

ELEVATION B

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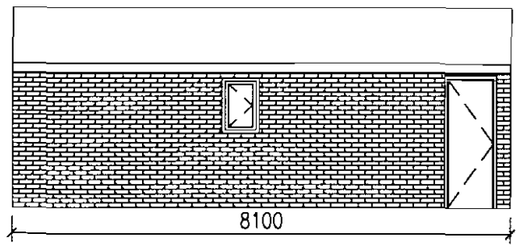

ELEVATION C

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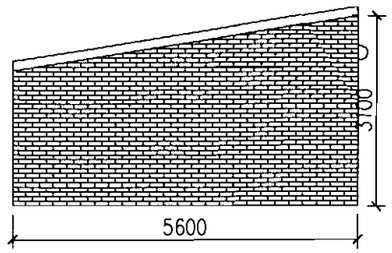


ELEVATION D

1:100



ELEVATION A

1:100

THIS DRAWING IS FOR PLANNING AND BUILDING REGULATIONS ONLY.

The builder must check the site and the approved drawing before commencing the works and must take any working measurements as necessary. Any discrepancy in the drawings must be reported to the Client

Boundary positions must be verified by the client prior to construction if in doubt this must be checked with an accurate deed plan, for further verification consult the clients solicitor for clarification.

All the work is to be carried out in accordance to the current Building Regulations and Statutary legislations of the Local Authority Inspectors and all the materials and workmanship should comply with the appropriate codes of practice and the British Standards New Skirting / Archiratives to match the existing. Cavity close at top of walls with brick and DPC or Master Board on sand cement mortar.

Electrical Installation to comply with IEE Regulations.

Electrical power points 300mm above floor level expect where indicated in kitchen to be above worktop height.

External Walls.

Class A brick below dpc weak concrete cavity fill.Foundation to be grade C30p 750mm deep laid on firm ground and or below invert of any adjoining drains. Actual depth and size to be determined on site subject to ground conditions and accordance with the the Building Regulations and Satisfaction of the Local Authority Inspectors.Depth to be determined subject to the adjoining foundations and existing cellar.

Extractor Fan

Kitchen bath room and toilets must be fitted with external mechanical / electrical fans . Electrical works must comply to the current Building Regulations and to comply with British Standards.

Foundations.

The actual position and depth of all existing drains is to be determined on site at commencement of the work.Any drains under the building to be encased in 50mm C30p concrete minimum.Drains passing through walls to have RC lintel over new drainage to be 100mm diameter * Supersleeve*at 1:40 on granular bed.New gullies to be back - in - let type.

Rainwater pipes

Rainwater pipes fitted externally with joints between spigot and socket left unsealed.68mm pipe suitable for use with Deepflow.

Sanitary pipework

All sanitary pipework and drainage installation must satisfy Part H1 of the approved documents to the England, Wales and Northern Ireland Building Regualtions 1990 and building standards.

Roof Construction.

Pitched roof construction * Rooof Insulation details to be provided by supplier

Issue Date:

