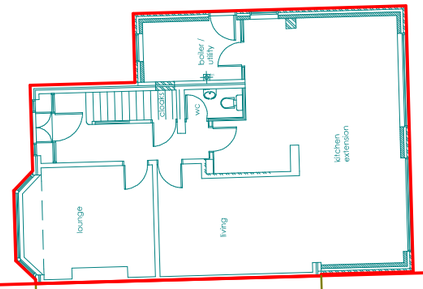
ABBOTSFORD ROAD

24

16

14

10



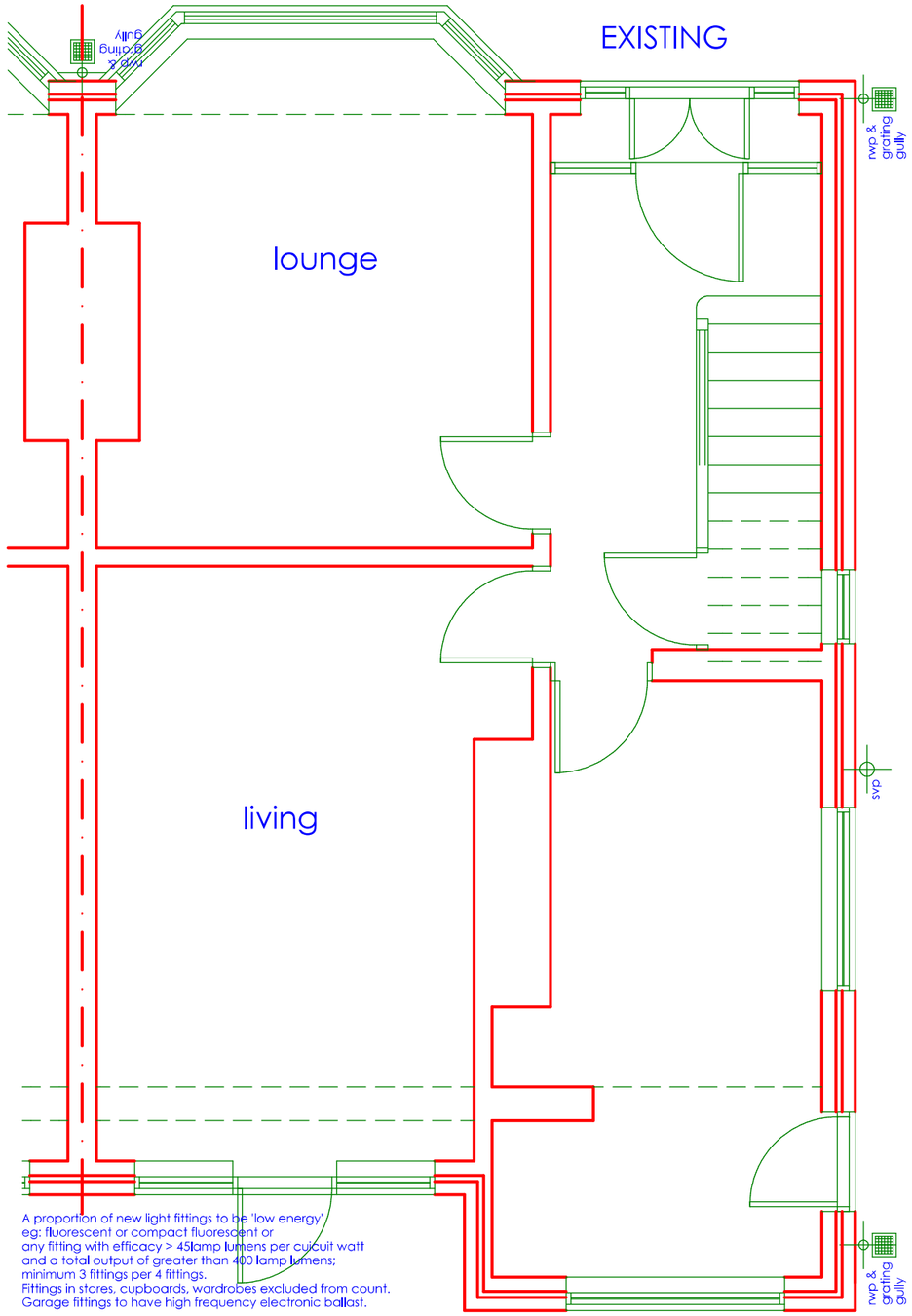
D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

