

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 unauthorised 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.

**NEW EXTENSION ROOF CONSTRUCTION.**  
Provide interlocking roof tiles to match existing and to Local Authority approval on 25x50mm tarred battens, on breathable roofing membrane, Tyvek or similar approved with minimum 200mm lap on soft wood busses 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 0.19W/m<sup>2</sup>K, with 12.5mm plaster board and skin finish to underside.  
Roof trusses to be designed and braced all in accordance with BS 5268 Part 3 1985 and to Engineers details and calculations.  
Gradient of rafters to be minimum 22.5° and to match existing.  
Roof to be ventilated at ridge level with ridge tiles, fixed all in accordance with manufacturers requirements and recommendations.

**GASIA AND SOFT ROADS.**  
200x25mm treated finished s/w fascia board with one coat stain all round before tiling and one coat after tiling.  
200x25mm treated finished s/w soffits board with circular soft ventilator (CSV) by Cavity Trays and fixed in accordance with manufacturers requirements and all in accordance with Part F of the current Building Regulations and subsequent revisions.  
100x60mm s/w treated wall plate held down with 1000mm long GMS straps at 1200mm c/c and bedded in mortar. Straps to be fixed into plaster fresh.  
120x51mm deep Terrain system 2200 square section gutter, colour black with 2252 support brackets, called into 12mm square down pipe.

**NEW EXTENSION WALL CONSTRUCTION.**  
Construct extension in position shown in 327.5mm cavity construction, 102.5mm thick clay facing bricks to match existing and to Local Authority approval, 10mm clay cavity and 115mm full fill Eurowall + Cavity insulation from Rectoel or similar approved, with an internal leaf of 100mm thick Calcon or 80mm thick block or similar approved.  
Cavity wall insulation to be installed all in accordance with manufacturers requirements and recommendations and all joints lapped.  
Walls are to be tied together with 225mm long double flange stainless steel wall ties, with 13mm Zoot plaster and skim finish internally.  
The whole to achieve a U value of 0.19W/m<sup>2</sup>K, all in accordance with Part 1.1A 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 A 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.

**GROUND FLOOR INTERNAL WALLS CONSTRUCTION.**  
All new ground floor internal walls, unless otherwise specified are to comprise of 100mm thick dense blocks from Calcon or similar approved and to be constructed of new foundations in stretcher bond, with 13mm Zoot plaster and skim finish to either side.  
Actual strength of blocks to be all in accordance with Structural Engineers details and calculations and to Part A of the current Building Regulations and subsequent revisions.  
All new load bearing internal walls are to be constructed in 75x50mm soft wood stud framing at 400mm centres both horizontally and vertically, with 12.5mm fire line board with a minimum mass per unit area 10kg/m<sup>2</sup> and skim finish to either side.  
Void to be filled with 75mm glass fibre quilt insulation or similar approved, with a minimum density of 10kg/m<sup>3</sup> for sound insulation, all in accordance with Part B and E of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

**SLAB CONSTRUCTION.**  
lay 18mm ready applied on fire glass tissue membrane on 150mm reinforced concrete (Grade C30/37) on 500 gauge wiremesh separating layer on minimum 100mm thick Kingspan Kooltherm K3 Floor insulation or similar approved on 1200 gauge super DPM, lapped into DPC, with a 25mm upstand of insulation around perimeter, on minimum 100mm well compacted and binder hardcore.  
The whole to achieve a U value of 0.19W/m<sup>2</sup>K, all in accordance with Part 1.1A of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

**FOUNDATIONS.**  
Minimum 300mm wide and 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 Surveyors.  
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 Local Authority Building Control Surveyors requirements on site.  
Foundations to be taken down to below invert level of drains.  
Foundations size to be adjusted on site as required to suit future additional storey extension, all to Local Authority Building Control Surveyors approval.

