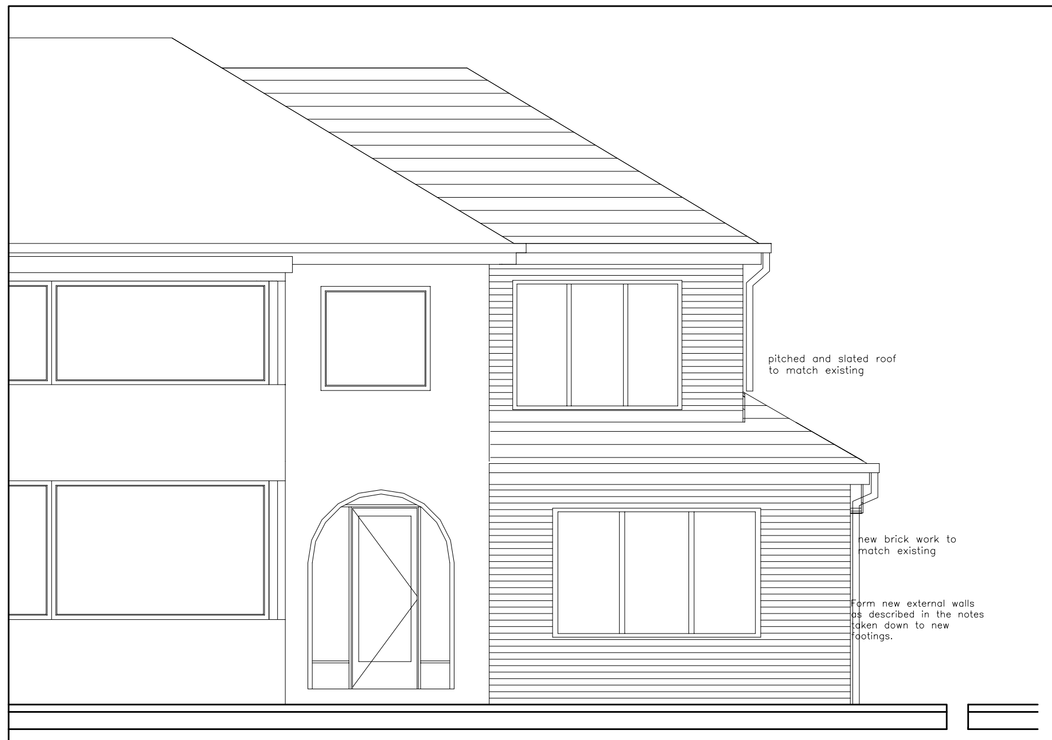
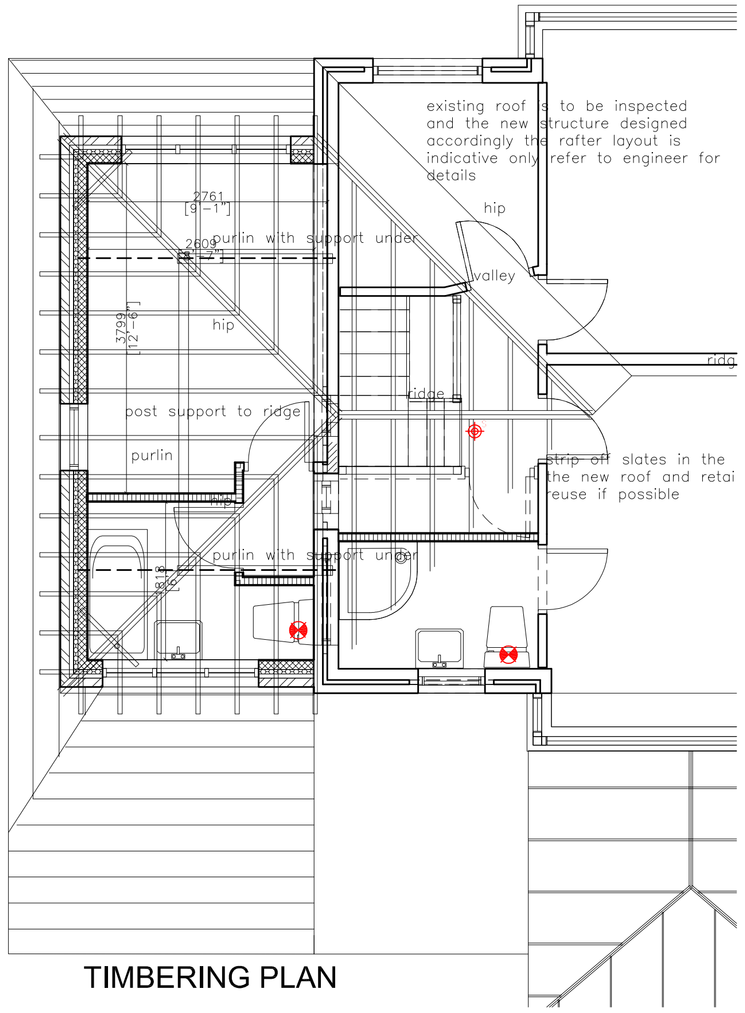
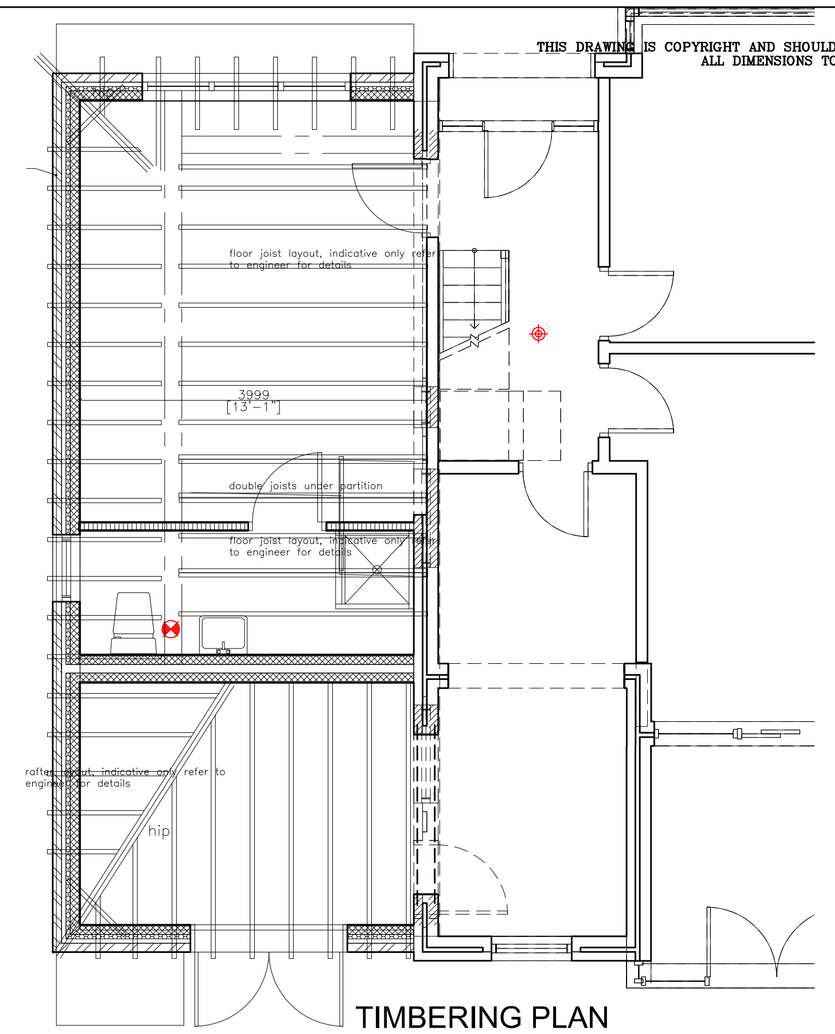
THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT
ALL DIMENSIONS TO BE CHECKED ON SITE – DO NOT SCALE



