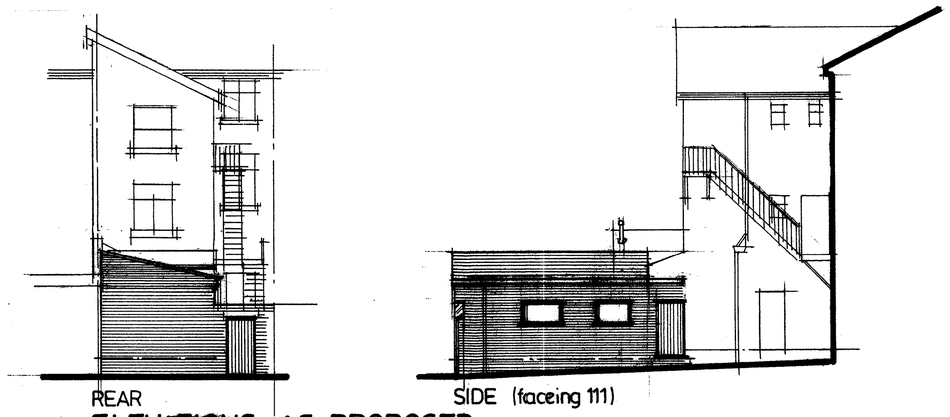
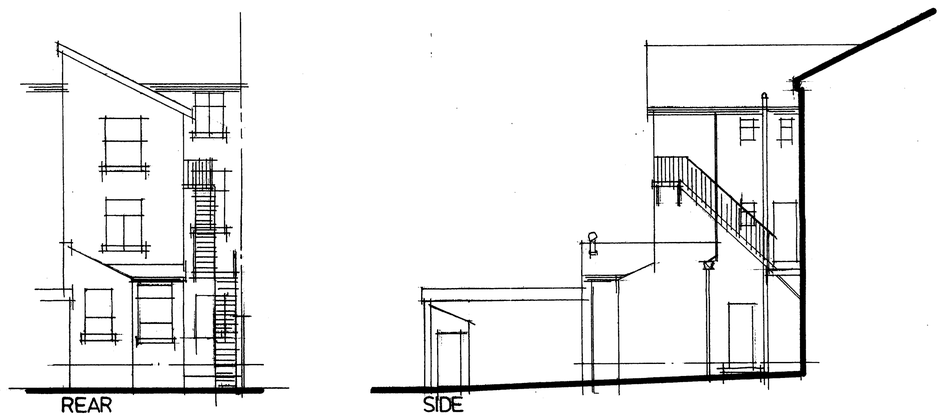
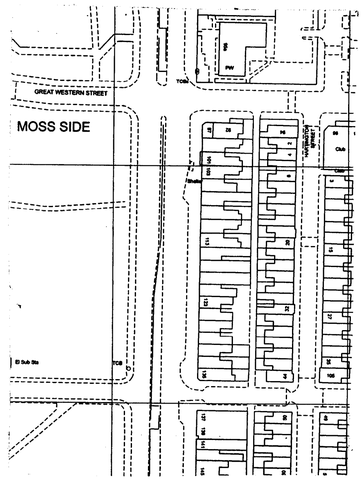


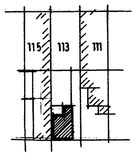
ELEVATIONS AS PROPOSED



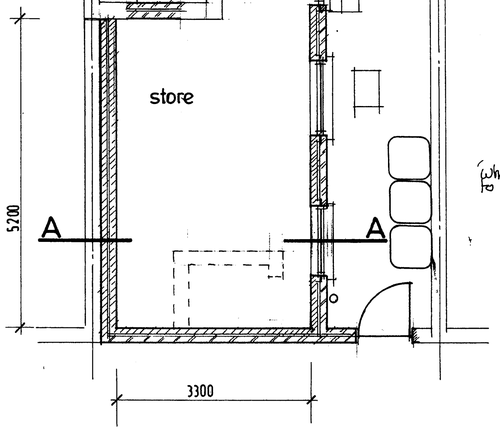
ELEVATIONS AS EXISTING



LOCATION PLAN 1/1250.



BLOCK PLAN 1/500

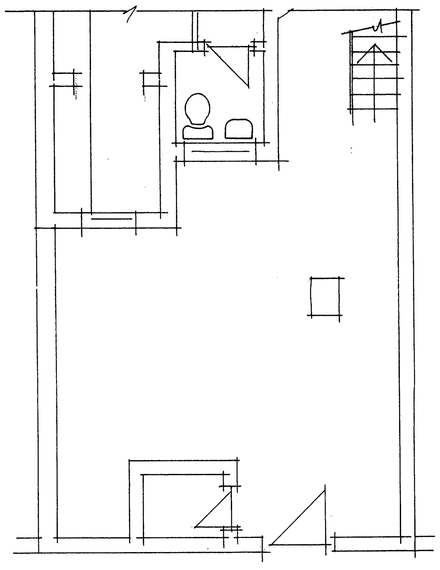


GROUND FLOOR (as proposed)