0 2000 4000 6000
1 : 200 SCALE @ A3 size

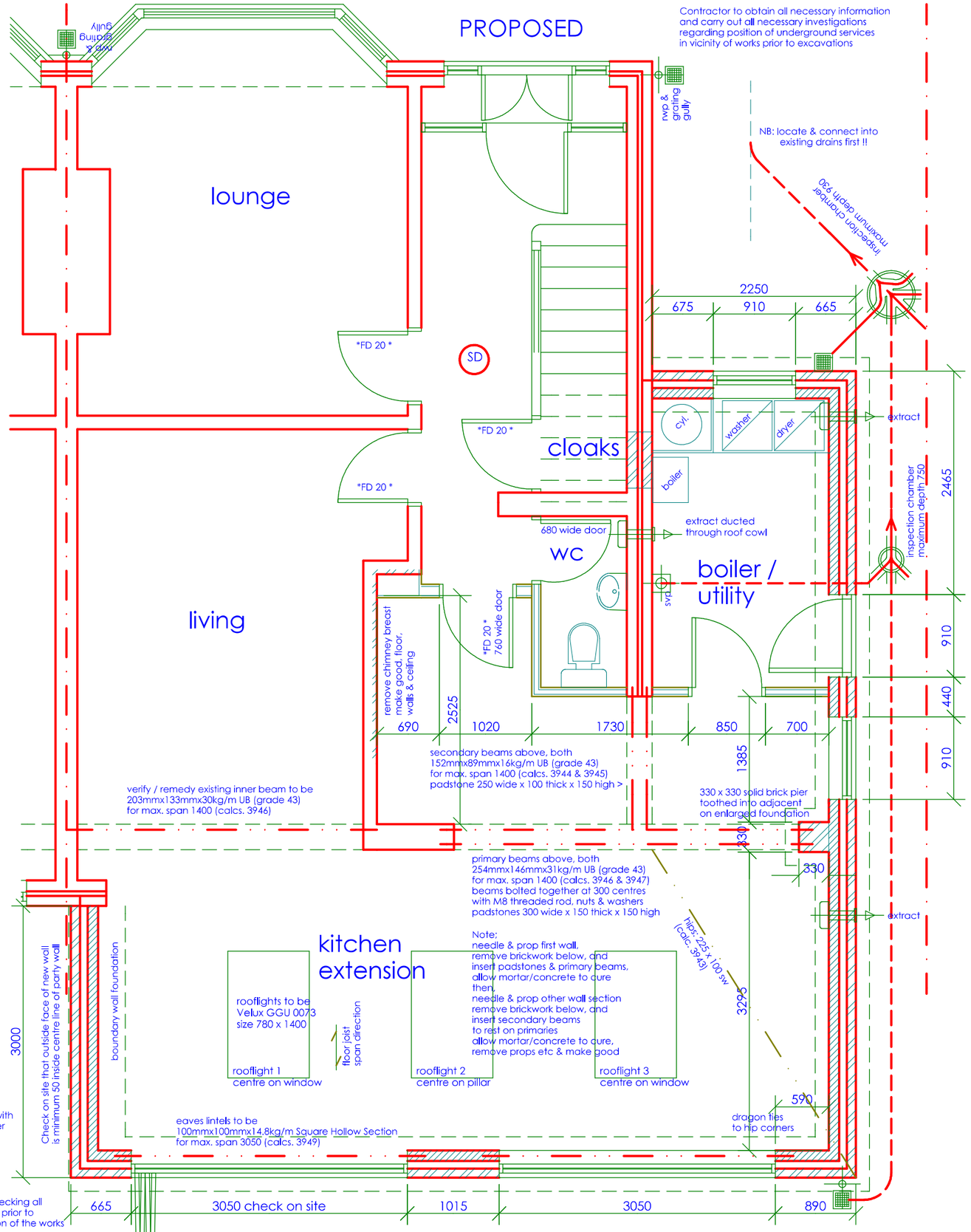
PROPOSED SITE PLAN DWG : 00

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ MAR 2014
REV:

EXISTING



PROPOSED



A proportion of new light fittings to be 'low energy'
eg: fluorescent or compact fluorescent or
any fitting with efficacy > 45lamp lumens per cucuit watt
and a total output of greater than 400 lamp lumens;
minimum 3 fittings per 4 fittings.
Fittings in stores, cupboards, wardrobes excluded from count.
Garage fittings to have high frequency electronic ballast.

The Electrical & Mechanical works shown in this drawing package is an initial indication of client requirements and it is the responsibility of specialist(s) employed by the client/builder to design, supply, install the works and provide operating & maintenance instructions/manuals/ files/records& installation certificates for the works.
All works to be in accord with Building Regulations.

All electrical work will be designed, installed, inspected & tested by a person competent to do so. Prior to completion of the works the Local Authority will require be satisfied that: An electrical installation certificate issued under a "Competent Person" scheme has been issued.
Appropriate certificates & forms to BS7671 to be provided.

All works in connection with gas shall only be undertaken by a GAS SAFE registered installer.
Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 90%.
Radiators to be fitted with thermostatic valves.

* FD 20 * denotes fire door with 'integrity' of 20 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; hinges to be steel or brass.
Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 20S * to be as above but also having smoke seals.

SD denotes self contained smoke alarm to BS 5446 : Part 1 mains operated and permanently wired to a separately fused circuit at the distribution board; alarm also to have battery back up; alarm to be interconnectect with any other alarms in the same dwellinghouse; wiring to be standard IEE regulations but need not be 'pyrotechnic'.

Note: no encroachment over boundary and no excavations lower than existing house foundations without prior consultation with Architect/Supervising officer