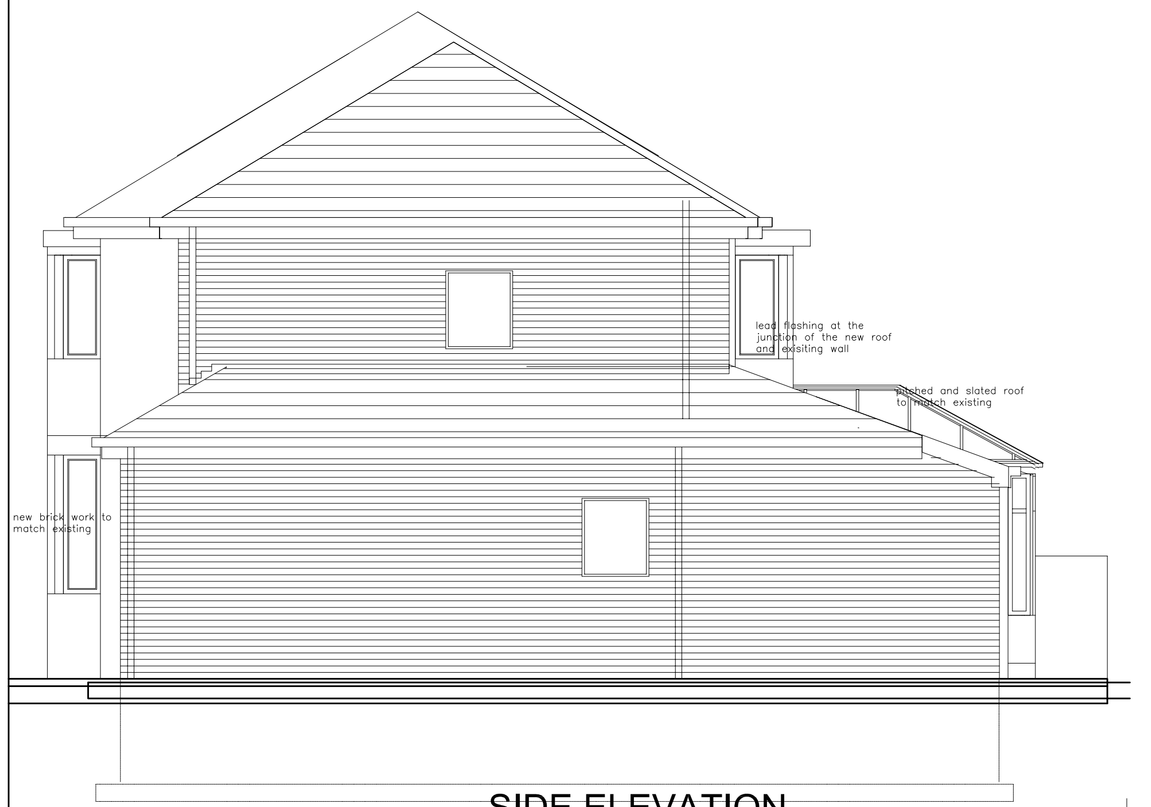

FRONT ELEVATION



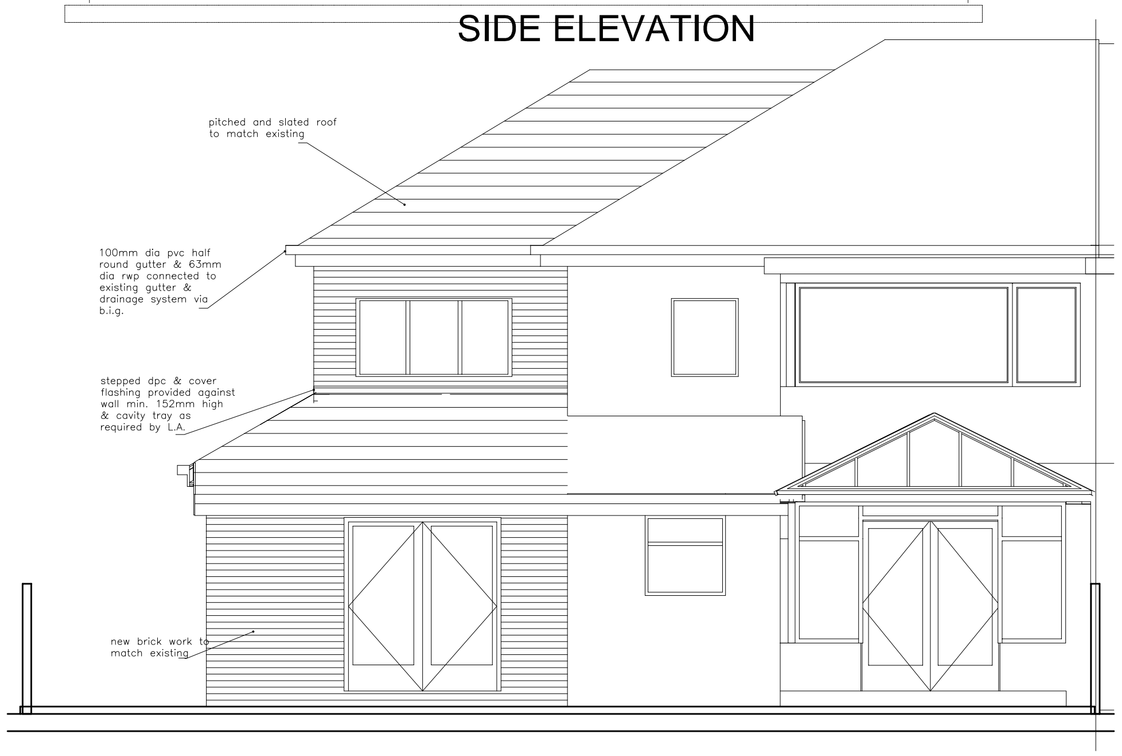

TIMBERING PLAN



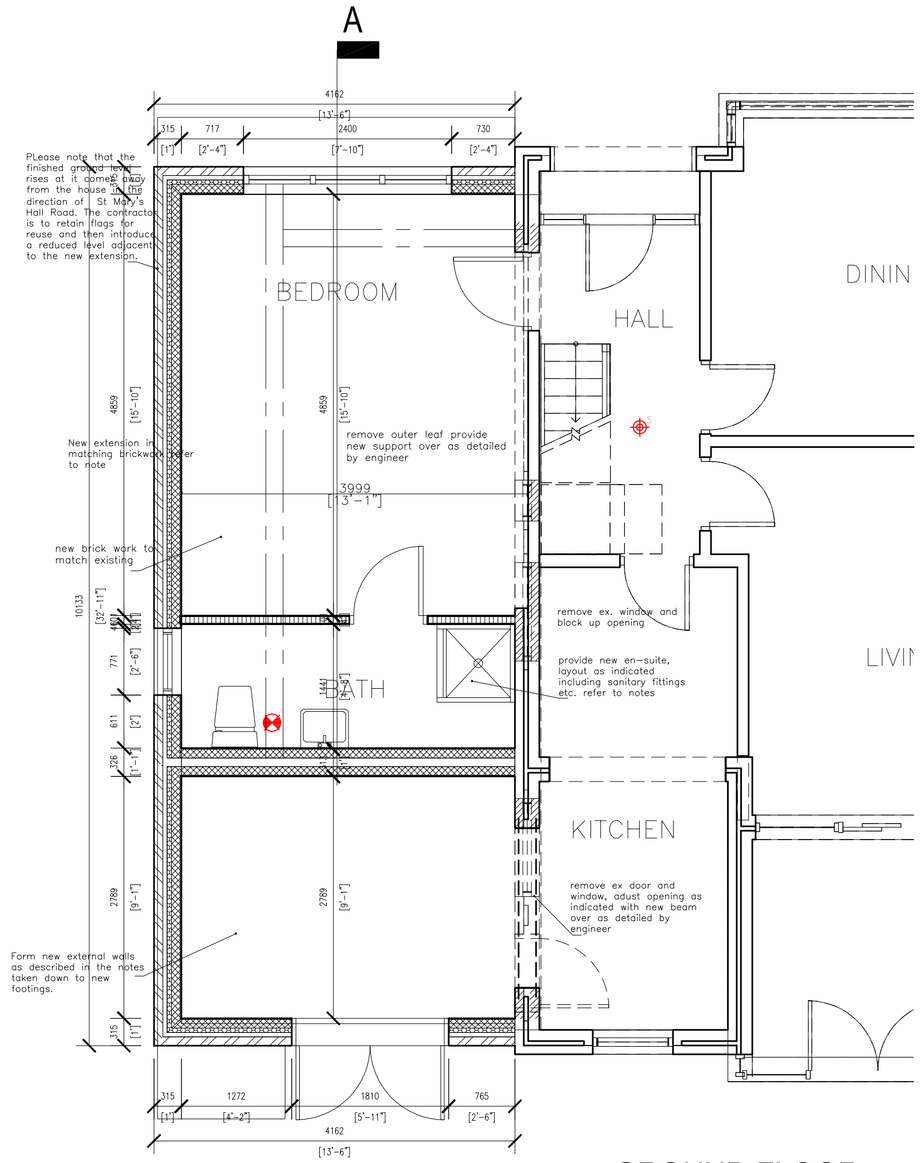

TIMBERING PLAN



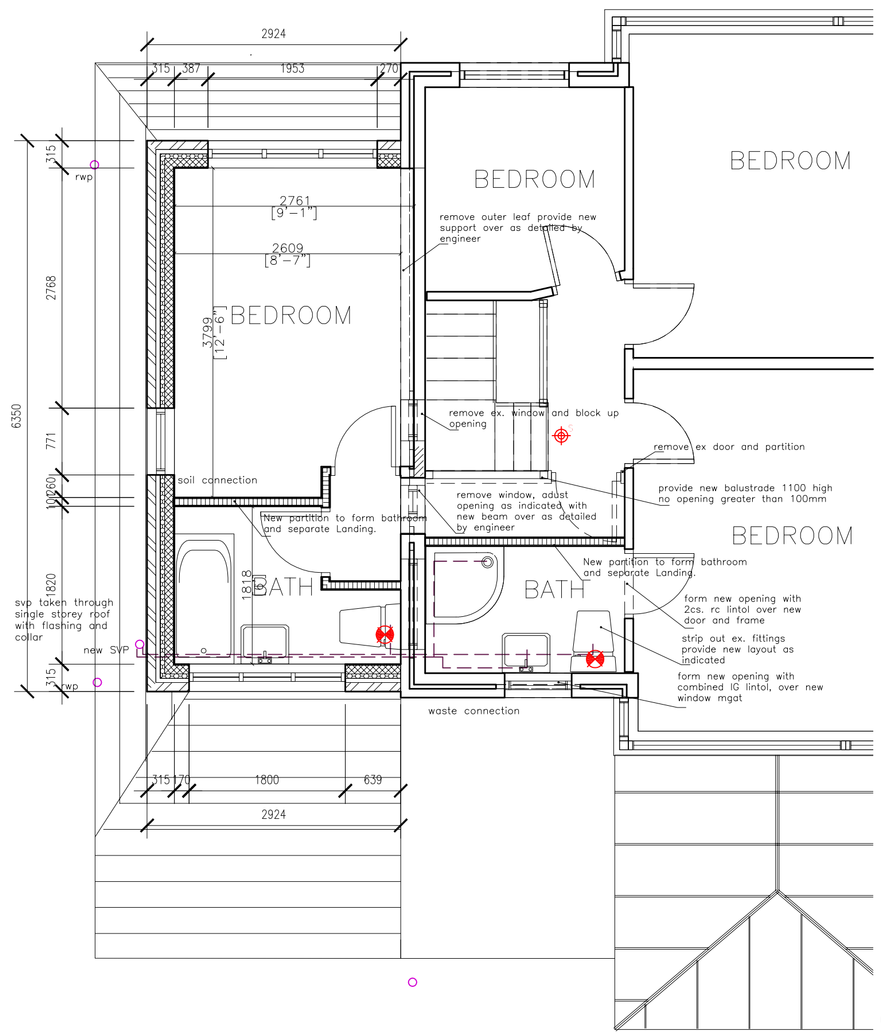

SIDE ELEVATION




REAR ELEVATION




GROUND FLOOR




FIRST FLOOR

0 1M 2M 4M

1 = 50

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIAISE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY, FIRE DEPARTMENT, STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES, TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.

ANY MODIFICATIONS, AS A RESULT, TO BE AGREED.

ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS. ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.

ALL WORK TO COMPLY WITH THE REQUIREMENTS OF COVENANTS OR AGREEMENTS, RELATED TO THE PROPERTY.

