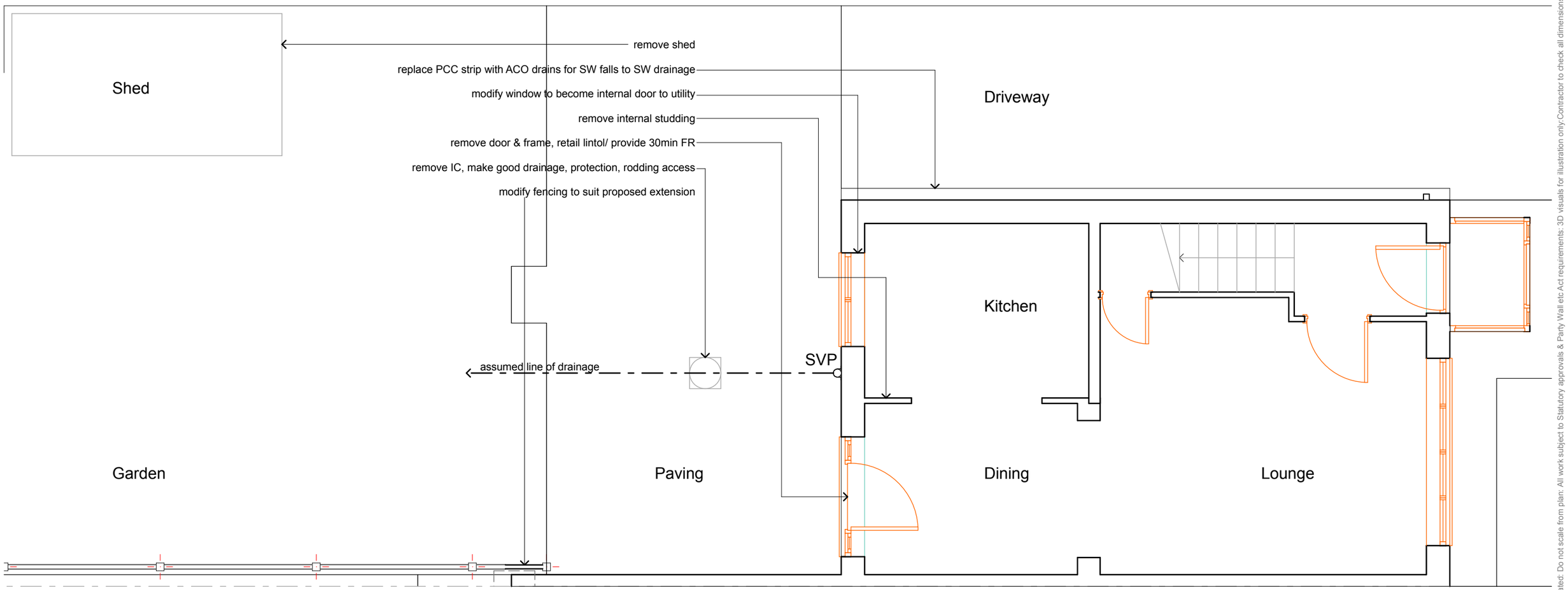

Approx dims indicated: Do not scale from plan: All work subject to Statutory approvals & Party Wall etc Act requirements: 3D visuals for illustration only:Contractor to check all dimensions on site prior to placing orders for materials or for fabrication purposes:

Client:	Mr T Hornowski		
Project:	3 Churchside Close Blackley, M9 8HZ	Dwg title:Proposed kitchen extension & garage 0. Ground floor [existing] 1:50	
Dwg no:	A.01.3	Date: 120619 Status: P & BR applications	

1:50 scalebar (m) 4 3 2 1 0 1 2 3 4 5 6 7 8 1:100 scalebar (m)

