

ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR. ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO SAUNDERS. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.

Marley modern roof tiles with 100mm minimum lap.

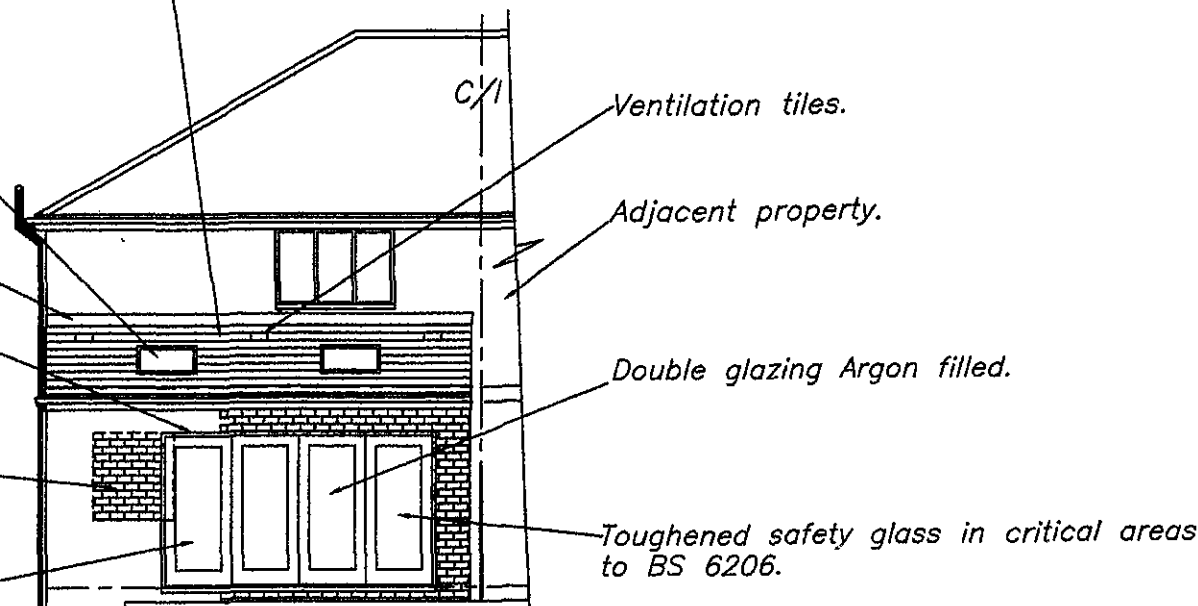
New Velux roof light's fitted to manufacturers specification, double up rafters around.

Apron flashing caulked into brickwork, 150mm min. upstand and cavity tray.

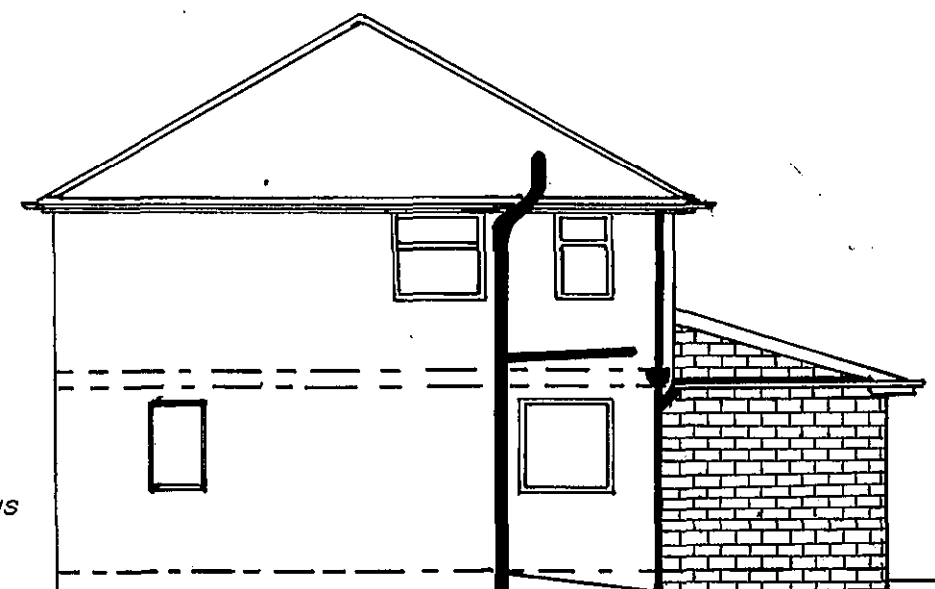
Catnic combined lintel Type CU 90/100 over new doors.

