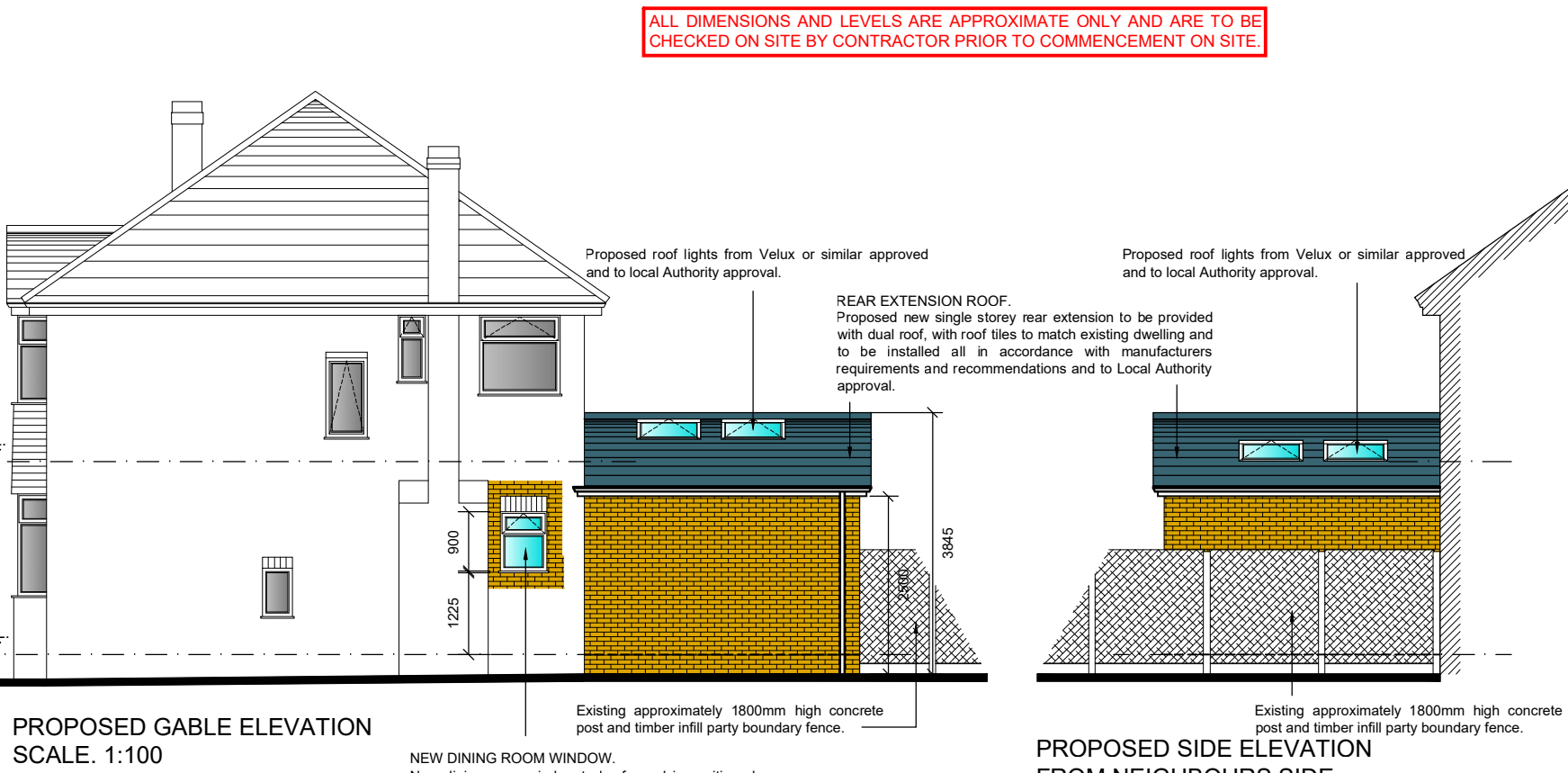
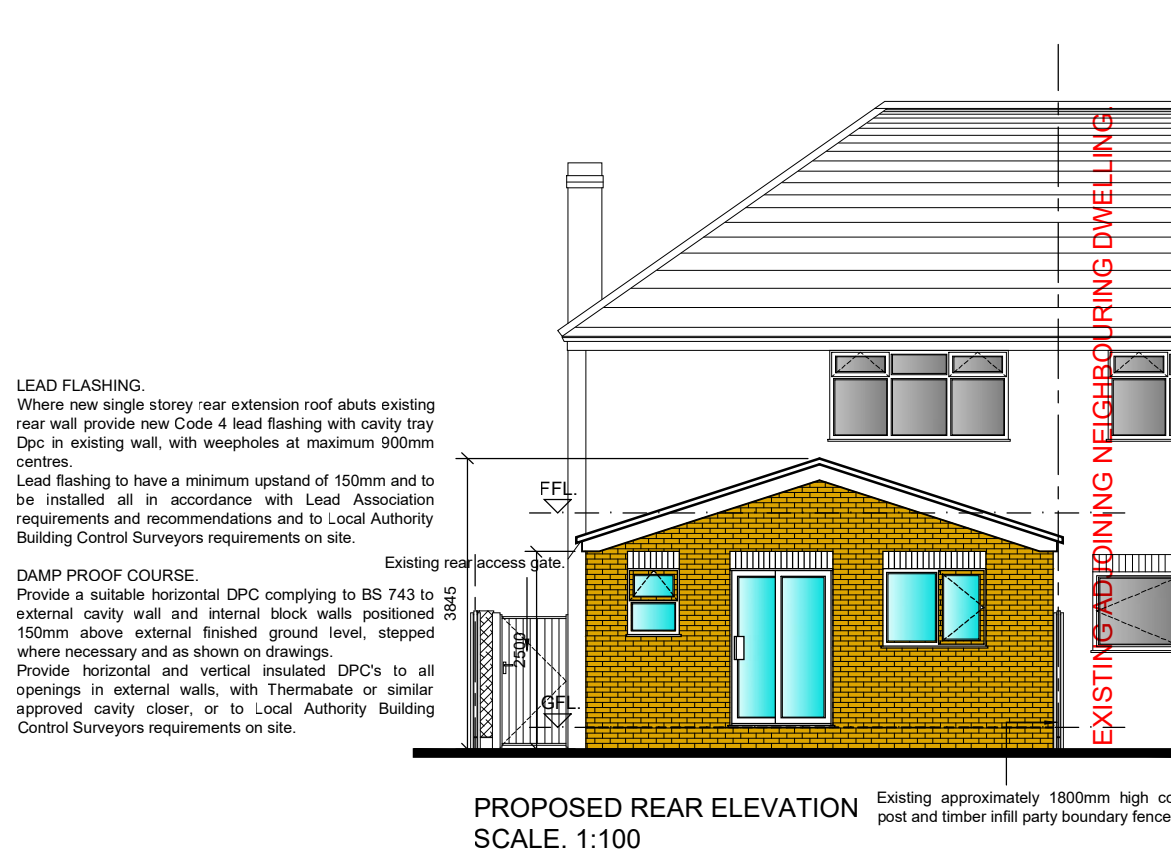
