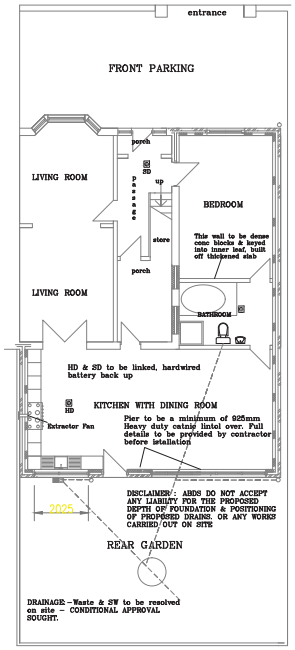
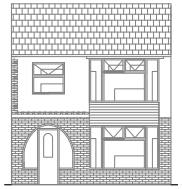


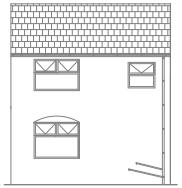
EXISTING GROUND FLOOR



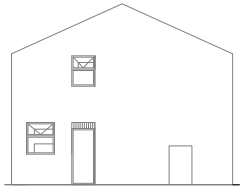
PROPOSED GROUND FLOOR



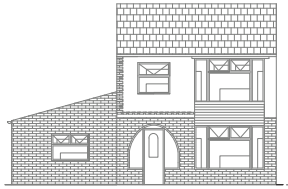
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



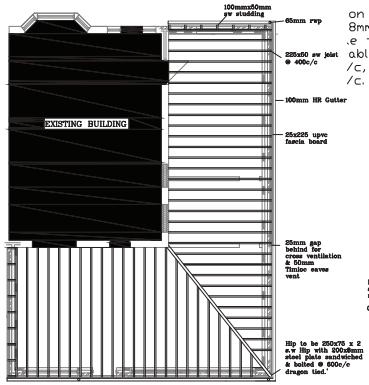
EXISTING GABLE ELEVATION



PROPOSED SIDE ELEVATION

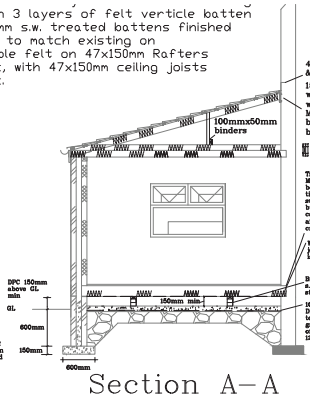


PROPOSED REAR ELEVATION

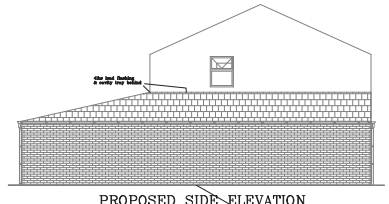


ROOF DESIGN

on 3 layers of felt verticle batten 8mm s.w. treated battens finished .e to match existing on able felt on 47x150mm Rafters /c, with 47x150mm ceiling joists /c.



Section A-A

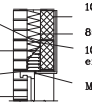


FOUNDATIONS:-Min 600x200 C35 conc strip to suitable subsoil, weak mix fill to 225mm below DPC & to satisfy the BCO Fdns taken down min 750mm below GL.
OPENINGS:- Catnic/IG combined lintols to window opening/door openings, Exposed beams to be agreed with BCO prior to renewing or replacing.Structural package to be agreed if required by BCO.
DRAINAGE:- Waste & SW to be resolved on site- CONDITIONAL APPROVAL SOUGHT.