Revisions

No.	Date	Description

Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
UK

Title :-

Proposed Elevations Plans

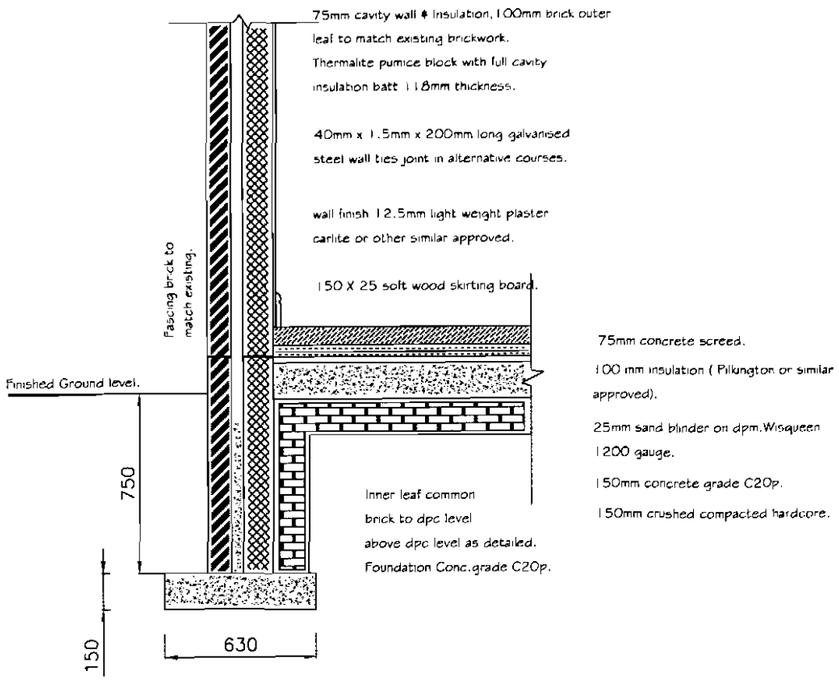
Project for :-

MR TAHIR
463-465 Cheetham Hill Road, Cheetham Hill

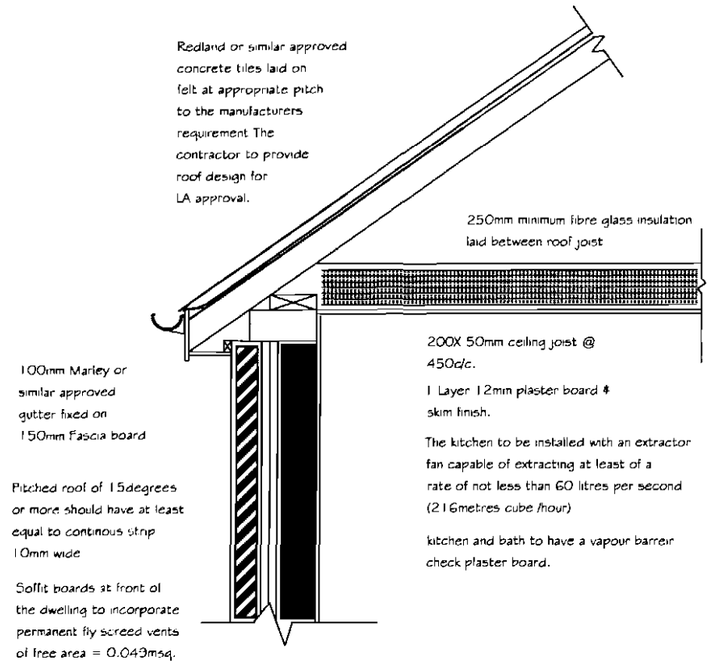
Project Title :-

Proposed Garage
463-465 Cheetham Hill Road

Date November 2007
Scale 1 : 100 Dwg N0. 03/088



FOUNDATION DETAILS (NTS)



TYPICAL PITCH ROOF DETAIL (NTS)

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Electrical power points 300mm above floor level expect where indicated in kitchen to be above worktop height.

External Walls.

Class A brick below dpc weak concrete cavity fill Foundation to be grade C30p 750mm deep laid on firm ground and or below invert of any adjoining drains. Actual depth and size to be determined on site subject to ground conditions and accordance with the the Building Regulations and Satisfaction of the Local Authority Inspectors.Depth to be determined subject to the adjoining foundations and existing cellar.

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Kitchen bath room and toilets must be fitted with external mechanical / electrical fans . Electrical works must comply to the current Building Regulations and to comply with British Standards.

