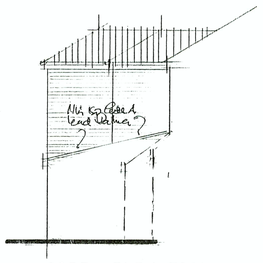


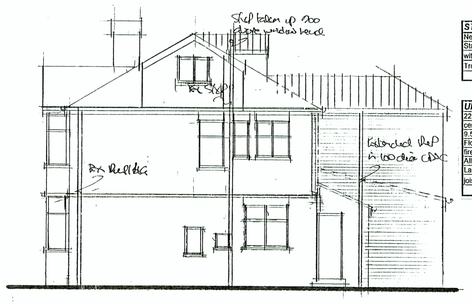
REAR ELEVATION



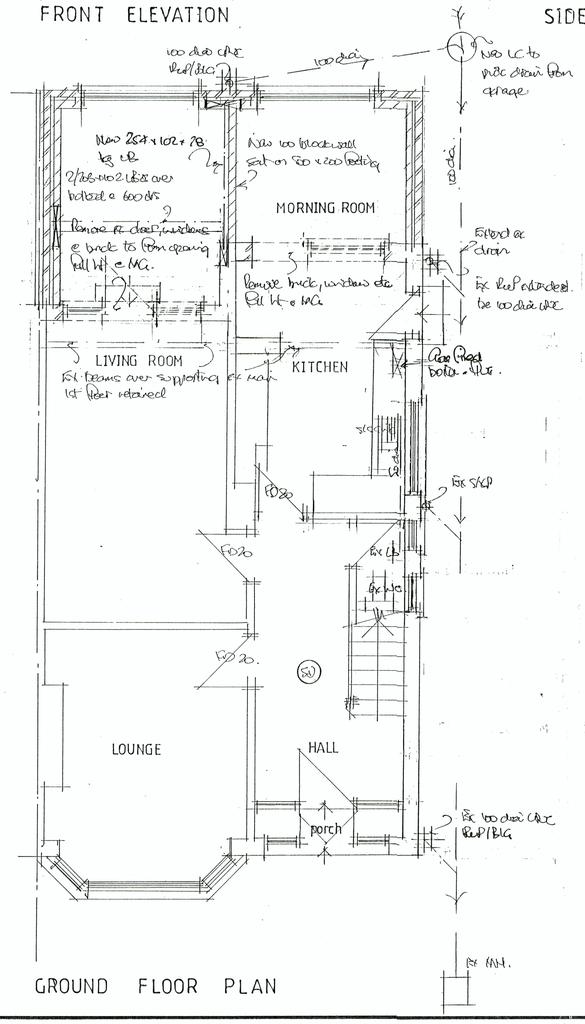
SIDE ELEVATION



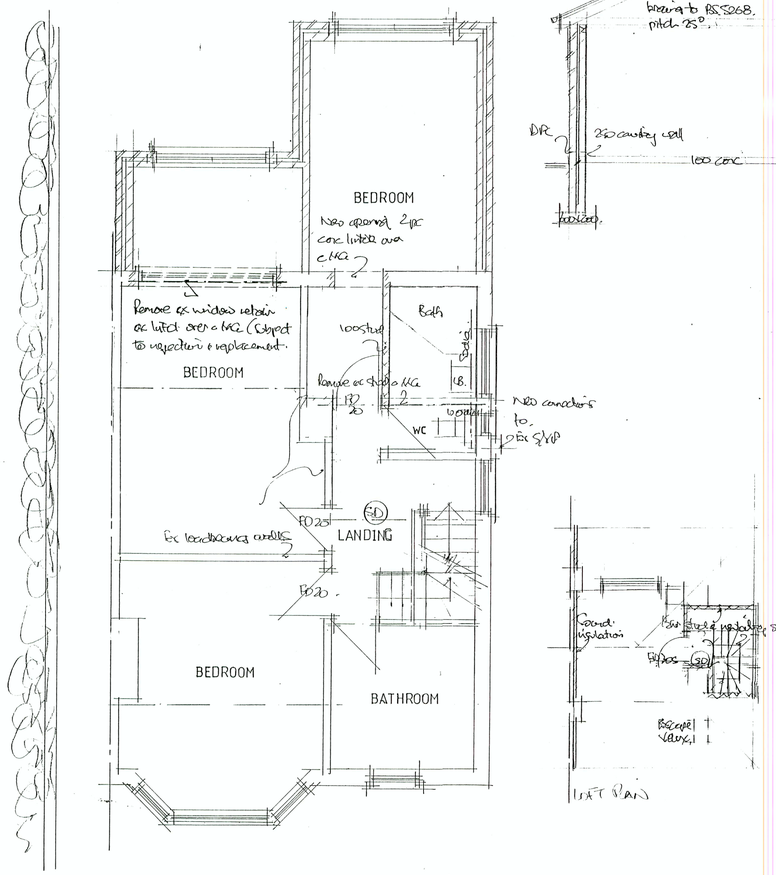
FRONT ELEVATION



SIDE ELEVATION

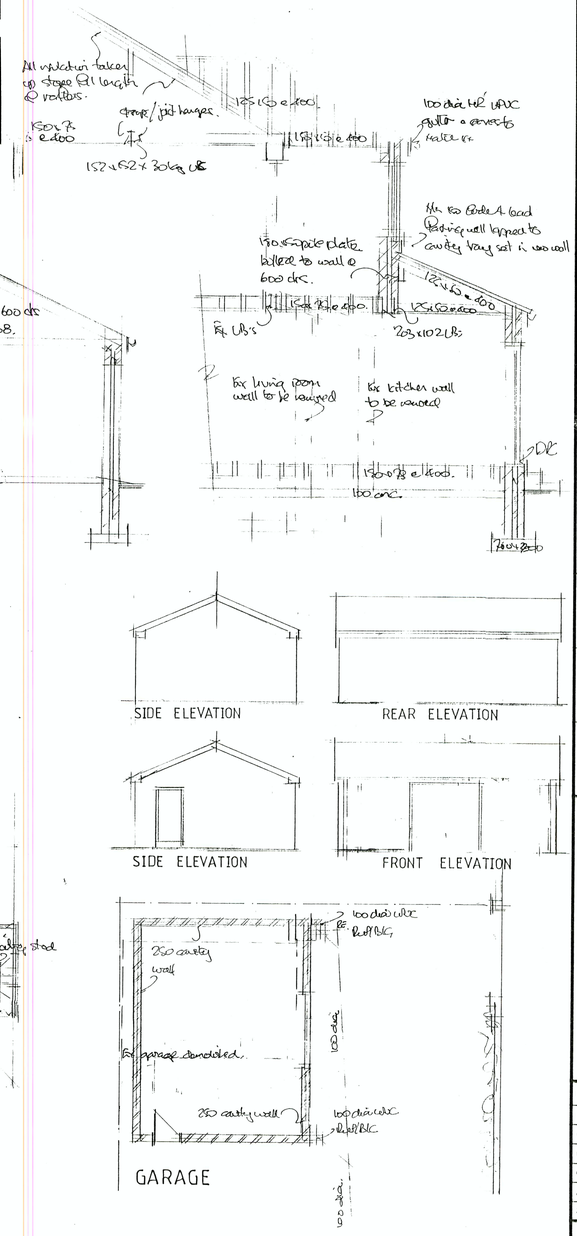


GROUND FLOOR PLAN



FIRST FLOOR PLAN

1ST FLOOR PLAN



GARAGE

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 s/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. No drains to pass under building. 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. Waste to discharge below grating level.

WALL CONSTRUCTION

300mm cavity wall using 100 outer/leaf facings to match existing, 100mm Rockwool Batts cavity infill insulation secured to 100mm Thermal Shield inner leaf using 6no prop stainless steel brick ties p/mtr2 with 2 coat plaster finish internally with all arch/eaves and skirting to match existing. 0.30 °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 ont 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 renotated 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 140mm Rockwool batts infill insulation with internal vapour barrier & 9.5mm plaster b'd finish. Party wall to received 65mm Gyproc Super on framing 13mm off ex wall. All new doorways to comply with Approved Document M, door sizes indicated.