**GLAZING.**  
All new windows are to be UPVC double glazed, in Pilkington '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 in comply to BS 6206: 1981 and to Part K of the current Building Regulations and subsequent revisions.  
Glazing to achieve a U value of 1.4W/m<sup>2</sup>K and to have a WER of B and C or better, all in accordance with Part 1.1A 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 800mm<sup>2</sup>.  
In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30/sec adjacent to a hob or 60/sec elsewhere, similarly bathroom is to be provided with 30/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.

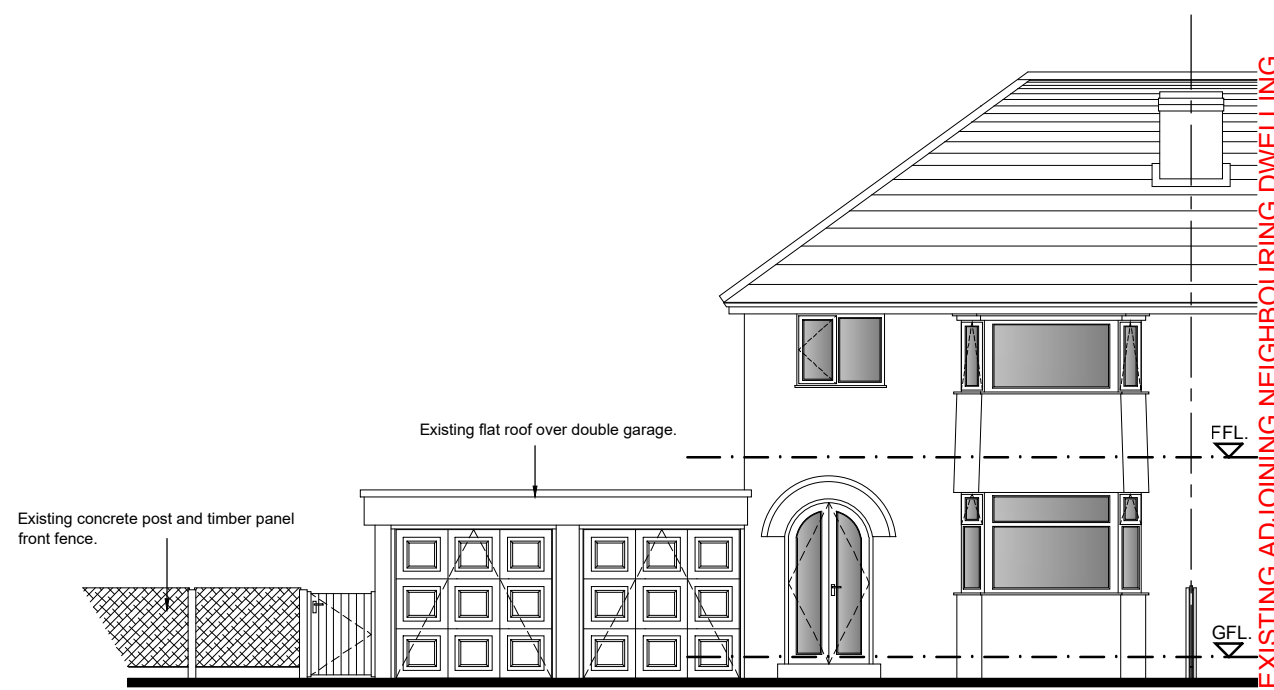
**DETAILS.**  
Provide insulated steel lintels to BS 5977 with Duplex corrosion protection and integral DPC.  
Install Lintels (Ref: Catnic CUT79/100) on a mortar bed allowing a min. 150mm and bearing at each end.  
Rafter, rafter and outer leaves of masonry together with 2No. weep holes over openings.  
All new lintels to be encased in 12.5mm fireline board or similar approved to achieve 12hr fire protection, all in accordance with Part B of the current Building Regulations and subsequent revisions.  
All lintels are to be in 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 DPCs 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.