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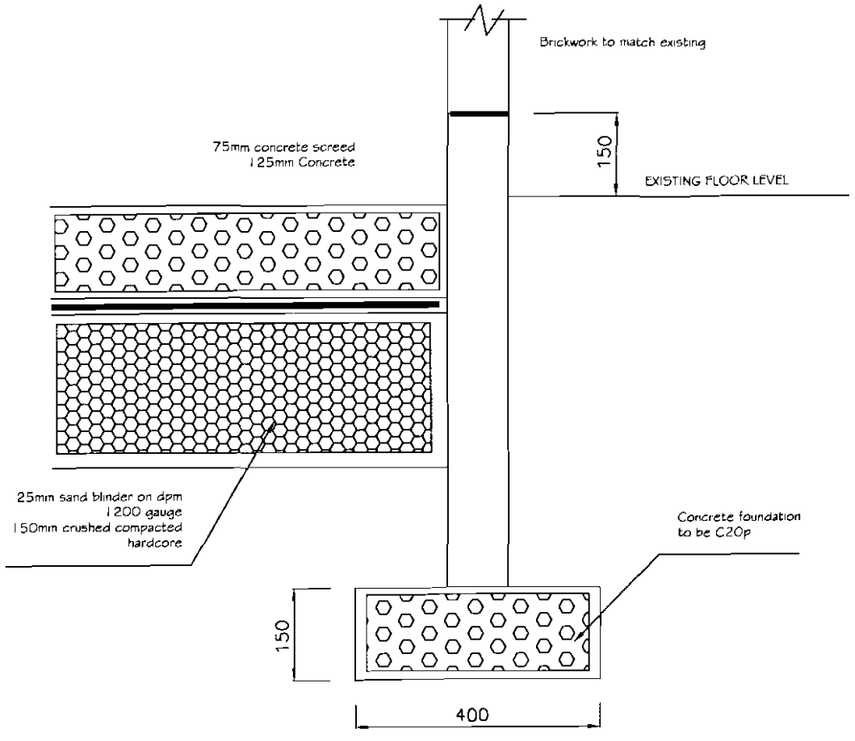
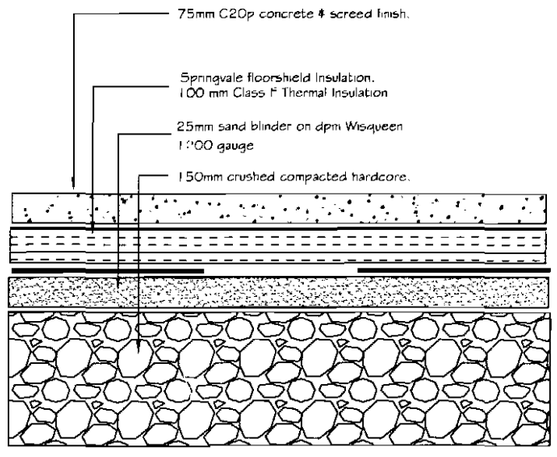
Roof Construction.

Pitched roof construction # Rooof Insulation details to be provided by supplier .



TYPICAL FOUNDATION FOR SINGLE SKIN WALL (NTS)



TYPICAL CONCRETE FLOOR DETAIL (NTS)

PLA
ACKD
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Issue Date:

Revisions

No.	Date	Description

Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
UK

Title :-
Standard Details

Project for :-
MR TAHIR
463-465 Cheetham Hill Road, Cheetham Hill

Project Title :-
Proposed Garage
463-465 Cheetham Hill Road

Date November 2007
Scale 1 : 100 Dwg N0. 03

GENERALLY
These plans are to be used only for submission to the Building Control Office and / or Planning Office and are to approximate scale, all dimensions are to be checked on site. Work must not be commenced prior to the granting of Planning Permission or Building Regulation approval. All work is to be carried out in accordance with the current Building Regulations, and the relevant British Standards, to the entire satisfaction of the local authority Building Control Officer.
In accordance with approved document L, this property has an estimated SAP rating of less than 60, and as a result U values for the following elements has been allowed for:-Pitched roof- 0.16; Exposed walls - 0.35; Ground Floor - 0.25; Windows & Doors - 2.00. All new lintels to be standard from the Corus Catnic range, type as specified. All existing lintels with increased loading to be exposed and checked to prove adequacy, and replaced if deemed necessary by the BCO. All structural steelwork and supports is to be designed by a qualified structural engineer prior to commencement of the works and is to be protected to 1/2 hour with 12mm supalux board or similar approved. All timber to be double vacuum impregnated with preservative. Provide windows, doors, internal joinery and decoration to Client s requirements. Supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations, installed by a NICEIC approved contractor, and provide a Test Certificate upon completion.

