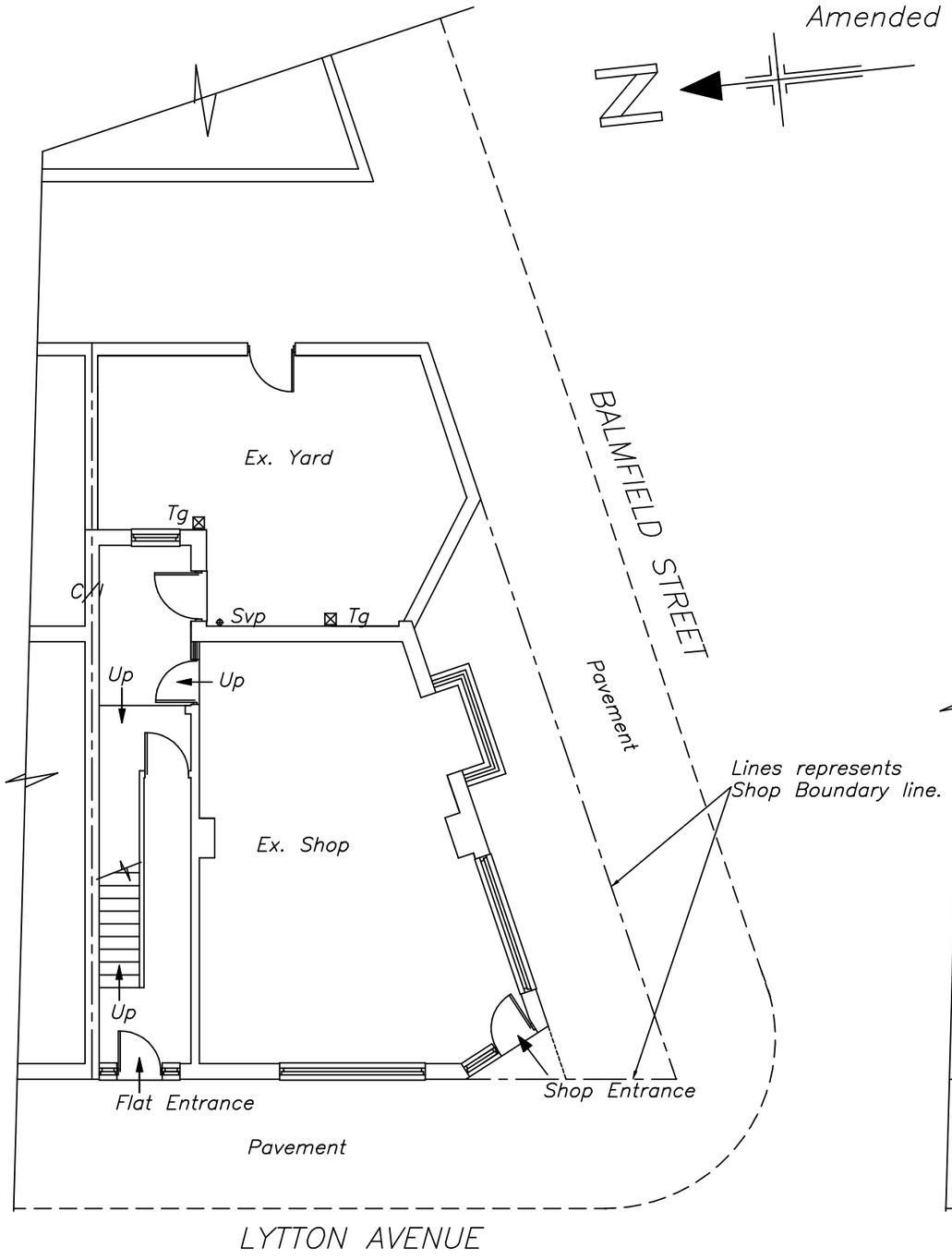
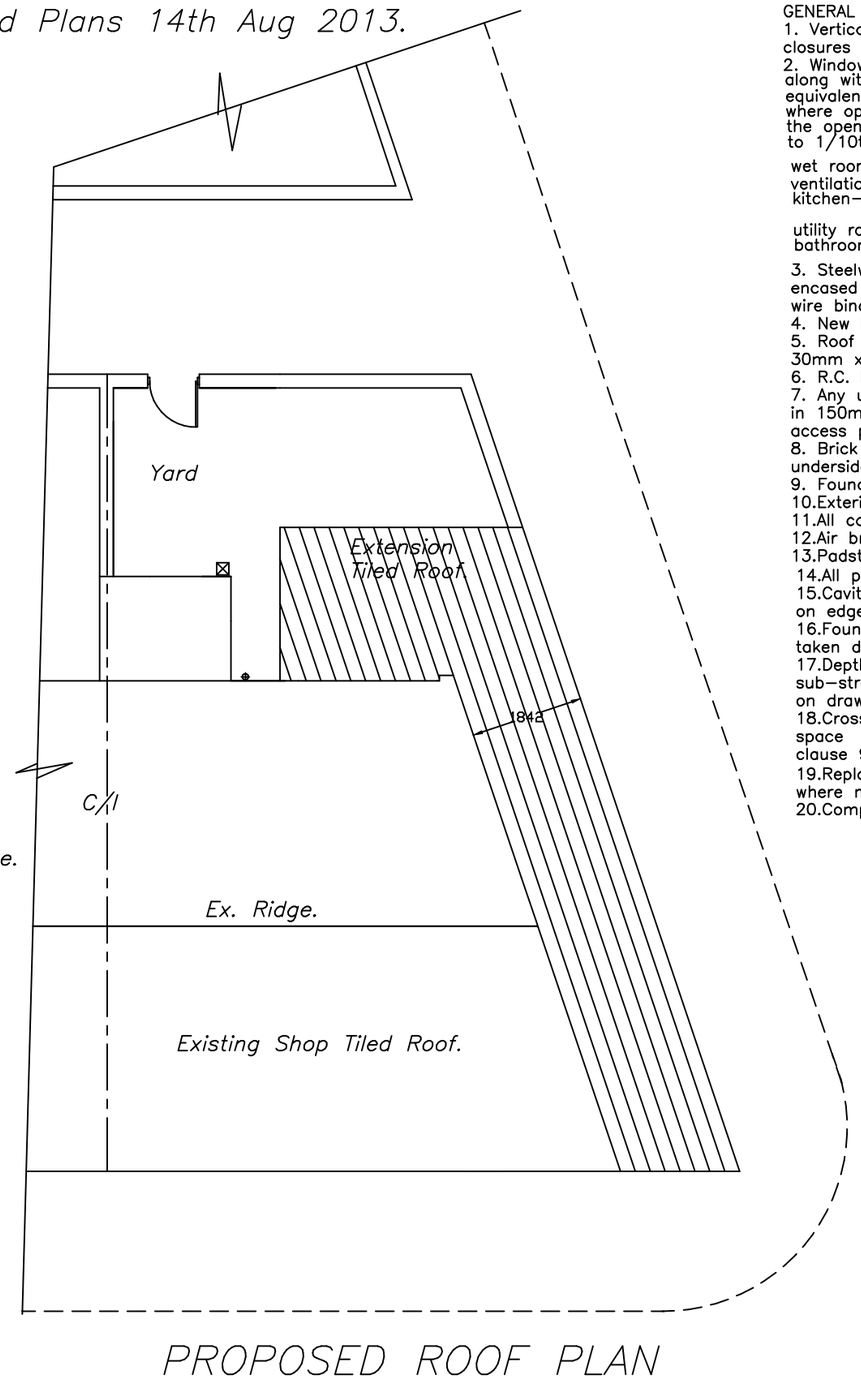
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Amended Plans 14th Aug 2013.