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

1:50 when printed @ A3 size

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

BUILDING REGULATIONS DATA:
34.4 m2 extension gross internal floor(s) area

D A V I D Y O U N G A R C H I T E C T
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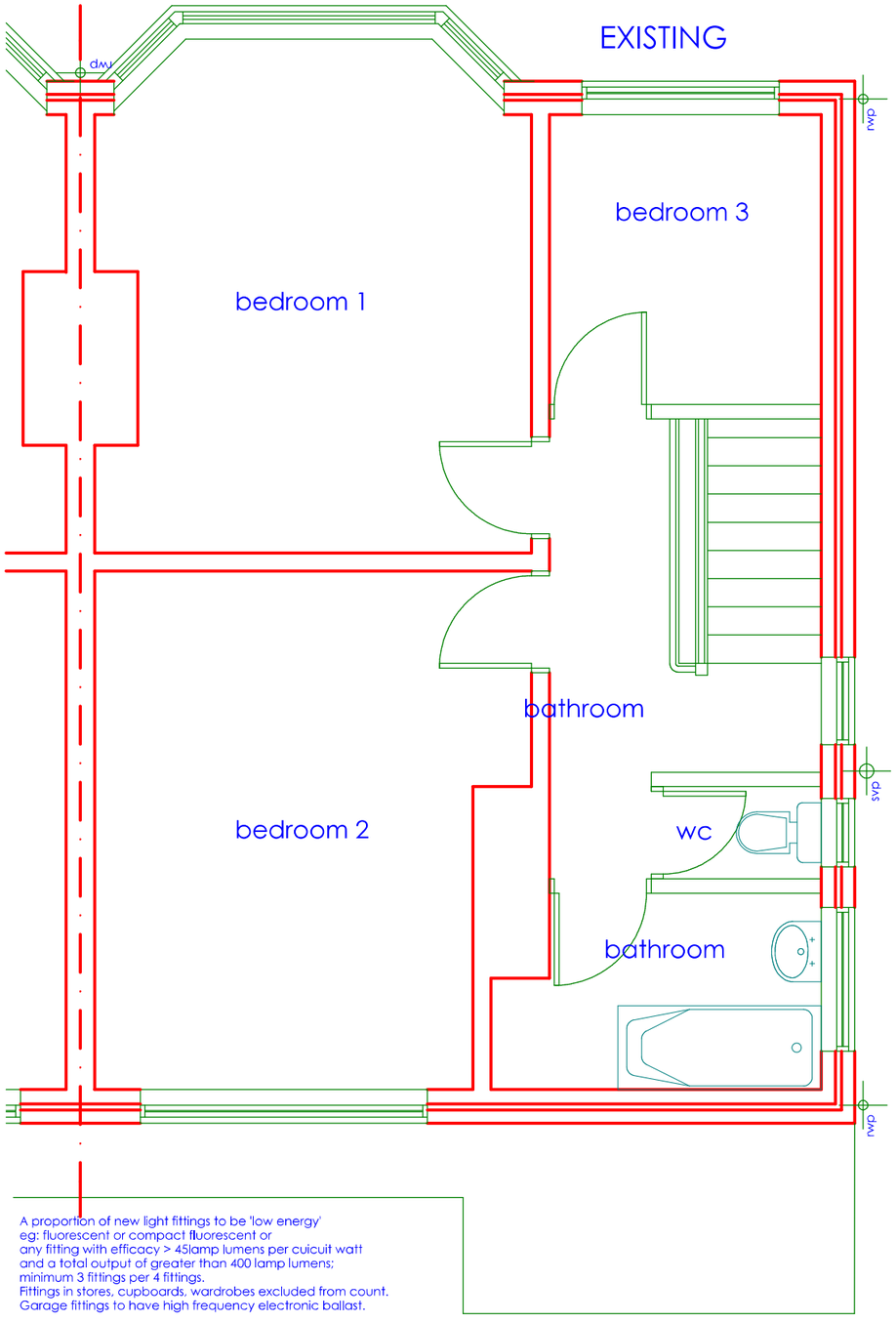
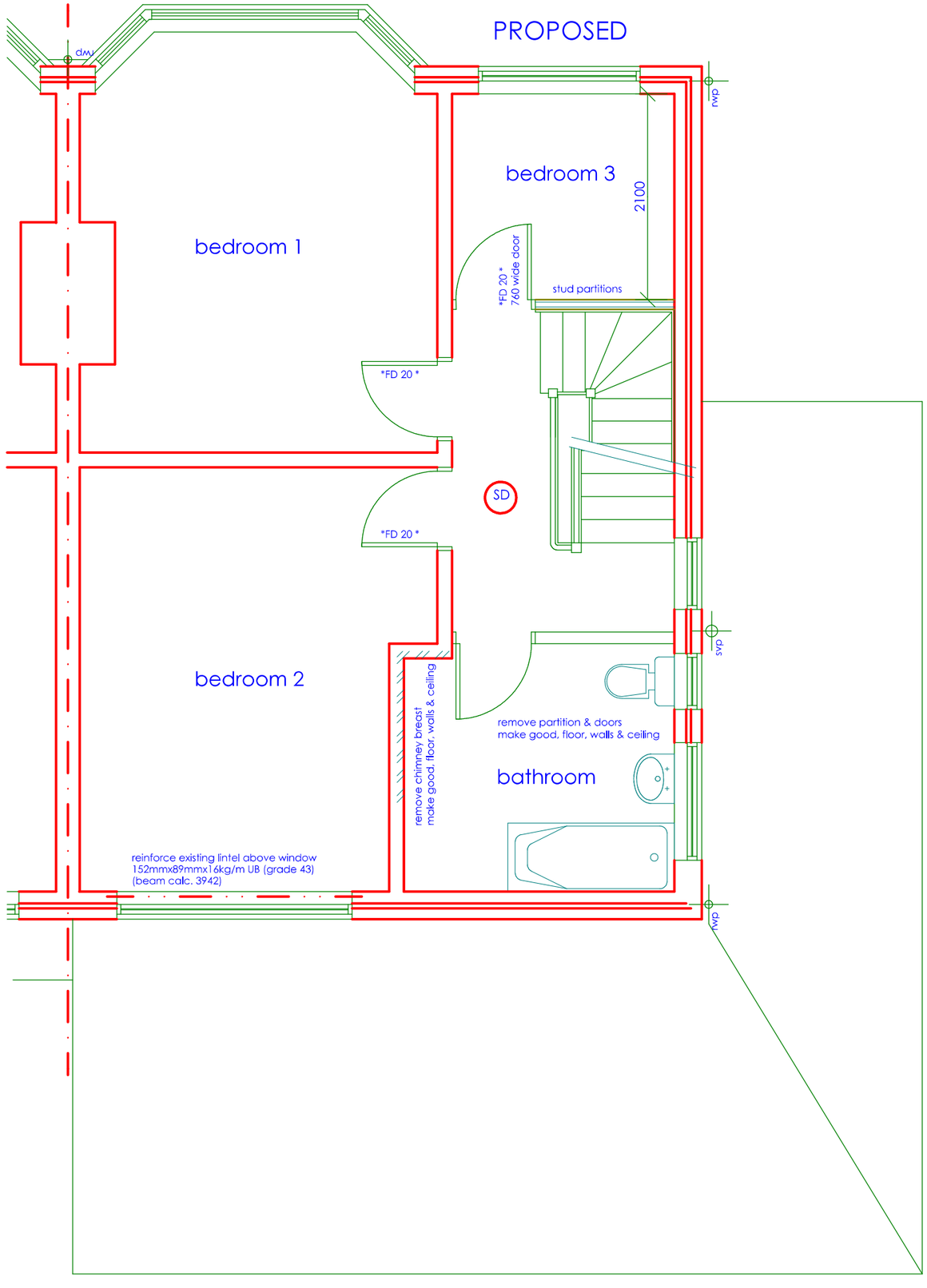
GROUND FLOOR PLANS DWG : 01

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013
REV

EXISTING



PROPOSED



A proportion of new light fittings to be 'low energy'
eg: fluorescent or compact fluorescent or
any fitting with efficacy > 45lamp lumens per cuicuit watt
and a total output of greater than 400 lamp lumens;
minimum 3 fittings per 4 fittings.
Fittings in stores, cupboards, wardrobes excluded from count.
Garage fittings to have high frequency electronic ballast.