PRIOR TO COMMENCEMENT:
The client should arrange for a detailed site investigation prior to the commencement of any works or preparatory works, to establish the condition of the subsoil , and the location of any drains, sewers, or other services within or adjacent to the site. Work must not be commenced prior to the granting of Planning Permission, and/or Building.

FOUNDATIONS:
Excavation to be taken down to a suitable sub-strata and below level of drains minimum thickness of concrete footings to be 150mm. Foundation depth minimum 750mm deep if clay sub-strata.
Grade ST1 concrete to comply with BS 5328: Part 2 1991, size and depth to suit ground conditions to the satisfaction of the Local Authority Building Control Officer (BCO). Foundations with increased loading to be exposed for inspection by the BCO, to determine loadbearing capacity, and underpinned to engineers design if required by the BCO.

GROUND BEARING FLOOR SLAB:
150mm minimum of compacted hardcore with 25mm sand blinding, 1200 gauge visqueen dpm, 80mm kingspan thermafloor tf70 zero ODP insulation, 150mm concrete slab Grade ST2 concrete to comply with BS 5328: Part 2 1991, 50mm sand /cement screed. Edge of slab to be have insulation boards turned up. Dpm to be lapped up edge of slab and over dpc in external wall.

DRAINAGE AND PLUMBING:
All drainage works and fittings to the complete satisfaction of the BCO. Assumed run of existing drains. Exact position to be determined on site prior to commencement. Any drains under building to be encased in 150mm concrete and protected by concrete lintels where passing through walls, all to the entire satisfaction of the local BCO. All redundant drains to be grubbed up and removed from site. All new drainage below ground to be 100mm diameter Supersleve with flexible joints laid to a fall of 1 in 40, including all bends, gullies, manholes, rodding eyes etc. New inspection chambers to have 150mm concrete base, 225mm Class B engineering brick walls, with airtight cover and frame. Gutters 100mm half-round, RWP's 63mm diameter, into back inlet access gullies. Extend hot and cold water services into extension area and install new appliances as chosen by the client. New PVC wastes to be 40mm diameter to baths, showers and sinks, 32mm diameter to wash basins. All to have 75mm deep seal traps, and have rodding access fitted to all changes in direction. Waste pipes to be either connected to back inlet access gullies, or separately connected to S & VP (no connection to be made within 200mm of WC branch). Soil and vent pipes to be 100mm diameter UPVC with slow radius bend to foot of stack, terminating min 900mm above any opening within 3m of stack.

BRICKWORK:
Cavity walls: Outer leaf 100mm blockwork with sand/cement render finish painted with Dulux All Seasons Masonry paint. 100mm Thermalite Shield inner leaf, and 65mm wide cavity incorporating 65mm thick Pilkington Dritherm insulation, or other approved, (thermal conductivity of chosen insulation is not to be greater than 0.036 W/MK). Both leafs are to be bed on mortar to BS 5628 Pt: 1985, with all joints suitably pointed. Cavity ties to be stainless steel, to suit 65mm cavity, spaced at 900mm horizontal and 450mm vertical, Cavity barriers to comply with Building Regulation Approved Document Part B, Appendix G. Tooth and bond new brickwork to existing, and maintain clear cavity where new wall joins existing; or bond new brickwork to existing using FURFIX or CROCODILE, stainless steel profile ties, installed in accordance with the manufactures instructions. Bridging of the cavity shall be removed by the installation of a type B vertical dpc, by Cavity Trays Ltd. Internal partitions: 100mm Thermalite Shield blockwork, on concrete footings. All external and internal load-bearing and non load-bearing walls to have Hylood damp proof course 150mm above ground level. All new door & window openings are to have vertical and horizontal dpc's built into the jambs in the form of a Type H Covicloser to suit 65mm cavity, by Cavity Trays Ltd, to eliminate cold bridging at reveals. Window and door frames are to be externally painted in mastic sealant, painted smooth. External & internal load bearing walls below dpc level are to be in brickwork. The external cavity wall is to be filled with a weak concrete mix, to within 150mm of the dpc level, and splayed to the outer leaf with type W weep vents at 900mm centres.. The inner block leaf shall be finished with two coat plaster, 9mm Carlite Browning & 3mm Carlite Finishing plaster.

