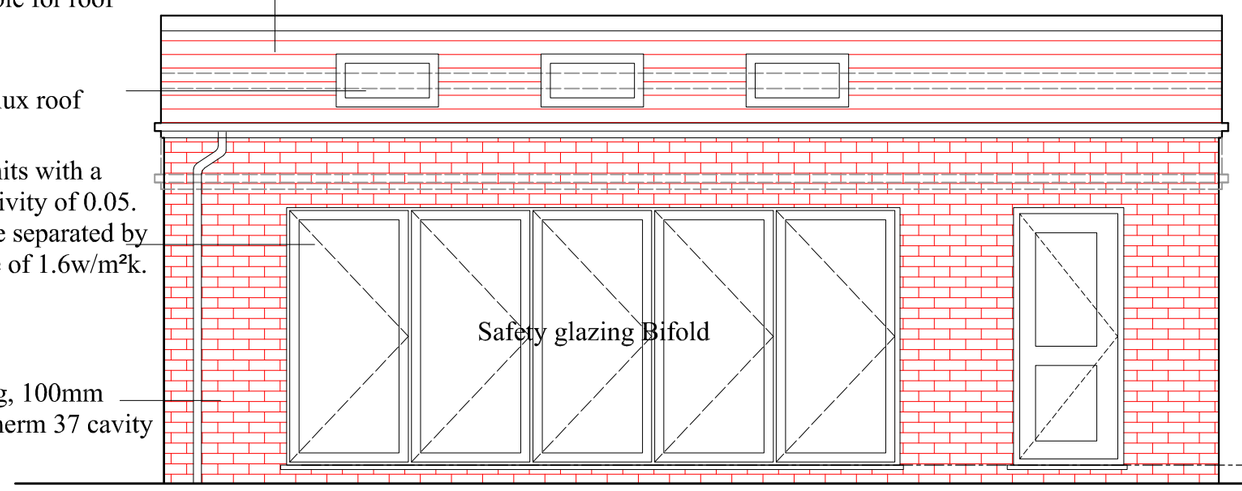
New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x150mm treated rafters @ 450mm c/c. roof tiles to be suitable for roof pitch.

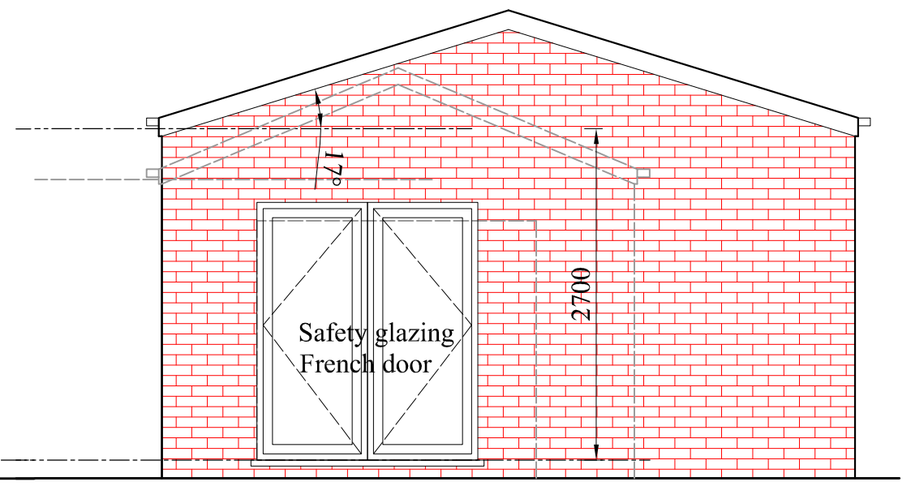
Double rafters & trimmers to Velux roof windows

Windows to use double glazed units with a 'low-e' soft coating with an emissivity of 0.05. The double glazed panes are to be separated by a 16mm gap to provide a U-value of 1.6w/m²k. Trickle vents to windows.

