

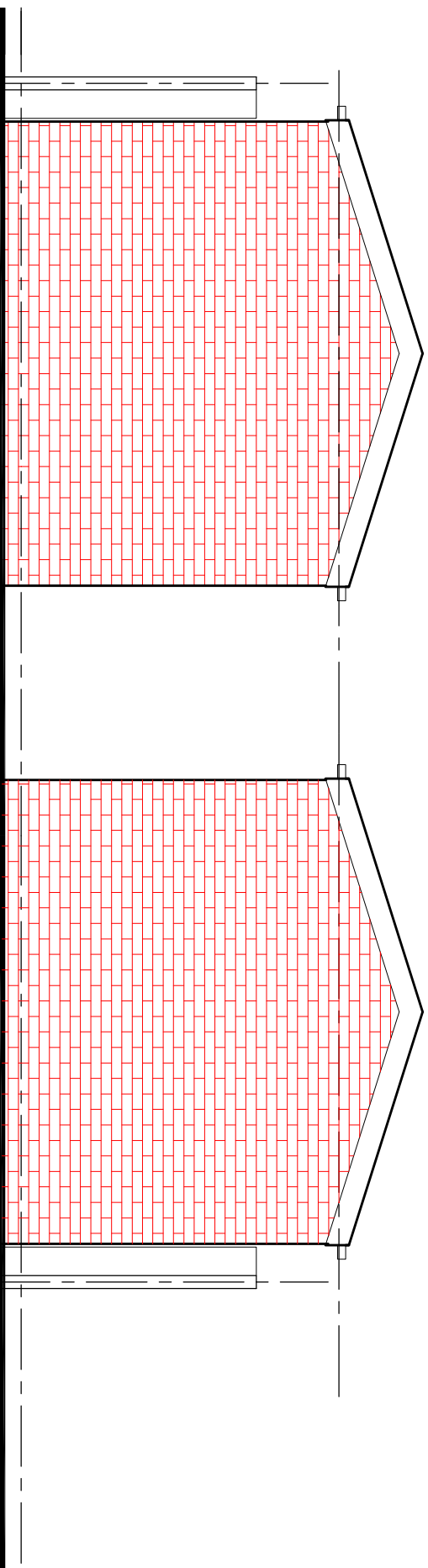
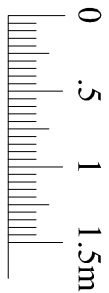
GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFIC REFERENCES ARE MADE TO THEM.
- (3) BEFORE WORK COMMENCES, THE CONTRACTOR SHALL ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND UNDERSTANDING THE PLANS AND APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS' DETAILS.
- (8) DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (13) ALL DRAINAGE AND SEWERAGE WORKS SHALL BE SUBJECT TO THE CONDITIONS IMPOSED ON THE SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REGULATIONS AND STANDARDS OF WORK. A CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² k AND U-VALUE OF WINDOWS TO BE 1.8w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E.. CONSTRUCTED AS INDICATED) SAFETY GLAZING TO CRITICAL LOCATIONS.
- EXISTING VENTILATION IS TO BE MAINTAINED BY DUCTING TIMBER TYPE VENTILATIONS TO NEW EXTERNAL PIPES Laid IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN – THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

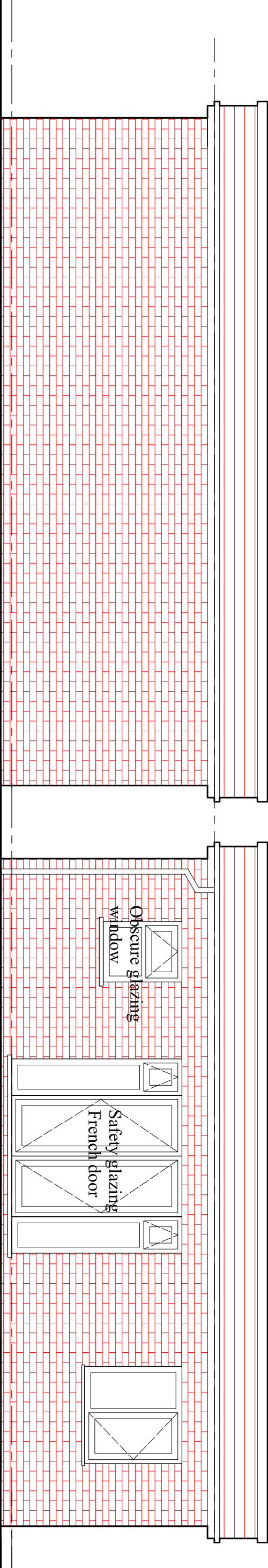
ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE AND RELOCATED TO AN APPROPRIATE LOCATION. ALL EXISTING HARDWARE AND COMPACT LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINGSPAN/XTRAHERM/CELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.



OUTBUILDING SIDE ELEVATION

OUTBUILDING SIDE ELEVATION

New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x100mm rafters@400mm c/c.