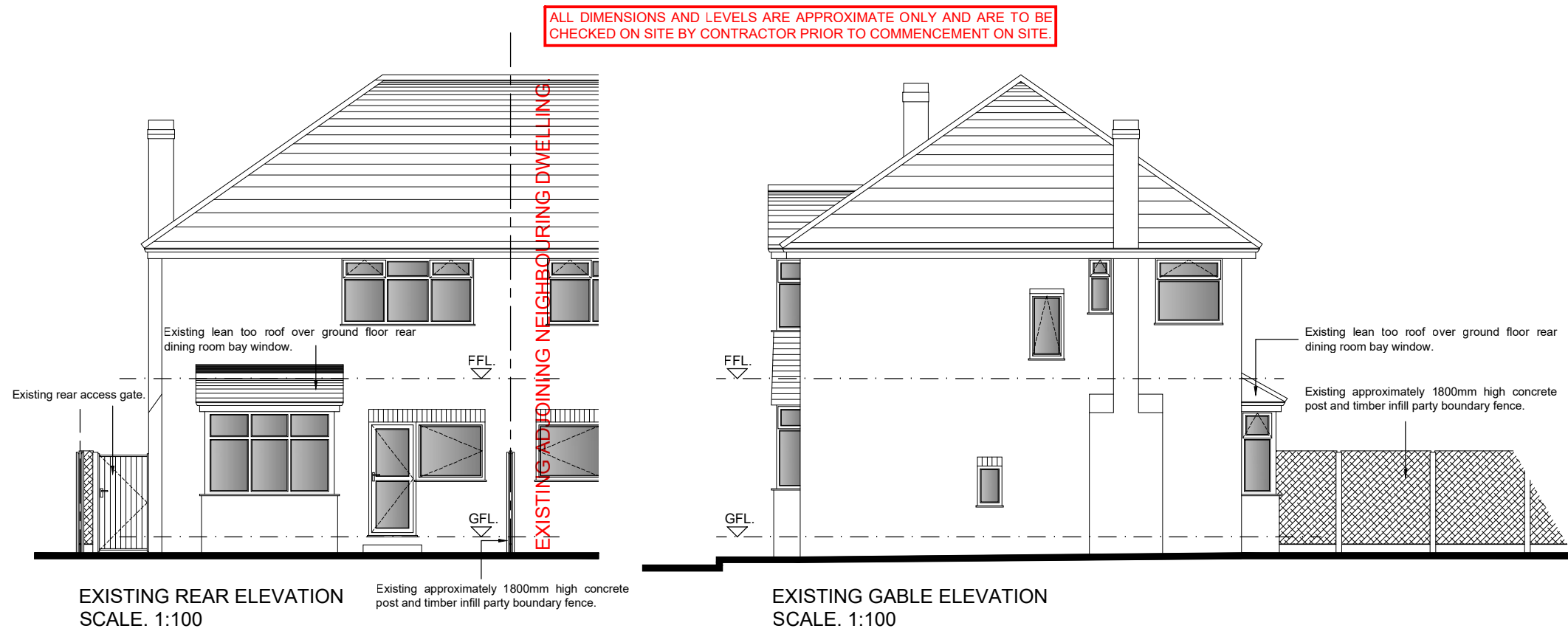