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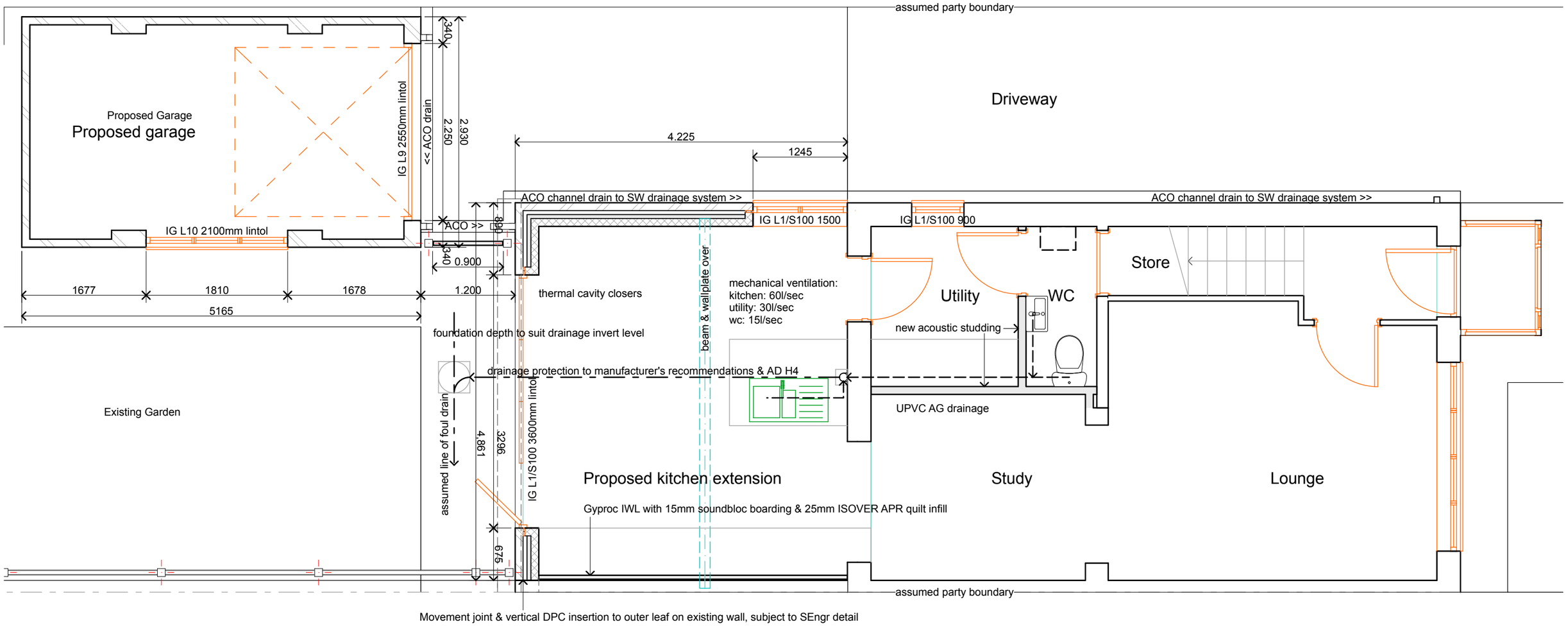

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Client:	Mr T Hornowski		
Project:	3 Churchside Close Blackley, M9 8HZ	Dwg title:Proposed kitchen extension & garage 0. Ground Floor [proposed] 1:50	
Dwg no:	A.01.4	Date: 120619 Status: P & BR applications	

1:50 scalebar (m) 4 3 2 1 0 1 2 3 4 5 6 7 8 1:100 scalebar (m)