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Appropriate certificates & forms to BS7671 to be provided.

All works in connection with gas shall only be undertaken by a GAS SAFE registered installer.
Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 90%.
Radiators to be fitted with thermostatic valves.

* FD 20 * denotes fire door with 'integrity' of 20 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; hinges to be steel or brass.
Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

* FD 20S * to be as above but also having smoke seals.

SD denotes self contained smoke alarm to BS 5446 : Part 1 mains operated and permanently wired to a separately fused circuit at the distribution board; alarm also to have battery back up; alarm to be interconnectect with any other alarms in the same dwellinghouse; wiring to be standard IEE regulations but need not be 'pyrotechnic'.

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0 1000 2000 3000

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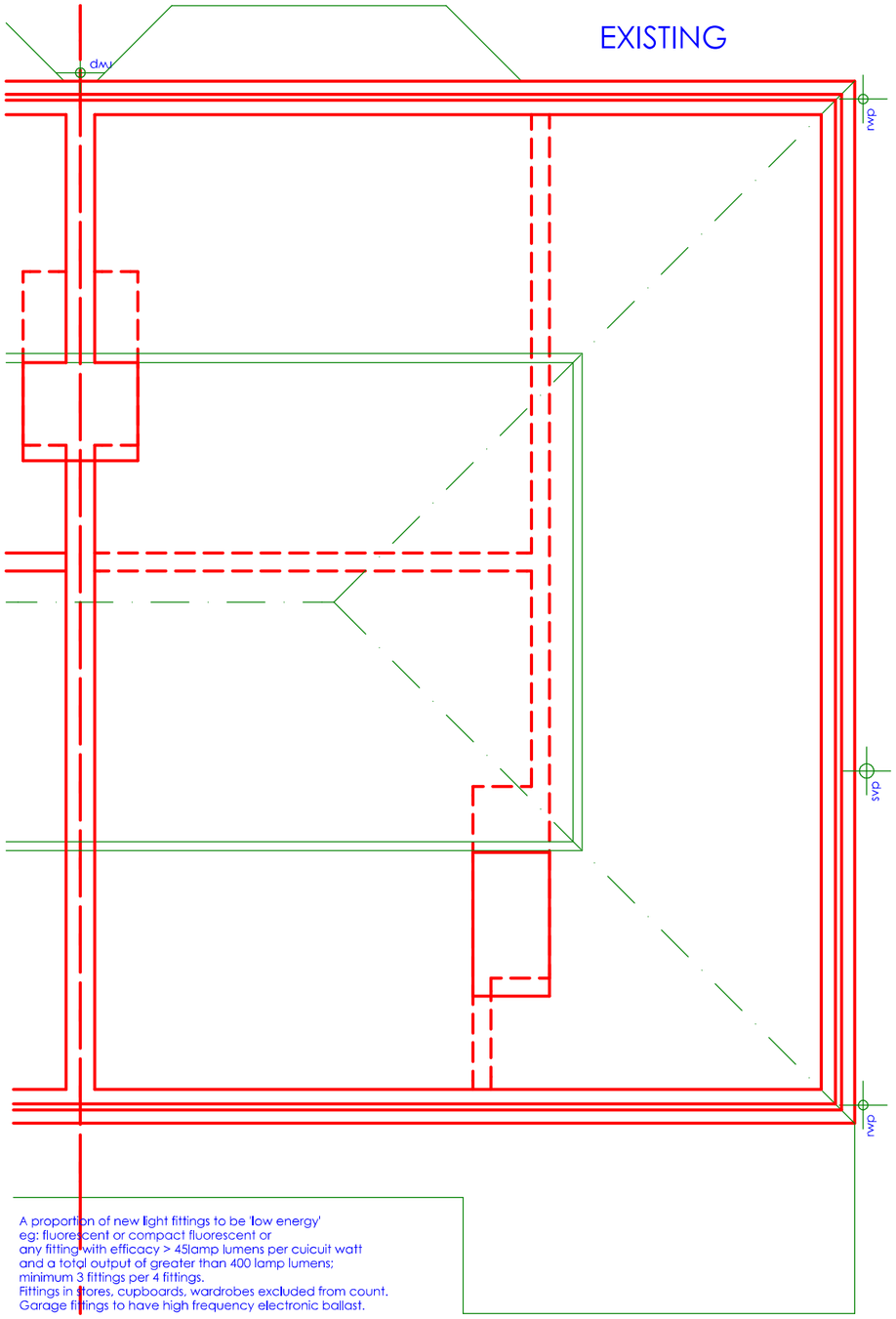
D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