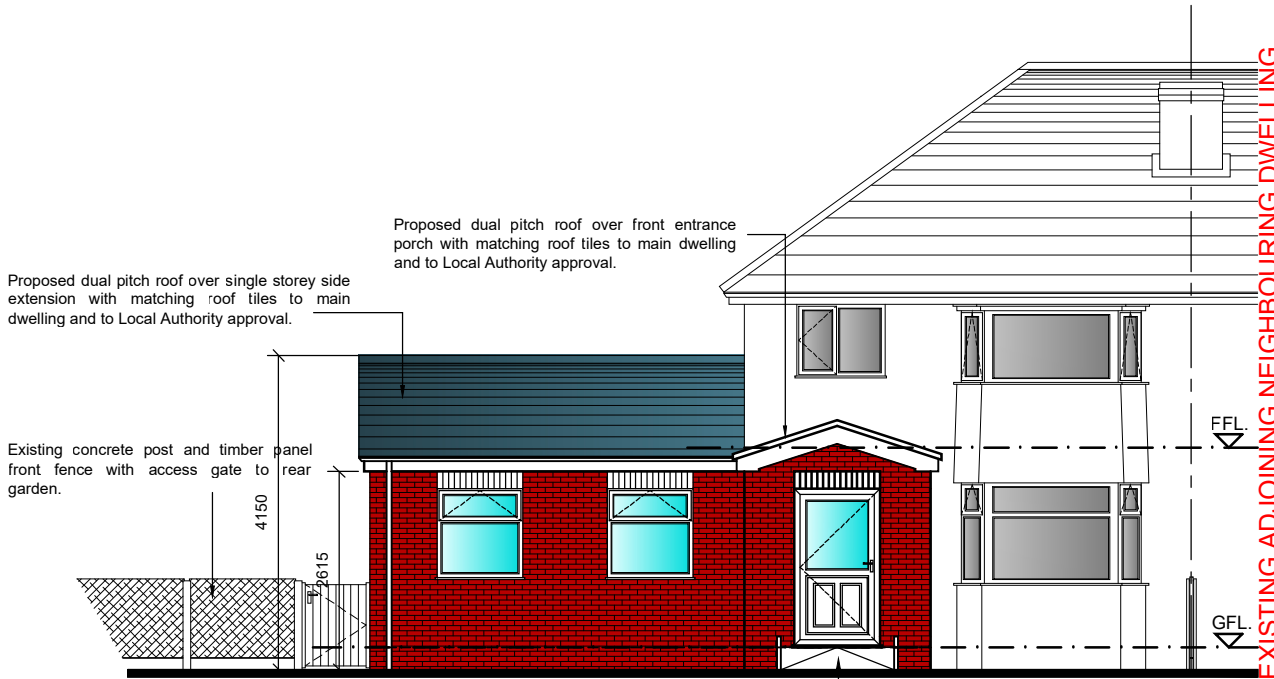
**DRAINAGE.**  
Above ground: 50mm dia. waste pipe to sink, whb and bath with 75mm deep seal trap. Below ground: 100mm dia. vitrified clay pipes with push fit polypropylene couplings to BS 805.  
Polypropylene inspection chamber and B.I.G. all by Hepworth.  
Cover and frame, cast iron to BS 407 Part 1 medium duty, double seal.  
Access gully with integral back inlet to take rap, sink waste and yard surface water.  
All drains below subsiding to be encased in min. 100mm concrete surround.  
Drains to be laid at 1:40mm, fall, and to all in accordance with Part H of the current Building Regulations and subsequent revisions.

| AMENDMENTS                                                                                                                                                                              | DATE                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
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| DRAWN: Y.AHMED.<br>CHECKED:                                                                                                                                                             | DATE: 07.05.24<br>SCALE: 1:100, 1:50@A1 |
| PROJECT:<br>PROPOSED DEMOLITION OF EXISTING SIDE GARAGE AND<br>ERECTION OF A SINGLE STOREY SIDE EXTENSION,<br>INCLUDING FRONT ENTRANCE PORCH AT 1 BROOK DRIVE,<br>WHITEFIELD.           |                                         |
| CLIENT:<br>MR ZAHEER ASLAM.                                                                                                                                                             |                                         |
| JOB TITLE:<br>EXISTING AND PROPOSED PLANS AND<br>ELEVATIONS.                                                                                                                            |                                         |
| JOB No:<br>1940-P01                                                                                                                                                                     |                                         |