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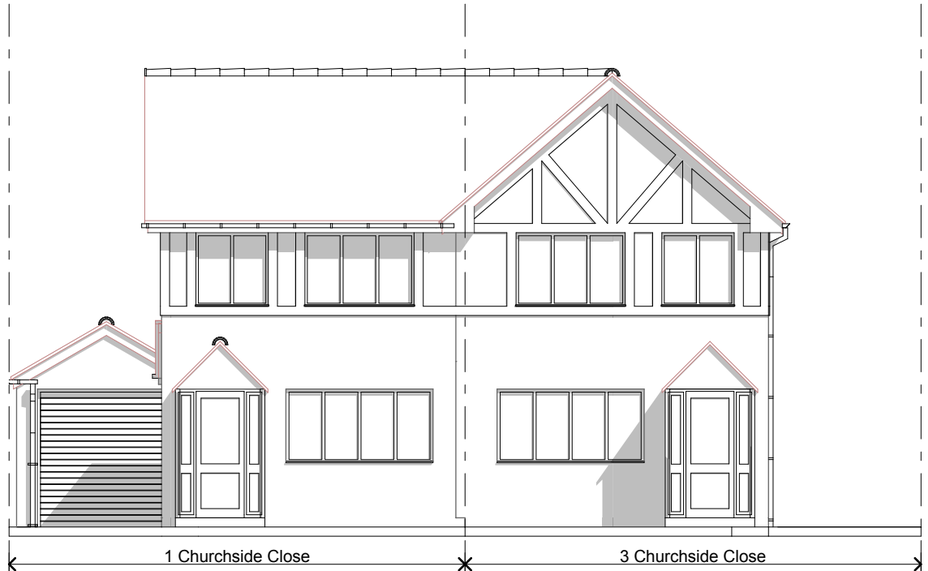
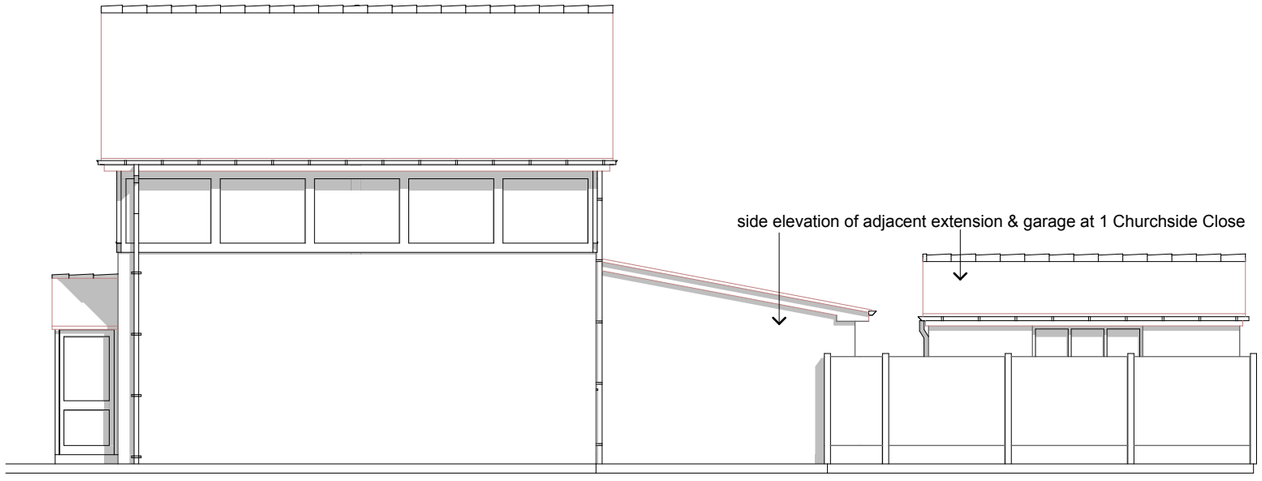


E-03 Front Elevation 1:100

assumed party boundary



E-02 Side Elevation 1:100



E-01 Rear Elevation 1:100

Approx dims indicated: Do not scale from plan: All work subject to Statutory approvals & Party Wall etc Act requirements: 3D visuals for illustration only:Contractor to check all dimensions on site prior to placing orders for materials or for fabrication purposes:

Client:	Mr T Hornowski		
Project:	3 Churchside Close Blackley, M9 8HZ	Dwg title:Proposed kitchen extension & garage	
		Elevations [existing]	
Dwg no:	A.01.5	Date: 120619	Status: P & BR applications

1:50 scalebar (m) 4 3 2 1 0 1 2 3 4 5 6 7 8 1:100 scalebar (m)