Brick up window to match existing.

All glazing should have a 16mm gap between panes and inner pane to be K glass or similar approved.

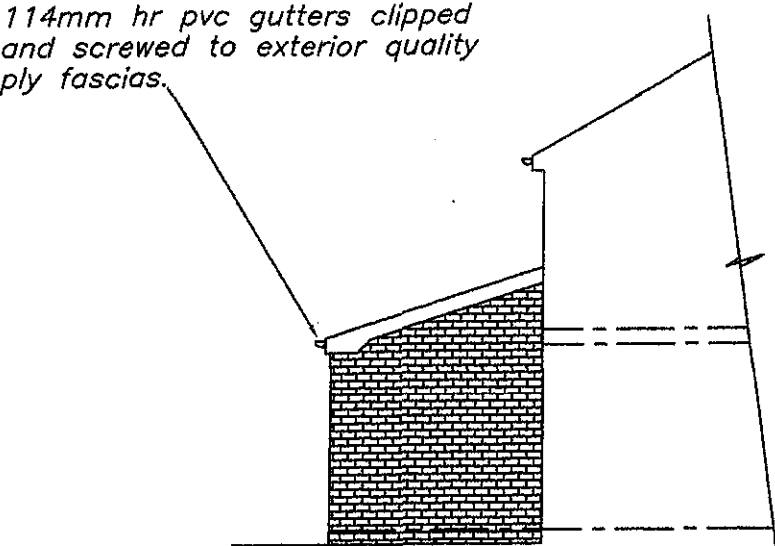


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

114mm hr pvc gutters clipped and screwed to exterior quality ply fascias.



Any undersite ventilation to be maintained.

PROPOSED SIDE ELEVATION

ELECTRICAL SPECIFICATION

THE INSTALLATION WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO THE STANDARDS REQUIRED BY PART 'P' OF THE BUILDING REGULATIONS.

A 'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE WILL BE PROVIDED.

PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT IN TESTING HOLDING A SUITABLE QUALIFICATION.

TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY, AND EARTH LOOP IMPEDANCE. ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED BY A MEMBER OF THE NICEIC OR ECA.

THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.

THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.

WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.

NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS

AND MINIMUM GAP BETWEEN PANES 16mm. (argon filled) Uvalue 1.6

NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M²

WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mm x 740mm height to achieve 0.33M².

BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.

NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS

TO BS6206

DRAWING No 4 OF 5 DRAWING'S

PROPOSED REAR GROUND FLOOR

EXTENSION AT-

No 30 ARBORY AVENUE,

MOSTON,

MANCHESTER.

M40 5HE.

FOR-MR WILLIAM SAUNDERS.

TEL-07982521966.

SCALE: 1:100 DATE: MAY 2024

Saunders
Consultants

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WALL CONSTRUCTION

300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity (DRY THERM 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.

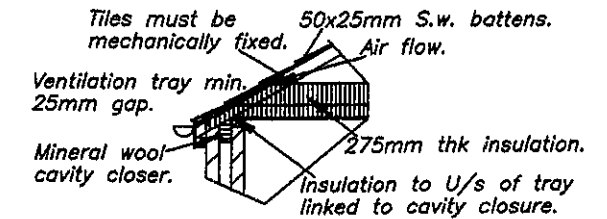
GROUND FLOOR CONSTRUCTION

U Value=0.22

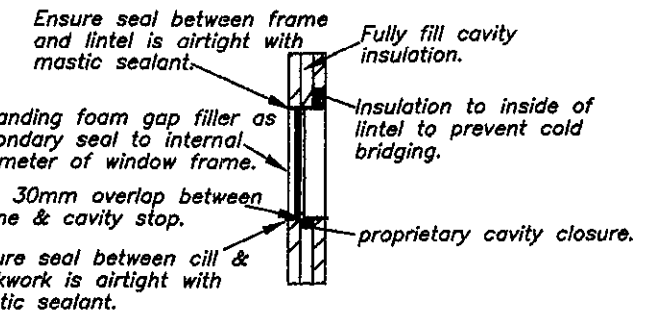
100mm concrete slab on vapour control layer 1200g visquene laid directly over 100mm kingspan Thermafloor TF70 on sandblinded well consolidated hardcore. insulated upstand=insulation thickness+thickness of slab.