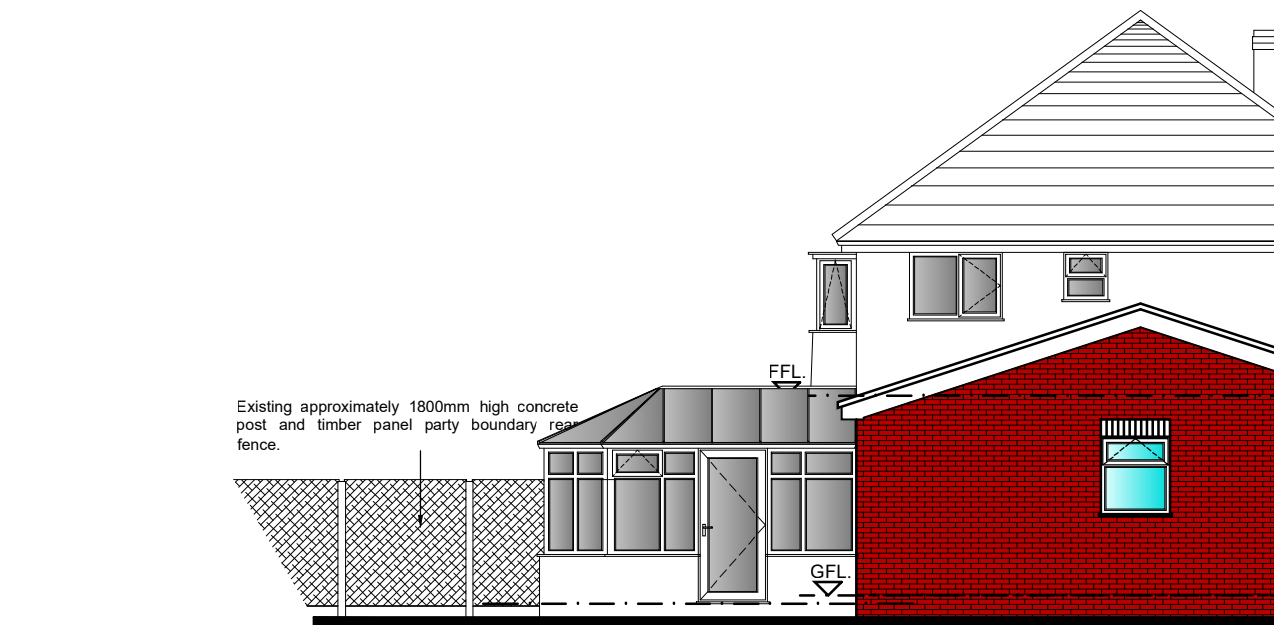
PLANNING ISSUE



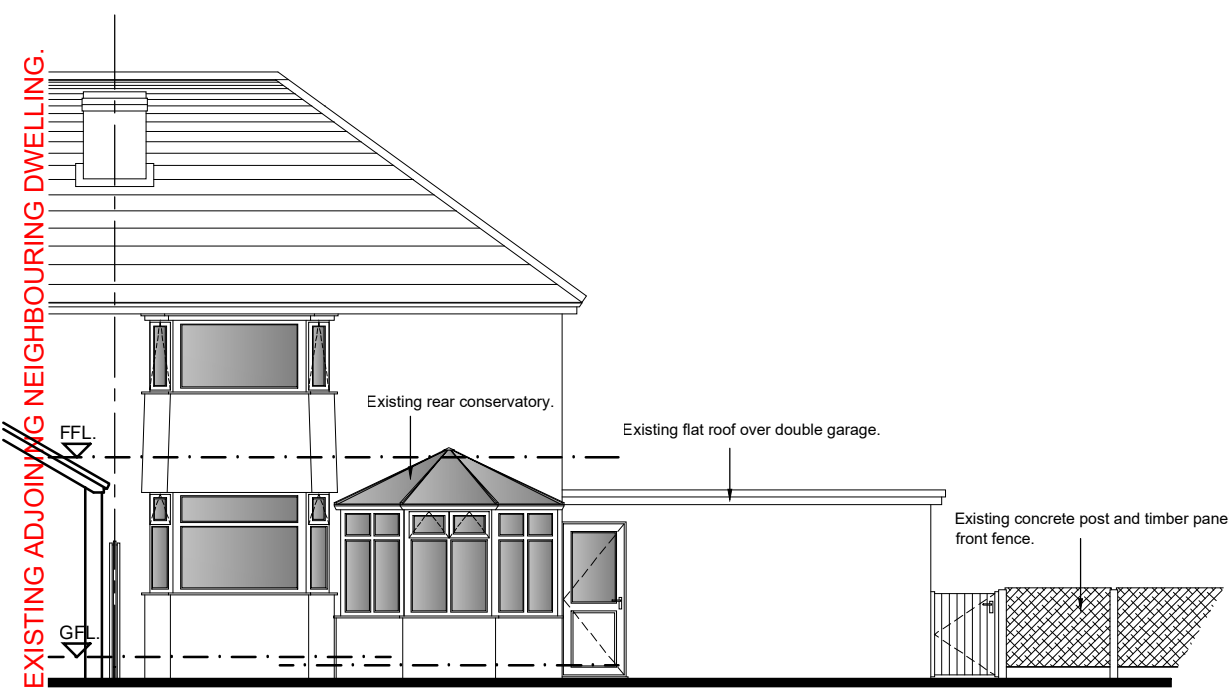
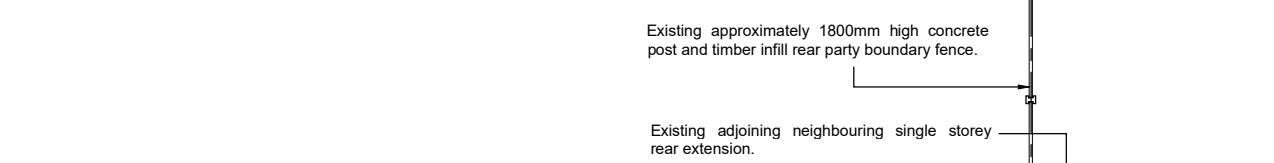
EXISTING FRONT ELEVATION  