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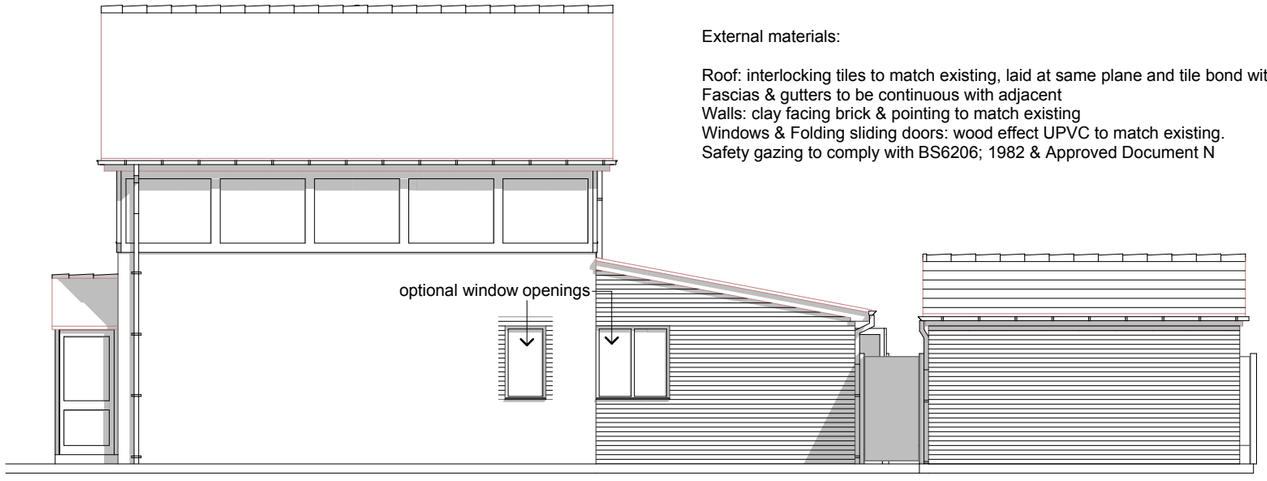
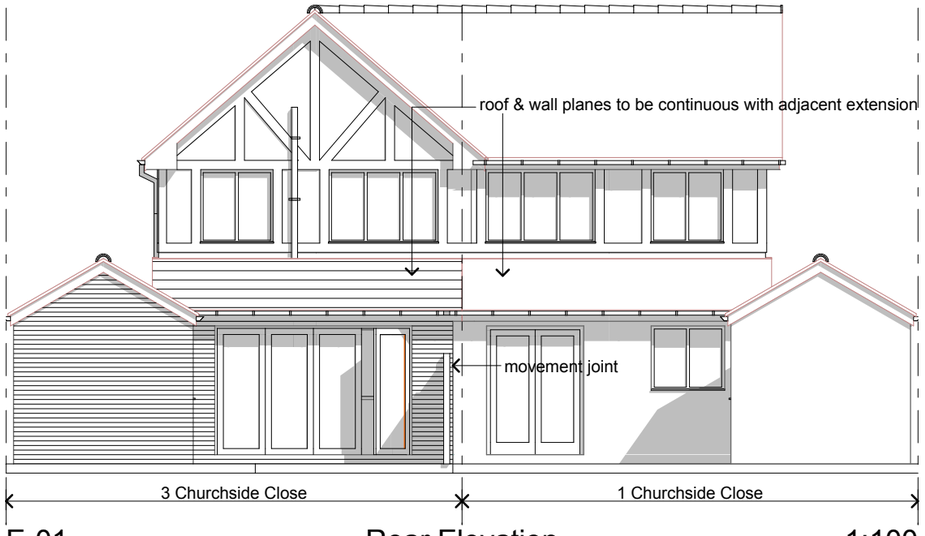
E-03 Front Elevation 1:100

External materials:

Roof: interlocking tiles to match existing, laid at same plane and tile bond with adjacent extension
Fascias & gutters to be continuous with adjacent
Walls: clay facing brick & pointing to match existing
Windows & Folding sliding doors: wood effect UPVC to match existing.
Safety gazing to comply with BS6206; 1982 & Approved Document N



E-02 Side Elevation 1:100



E-01 Rear Elevation 1:100

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Client:	Mr T Hornowski		
Project:	3 Churchside Close Blackley, M9 8HZ	Dwg title: Proposed kitchen extension & garage Elevations [proposed]	
Dwg no:	A.01.6	Date: 120619	Status: P & BR applications

1:50 scalebar (m) 4 3 2 1 0 1 2 3 4 5 6 7 8 1:100 scalebar (m)

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TYPICAL CONSTRUCTION NOTES: [where appropriate]

Roof construction:

Installation of tiles subject to manufacturer's recommendations & specifcations in relation to roof pitch., but generally, interlocking concrete tiles on 50x38mm tanalised batten / counter battens on approved breather underlay, on roof tiimber as per layout

All roof abutments with cavity walling to incorporate 150mm deep cavity trays [with stop ends as required], stepped as necessary & used in conjunction with code 4 lead cover flashings & soakers as required. Weep vents provided at 900cts. Guttering, fascias & soffits to match existing

OPTION A: Insulation @ ceiling level: [0.16W/m2k max U value]

150mm + 150mm Crown Loft Roll 40, extending into eaves to underside of breather underlay to reduce air leakage & ensure continuity of ceiling level insulation with cavity wall insulation. Ceilings to be underdrawn with 1200G vapour control layer, with taped / sealed joints & laps & lined with 12.5mm plasterboard & skim.

OPTION B: Insulation @ rafter level: [0.18W/m2k max U value]

Kingspan Nilvent breather underlay, 25mm min airspace, 100mm Kingspan Kooltherm K7 Pitched Roofboard between rafters, underdrawn with 12.5/35mm Kingspan Kooltherm K18 Insulated DryLining board.