ROOF CONSTRUCTION

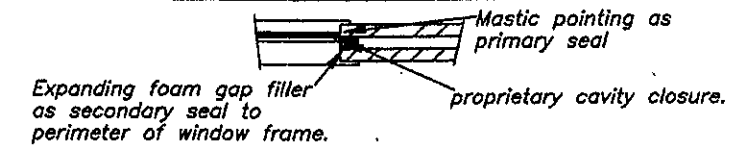
Tiles to L.A. approval on 25 x 37 mm sw timber battens on breathable felt on 150 x 50mm Timber rafters @ 400mm ccs. 100mm Celotex GA 4000 insulation between rafters with another 35mm fixed to u/s of rafters. u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.



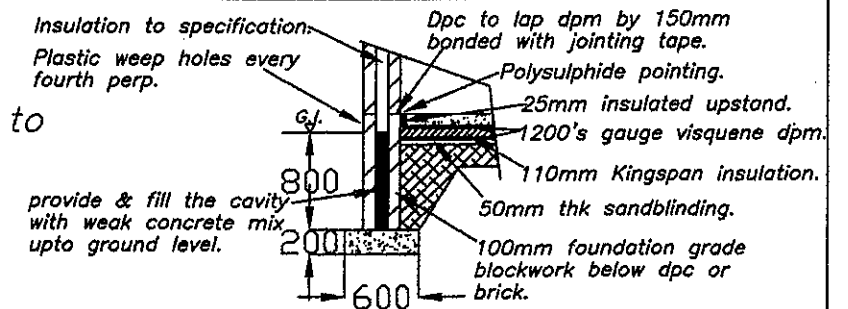
EAVES DETAIL



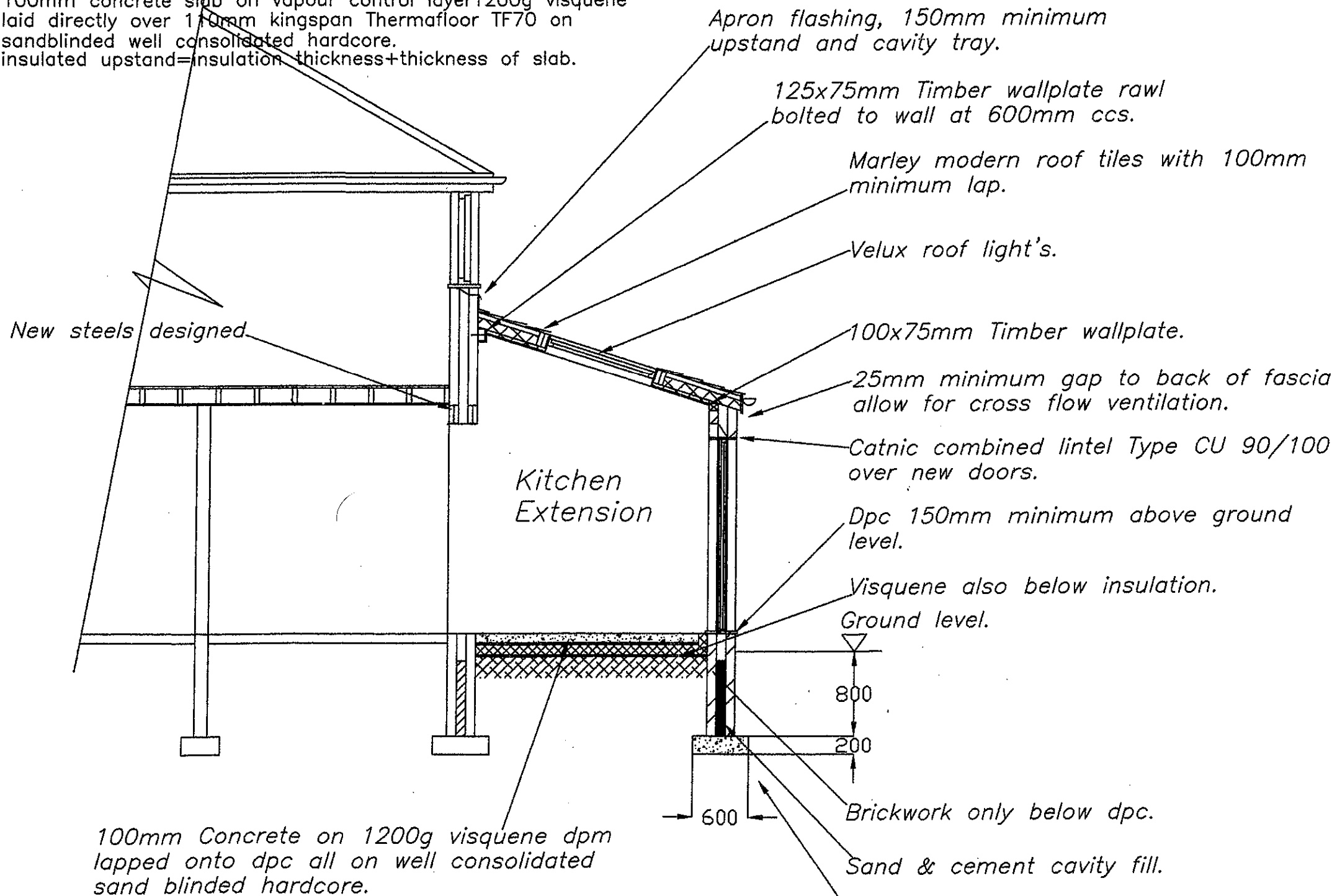
WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL



SECTION A-A

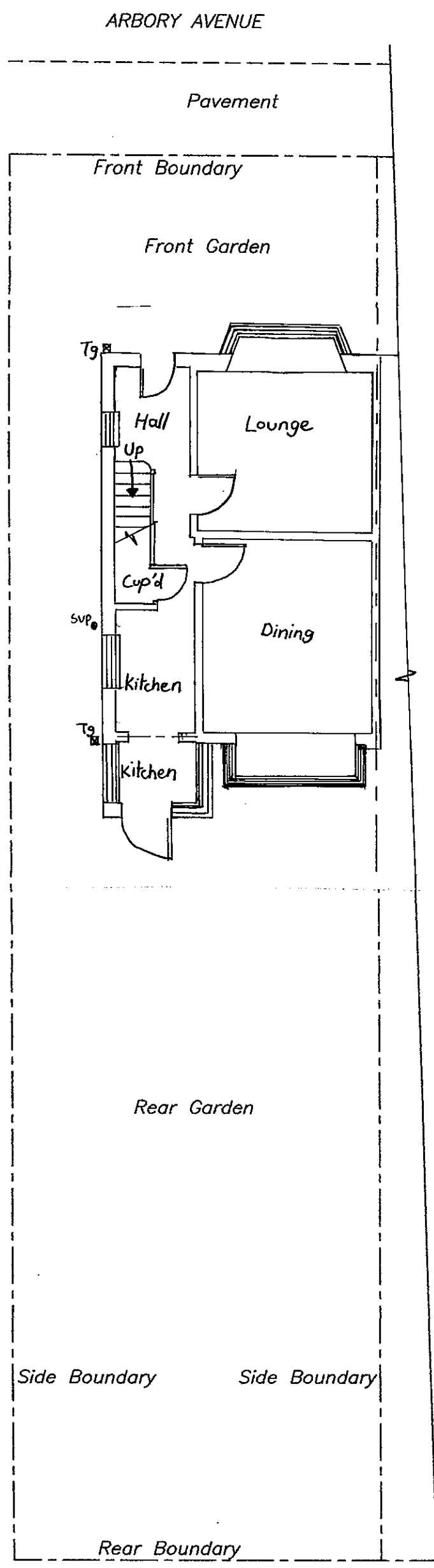
DRAWING No 5 OF 5 DRAWING'S

PROPOSED REAR GROUND FLOOR
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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 adjacent 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 necessary.
20. Complete re-roof to be carried out as necessary.