GENERAL NOTES.

1. This drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorized persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

OUTBUILDING ROOF CONSTRUCTION
Provide interlocking roof tiles to Local Authority approval, and to match existing on 250mm trussed battens, on breathable roofing felt, Tyvek or similar approved with minimum 200mm laps on soft wood trusses at maximum 600mm centres, with 300mm glass fibre insulation or similar approved. 150mm Glass Fibre laid in-between joists, with a further 150mm laid across to give a U Value of 0.16W/m²K, with 12.5mm plaster board and skim finish to underside.
Roof trusses to be designed and braced all in accordance with BS 5268 Part 3 1998 and to specialist details and calculations.
Gradient of rafters to be minimum 1:10, and roof tiles to be installed all in accordance with manufacturers requirements and recommendations.
Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations and to Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.
Roof truss calculations to be submitted to Local Authority Building Control from truss manufacturer.

FASCIA AND SOFFIT BOARDS.
200x25mm treated finished s/w fascia board with one coat stain all round before fixing and one coat after fixing.
200x25mm treated finished s/w soffit board with circular soffit ventilator (CSV) by Cavity Trax and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.
100x40mm s/w treated wall plate fixed down with 100x20mm long GMS straps at 1200mm ctrs. and bedded in mortar. Straps to be covered in plaster mesh.
120x40mm deep Terralyn system 2200 section gutter, colour black with 2252 support brackets, spaced into 62mm square down pipe.

NEW EXTENSION WALL CONSTRUCTION.
Construct extension in push-out construction, minimum 25mm thick K render or similar approved on 100mm thick Celcon H-Strength or similar approved block outer leaf, 10mm clear cavity and 115mm full fill Loroval-Cavity insulation from Rectol or similar approved, with an internal leaf of 100mm thick Celcon H-Strength block or similar approved.
Cavity wall insulation to be installed all in accordance with manufacturers requirements and recommendations and all joints tapped.
Walls are to be tied together with 225mm long double triangle stainless steel wall ties, with 13mm 2coat plaster and skim finish internally.
The whole to achieve a U-value of 0.16W/m²K, all in accordance with Part L1A of the current Building Regulations and subsequent revisions.
Type 3 ties are to be installed at 750mm horizontally and 450mm vertically, all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to DD140: Part 2 1987.
Extra ties to be installed at one per 225mm should be used at vertical edges of an opening.
New construction to be bonded into existing and cavities to run continuously.