NONE OF THE WORKS SHOULD ENCROACH ON TO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.

THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT THE WORKS.

DEMOLITION
Prepare for new alterations and extension. Form new opening as described on drawing and strip out redundant fittings and finishes. Remove, as required existing windows / doors as directed make good to floor and walls Remove brickwork below cill make good to floor and walls.
Provide new Lintol as indicated on the drawing or as directed by the structural engineer.

FOUNDATIONS

Expose and inspect existing footings adjacent to the new work and under the walls to be retained. Allow for underpinning if it is necessary. Footings generally 1:2;4 minimum 200 x 700 taken down to suitable depth as approved by Local Authority, no less than 1,000mm below ground level OR depth to invert of drain if within 1 meter of founds. All to be agreed with Local Authority.

MOVEMENT JOINTS

Provide movement joints between the existing and new walls, providing additional cavity ties on either side together with Aerofil 1 Low density, compressible, closed cell polyethylene filler with Dow Corning 756 SMS Building Sealant or similar approved.

WALLS BELOW DPC

Approved foundation grade cavity block/brick with trenchblock under, 300mm overall thickness with lean mix concrete cavity fill up to min 225 below DPC, weathered to outer leaf 102mm facing brick outer leaf to min 4 courses below finished external ground levels. RC lintols over all drains passing under walls

D.P.Cs

Hyload pitch polymer d.p.c. minimum 150mm above ground level.

