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Do not scale off this drawing.
All dimensions are to be checked on site.

NOTES:

ROOF CONSTRUCTION

Roof covering to be Ludlow Major pitch 30deg with 75mm headlap and Redland Regent tiles pitch 12.5deg with 75mm headlap
Tiles fixed in accordance with BS 8534 and manufacturers instructions, on 50x 25 battens on Tyvek Supro breathable roofing felt or similar approved lapped a minimum of 225mm on rafters as indicated. 0.16 "U" value
If roof pitch below recommended minimum then Onduline sheeting to be installed to manufacturers specification
Rafters Size 125 & 150 x 50 SC3 @ 400 c/c's
Ceiling Joists Size 150 x 75 SC3 @ 400 c/c's
Purlins 200 x 50
Double rafters to Velux windows
Insulation along roof pitch to be 110 Kingspan with 50 x 25 battens with 50mm void over req'd by breathable felt spec, 18mm sheathing ply to u/side rafters
38mm Kingspan Thermowall & skim internal finish (50mm air space)
Air tightness and continuity to be in accordance with TSO Robust Details
Lateral restraint provided by using 1200X 50 X 5 Gal MS straps @ 1500 cc's linking rafters, 100 X 75 softwood wallplate and blockwork.
Ventilation provided using Glidevale products SV603 continuous soffit vent
RV401 rafter vents and MR50 mono pitch mono vents at junction to min 150 high Code 4 lead flashings well lapped to cavity tray set in ex cavity brickwork and pointed into ex solid brickwork
Eaves construction to match existing with 100 dia UPVC hr gutters

FOUNDATIONS

Grade 30 site concrete to 700 X 200 footings minimum depth
to be 1000mm below ground level subject to sighting and agreement with building inspector: Lean mix conc poured up to 225mm below DPC
Ex foundations inspected & upgraded as req'd to Structural Engineers details

GROUND FLOOR CONSTRUCTION

100mm site concrete on vapour barrier on 150mm flooring grade Jablite Jablo
insulation on 1200 gauge Visqueen dpm on 50 sand blinding on min 150mm consolidated selected hardcore. Insulation taken up sides vertically min 25mm
thick. 0.22 "U" value
Ex floor void vented via 100dia pipes linked to 225sq air bricks @ 1.8m ctrs

FIRST FLOOR CONSTRUCTION

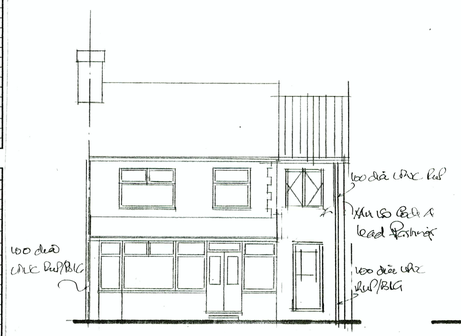
22 T & G flooring grade chipboard on 200 X 50 joists @ 400 centres with 150 rockwool insulation laid on nylon mesh with 9.5 plasterboard & skim min density 10kg/sqm
All joists over 2.5m long to have herringbone strutting
Lateral restraint to be 1200 x 50 x 5 galv m.s. straps @ 1.5m ctrs linking joists to blockwork

DRAINAGE

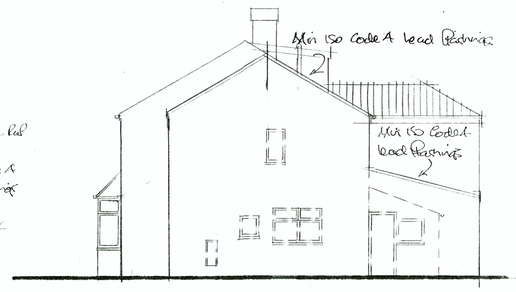
All drains to comply with BS8301 & connected to ex combined system to the satisfaction of the building inspector with access for rodding @ all changes of direction. Key Terrain u/grnd drains system 1800 using 100 dia UPVC main drains with minimum gradient 1 in 40. All Fittings - Drains to be 50 diameter UPVC with deep seal traps to BS EN 12056.
All internal drains to be sound/thermally insulated
New drains not lower than new/ex footings if closer than 1m to invert
Rainwater to discharge to soakaways constructed using 1 cu m MOT fill unless proved not to be reasonably practical
Drains under building encased in 150 granular fill with compressible B'd over & have pre-cast concrete lintels over where passing through load bearing walls.
Interal manholes to have double seated screw down air tight covers
WC cisterns to have duel flushwater sacing device
Waste to discharge below grating level.