Windows, doors & rooflights: [1.80W/m2k max U value]

To be double glazed incorporating low E soft coating glass in uPVC frames & 20mm min air space. Frames to habitable rooms to include 8000mm2 trickle vents & to be fully draught stripped with security locking, alternative means of escape provided by 800x450mm wide unobstructed opening lights to 1st floor habitable rooms. Area of opening lights to be nlt 1/20th of the floor area it serves.

All glazing in 'critical' locations to comply with requirements of BS 6202;1981 and Approved Document N.

Cavity wall construction:[0.28W/m2k max U value]

102mm facing brick to match existing, 50mm nominal clear cavity, 50mm Kingspan Kooltherm K8 part fill cavity insulation, 100mm medium density aircrete block inner leaf, lined with 12.5mm plasterboard on dabs, skim finished.

Lintols to be fully insulated and incorporating weepvents in outer leaf. Refer to engineer for wall tie & lintol details.

Ground floor construction:[0.22W/m2k max U value *P/A ratio 0.50*]

100mm min RC concrete floor slab, 500gauge visqueen VCL, 75mm min Kingspan Kooltherm K3 floorboard, 1200G DPM lapped & bonded with DPC on inner leaf, 150mm sand blinded compacted hardcore. 25mm K3 insulation upstand to perimeter.

Foundation construction:

600x250mm min conc. strips taken down to 1.0m min depth or until firm strata is reached [subject to engineer details / modification if required], 150mm RC lintols over any drain passing through footings.

Air Barrier Continuity:

Set wall plate on a continuous mortar bed, fix ceiling boards first & seal all gaps between ceiling & masonry wall with either plaster, adhesive or flexible sealant. Plasterboard on dabs to have continuous ribbon of adhesive around openings, along the top & bottom of walls and at internal & external corners.

All penetrations through air barrier to be sealed using an approved flexible sealant. Seal gap between wall & floor air barrier & between skirting & floor with flexible sealant.

Mortar joints around built-in joists to be recessed or struck & carefully pointed with with flexible sealant. Seal between the wall air barrier and blockwork above & below the floor assembly.

Apply flexible sealant to all interfaces between the internal air barrier and the window & door frame members.

All window opening lights, external doors & loft access panels to be fitted with draught stripping.

General:

DO NOT SCALE FROM PLAN

ALL FIXTURES, FITTINGS & FINISHES INCLUDING SERVICES, TO CLIENT'S REQUIREMENTS,

Minimum standard of construction to comply with Accredited details & Building Regulations.

Refer to Structural engineer for all structural works, if required.

Light fittings to be the type that will only accept low energy bulbs. Refer to electrical contractor for full details in compliance with L2B.

All electrical work to be undertaken by a suitably qualified person and tested / certified in accordance with Approved Document P

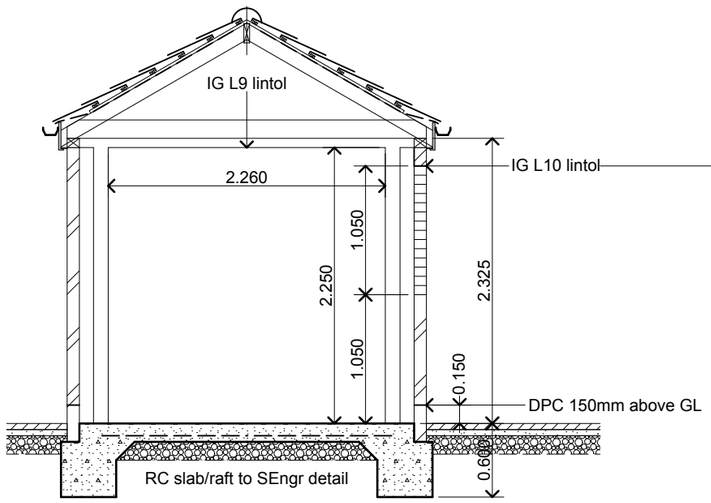
Contractor to familiarise himself with site conditions & entire scope of works required by client prior to submitting tender, these details and associated sheets are primarily concerned with regard to the Building Regulations requirements.

All workmanship & materials to comply with relevant BS, manufacturer's recommendations / specifications and statutory requirements.