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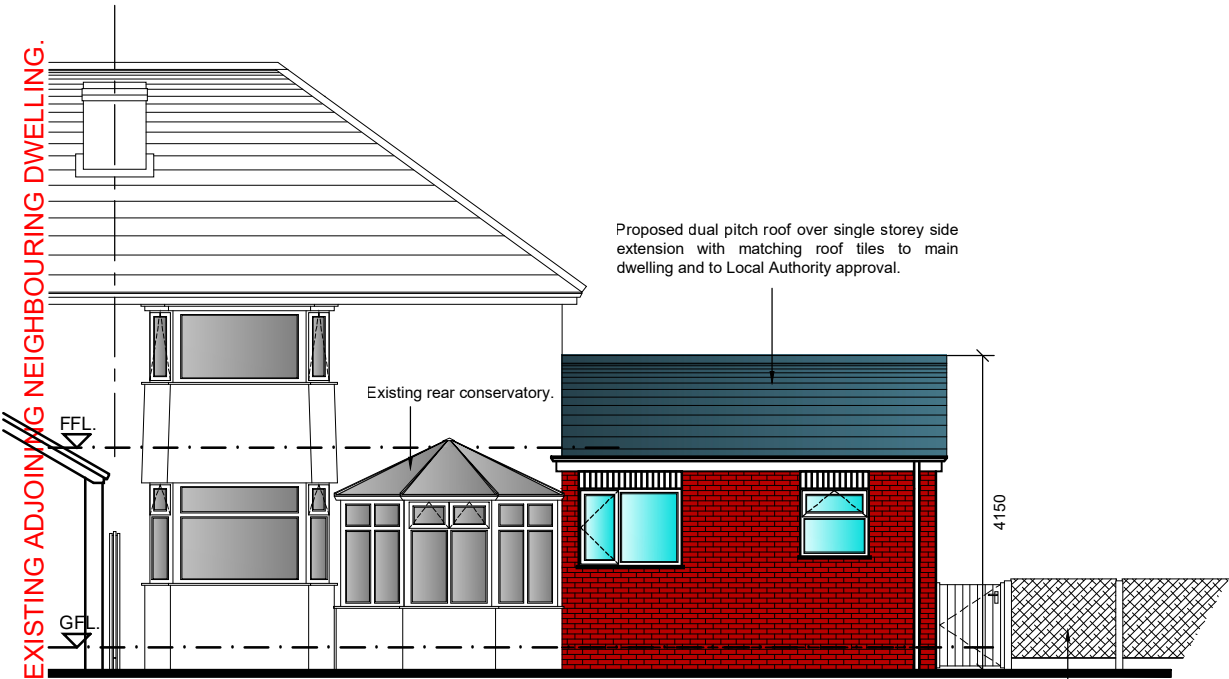
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