WALL CONSTRUCTION

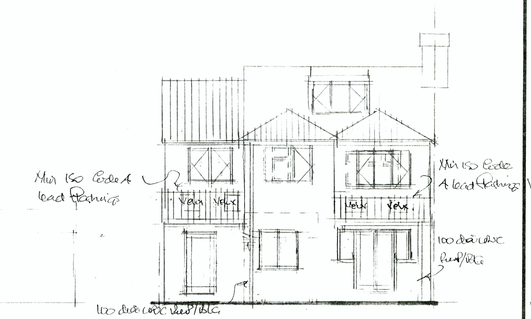
300mm cavity wall using 100 outerleaf facings to match existing, 100mm with 50mm Kingspan Thermawall cavity infill insulation secured to 100mm Celcon inner leaf using 8no stainless steel brick ties p/mtr2 with 2 coat plaster finish internally with all architraves and skirting to match existing. 0.28 "U" value
Cavities to be continuous with all brickwork to be course bonded
Cavities to be closed at top with blockwork, insulated cavity closers with dpc to all door and window openings with dpc's to all door and window openings with Thermabate closers ort similar approved
Main dpc to be min 150 above ground level and well lapped to DPM
Wall ties to beat 750mm horizontal ctrs, 450mm vertical ctrs and 300mm vertical ctrs around openings, all wall ties to comply with BS 1243
Cavities to be filled with lean mix concrete to 225mm below DPC
Perpends left open at 450 cc's over insulated Catnic CG90/100 lintols unless annotated seperatley
Internal stud walls 100 x 75 sat on double joists including bath/shower tray with 75mm Rockwool Flexi insulation stapled to centre of stud
Dormer cheeks to be constructed using 150 x 50 sw framing at 400mm ctrs with vertical tiled finish on 22 WBP external ply with 150mm Rockwool batts infill insulation with internal vapour barrier & 9.5mm plaster b'd finish
All new doorways to comply with Approved Document M, door sizes indicated



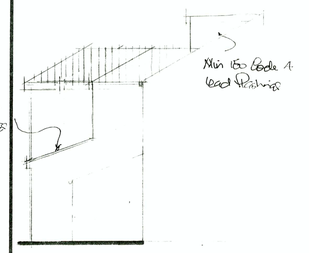
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

1. All works to comply with current Building Regulations, British Standards & Codes of Practice
2. All structural timber to be 'DRY' , tanalised & comply with BS 5218.
3. New services to be extended from existing systems to suit new layouts New radiators etc as required to modern heating standards New power to clients requirements to include twin switched sockets, light points and switches. All switches and sockets to be between 450-1200 high
4. Smoke detectors to BS 5446 hard wired to each floor in hall/landing areas with battery back up, interlinked & connected to separate protected circuit
5. All new light fittings to be low energy type
6. New boiler to have a Sedbuk value of 90, thermstatic valves to all radiators separate timing and boiler controls provided for space heating and hot water All control instructions with fully commissioning and certification provided Boiler to be fan assisted and gas fired with flue min 300mm from corners, internal and external openings. Boiler to be condensing type New boiler/gas installation carried out by a Gas Safe Registered Contractor
7. All electrical works to comply with Part P of Building Regulations and be installed, designed and tested to IEE requirements by a competent person registered with a self-certification scheme for compliance with BS7671

Ref:
100 480
Revised Drg.