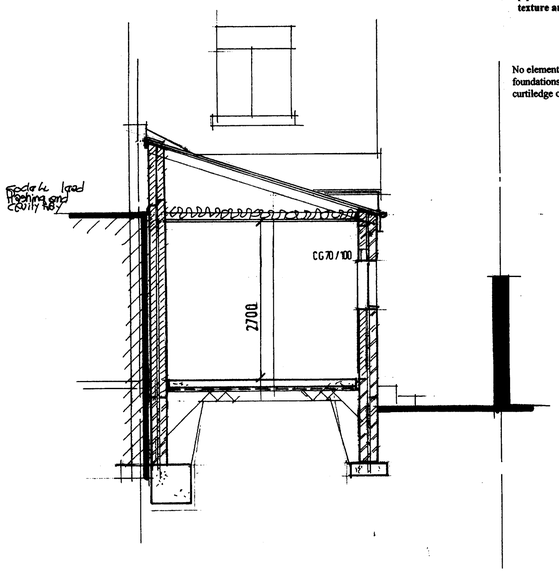
new doorand glazing to provide ventilated lobby.

mechanical extraction to w.c. operated by light switch with 15mm perm to achieve 15Lit/sec extraction rate.

Wheely bin location to be agreed with L.A.



GROUND FLOOR (as existing)



SECTION A-A

Planning Notes
All external elements of structure roof slates and or tiles, render, brickwork, windows, fascias, guttering down pipes etc to match existing as near as possible in colour, texture and design

No element of construction to project beyond boundary foundations, gutters, fascia etc all to be kept within the curtiledge of the site

Pitched Roof (Traditional)
Tiles to match existing 25 x 38 battens on breathable felt on (100 x 50 rafters at 400ctr 100 x 50 ceiling joists at 400ctrs 200 x 25 ridge board)- 100 x 75 wall plate. To have 30 x 5 section mild steel straps of approx 2m centres taken down wall min of six brick courses for fixing. Insulation to be 100mm fibre glass between rafters with a further 150 laid across to give 250mm total thickness. To achieve 0.16 w/ms K. 12.7mm plasterboard ceiling finish. Ventilation above insulation on cross battens and via 25mm continuous vent with fly mesh behind fascia board, and at eaves and with ventilation tiles at high level equal to a continuous 5 mm air gap

Ground Floor (solid)
100 mm Styrofoam floor slab insulation to give 0.25w/m s.m. K beneath 100mm concrete slab on 300 micron (1200) polythene dpm on 50 blinding on 150 min well consolidated hardcore fill. Dpm taken up internal wall face to unit with dpc.

External Walls
285 cavity bwk generally. 100 facing bwk externally to match existing. 85 cavity-to include 85mm dritherm cavity fill insulation - 100 load bearing celcon blocks internally to achieve 'U' vale of 0.3 w/m s.m.K. Class B engineering grade brickwork only to both skins below dpc. Cavity closed at top, wall ties to BS 1243 laid at the rate of 5 no. per. Sq.m. 13mm plaster finish internally throughout. Cavity filled with weak concrete up to 150 below dpc. Hylood pitch polymer dpc laid horizontally min of 150 above fgl and vertically to all new jambs. Catnic steel lintels over new openings with min 150 end bearing as noted on plans. Minimum internal reveal at corners to be 385mm. External render finish to be BS. 5262 to match existing. All windows and frames to be standard BIMA sections. Mastic sealed to bwk unless stated otherwise All block work returns around window and door openings to be isolated from external brickwork by thermabate vertical insulated DPC's. All new work block bonded to existing.

Foundations
Generally beneath cavity walls to be 600 x 225 concrete strip footings laid to give 1m min cover to top of concrete from fgl foundations within 1m of any drain to be taken down to invert of the same. Foundation on boundary to be 900 x 900 cubed footings laid entirely within site boundary.

Drainage
To comprise 100 flexibly jointed ags laid to fall in granular full. Drains passing beneath building to be fully encased in 150 concrete surround. Drains passing through walls to have rc lintels built over. Shower, bath and sink wastes to be 38 basin wasted to be 32mm. All wastes to have 75 deep seal traps and to fall min, of 1 in 300. Soil vent pipe to be 100 dia pvc with vermin proof cage on top.
New inspection chambers to be 215 semi engineering bwk on 150 bonc. Slab with medium duty cast iron covers and frames (within building to be double seal and bolt down air tight.

Electrical Works
All electrical work will meet requirements of part P be designed installed and tested by a competent person and where necessary an Electrical Installation Certificate to BS7671 will be provided.

Structural Calculations
To be provided by an independent structural engineer (see separate calculation sheets).

This drawing is produced solely for the purpose of obtaining Building Regulations and/or Planning approval.

All Structural Timber must be strength graded and marked DRY or KD. A grade mark should appear on all pieces of structural timber. If there is no mark the piece must not be used.

Party Wall Act 1996

Any person carrying out works affecting party walls, or involving excavations for foundations adjacent to a party wall, must serve notice on all adjoining owners before work commences on site. Failure to comply with the act may result in civil action being taken against you

PLANNING
ACK'D
REPLIED
RECD 01 OCT 2010
M
M
M
DOC. ACTIO

PROPOSED SINGLE STOREY REAR EXTENSION TO FORM STORE
at :-
RED SEA COFFEE SHOP
113 PRINCESS ROAD
MOSS SIDE
for :-
CRAAJ SHAW.

Scale :- 1:100 + 1:50
Date :- May 2010.
Revisions
A 28/9/10 roof altered to pitched (planning)

Revised Drg.
094189

Richard J Vodrey
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Tel N° 01704 / 877243.

Dwg N° 1293 / 01A