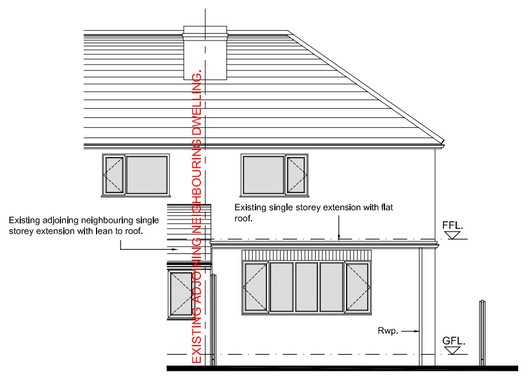
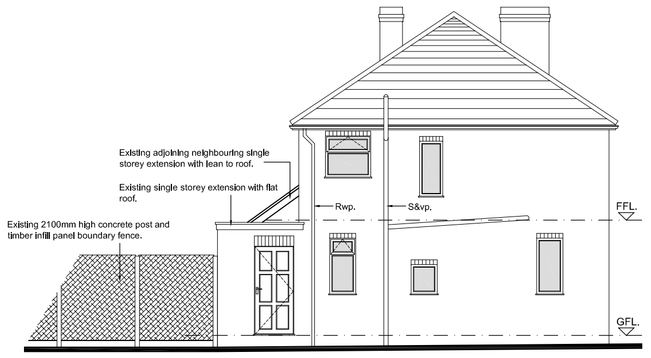
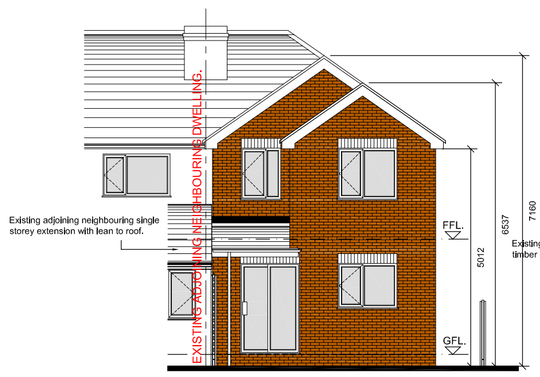