SLAB CONSTRUCTION.
Lay 15mm mastic asphalt on fibre glass tissue membrane on 150mm reinforced concrete (C30/P) on in-situ 120 gauge super DPM, topped into DPC, on minimum 100mm Kingspan Kooltherm K3 Floorboard or similar approved, with 25mm upstand of insulation around perimeter, on minimum 150mm well compacted sand bladed hardcore.
Proposed floor to line up with existing, and all vegetable matter to be removed below new slab.
The whole to achieve a U-value of 0.22W/m²K, all in accordance with Part L1B of the current Building Regulations and subsequent revisions and to the entire satisfaction of the Local Authority Building Control Surveyors requirements on site.

FOUNDATIONS.
Minimum 600mm wide x 300mm thick concrete strip footings to a minimum depth of 900mm below external ground level.
New concrete strip to be provided below existing footings, or to Local Authority Building Control Surveyors requirements on site.
Actual width and depth of foundations to be determined on site and agreed with Local Authority Building Control Surveyor.
If ground condition is found not to be suitable then new foundations are to be designed all in accordance with Structural Engineers details and calculations and to be installed all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.
Foundations to be taken down to below invert level of drain.

GLAZING.
All new windows are to be UPVC double glazed, in Pilkingtons 'K' glass, with 16mm air gap and a 'Soft' low-E coating, or double glazing with 12mm air gap, argon filled and a 'soft' low-E coating, with toughened glass in critical locations, between finished floor level and 800mm above that level in internal and external walls, and between finished floor level and 1500mm above that level in a door or a side panel to either edge of door. All to comply to BS 6206: 1981 and to Part F of the current Building Regulations and subsequent revisions.
Glazing to achieve a U-value of 1.4W/m²K, or a WER of B and C or better, all in accordance with Part L1A of the current Building Regulations and subsequent revisions.

VENTILATION.
All new windows are to be provided with operable lights with a total area not less than 1/20th of the floor area.
All new windows are to be fitted with trickle vents providing a minimum area of 8000mm².
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30lit/sec, adjacent to a hob or 60lit/sec, elsewhere, similarly bathroom and ensuite to be provided with 30lit/sec, all in accordance with Part F of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

All windowless bathrooms are to have the mechanical ventilation with a 15min. over run, all in accordance with Part F of the current Building Regulations and subsequent revisions.