DRAWING No 1 OF 5 DRAWING'S

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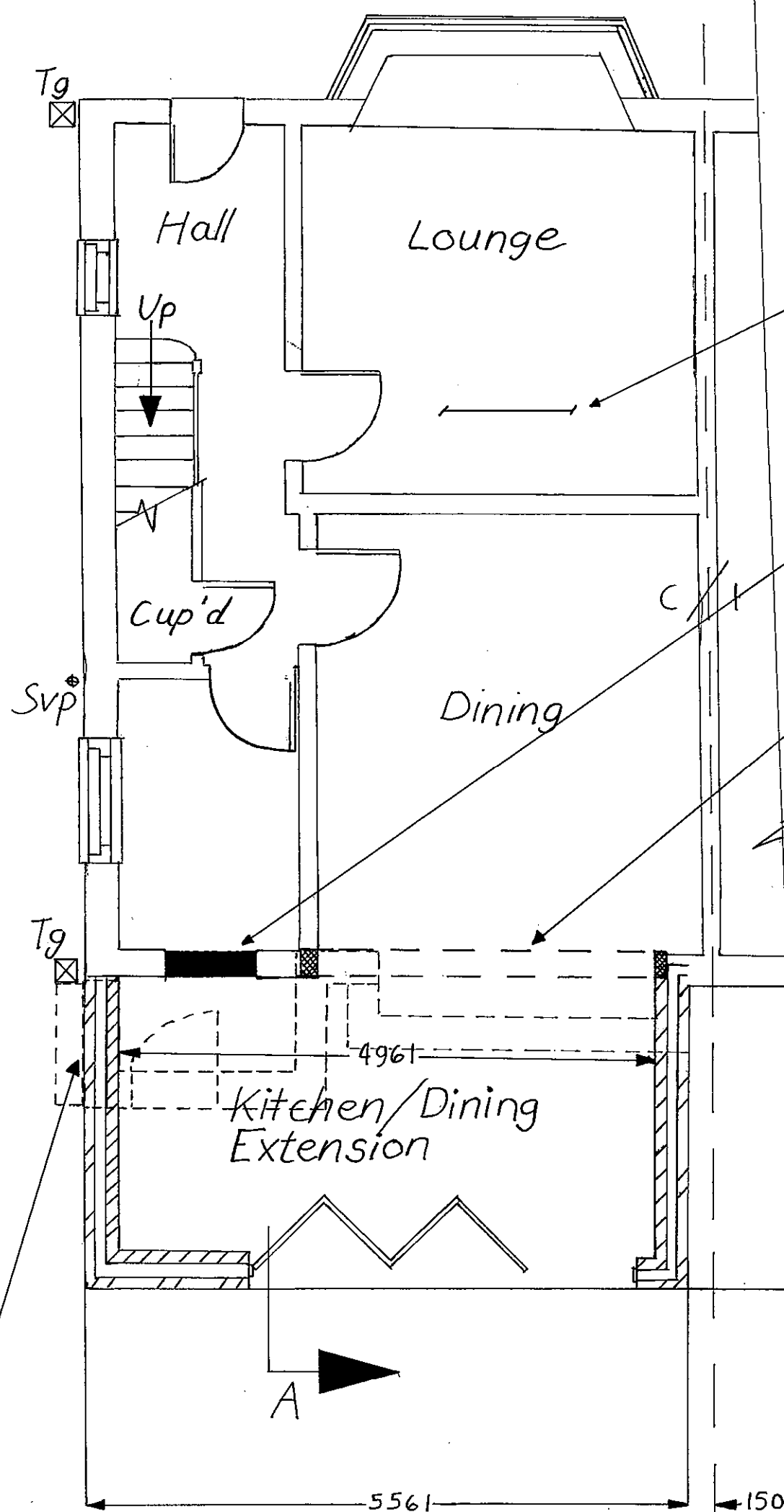
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EXISTING GROUND FLOOR PLAN

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION (IF REQUIRED) HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
SAUNDERS ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO SAUNDERS BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED. ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO.

Front Boundary

Front Garden



Line of existing floor joist's above.

Block off existing opening, either brick up or stud.

All existing walls shown dotted to be taken down new steel over to be designed by Structural Engineer

Brick up existing window to match existing.