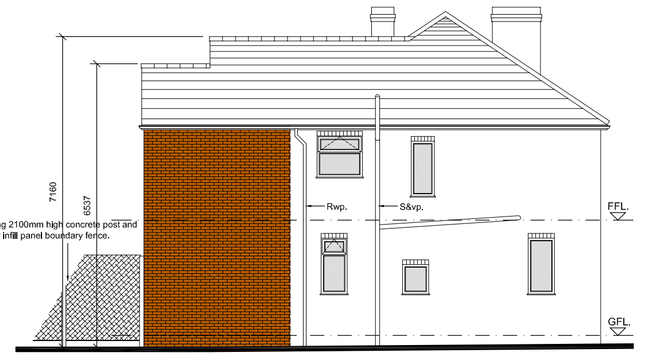
EXISTING REAR ELEVATION
SCALE. 1:100



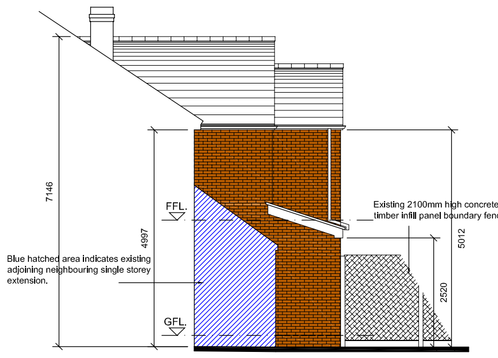
EXISTING SIDE ELEVATION
SCALE. 1:100



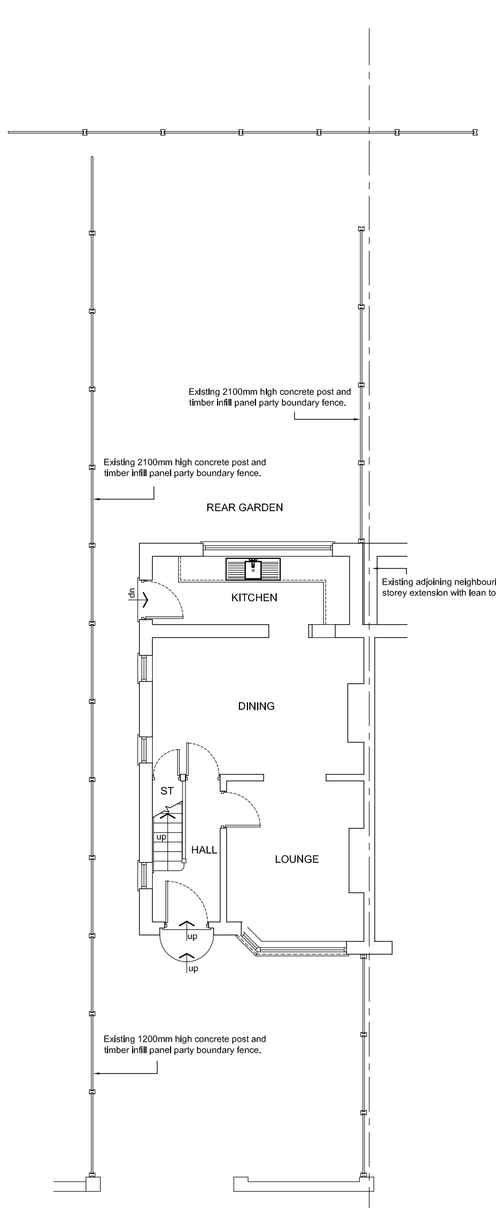
PROPOSED REAR ELEVATION
SCALE. 1:100



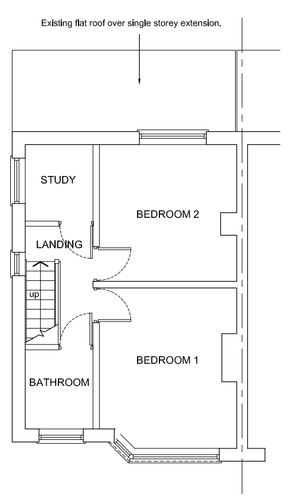
PROPOSED SIDE ELEVATION
SCALE. 1:100



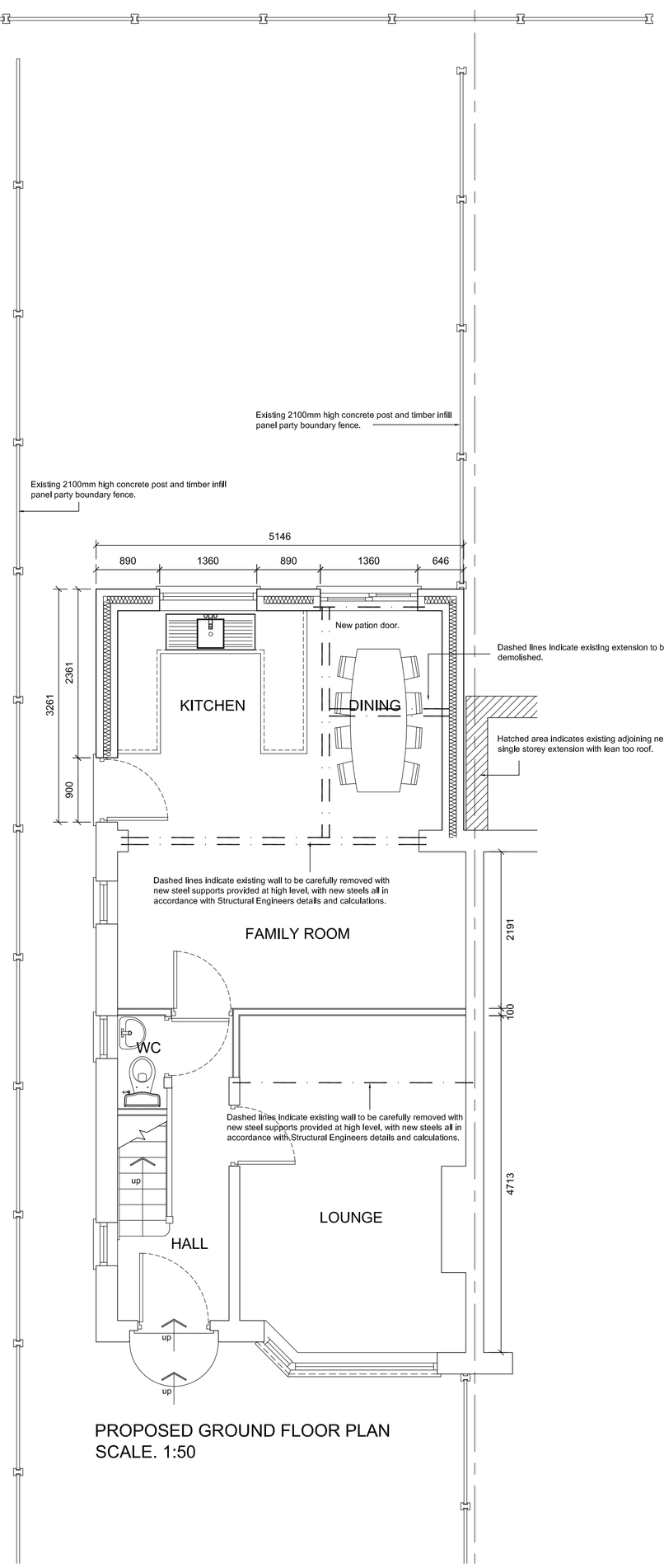
PROPOSED SIDE ELEVATION
FROM NEIGHBOURS SIDE
SCALE. 1:100



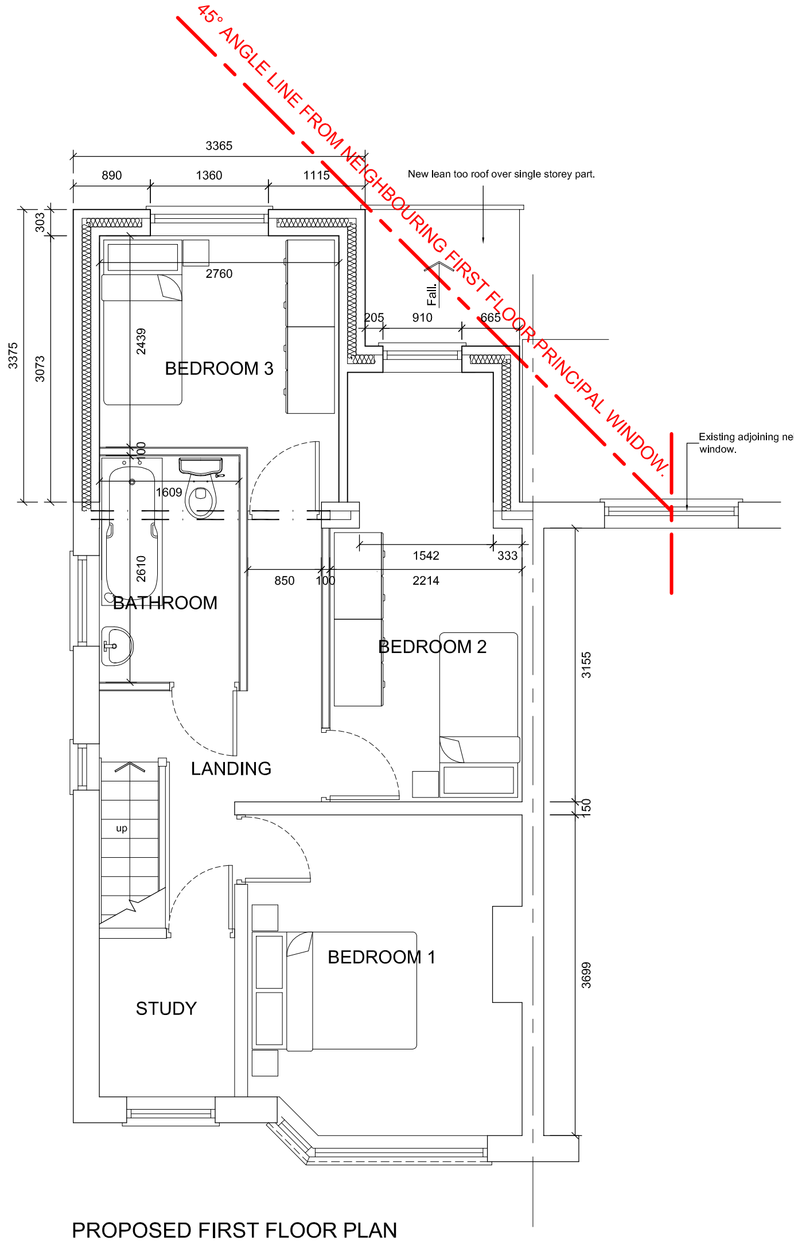
EXISTING GROUND FLOOR PLAN
SCALE. 1:100



EXISTING FIRST FLOOR PLAN
SCALE. 1:100



PROPOSED GROUND FLOOR PLAN
SCALE. 1:50



PROPOSED FIRST FLOOR PLAN
SCALE. 1:50

GENERAL NOTES.

1. This drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

EXTENSION ROOF CONSTRUCTION
Provide Redland Regent or similar approved Interlocking roof tiles to Local Authority approval, and to match existing on 25x50mm tanalised battens, on breathable roofing felt. Tyvek or similar approved with minimum 200mm laps on soft wood trusses at maximum 600mm centres, with 300mm glass fibre insulation or similar approved. 150mm Glass Fibre laid in-between joists, with a further 150mm laid accross to give a U Value of 0.16W/m2*K, with 12.5mm plaster board and skim finish to underside.
Roof trusses to be designed and braced all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.
Gradient of rafters to be minimum 12.5°, and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.
Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations and to Part F of the current Building Regulations and subsequent revisions.
Roof truss calculations to be submitted to Local Authority Building Control from truss manufacturers.