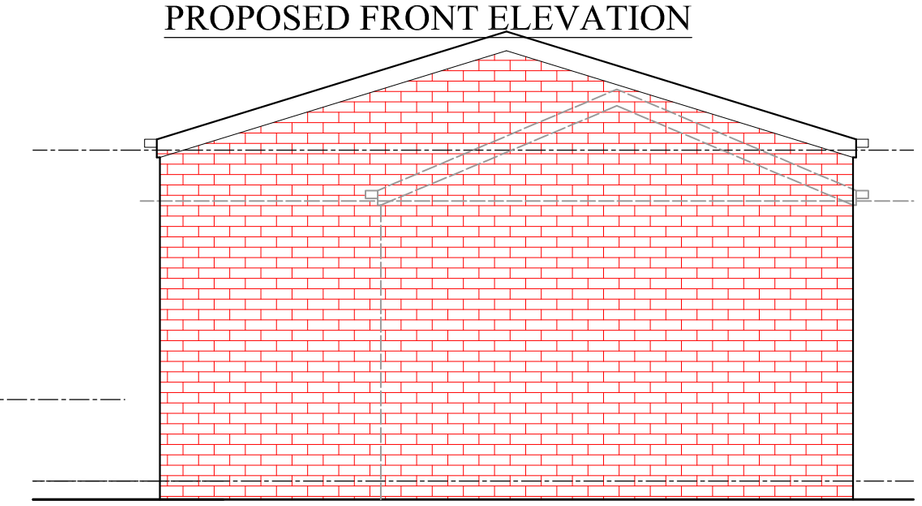
New brick work to match existing, 100mm cavity to be fully filled with Dritherm 37 cavity insulation