CAVITY WALL SPECIFICATION:
Outer leaf of BWK, an insulated cavity and inner leaf of 100mm THKthermalite turbo block, along with internal plaster finish.
Outer leaf may be subject to planning conditions. Cvity wall below DPCto be of BWK, CONC, BWK, DENSE CONC. BLOCK or 4 N min, TRENCH BLOCK
Cavity below DPC to be filled with concrete to 225mm below DPC level. Cavity closed at eaves and verge. Cavity wall built off a concrete foundation.DPC to BS 743 and be at least 150mm ABOVE GROUND
CAVITY WALL INSULATION OPTIONS: If using rockwool full cavity fill wall batts then maximum as built cavity width is 75mm. Use Rockwool wall batts 1200x455x65mm THK.

INTERNAL BLOCK WALLS:(120 kg/sqm)
100mm THK dense concrete solid block to be on a concrete foundation. Wall below DPC to be BWK or concrete. bwk constant. The lowest DPC levelshall be at least 150mm above surrounding ground level and shall if applicable be continuous with the floor DPM. The DPC SHALL BE BITUMINOUS MATERIAL.

roof construction:
50x100mm SC3 rafters at 400mm ctrs.
75x225mm SC3 purlins at 1300mm centers measured on plan
50x100mm SC3 ceiling joists at 400mm ctrs.
75x225mm SC3 ceiling binders max span 3.5m.

Floor construction
22mm moisture resistant T&G chipboard flooring on
65x200mm SC3 floor joists at 400mm ctrs with solid
strutting to mid-span. 200mm rockwool insulation between
joists with 12.5mm plasterboard with skim finish to ceiling.

WARM ROOF CONSTRUCTION
Insulate above and between rafters with
30mm above and 70mm between using Celotex tuff-R
zero GA3000Z insulation fixed in accordance with manufacturers
recommendations to give U value of 0.16 W/m2K.

PITCHED ROOF:
Roof pitch to extension, approximately 32 degrees. Roof tiles, MARLEY Modern interlocking concrete tiles with minimum 75mm headlap, verges, ridge, valleys, hips and abutments to be in accordance with MARLEY ROOF TILES LTD fixing specification, rafters fixed to 100 x 75mm wallplate. Rafters, and wallplate to be strapped to wall with 30 x 5 x 1000mm m/s straps @ 2000mm c/c. Straps to span end two rafters/ceiling joists, with solid strutting between. Covering; Tyvek Supro (Vapour permeable underlay) with 150mm side and laps and 50mm lap into gutter, 25 x 50mm treated s/w battens. Ceilings to be plated with 12.5mm foil backed plasterboard with 5mm skim finish. Provide code 4 lead flashings to all intersections with walls. Allow for all joinery at eaves, ie tilting fillets, WBP plywood fascia, barge board, soffit board, s/w bearers etc. Install Type X Remedial cavitray at abutment with existing walls. 300mm Pilkington Crown Lightweight Roll fibre glass, (or other approved), 100mm cut and fitted between the roof joists, with a further 200mm laid perpendicular to joists on top of first layer; (thermal conductivity of chosen insulation, is not to be greater than 0.04W/mk), U value of roof is not to exceed 0.16W/m sq/k.