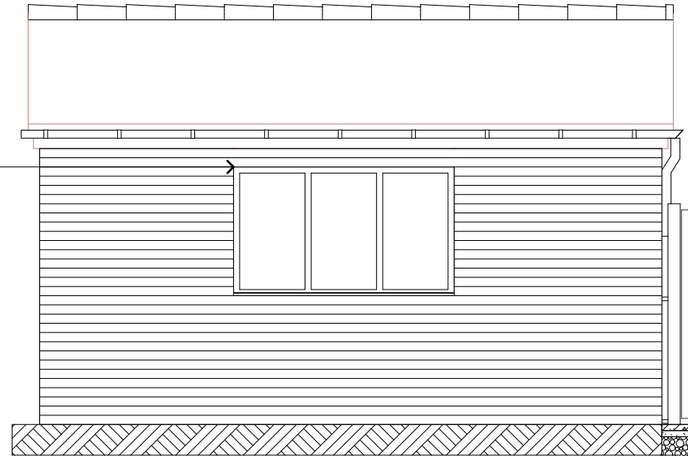
The client may have responsibilties under The Part Wall etc Act 1996 in respect of serving notice for any work affecting party structure [a copy of the explanatory guidance publication can be obtained through the Local Authority Building Control's website].

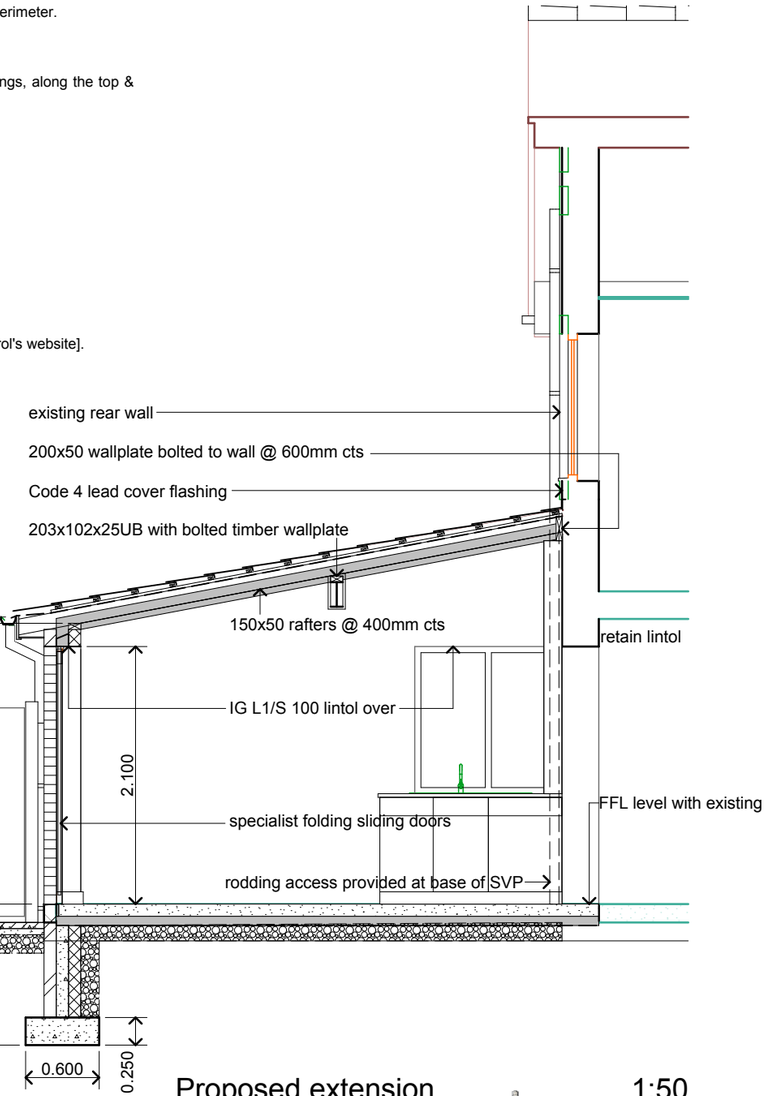
All disturbed surfaces to be made good. site to remain clean, tidy & safe throughout the duration of the works, all debris to be removed from site by the contractor and disposed of appropriately.

Contractor to implement adequate site security and weather protection to the new & existing structures, throughout the contract period.



S-01 Proposed Garage 1:50





S-01 Proposed extension 1:50

Client:	Mr T Hornowski		
Project:	3 Churchside Close Blackley, M9 8HZ	Dwg title:Proposed kitchen extension & garage Sections	
Dwg no:	A.01.8	Date: 120619	Status: P & BR applications

1:50 scalebar (m) 4 3 2 1 0 1 2 3 4 5 6 7 8 1:100 scalebar (m)

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