EXISTING SITE PLAN 1:100



PROPOSED ROOF PLAN

GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm2. where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.

wet room areas to be provided with mechanical extract ventilation using the following extract rates:–
kitchen–30 litres/sec adjacrent to hob or
60 litres/sec elsewhere
utility room–30 litres/sec
bathroom–15 litres/sec.

3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
8. Brick infill between joists 25mm clearance from underside of roof
9. Foundations to regulation A1/A2
10. Exterior quality timber to facias
11. All cavities to be continuous
12. Air bricks ducted through wall cavity
13. Padstones to all steelwork
14. All plumbing to comply with B.S.5572
15. Cavity barriers (9mm masterboard or brick on edge
16. Foundations within 900mm of drains to be taken down to drain invert level
17. Depth of foundations to be taken to suitable sub–stratum irrespective of dimensions shown on drawing
18. Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
19. Replacement Upvc window frames to be fitted where neccesary.
20. Complete re–roof to be carried out as neccesary.

DRAWING No 1 OF 5 DRAWING'S

PROPOSED GROUND FLOOR SIDE & REAR EXTENSION TO EXISING SHOP AT–
No 2 LYTTON AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0SQ.
FOR–MR KASIM ASLAM
K & K CONVENIENCE STORE,
TEL–07939924356.

SCALE:– 1:100 DATE:–APRIL 2013

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kevin foey
BUILDING
DESIGN CONSULTANTS

34 DIXON STREET,,
LEES,
OLDHAM, OL4 3NG.
TEL– 0798 676 1559

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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGN
REQUIRED BY PART'P' OF THE BUI
A'COMPETANT' ELECTRICIAN WILL UI
WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INS
IN TESTING HOLDING A SUITABLE Q
TESTING WILL BE COMPREHENSIVE
ANY INSTALLATION UNDERTAKEN BY
MUST PROVIDE AN INSTALLATION C
BY A MEMBER OF THE NICEIC OR
THE PROPOSED DOMESTIC ELECTRI
WITH BS 7671 AND THE CURRENT
THE BEST PRACTISE ENDORSED WI

WORK TO HEATING/HOT WATER SYS

NEW DOUBLE GLAZED WINDOWS TO H
AND MINIMUM GAP BETWEEN PANES
NEW BEDROOM WINDOWS TO HAVE E
WITH MINIMUM WIDTH OF ESCAPE WI
BEAM OVER NEW EXTERNAL WINDOWS
NEW GLAZING IN CRITICAL LOCATIONS
TO BS6206



EXISTING REAR ELEVATION

1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL–BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..

ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

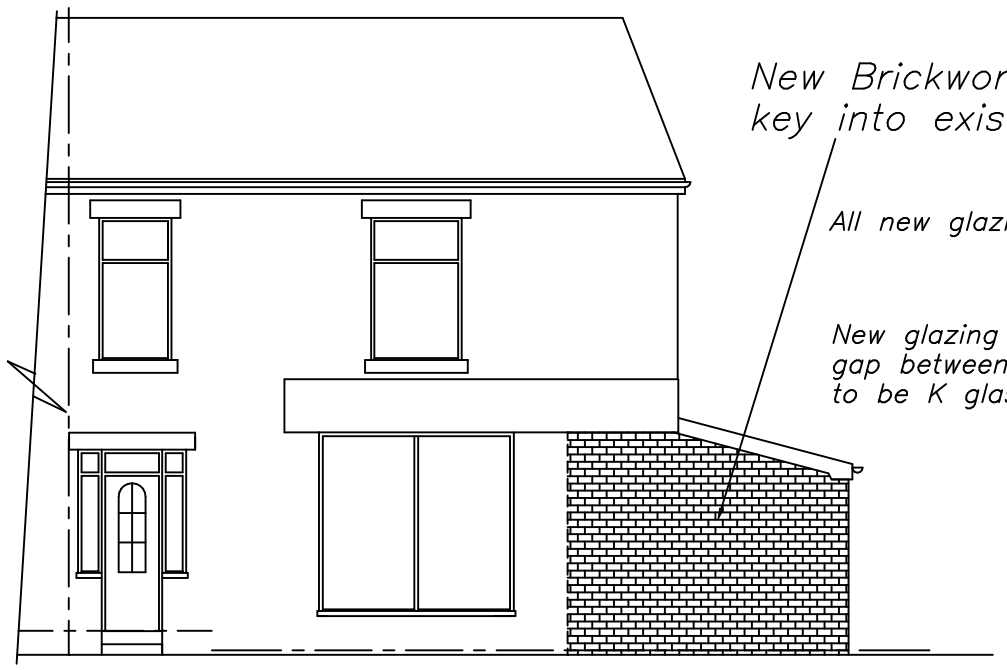
INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliance & in addition to any thermostst, either the heat source or the st visual, is fited with a device that will prevent the temperature of stored water exceeding 100deg c at any time.

