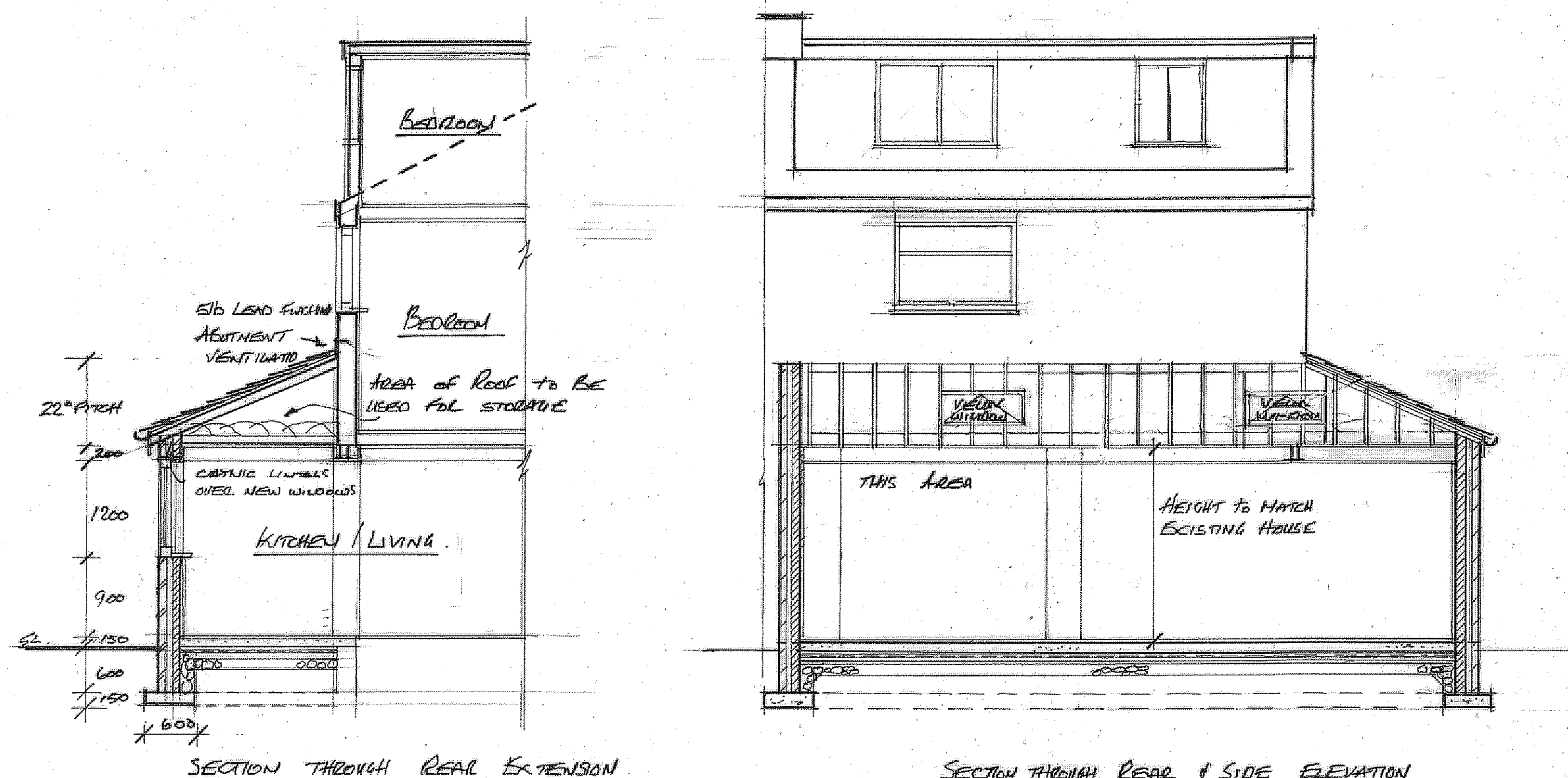


DO NOT SCALE THIS DRAWING ALL DIMENSIONS TO
CHECKED ON SITE BEFORE WORK COMMENCES.



As Proposed Front Elevation

As Proposed Rear Elevation

As Proposed Side Elevation

As Proposed Side Elevation

NOTES:-

1. ALLOW FOR PERMISSION FROM ADJOINING OWNER PARTY WALL ACT 1996 BUILDING TO THE BOUNDARY.
2. ALLOW FOR CHECKING SERVICES. EXISTING WALLS.
3. ALLOW CONSTRUCTIONAL & MATERIAL QUERIES TO BE MADE BEFORE CONSTRUCTION.
4. ALL BUILDING WORKS TO COMPLY WITH DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.
5. ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
6. ALL STRUCTURAL TIMBERS STRESS GRADED & TREATED ENDS.
7. NEW WINDOWS VENTILATION 1/2 FLOOR AREA TRICKLE VENTS CHECKED.
8. BACKGROUND (TRICKLE) VENTILATION OF 5000MM² EQUIVALENT VENTILATION AREA IS REQUIRED TO EACH NEW HABITABLE ROOM.
9. NEW WINDOWS TO BE WHITE UPGRADE DOUBLE GLAZED SAFETY GLASS Pilkington 'K' GLASS ARGON FILLED CAVITIES TO PROVIDE 0.14 W/M²K U VALUE.