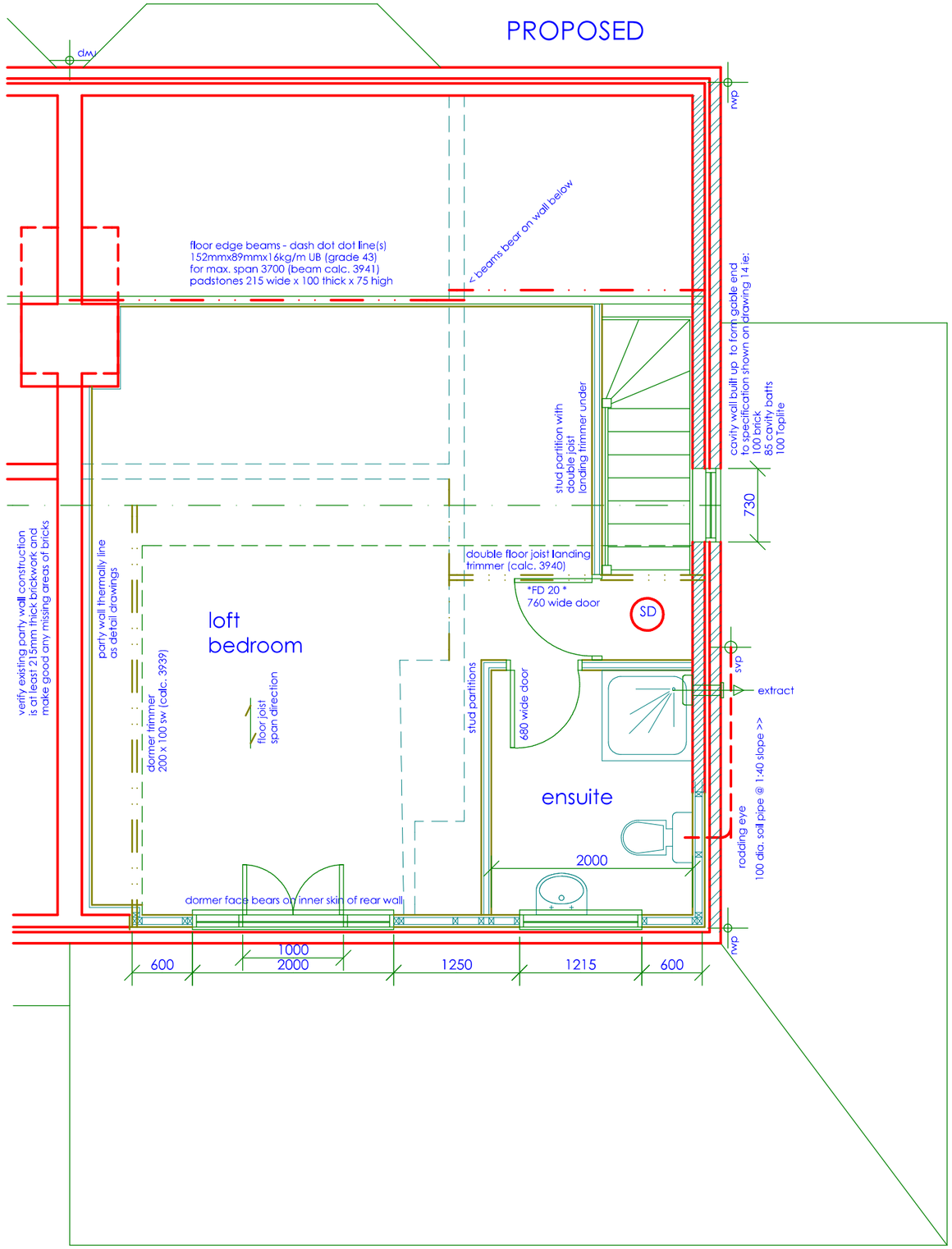
FIRST FLOOR PLANS DWG : 02

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013
REV

EXISTING



PROPOSED



A proportion of new light fittings to be 'low energy'
eg: fluorescent or compact fluorescent or
any fitting with efficacy > 45lamp lumens per cuicuit watt
and a total output of greater than 400 lamp lumens;
minimum 3 fittings per 4 fittings.
Fittings in stores, cupboards, wardrobes excluded from count.
Garage fittings to have high frequency electronic ballast.

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Appropriate certificates & forms to BS7671 to be provided.

All works in connection with gas shall only be undertaken by a GAS SAFE registered installer.
Any new and replacement natural gas & LPG boilers to have a minimum SEDBUK rating of 90%.
Radiators to be fitted with thermostatic valves.

* FD 20 * denotes fire door with 'integrity' of 20 minutes when tested to BS 476 : Part 22; frame to include intumescent seals as necessary in accord with test criteria; hinges to be steel or brass.
Any glazing in door to be 6mm georgian wired glass (either cast or polished plate) and limited to 0.4m2 area.

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DAVID YOUNG ARCHITECT
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

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1:50 when printed @ A3 size

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

LOFT PLANS DWG : 03

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013

REV

galvanised mild steel decorative balustrade
with handrail fitted 1100 above floor level;
balusters spaced so that a sphere of 100 dia
will not pass through at any point;
fixings & handrail to be capable of resisting a
load of 0.74kN/m applied horizontally to the handrail
eg:
60 diameter x 4.51kg/m circular hollow section steel
(calc. 4020)

lintel above dormer window to be
minimum size 150 x 100 sw (beam calc 3938)
bearing upon 100 x 50sw studs
resting upon inner skin of existing external wall

dormer flat roof finish:
mineral grey reflective felt

Recommendation ONLY:
existing window renewed
having opening lights
(pivoting or 'tilt and turn')
such that entire window
can be cleaned & maintained
from inside of room without
climbing onto roof

posts at corners to be minimum 100 x 100sw
bearing on inner skin of existing external wall

safety glass
throughout

obscure
glass

Marley Plain tiles
colour to match existing tiles

Marley Modern tiles
colour to match existing

1218

safety glass to door
& windows beside/above

brickwork to match existing

REAR

Note:
all vertical dimensions
to be checked on site
to course through with
nearest brick bed joints

Redland Rosemary
tiles to match existing

brickwork to match existing

FRONT

D A V I D Y O U N G A R C H I T E C T
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The contractor(s) are responsible for checking all
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1:50 when printed @ A3 size