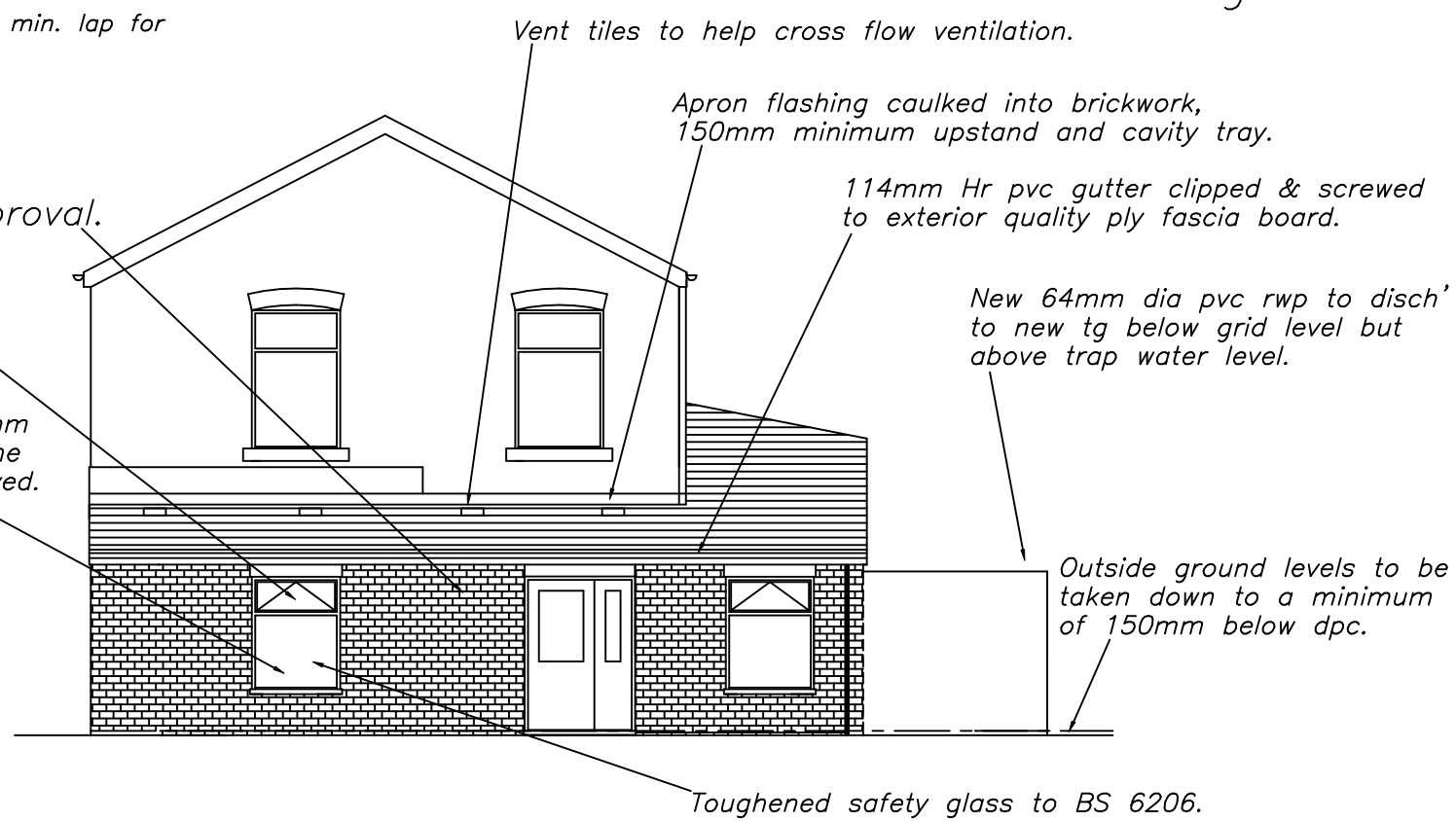
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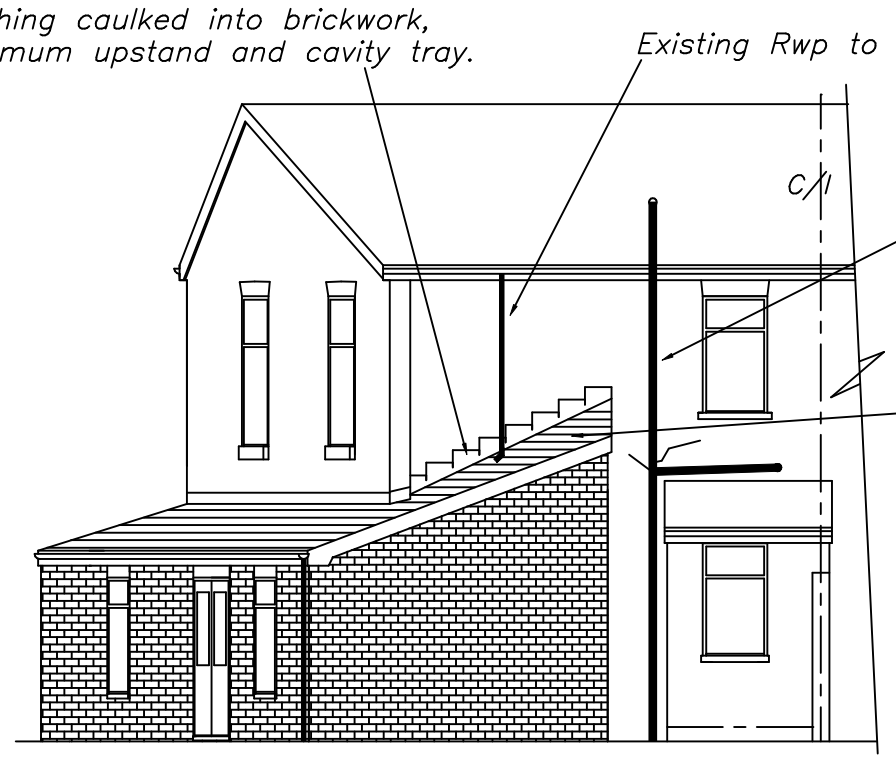