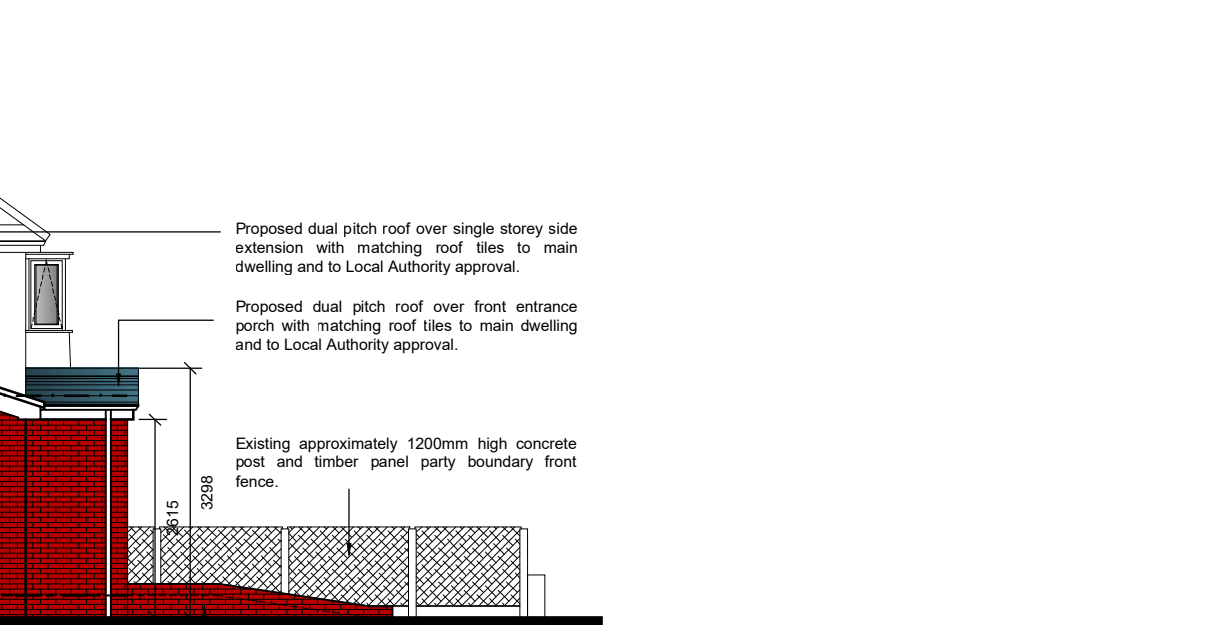
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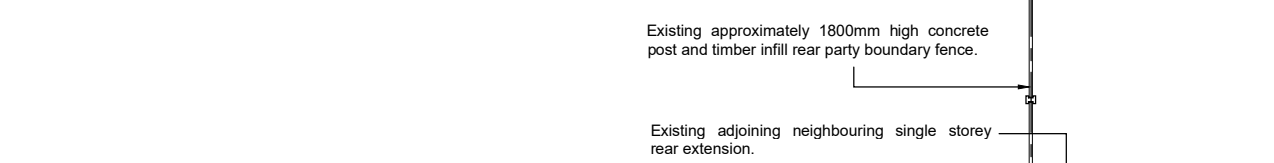
EXISTING REAR ELEVATION  
SCALE: 1:100