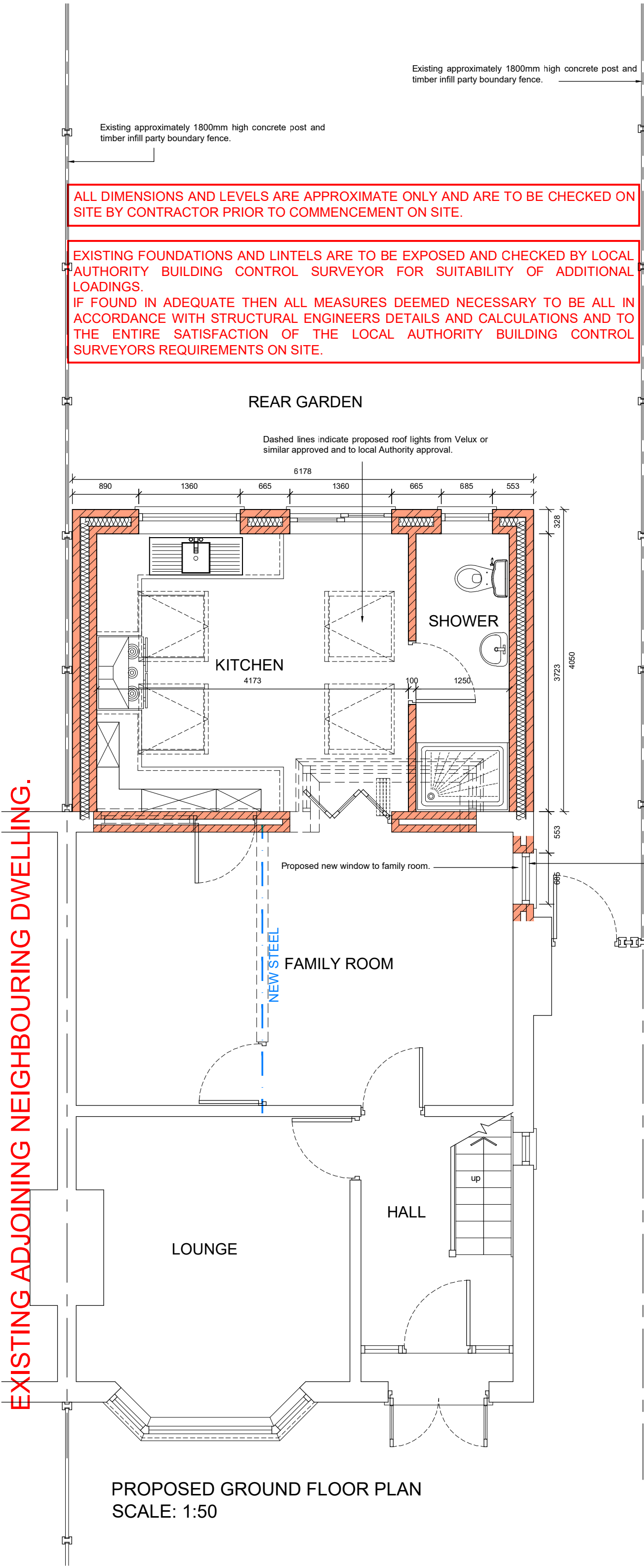
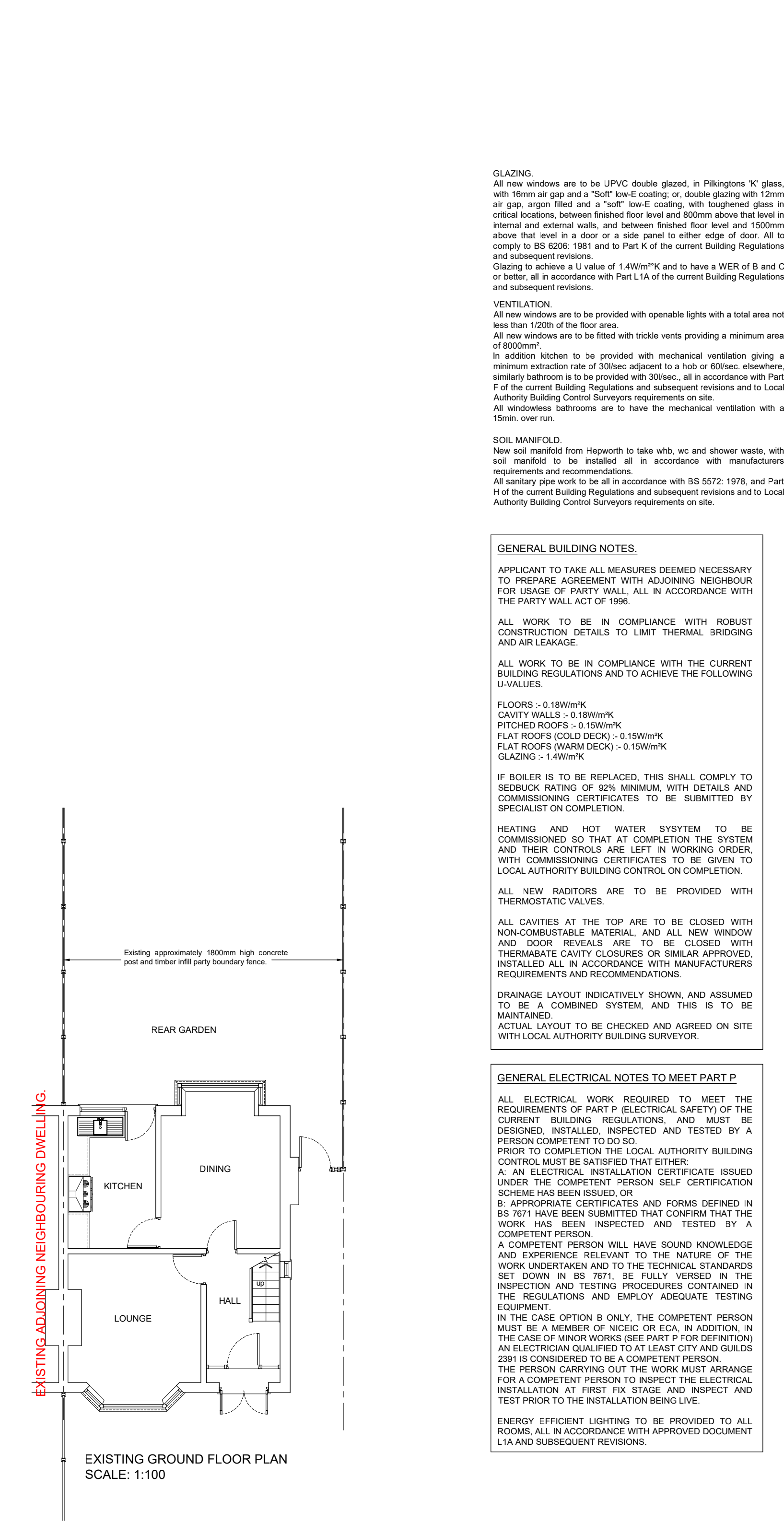
LINELES.
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.
Install Lintels (Ref. Catnic CU70/100) on a mortar bed allowing a min. 150mm end bearing at each end.
Raise inner and outer leaves of masonry together with 2No. weep holes over openings.
All new lintels to be encased in 12.5mm firelime board or similar approved to achieve 12hr fire protection, all in accordance with Part 9 of the current Building Regulations and subsequent revisions.
All lintels are to be installed all accordance with manufacturers requirements and recommendations.