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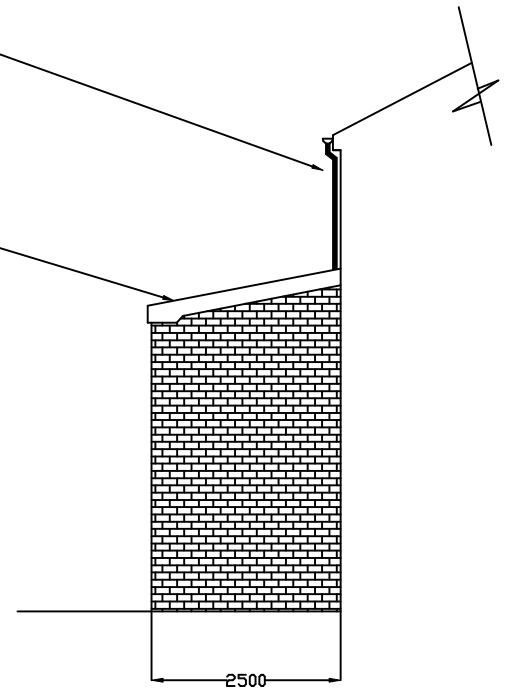
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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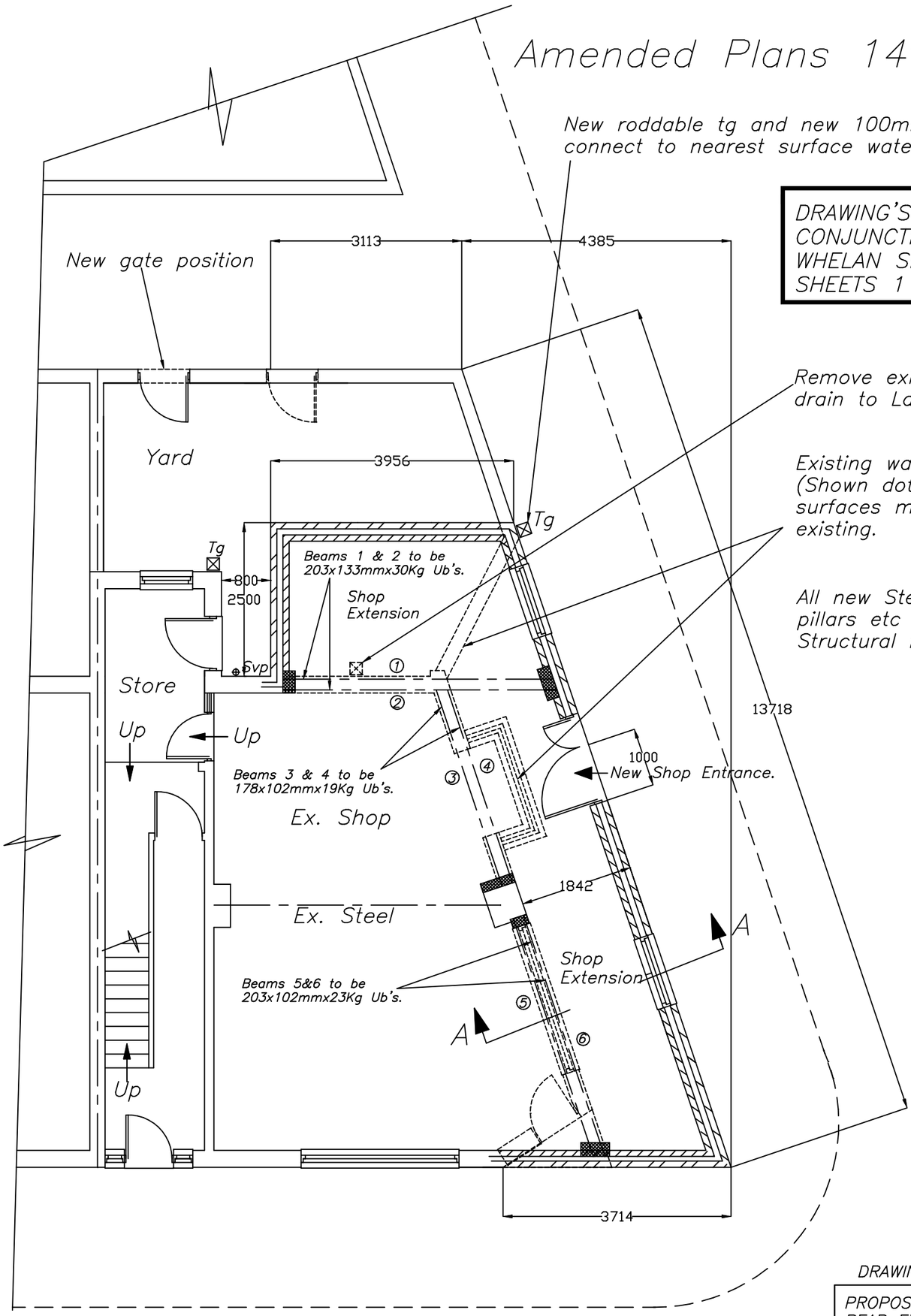
New roddable tg and new 100mm Sge to connect to nearest surface water drains.