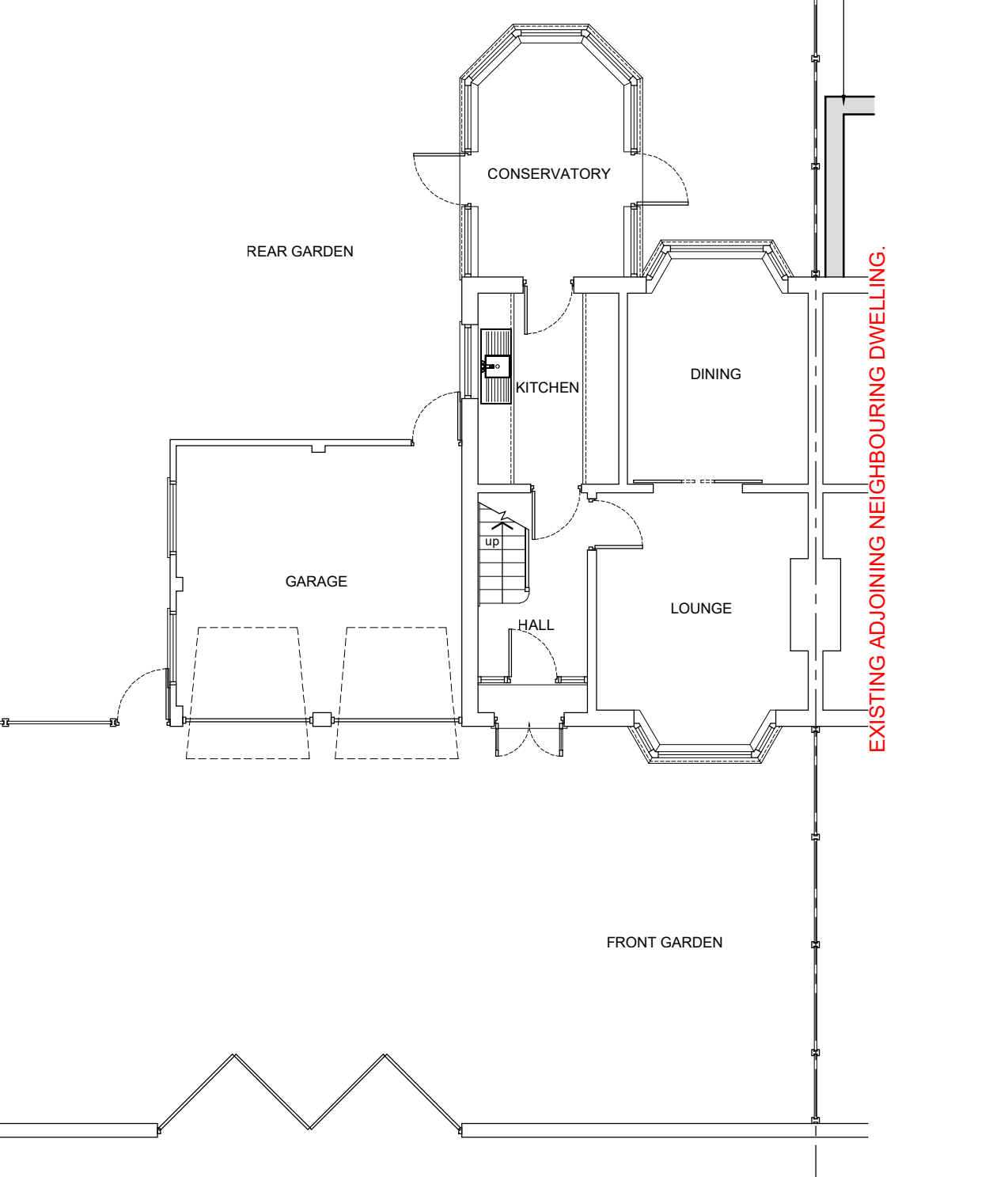
PROPOSED REAR ELEVATION  
SCALE: 1:100



PROPOSED SIDE ELEVATION  
SCALE: 1:100



PROPOSED REAR ELEVATION  
SCALE: 1:100



EXISTING GROUND FLOOR PLAN  
SCALE: 1:100

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Glazing to achieve a U value of 1.4W/m<sup>2</sup>K and to have a WER of B and C or better, all in accordance with Part 1.1A 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.  
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In addition kitchen to be provided with mechanical ventilation giving a minimum extraction rate of 30/sec adjacent to a hob or 60/sec elsewhere, similarly bathroom is to be provided with 30/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.

**SOIL MANIFOLD.**  
New soil manifold from Hepworth to take whb, wc and shower waste, with soil manifold to be installed all in accordance with manufacturers requirements and recommendations.  
All sanitary pipe work to be all in accordance with BS 572: 1978, and Part H of the current Building Regulations and subsequent revisions and to Local Authority Building Control Surveyors requirements on site.

#### GENERAL BUILDING NOTES.

APPLICANT TO TAKE ALL MEASURES DEEMED NECESSARY TO PREPARE AGREEMENT WITH ADJOINING NEIGHBOUR FOR USAGE OF PARTY WALL, ALL IN ACCORDANCE WITH THE PARTY WALL ACT OF 1996.