DAMP PROOF COURSE.
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal block walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.
Provide horizontal and vertical insulated DPC's to all openings in external walls, with Thermabrite or similar approved cavity closer, and to be installed all in accordance with manufacturers requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

DRAINAGE.
Above ground: 50mm dia. waste pipe to sink, whb and bath with 75mm deep seal trap.
Below ground: 100mm dia. vented clay pipes with push fit polypropylene coupling to BS 15.
Polypropylene inspection chamber and 8 L.G. all by Hepworth.
IC cover and frame, cast iron to BS 497 Part 1 medium duty, double seal.
Access gully with integral back inlet to take trap, sink waste and yard surface water.
All drains below subflooring to be encased in min. 100mm concrete surround.
Drains to be laid at 1:40min. fall, and to all in accordance with Part 4 of the current Building Regulations and subsequent revisions, and to Local Authority Building Control Surveyors requirements on site.

New soil and vent pipe to terminate at least 900mm above any opening into the building within 3m and should be finished with a wire cage or perforated cover, fixed to the end of the ventilating pipe, which does not restrict the flow of air, all in accordance with Part 4 of the current Building Regulations and subsequent revisions and to the Local Authority Building Control Surveyors requirements on site.

SMOKE DETECTORS.
New mains wired smoke detectors with back up batteries to be provided at head of landings on ground and first floor levels, and to be inter linked, all in accordance with Part 9 of the current Building Regulations and subsequent revisions and to BS 5446: Part 1, and BS 5839 Part 1 and 6.
Smoke detectors are to be fitted so that there is a smoke alarm in the circulation space within 7.5m of the door to every habitable room, and are ceiling mounted and at least 300mm from walls and light fittings (unless in the case of light fittings there is test evidence to prove that the proximity of the light fitting will not adversely affect the efficiency of the detector).
Units designed for wall mounting may also be used provided that the units are above the level of doorways opening into the space, and they are fixed in accordance with manufacturers instructions, and the sensor in the ceiling mounted devices is between 25mm and 600mm below the ceiling.
Smoke detectors are not to be fixed next to or directly above heaters or air conditioning outlets.
Kitchen to be provided with interlinked heat detector, all in accordance with Part 9 of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.



PLANNING ISSUE

AMENDMENTS	DATE
Y A Architectural Services Urilly House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 1234415 e-mail: design@yaas.co.uk www.yaas.co.uk	
DRAWN: Y AHMED.	DATE: 01.03.24
CHECKED:	SCALE: 1:100, 1:50&A1
PROJECT: PROPOSED ERECTION OF A SINGLE STOREY REAR EXTENSION AT 252 WALTERSLEY ROAD, BURY.	
CLIENT: MR MOHAMMAD GOLZADA.	
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS.	
JOB No: 1944-P01	