OUTBUILDING REAR ELEVATION

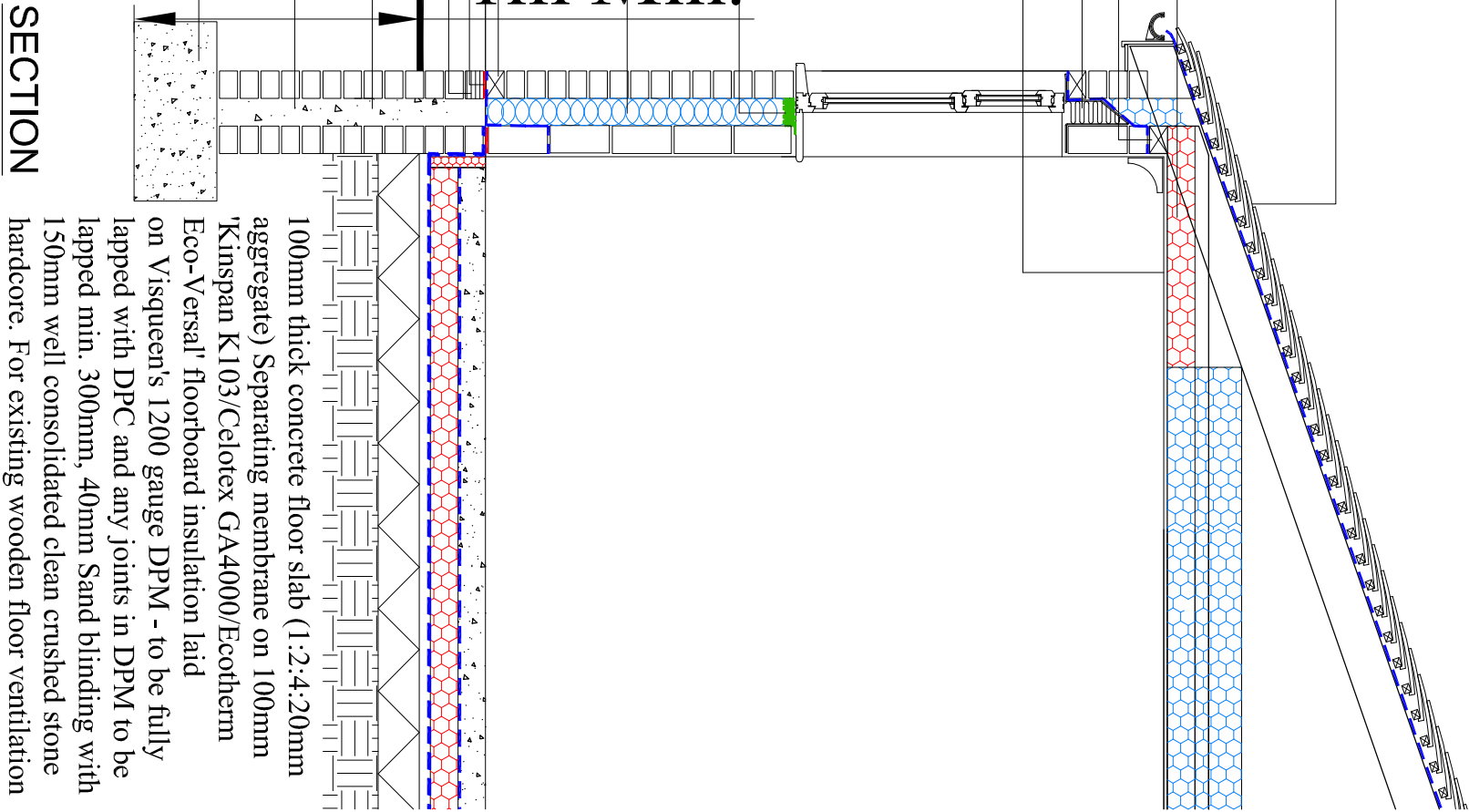
OUTBUILDING FRONT ELEVATION

New roof to be tiled with low pitch roof tiles suitable for roof pitch with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x100mm C16 rafters @ 400mm c/c. Ensure min. 15° roof pitch, roof tiles to be suitable for roof pitch.

100mm PIR insulation
75x100mm wall plate
CG110/125 catnic lintel
Ceiling to be 12mm plasterboard taped and skimmed with plaster work coving. Include a min. 100mm layer of thermal insulation between ceiling joists and 200mm thick layer of loft insulation above joists. Ceiling joists to be 50x150mm treated rafters. NOTE - Special precautions may be required when electric cables are covered by insulating materials

New brick work to match existing, 150mm cavity to be fully filled with Knauf's Dritherm 32' cavity bats OR 125mm cavity to be partly fill with Kingspan's 75mm Thermawall TW50m

Cavity closer
Ground Floor Level Weep hole
D.P.C.
Ground Level Air brick
25mm verticle insulation upstand
lean mix concrete to 100mm below ground level
600mm wide X 300mm deep strip footing / Foundation to Engineer's design & specification.



SECTION

100mm thick concrete floor slab (1:2:4:20mm aggregate) Separating membrane on 100mm 'Kingspan K103/Celotex GA4000/Ecotherm Eco-Versal' floorboard insulation laid on Visqueen's 1200 gauge DPM - to be fully lapped with DPC and any joints in DPM to be lapped min. 300mm, 40mm Sand blinding with 150mm well consolidated clean crushed stone hardcore. For existing wooden floor ventilation lay 100mm dia PVC pipe through floor slab.

PROJECT
8 Earl Walk, Manchester

CLIENT
Mr. Theophilus Emmanuel

DRAWING TITLE
Outbuilding Elevation

JOB No
NA-P02

SCALE
1:50@A2

DATE
Dec. 2022

REVISION
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