FASCIA AND SOFFIT BOARDS.
-200x25mm treated finished s/w fascia board with one coat stain all round before fixing and one coat after fixing.
-200x25mm treated finished s/w soffit board with circular soffit ventilator (CSV) by Cavity Trays and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.
+100x65mm s/w treated wall plate held down with 1000mm long GMS. straps at 1200mm ctrs, and bedded in mortar. Straps to be covered in plaster mesh.
-120x51mm deep Terrain system 2200 square section gutter, colour black with 2252 support brackets; outlet into 62mm square down pipe.

EXTENSION WALL CONSTRUCTION.
Construct extension in position shown in 302.5mm cavity construction, 102.5mm thick clay facing bricks, to match existing, 100mm full fill Rockwool Cavity Insulation or similar approved, with an internal leaf of 100mm thick Celcon Standard or similar approved.
Tied together with 225mm long double triangle stainless steel wall ties, finished with 13mm 2coat plaster Internally. The whole to achieve a 'U' value of 0.26W/m 2*K, all in accordance with Part L1B of the current Building Regulations and subsequent Revisions and to the Local Authority Building Control Surveyors requirements on site.
Type 3 ties are to be installed at 750mm horizontally and 450mm vertically, all in accordance with Part A of the current Building Regulations and subsequent revisions and to DD140: Part 2 1987.
Extra ties to be installed at one per 225mm should be used at vertical edges of an opening.
New construction to be bonded into existing and cavities running continuously.

SLAB CONSTRUCTION.
Lay 19mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30P) on visqueen 1200 gauge super DPM, lapped into DPC, on minimum 100mm Kingspan Kooltherm K3 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand blinded hardcore.
Proposed floor to line up with existing, and all vegetable matter to be removed below new slab.
The whole to acheive a U-value of 0.22W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.

FOUNDATIONS.
Minimum 800mm wide x 300mm thick concrete strip footings to a minimum depth of 900mm below external ground level.
New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.
Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyor.
If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations and to Local Authority Building Control Surveyors requirements on site.
Foundations to be taken down to below invert level of drains.
Foundations size to be adjusted on site as required to suit future additional storey extension, all to Local Authority Building Control Surveyor's approval.

GLAZING.
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a "Soft" low-E coating or, double glazing with 12mm air gap, argon filled and a "soft" low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door, All to comply to BS 6206: 1981 and to Part N of the current Building Regulations.
Glazing to achieve 1.6W/m²K, or a WER of Band C or better all in accordance with Part L1 of the current Building Regulations and subsequent revisions.

VENTILATION.
All new windows are to be provided with openable lights with a total area not less than 1/20th of the floor area.
All new windows are to be fitted with trickle vents providing a min. area of 8000mm2.
In addition kitchen to be provided with mechanical ventilation giving a min extraction rate of 60l/sec, similarly wc to be provided with 30l/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

LINTELS.
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.
Install Lintels (Ref: Catnic CU70/100) on a mortar bed allowing a min. 150mm end bearing at each end.
Raise inner and outer leaves of masonry together with 2No. weep holes over openings.
All new lintels to be encased in 12.5mm fireline board or similar approved to achieve 1/2hr fire protection, all in accordance with Part B of the current Building Regulations and subsequent revisions.
All lintels are to be in installed all accordance with manufacturers requirements and recommendations.

DAMP PROOF COURSE.
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.
Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabate or similar approved cavity closer, and to be installed all in accordance with manufacturers requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

DRAINAGE.
Above ground: 50mm dia. waste pipe to sink, whb and bath with 75mm deep seal trap.
Below ground: 100mm dia., vitrified clay pipes with push fit polypropylene couplings to BS 65.
Polypropylene Inspection chamber and B.I.G. all by Hepworth.
IC cover and frame; cast iron to BS 497 Part 1 medium duty, double seal.
Access gully with integral back inlet to take rwp, sink waste and yard surface water.
All drains below slab/building to be encased in min. 100mm concrete surround.
Drains to be laid at 1:40min. fall, and to all in accordance with Part H of the current Building Regulations and subsequent revisions.

PLANNING ISSUE

AMENDMENTS	DATE

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e-mail: designs@yaas.co.uk
www.yaas.co.uk

DRAWN: Y AHMED. DATE: 06,11,12
CHECKED: SCALE: 1:100, 1:50

PROJECT:
PROPOSED ERECTION OF A PART DOUBLE AND PART SINGLE STOREY EXTENSION AT 58 TANFIELD ROAD, DIDSBURY, MANCHESTER.

CLIENT:
MR RASOUL SARBAZREZAI.

JOB TITLE:
EXISTING AND PROPOSED PLANS AND ELEVATIONS.

JOB No:
1251-P01