Rear Garden

Boundary

Boundary

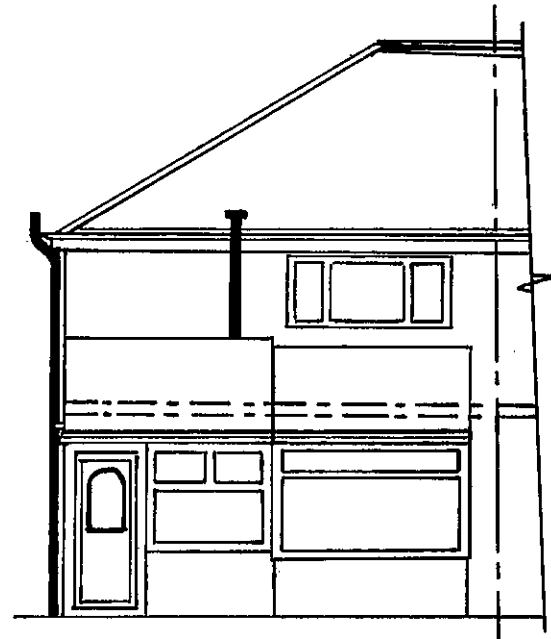
PROPOSED GROUND FLOOR PLAN

DRAWING No 3 OF 5 DRAWING'S

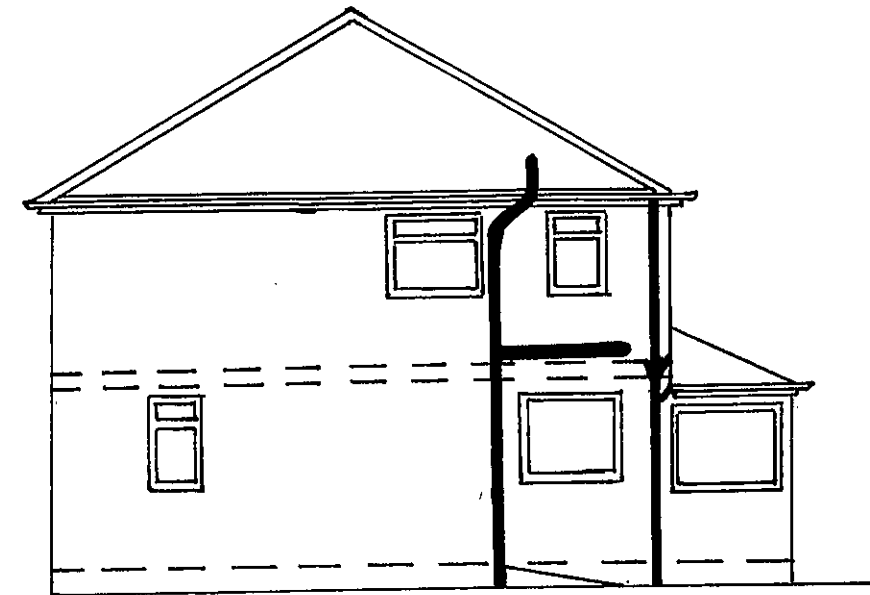
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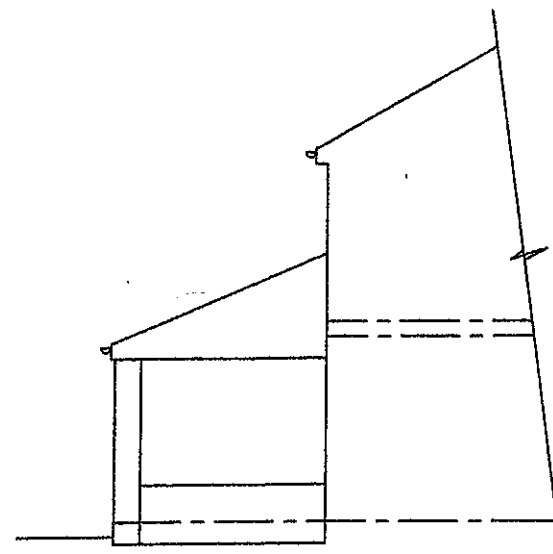
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EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE 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
- 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

1/3 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 ZONE 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 appliances & in addition to any thermostat, either the heat source or the storage vessel, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

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