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

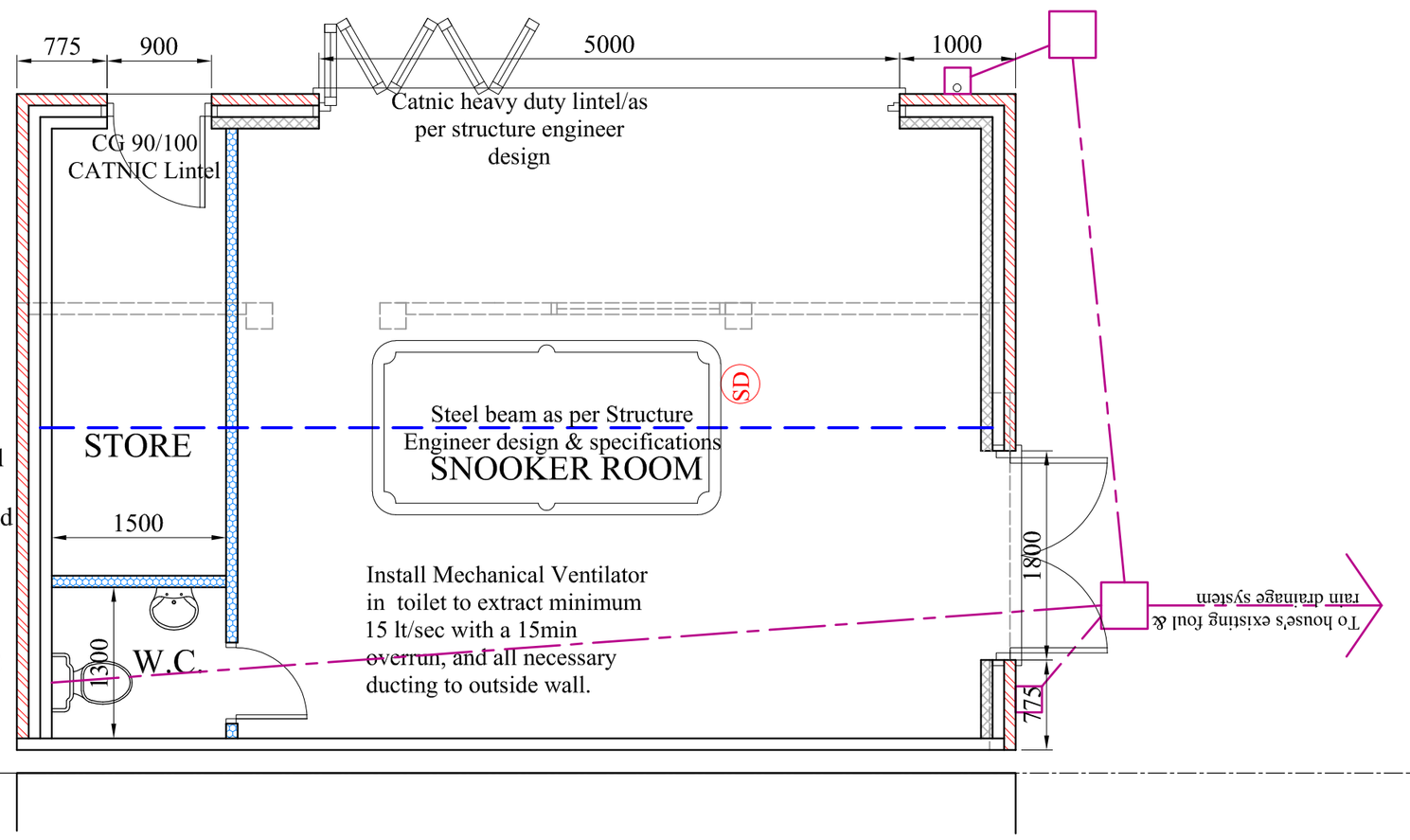


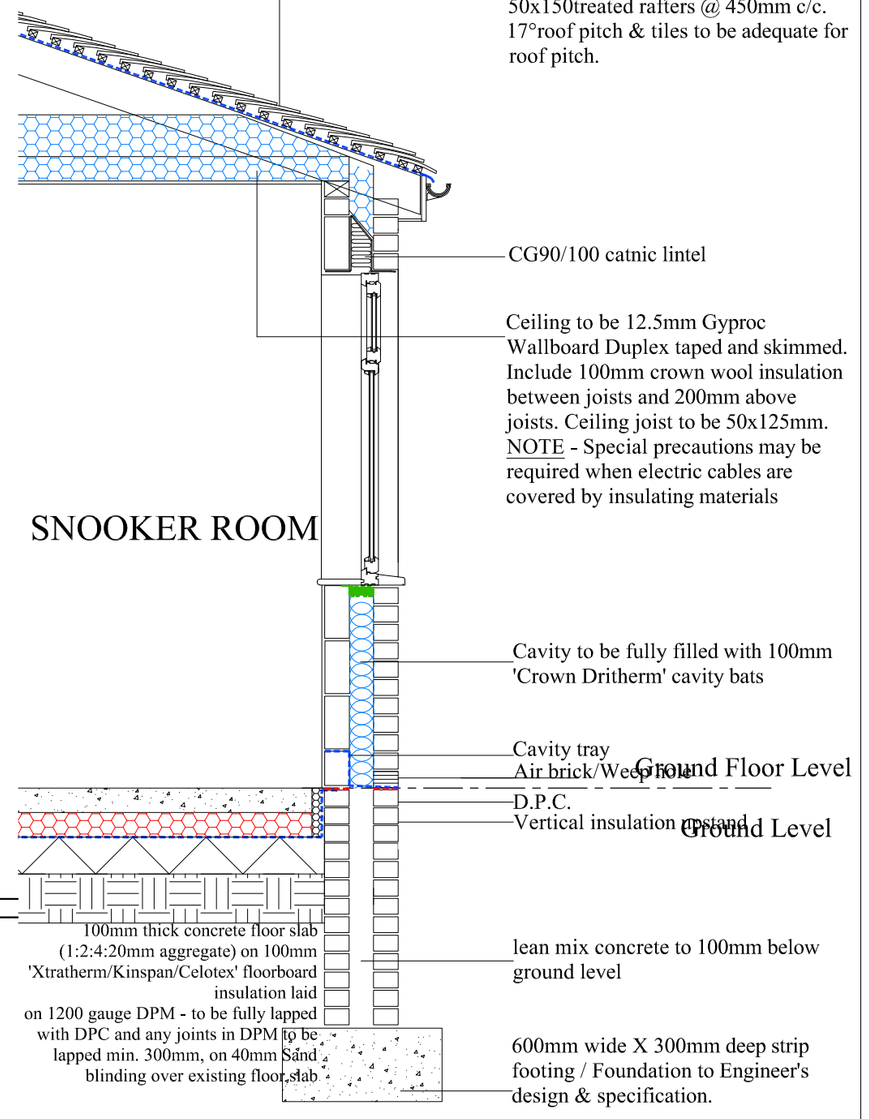
PROPOSED REAR ELEVATION

- New brick work to match existing. 102mm facing brick, 100mm Cavity to be fully filled with Knauf's Dirtherm 37 Cavity batts and 100mm Thermalite blockwork internal skin.
- All new windows to use double glazed units with a 'low-e' soft coating with an emissivity of 0.05. The double glazed panes are to be separated by a 16mm gap to provide a U-value of 1.6w/m²k. Trickle vents to windows. Safety glazing to critical locations. Windows to open 1/20 th of the floor area.
- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skimmed. Include 100mm crown wool insulation between joists and 170mm above joists. NOTE - Special precautions may be required when electric cables are covered by insulating materials.
- All internal SVPs to be boxed in with 2 No. layers of 12.5mm plasterboard, outer layer to be moisture resistant, on 75x50mm softwood framework @ max. 400mm c/cs with 30mm 'QuietZone Acoustic Blanket' fixed to manufacturers specification and an access panel to enable rodding of the Soil Pipe. All pipework to be wrapped in 'QuietZone Partition Roll'.

- Mid span strutting should be provided to floor and ceiling joists.
- Where new brickwork abuts existing walls cavities should be continiuous.
- A cavity tray (300mm wide DPC) to be provided over the brickwork on all door and windows opening.
- All internal and external lintels to have 150mm minimum bearing.
- 30x5mmx1.2m galvanized steel straps to be used for lateral restraint at top with gable wall and roof rafters @ 2m c/c.
- Steel work to Structure Engineer's design and specifications. Boxed in 2 layers of plasterboard or single layer of Fireline.
-Sockets and switches between 450mm and 1200mm.
- All drainage to the satisfaction of the LABC Inspector on site.
- All new gas and heating works to be carried out by a Gas Safe Registered Installer and certificate to be provided on completition.
- All new Electricla work to be carried out by a qualified and competent person and certificate to be issued on completion of works.
- All smoke & heat detectors to be battery packed, mains powered, hardwired internlinked.

G A R D E N





SECTION

PURPOSE OF ISSUE	BUILDING CONTROL

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discreprencies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

(1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
(2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
(3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
(4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
(5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
(6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
(7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
(8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
(9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
(10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
(11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
(12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS
(13) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
(14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
(10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3: 1985.
(15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
(16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
(17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
(18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P. COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
(19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

– CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
– DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U–VALUE OF WALLS TO BE 0.28w/m k AND U–VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8w/m k (I.E.. CONSTRUCTED AS INDICATED). SAFETY GLAZING TO CRITIICAL LOCATIONS.
– WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN
– THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
– INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'POLYFOAM PLUS FLOORBOARD 220' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
16, Abbotsford Road, Whalley Range

CLIENT
-

DRAWING TITLE
Outbuilding Plan

JOB No	DRAWING No
-	NA-B01

SCALE	DATE	REVISION
1:50/25@A2	Oct. 2019	

DRAWN NA CHECKED BY -

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na design