0 1000 2000 3000

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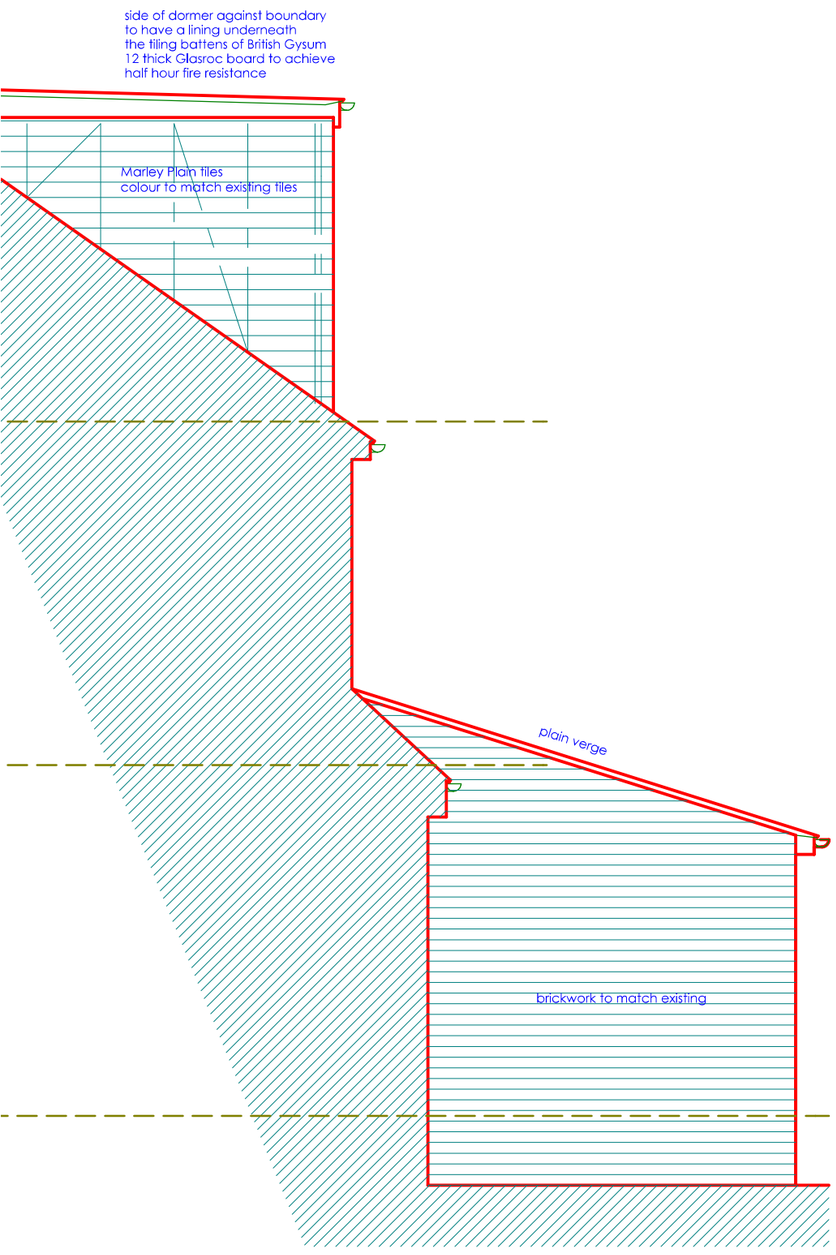
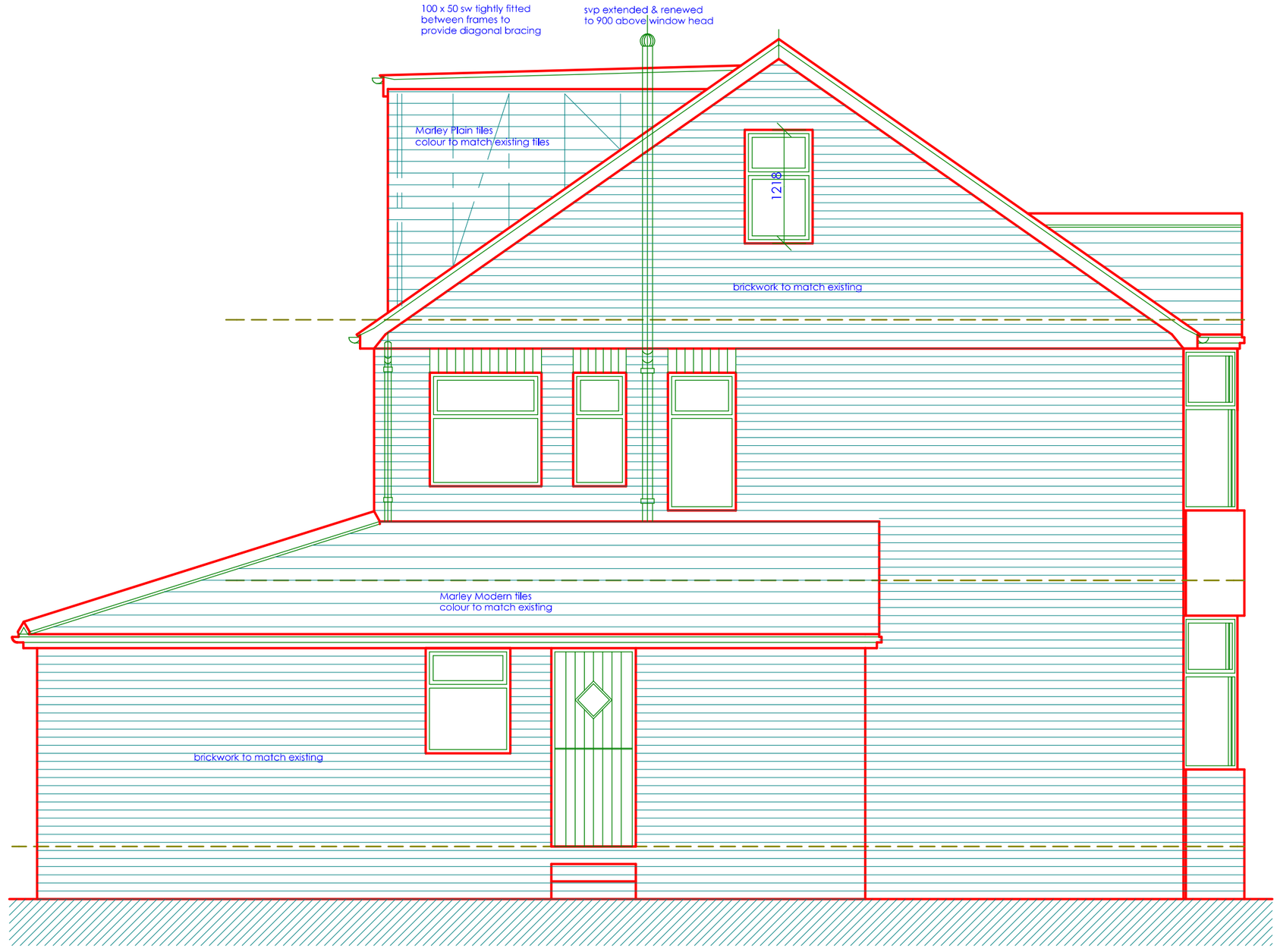
PROPOSED ELEVATIONS DWG : 04