WALLS - 102.5 facings, 100mm cavity, 100mm thermalite block inner leaf. DPC 150mm min above Finished GL. DPC's to all heads,jambs & window reveals with cavities closed by insulated cavity closer or similar at eaves verges & reveals, min 5nr s/s verticle twist ties per sq m to BS1243 @ 750 horizontal, 450mm verticle c/s & 300 vertically @ openings. 60mm kingspan or similar with plaster/skim finish, Abutments to stitched & cavities opened or vert DPC

Cavity tray to span over lintel

Catnic C7 size insulated lintel, to be installed as per manufactures instructions min end bearings to be 150mm both sides of structural opening



100mm internal Blockwork leaf

85mm cavity full fill insulation

103mm facing brickwork to match existing

Mastic Sealant

Mastic Sealant

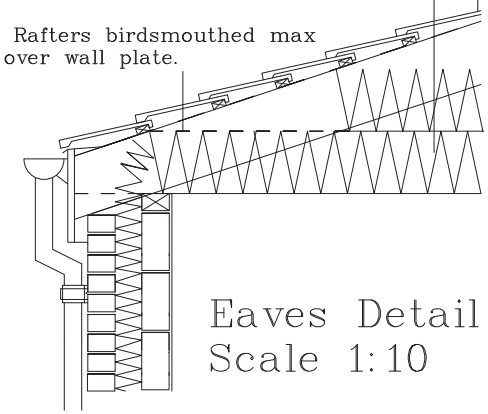
New DG Window

Window Head Detail
Scale 1:20

300mm thick glass insulation in two layers, 150mm quilt laid between ceiling joists & 150mm laid over

Smooth grey marley interlocking tiles on 25x50 treated battens on breathable felt.

47x150mm Rafters birdsmouthed max one third over wall plate.



Eaves Detail
Scale 1:10

'NOTES:

25x225 Ridgeboard bolted into wall @ 900mc/c or build joist into pockets with dpc surround. 75x50mm s.w binders.

Skew nail rafter to ceiling joist to prevent spreading 100x75mm wall plate bedded in sand/cement mortar & tied down using m.s. anchor straps @ 1m c/c.

100mm hr r.w.g. on 225x25mm s.w. fascia or white upvc fascia with 12.5mm gap behind for cross ventilation.

All lintels & beams to have cavity trays combined with stop ends & proprietary weep hole units in exposed positions in compliance with BS 8215: 1991 & to have min 150mm end bearings.

close cavities @ top with supalux

cavity fill to be weak mix concrete 150mm below G.L.

Foundation depth to satisfy the L.A. and comply with document "A" of the Building Regs.

U Value of Floor 0.22w/m2k.

DPC's to all cills,heads, & reveals of openings. windows and doors to be DG units with 'K' glass E low glazing with 16mm air gap between panes & opening lights to 1/20th of the total floor area. All glazing to comply with part L1 & part N of the Building Regulations 2000 & BS 6206: 1981.

U Value of wall 0.28w/m3.

Catnic Lintol CN3 size to all new openings & with cavity tray behind.

300mm thick fibre glass insulation 150mm quilt laid between joist & 150mm laid over.

All Electrical Insulation to comply with Part P (electrical Safety) regs & designed & Installed & Tested by someone competent & qualified to do so & in accordance with the requirements of BS7671 & an electrical certificate to be issued upon completion to the L.A.

One new Mechanical Extractor Fan installed in kitchen capable of extracting at a rate of not less then 60 litres per second. Which may be operated intermittently & trickle ventilation of not less then 4000sq.mm. Fan to bathroom to extract 30l/s

All glazing to critical zones to be toughened glass or laminated to B.S. 6206 ie glass to doors within 1500mm of finished floor level and within 300mm of either side of doors & where greater then 250mm wide max. 0.5 nsq indoors & to screens & windows within 800mm of finished floor level.

Steel work to comply with BS 449, BS 5950 & to be encased in two of 12.5mm Fireline plasterboard with angle beads & plaster finish to give ½ hr f.r lintels to have min 150mm end bearings at each end or as specified by the Structural Engineer of installed according to manufacturers instructions. All cavity Tray to be fitted to all lintels within external wall with stop ends & weep holes @ 900 c/c.

Steel beams to rest on 50mm concrete pad stones with 150mm end bearing as specified by Structural Engineer.