WINDOWS AND DOORS:
The total area of windows, rooflights & external doors shall not exceed 25 % of the total floor area. Glazing in doors below the height of 1500mm from ground level, and in adjacent glazed screens within 300mm to be either toughened or laminated safety glass to BS6206: 1981. Glazing in windows below the height of 800mm from ground level, to be either toughened or laminated safety glass to BS6206: 1981.
Windows and doors are to be double glazed with Pilkington K glass. Windows to have opening vents minimum 1/20th of floor area of the room, and incorporate a trickle ventilator minimum 8000mm2 in habitable rooms and 4000mm2 in all others. All Windows in habitable rooms should have an unobstructed openable area that is at least 0.33m2 and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor.

MECHANICAL EXTRACT FANS:
Kitchen and Utility rooms, to have mechanical extract ventilation with a capacity of not less than 60 Litres/second or
30 Litres/second if adjacent a hob. WC/bathroom to have mechanical extract ventilation with a capacity of not less than 15 1/s, where room has no openable window the fan is to be switched via the light switch and have a 15 minute overrun facility.
Gas appliances, where the appliance and the fan are located in the kitchen, the maximum recommended extract rate is 20 litres/second. A spillage test as described in BS 5440: Part 1, Clause 4.3.2.3 should be carried out whether or not the appliance and the fan are in the same room. Where a fan causes an appliance in a different room to spill, the extract rate may be reduced to cure the problem. (Further advice is contained in BRE Information Paper 21/92.)

ROOM VENTILATION:(Hbitable rooms)
Purge ventilation-via door or window opening at least 1/2 th floor area. windows to open more than 30 deg. See also escape window sizes.
Background vents of minimum 8000sq mm. Where a habitable room extents is onto another room then the floor areas of each of the affected rooms are to be added.
Room ventilation:(kitchen)
Mechanical extract ventilation for rapid venting, at a rate of 60L per sec, And background vents of minimum 8000sq mm

HEATING CONTROLS
Provide Thermostatic rad valves (TRV's) to all radiators.

SMOKE DETECTION SYSTEM
Mains-powered self-contained smoke alarms with a secondary power unit conforming to BS 5446:Part 1:1990 to be installed in the ground floor hallway, and first floor landing.

ENERGY EFFICIENT LIGHTING
At least one light fitting in the extension is to be a low energy compact flourescent.

ELECTRICAL ALTERATIONS
Supply and fix lighting points, switches and socket outlets as directed by client, all to comply with the current edition of the IEE Regulations, installed by a NICEIC approved contractor and provide a Test Certificate upon completion.

CATNIC LINTEL SCHEDUALE.
to BS5977: Part 2:1983.BBA 86/1674 &BBA 85/1453.
Lintels must not support concrete floor loads or point loads. Do not use damaged lintels. End bearing generally not less than 150mm. For end bearing of 100mm the ends are to be filled with concrete for a depth of 150mm. Inside of beams to be filled with fibergloss insulation.

BALANCED FLUE BOILER DETAILS:
In the event of a need to replace or provide a new boiler, new regulations are applicable. The boiler/gas appliance with balanced flue and a capacity of 7-1kW will require clear 600mm air space around the flue outlet. other types of gas appliances are affected and it is adviceable that the manufacturers specifications be adhered to.
Areplacement boiler shall be a condensing type

ESCAPE WINDOW SIZE:
Where escape windows are needed. The opening for escape purposes should be equal to 0.33 sqm with a window board height 800 to 1000 from floor level. The min. clear height to be 450mm or the minimum. Clear width to be 450mm.

GLAZING REQ:
Safety glass to be used between finished floor level and 1500mm ABOVE THAT LEVEL.
"U" value to be at least 2.0 in PVC-U windows and/or doors. Double glazing with 16mm pane gap and low E. For PVC-U windows and/or doors.