DRAWING'S TO BE READ IN CONJUNCTION WITH FRANCIS WHELAN SRUCTURAL CALC'S SHEETS 1 – 7.

Remove existing Tg and cap off drain to La approval.

Existing walls, windows & door (Shown dotted) taken out and all surfaces made good to match existing.

All new Steelwork, Padstones and pillars etc to be designed by a Structural Engineer.



1:75

Ext'n floor area = 28.5M²

PROPOSED GROUND FLOOR PLAN

DRAWING No 3 OF 5 DRAWING'S

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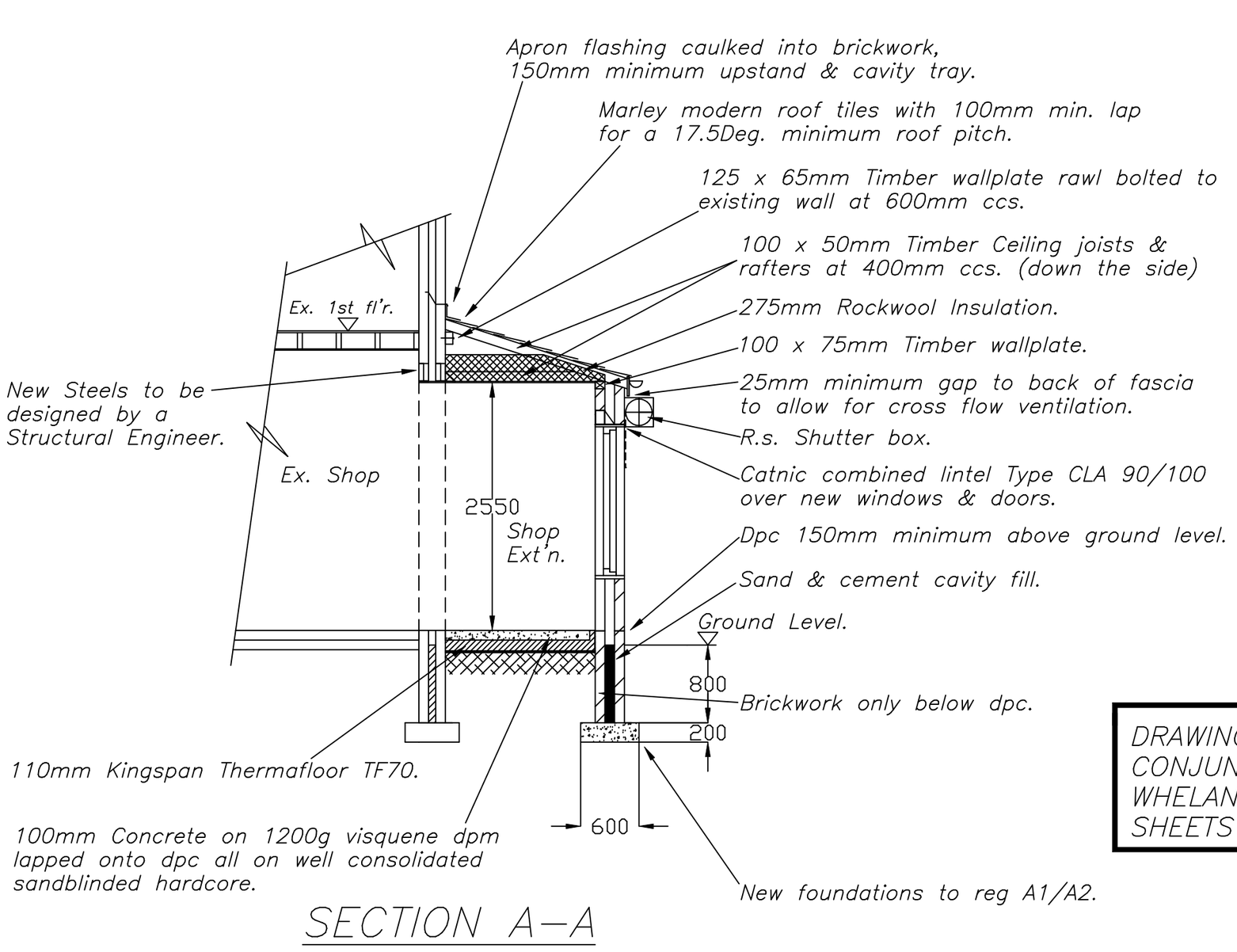
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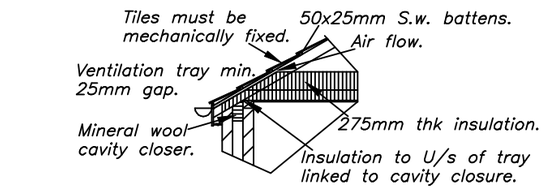
WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.28.

GROUND FLOOR CONSTRUCTION U Value=0.22
100mm concrete slab on vapour control layer1200g visquene laid directly over 110mm kingspan kooltherm TF70 on sandblinded well consolidated hardcore.
insulated upstand=insulation thickness+thickness of slab.

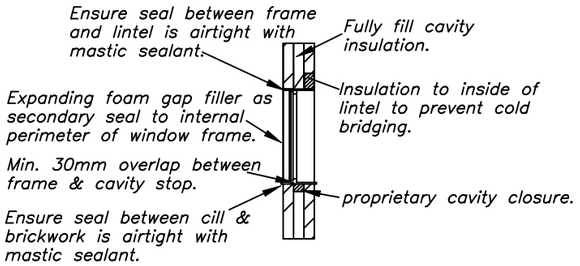
ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on 150 x 50mm rafters & 100 x 50mm ceiling joists @ 400mm ccs. 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.



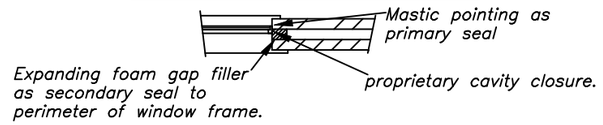
SECTION A-A



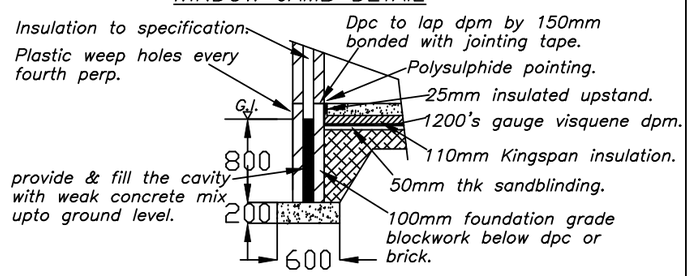
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

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