STAIRCASE CONSTRUCTION

New timber staircase to be trimmed out using double joists. Staircase to have 2M clear headroom, handrail to be 900mm above nosing line with balusters at 100ctrs. Treads to be 225 max , 50 min to winder risers to be max 200

UPPER FLOORS 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. Floor to loft area to have insulation laid on wire mesh with 12.5mm GRG fireline board and skim finish to provide half hour fire protection. 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

ROOF CONSTRUCTION

Roof covering to be Marley Duo Tiles min pitch 22.5deg with 100mm headlap. Tiles laid 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

Rafters	Size 125 x 50 SC3 @ 400 c/c's
Ceiling Joists	Size 150 x 50 SC3 @ 400 c/c's
Hips	225 x 75
Dragon ties	100 x 75

Double rafters to Velux windows. New roof built of by boards set on ex roof, ex walls built up to support roof. 270mm thick Rockwool insulation laid over/between ceiling joists with 9.5mm plasterboard and skim finish min density 10kg/sq m. Insulation along roof pitch to be 100 Kingspan with 50 x 25 battens subject to void over req'd by breathable felt spec. 18mm sheathing ply to u'side rafters. 38mm Kingspan Thermowall & skim internal finish. 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 SV803 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. Trench fill foundations to boundary 900mm deep x 600mm wide. 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

WINDOWS

All windows to ' FENSA' installed standards using UPVC framing to double glazing using K glass 16mm cavity. All windows to have 1.8 °U° value with Argon filled cavity. All rooms to have minimum 10% maximum 25% glazing of room areas with 5% opening lights. Escape windows to be installed to all Bedrooms min size 850 x 450mm wide. French doors to have 10000mm/3 trickle vents. All rooms to have trickle vents. Safety glazing to BS6206 to all doors & windows with cills under 800mm high and provided in doors and adj windows to a height of 1500mm

VENTILATION

Kitchen to have mechanical ventilation providing 60 ltrs /sec with ducting from cooker hood to outside wall. Toilet/en suite/bathroom to have 15 ltr /sec extraction and linked to light switches with 20 min overun

STEELWORK

All steelwork to comply with BS 449. Catnic lintels to have minimum 150 bearings. All sat on 3 course x min 350 long x wall thickness concrete padstones. Catnic lintels to be insulated and be CG90/100 or as on drawing. All steel to be clad in 1 No layer 12.5 CIRG Fireline Board to provide1/2hr fire resistance to manufacturers specification. Ex lintols exposed and upgraded as req'd. Conditional approval agreed for all structural calculations

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NOTES:

All materials to match existing

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 86, 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

NOTES ADDED FOR BUILDING REGULATION APPROVAL

1. Position of dormer clarified on plan to assume min 2m clear headroom
2. Stepped cavity tray to be installed on junction of morning room/living room over new UB
3. UB's and bearings clearly indicated on plans
4. Cill ht of new MOR window to be min 600mm above floor
5. Floor joist size and ctrs under escape window to the same as main floor
6. Ex floor void vented using 100dia pvc pipes linked to 225mm sq vent bricks with telescopic cavity connectors at 2mctrs
7. Ground floor insulation 150mm rockwool flexi supported on polypropylene netting
8. Ground floor joists sat on dpc on sleeper wall

REVISION

PLANNING AND BUILDING CONTROL
13 JUN 2013

CLIENT
MR M NAZIR
238 MANLEY ROAD
MANCHESTER M21 0RD

JOB TITLE
PROPOSED 1 & 2 STOREY REAR EXTENSIONS & GARAGE

DRG. TITLE
GENERAL ARRANGEMENT DRAWING
AS APPROVED

HOLBOROW ORMESHER + Limited
architectural & interior design
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Cheshire WA16 6DN
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ISSUE	ORIGINAL	1	2	3	4	5	6	7
REVISION		A	B	C				
DATE		EXT OF DORMER	MAR 13	MAY 13				
DRAWN		MJD	AMC	MJD				
CHECKED								
APPROVED								

SCALE 1:50 1:100

DRAWING NUMBER 922/09/02 REV C

M 534554