DRAINAGE:-

10. 100MM PVC GUTTERING TO MATCH EXISTING INTO 60MM DIA RAINWATER PIPE TO PROPOSED NEW B.I.C. TO RUN INTO EXISTING DRAINAGE SYSTEM TO REAR 100MM DIA HIPSLEVE OR SIMILAR PIPES TO CONNECT INTO EXISTING SYSTEM. 40MM WASTE INTO 75MM DEEPSEAL ANTI VACUUM TO NEW SINKS. CONNECT INTO NEW DRAINAGE SYSTEM 100MM WASTE TO MULTIKWIK TO NEW W.C. CONNECT INTO EXISTING 100MM

SOIL & VENT. REST BEHIND RIDDING EYE. ALL DRAINAGE ENCASED IN 100MM CONCRETE WHERE PASSING UNDER BUILDING & LIFTED OVER WHEN PASSING THROUGH NEW & OLD WALLS VOID FILLER WITH COMPRESSIBLE SEALANT.

FOUNDATIONS:-

11. CONCRETE FLOOR 150MM 1:2:4 CONCRETE SLAB ON 1200 GAUGE VISQUEEN DPM ON 150MM KINGSBRAN ON 50MM SAND BLINDING ON 150MM CONSOLIDATED HARDWARE. FOUNDATIONS TO COMPLY WITH SECTION A1/A2 OF BUILDING REGS. FOUNDATIONS TO BE TAKEN DOWN TO INVERT LEVELS OF DRAINS WHEN PASSING WITHIN 1M OF DRAINS.

WALLS:- U VALUES OF 0.18 W/M²K

12. 100MM EXTERNAL BRICKWORK. BRICKS TO BE SUBMITTED TO L.A. FOR APPROVAL.
13. 100MM CLEAR CAVITY 90MM Kooltherm INSULATION TO CAVITY OR SIMILAR.
14. 100MM THERMAL BLOCKWORK TO INNER LEAF.
15. STAINLESS STEEL WALL TIES @ 450MM CTS VERTICALLY & 900MM HORIZONTALLY.
16. PLASTERBOARD & SKIN ON DABS TO ALL NEW INTERNAL WALLS.
17. 100MM BLOCKWORK TO BLOCK OFF EXISTING WINDOW OR DOOR OPENING WITH 12.5MM PLASTERBOARD & SKIN.

ROOF:-

18. ROOF @ 22° PITCH NEW ROOF TILES TO MATCH EXISTING HOUSE TO BE APPROVED BY L.A. BEFORE WORK COMMENCES ON 50X250MM TREATED BATTENS ON REINFORCED ROOFING FELT ON 175X125MM TREATED SPARS @ 400MM CG WITH 150MM KINGSBRAN ICF INSULATION BETWEEN JOISTS & 25MM KINGSBRAN ICF INSULATION.

TO UNDERSIDE OF JOISTS WITH TAPPED JOISTS 12.5MM PLASTERBOARD & SKIN FINISH.

19. PROVIDE DOUBLE RAPERS TO VELUX ROOF LIGHTS TO TRIM OUT ROOF LIGHTS TO BE INSTALLED WITH PROPRIETARY KEEN UPSTANDS TO PROVIDE 28° PITCH.

GENERAL NOTES:-

20. MAINS WIRE INTERLINKED SMOKE DETECTORS ARE TO BE PROVIDED IN CIRCULATION AREAS TO CONFORM TO B.S. EN 14602:2005 OR 54462:2005.
21. ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P & TESTED BY A PERSON REGISTERED WITH COMPETENT PERSON SCHEME AND IN A CERTIFICATE WITH B.S. 7671 OF CURRENT EDITION OF WIRING REGULATIONS.
22. 75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS EFFICIENT WITH LAMPS HAVING A LUMINOUS GREATER THAN 45 LUMEN PER CIRCUIT-WATT.
23. RAFTERS TO BE MECHANICALLY FIXED TO WALL PLATE.
24. INSULATION TO WALLS & ROOF TO BE CONTINUOUS TO STOP THERMAL BRIDGING & AIR LEAKAGE.
25. 90MM Kooltherm WITH 10MM AIR GAP TO CAVITY.
26. FIX ABUTMENT VENTILATION TO B.S. 5250 TO PROVIDE 5000MM²/M AIR FLOW.
27. PROVIDE SCRAP VENTILATION.

U VALUES:-

28. WALLS:- 0.18 W/M²K
29. ROOF:- 0.11 W/M²K
30. WINDOWS:- 0.14 W/M²K
31. 300MM INSULATION LAYED BETWEEN JOISTS & CABS LAYED IN STORE AREA

DWG NO NR 2.

PROPOSED LAYOUT & ELEVATIONS AT 23 NORTHFIELD ROAD
NEW NOSTON MANCHESTER M40 3 5Z FOR
MR NATHAN N° DONALD

SCALES:
1:50 1:100

DATE: NOVEMBER 2023