PLANNING
ACK'D
REPLIED
RECD 28 MAY 2008
INIT. DATE

Revisions:
M
M
M

Issue Date:

No.	Date	Description

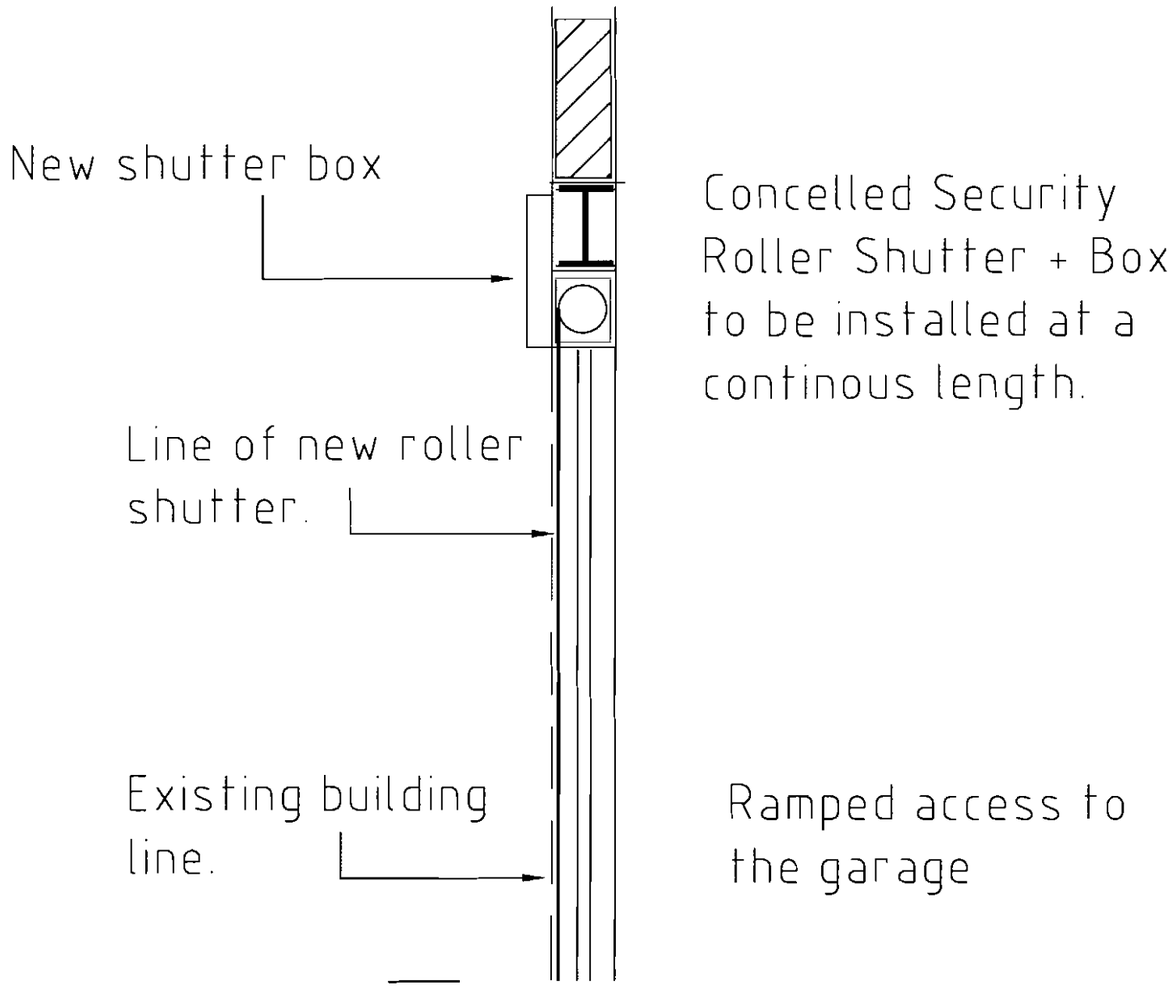
Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
0161 795 6385

Title :-
Standard Notes

Project for :-
MR T TAHIR
463-465 Cheetham Hill Road

Project Title :-
Proposed Garage
463-465 Cheetham Hill
Manchester

Date November 2007
Scale 1 : 100 Dwg No. 03



Proposed Shutter Details

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Electrical Installation to comply with IEE Regulations.

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