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013

REV



SIDE



safety glass to door
& windows beside/above

SIDE

D A V I D Y O U N G A R C H I T E C T
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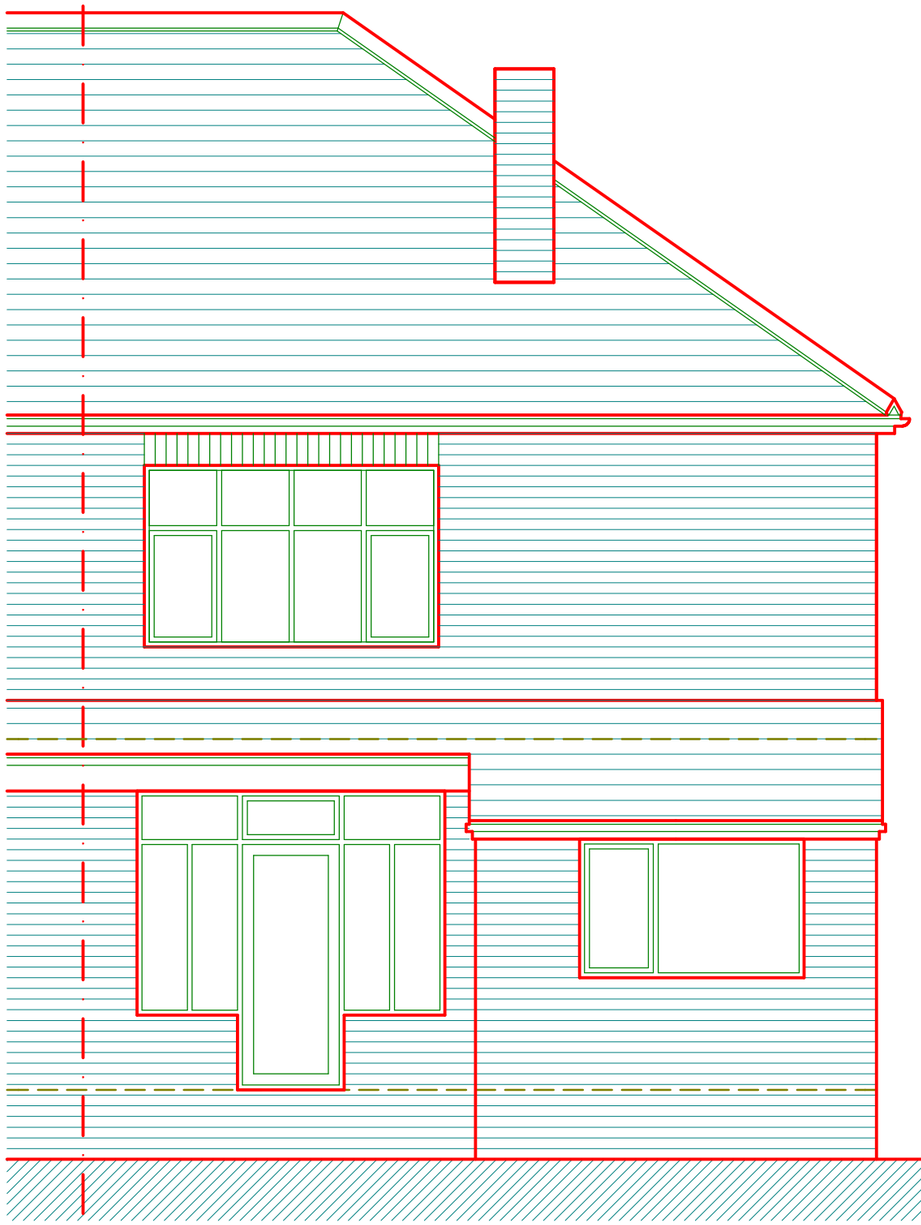
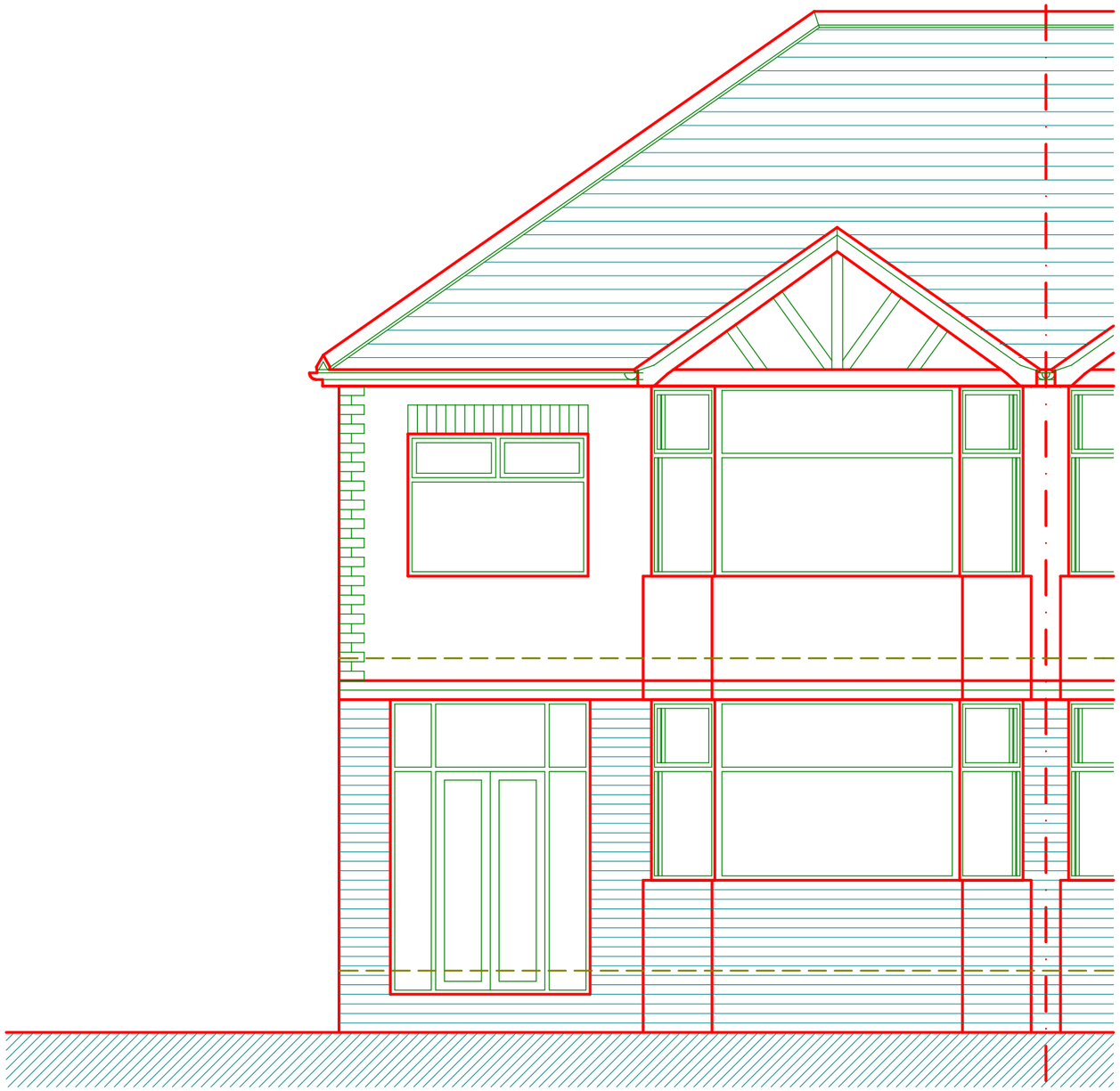
PROPOSED ELEVATIONS DWG : 05