External windows, doors etc. to be provided with d.p.cs at all jambs, heads and cills. As An alternative to thermabate cavity closers vertical d.p.cs may be provided to window and door openings and are to be in one single length. The width of the vertical d.p.c. sufficient to ensure they pass the closer block or brick inside the cavity by not less than 15mm. DPC's used as cavity closers are to be Hyload insulated dpc formerly 'ruberclose'. (Hyload Insulated DPC (Ruberclose & Ruberclose FR) BBA No 97/3310 (issue January 2005)).

All tray d.p.cs over windows and door lintels to be in one length and must protrude past the end of the lintel into the cavity by not less than 25mm. This practice also applies to d.p.cs to the underside of window cills. Weep holes to external wall where cavity trays have been inserted, at every other perpendicular joint horizontally, also weep holes along external wall above cavity tray and below d.p.c.

EXTERNAL WALLS facing bwk.

Facing Brick work to match existing as near as possible, 102mm facings,solid or frogged to BS 3921, 100mm blockwork inner leaf 100mm cavity, wall ties at 450mm staggered ctrs 250mm ctrs at quions. Jointing between new and existing brickwork to be by CROCODILE fixings as by Trueline or similar approved, the a vertical dpc is to be inserted at the junction to prevent water penetration and if the Authority agree to toothing in a cavity is to be maintained

Close cavity at eaves with 2 layers of slate,

Insulation to be full fill 100mm Crown dry therm by Knauf to acheive a U value no worse than 0,28 W/sq.m./degK

Internal Blockwork to be 'Tarmac Topblock' or similar approved (7n/mm2 minimum crushing strength), flush pointed with 12mm plaster board and dabs finish internally with a skim finish.

All wall ties to be safety pattern to BS 1243:1978 or fish tail type at 5 No /m2. with extra at reveals and at the junction with the 'crocodile' fixing.

SINGLE STOREY ROOF.

New finish to extension to be slate to match existing on tannalised timber battens,gauge and lap to be determined by pitch and manufacturers recommendations. 'Klober' 'Permo Forte' membrane, (Permo Forte should be laid in accordance with installation details set out in the Permo Product Guide and BBA Certificates)laid over rafters and dressing into gutter.

on roof construction as described below:-

REAR SECTION
TO BE amended
Rafter size 50 x 150 @ 450 centres C16 Grade
Ceiling joist 50 x 150 @ 450 centres C16 Grade

SIDE AND FRONT

Rafter size 50 x 75 @ 600 centres C16 Grade
Ceiling joist 50 x 75 @ 600 centres C16 Grade

HIPS

TO SIDES 50 X150
TO REAR 100 X 220

Roof construction to be tied down with 100 x 100 sarkwood wall plates, to be held down with galvanised mild steel straps built into brickwork at minimum 1200mm. centres. To be supported on the abutment wall on a timber bearer coach bolted to the brickwork

Trim out to form loft access within ceiling to roof space over rear extension

PITCHED ROOF OVER FIRST FLOOR

Strip off existing slates to area being covered over by the new roof, reusing slates if possible. Provide new timbering to new roofs as indicated and as described by the structural engineer. Generally allow for C16 50 x 150mm rafters at 450mm centres with purlins taking support from structure designed by engineer covered with new slates to match existing on tannalised timber battens, gauge and lap to be determined by pitch and manufacturers recommendations, on 'Klober' 'Permo Forte' membrane. Roof construction to sit on and be fixed to 75 x 100 softwood wall plates, to be held down with galvanised mild steel straps built into brickwork at minimum 1200mm. centres.

Flashings and Cavity Trays

Provide and fix horizontal cavity tray to be System 2000 by Timloc or similar approved together with Code 5 Lead Flashing included within the cavity tray system and dressed down into position. If the wall is of solid construction the lead flashing is to be tucked into the wall and dressed over the slate finish. The new roof should sit above the adjacent roof and flashed down to it and dressed over the slates, soakers to be utilised if practicable, which give improved protection from water ingress.

CONT. FOR NOTES SEE DWG 30115/09

0 20cm40cm 80cm 1M 2M

1 = 20

A1 10CM 20CM

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| | |
|---|---|
| CLIENT. | Mr Mohammed Munir |
| SITE/CONTRACT | ALTERATIONS AND EXTENSIONS AT 30 ARDERN ROAD MANCHESTER M8 4NW |
| TITLE. | PROPOSED PLANS ELEVATIONS AND NOTES |
| DATE. APRIL 12 | SCALE. 1:20 |
| DRAWN. | CHECKED. |
| DRG No. | 30115 / 08 / A |

Rev. A. Adjust width by approx 750mm. 27/09/12