Stainless steel wall ties to be spaced 750mm c/c horizontally staggered & 450mm c/c vertically. wall ties to comply with BS 1234, 1978 & to have proprietary Upvc retaining clips to secure the insulation to inner leaf of cavity wall. Provide additional wall ties around doors / windows @ 225mm vertical c/c, and to movement joints.

Contractor to provide all necessary scaffolding with edge protection to prevent persons falling or falling debris, also provide protection to adjoining properties.

All persons entering site to have all necessary protective clothing & head protection, steel toe caps etc and to comply with health and safety.

THE CLIENTS APPOINTED BUILDER WILL BE REQUIRED TO STUDY THE APPROPRIATE DRAWING FULLY, VISIT THE SITE & EXISTING BUILDING & ENSURE THAT THEY ARE FULLY CONVERSANT WITH THE WHOLE PROJECT. THE BUILDER WILL BE RESPONSIBLE FOR CARRYING OUT ALL SUB SOIL INVESTIGATION & EXISTING/PROPOSED DRAINAGE WORKS & AGREED WITH THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF WORKS. ALL PLANS SHOULD BE APPROVED BY THE L.A. & PERMISSION SOUGHT BEFORE COMMENCEMENT OF WORKS ON SITE IF THE CLIENT OR BUILDER START WORK WITHOUT THIS APPROVAL & NOT NOTIFY THE LA BUILDING INSPECTOR THEY DO SO AT THEIR OWN RISK.

DISCLAIMER : ABDS DO NOT ACCEPT ANY LIABILITY FOR THE PROPOSED DEPTH OF FOUNDATION & POSITIONING OF PROPOSED DRAINS. OR ANY WORKS CARRIED OUT ON SITE

NOTES:-
Site to be used only for the demolition /construction of the proposed works which is to be protected at all times along with the adjacent properties, not forming part of the works. Care must be taken at all times to ensure that any works on the supply of all services into & from property (IE Electricity, Water, Gas, BT/ foul water, surface water, Drainage works does not interfere with the supply of the services into/ out of the adjacent properties IS NOT EFFECTED. If this proves not to be the case then the contractor is to fully advice the properties effected, as soon as the problem is known, & is to negotiate with the adjacent properties regarding any appropriate action that may be required.
Prevent smoke, dust, fumes, spillage, & other harmful activities, No Fires to be allowed on site at any time, Noise levels to be kept to a reasonable level, complying with BS 5228 NOISE CONTROL on construction sites, remember that the adjacent properties are occupied, & comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc

Notes

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.
Care must be taken at all times to ensure that any works on the supply of all services into / from property (IE electricity, water, gas, BT / Foulwater surfacewater drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, is not affected, if this proves not to be the case, then the Contractor is to fully advise properties affected, as soon as problem is known, and is to negotiate with adjacent properties regarding any appropriate action that may be required.

Prevent smoke, dust, fumes, spillage, & other harmful activities. No Fires to be allowed on site, at any time, noise levels to be kept to a reasonable level, complying with BS 5228, 'Noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc,.

Date	Rev.	Description	Initials	Date

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Figured dimensions must be taken, do not take scaled measurements from the drawing. Any discrepencies must be reported immediately to the Contract Administrator. Contractors are deemed to have visited the site during the tender preparation period. Contractors must check all dimesions on site.

Preliminary *
Information Only
For Construction
Final / As Built
Revision

Checked By .....

A.B.D.S
15 Strathclyde Road
Blackburn, BB1 1HS
Tele: 07877131601

PROJECT:-Kitchen & Side Extension

DATE DRWN 29-01-2014

DRAWN BY :- AA

AMENDED :-

CLIENT :-Irshad Sheikh
8 Hilbrae Rd
Manchester
M19 2PU

SCALE 1:100 , 1:50

DRAWING PROPOSED DRAWINGS

DRAWING NO 15-BR