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013

REV



REAR



FRONT

D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

1:50 when printed @ A3 size

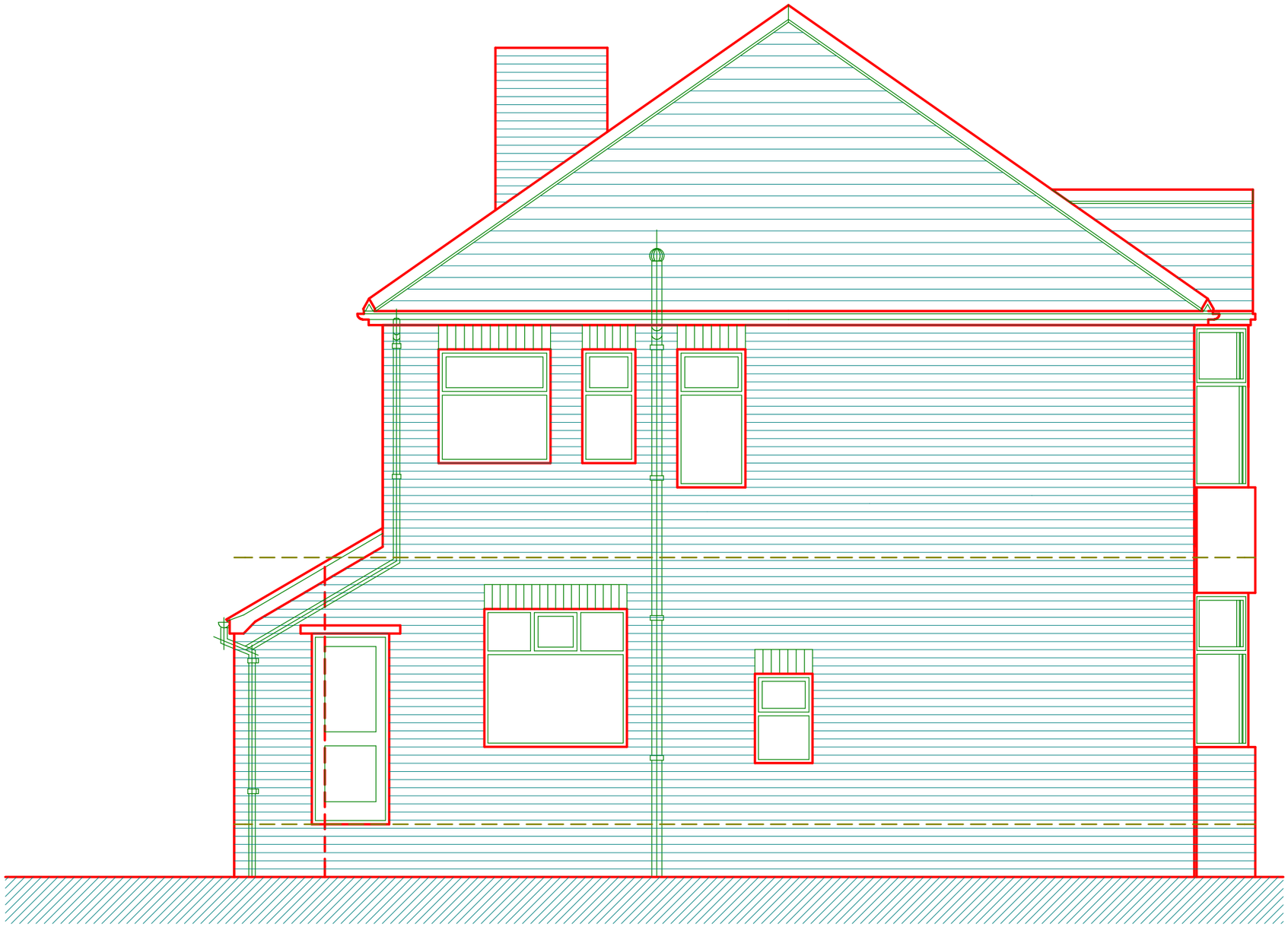
0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

EXISTING ELEVATIONS DWG : 06

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013

REV



SIDE

D A V I D Y O U N G A R C H I T E C T
37 TEMPLE DRIVE : SWINTON : MANCHESTER : M27 4EA
TEL 0161 793 0737 MOBILE 07774 181 336

The contractor(s) are responsible for checking all dimensions and existing features on site prior to fabrication, manufacture or construction of the works

1:50 when printed @ A3 size

0 1000 2000 3000

Scale: all dimension in mm unless otherwise stated

EXISTING ELEVATIONS DWG : 07

12 ABBOTSFORD ROAD CHORLTON MANCHESTER M21 0RJ DEC 2013

REV