NOTES ADDED FOR BUILDING REGULATION APPROVAL

1. Lateral Stability Calcs submitted for approval
2. Structural Engineers calculations submitted for approval
3. 150 x 75 rafters to be insatlled to single storey rear extension
4. New Dormer to be installed in existing loft conversion with support off ex purlin located under window location with details subject to agreement with Building Inspector upon exposure of ex structure
5. Garden store is approx 23sq m
6. All doors to habitable rooms to be FD20 with FD30s to loft and smoke detectors indicated on drg
7. Drainage details to Garden Store indicated on drg

CLIENT
MR F M SHAHID
46 WYVERN ROAD
CHORLTON M21 0ZN

JOB TITLE
PROPOSED 1 & 2 STOREY FRONT , SIDE AND REAR EXTENSIONS & GARDEN STORE

DRG. TITLE
PLANS AND ELEVATIONS AS PROPOSED

HOLBOROW ORMESHER+ Limited
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Station House
Adams Hill
Knutsford
Cheshire WA16 6DN
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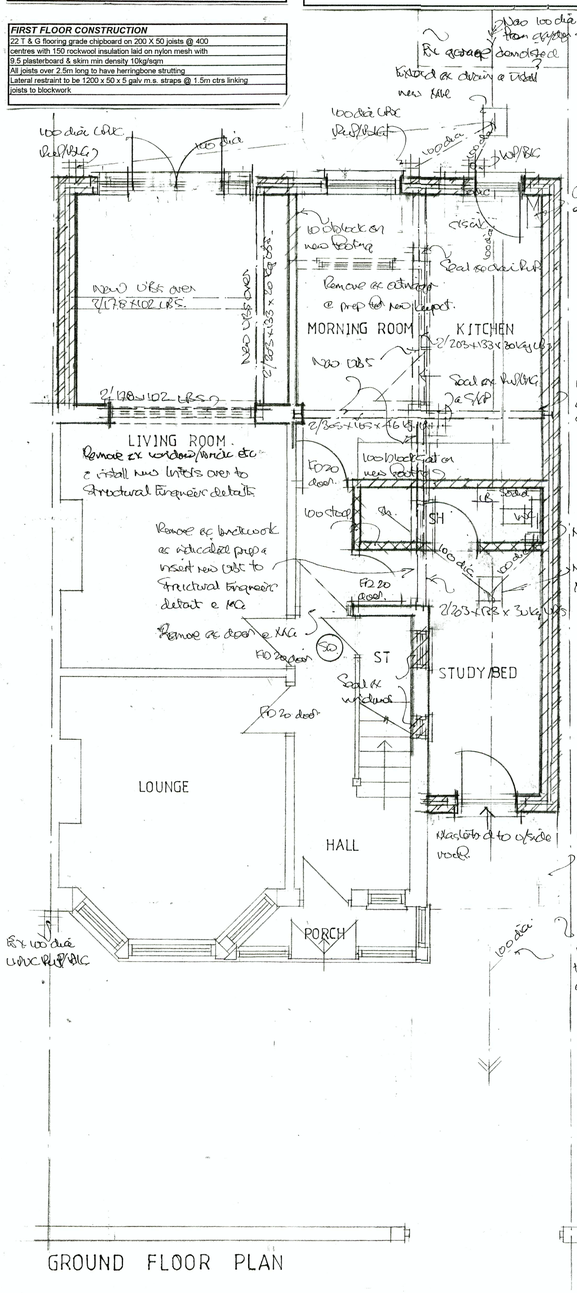
facsimile : 01565 750501

PLANNING AND BUILDING CONTROL
14 DEC 2012

ISSUE	ORIGINAL	1	2	3	4	5	6	7
REVISION		A	B	C	D	E		
DATE		NOV 11	FEB 12	MAR 12	SEPT 12	DEC 12		
DRAWN		DMO	DMO	DMO	DMO	DMO		
CHECKED								
APPROVED								

SCALE 1:50 & 1:100 at A1

DRAWING NUMBER 1125/11/02 A,B,C,D,E


LIVING ROOM
Remove ex window/brick etc & install new lintels over to structural Engineers details
Remove ex brickwork as identified prop & insert new lint to structural Engineers detail & MC
Remove ex door & MC
MORNING ROOM
KITCHEN
Remove ex chimney & prep for new hearth
Seal ex sink/RWP
Seal ex RWP
Seal ex window
ST
STUDY/BED
SH
LOUNGE
HALL
PORCH
Waste to ex to outside wall
New 375sq pitt set on 250 cube conc mix
100 dia UPVC R/W/P
100 dia UPVC R/W/P
100 dia UPVC R/W/P
100 dia UPVC R/W/P connected to assumed line of ex RWP
New 102 x 102 c/o's both sides
New internal MAP
New WC/SHP
New 100 block on new footing
New UPVC window
New UPVC window
New UPVC window