ALL WORK TO BE IN COMPLIANCE WITH ROBUST CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING AND AIR LEAKAGE.

ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT BUILDING REGULATIONS AND TO ACHIEVE THE FOLLOWING U-VALUES.

FLOORS - 0.18W/m<sup>2</sup>K  
CAVITY WALLS - 0.19W/m<sup>2</sup>K  
PITCHED ROOFS - 0.15W/m<sup>2</sup>K  
FLAT ROOFS (COLD DECK) - 0.19W/m<sup>2</sup>K  
FLAT ROOFS (WARM DECK) - 0.19W/m<sup>2</sup>K  
GLAZING - 1.4W/m<sup>2</sup>K

IF BOILER IS TO BE REPLACED, THIS SHALL COMPLY TO SEDBUCK RATING OF 92% MINIMUM, WITH DETAILS AND COMMISSIONING CERTIFICATES TO BE SUBMITTED BY SPECIALIST ON COMPLETION.

HEATING AND HOT WATER SYSYTEM TO BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR CONTROLS ARE LEFT IN WORKING ORDER, WITH COMMISSIONING CERTIFICATES TO BE GIVEN TO LOCAL AUTHORITY BUILDING CONTROL ON COMPLETION.

ALL NEW RADITORS ARE TO BE PROVIDED WITH THERMOSTATIC VALVES.

ALL CAVITIES AT THE TOP ARE TO BE CLOSED WITH NON-COMBUSTABLE MATERIAL, AND ALL NEW WINDOW AND DOOR REVEALS ARE TO BE CLOSED WITH THERMABRITE CAVITY CLOSURES OR SIMILAR APPROVED, INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

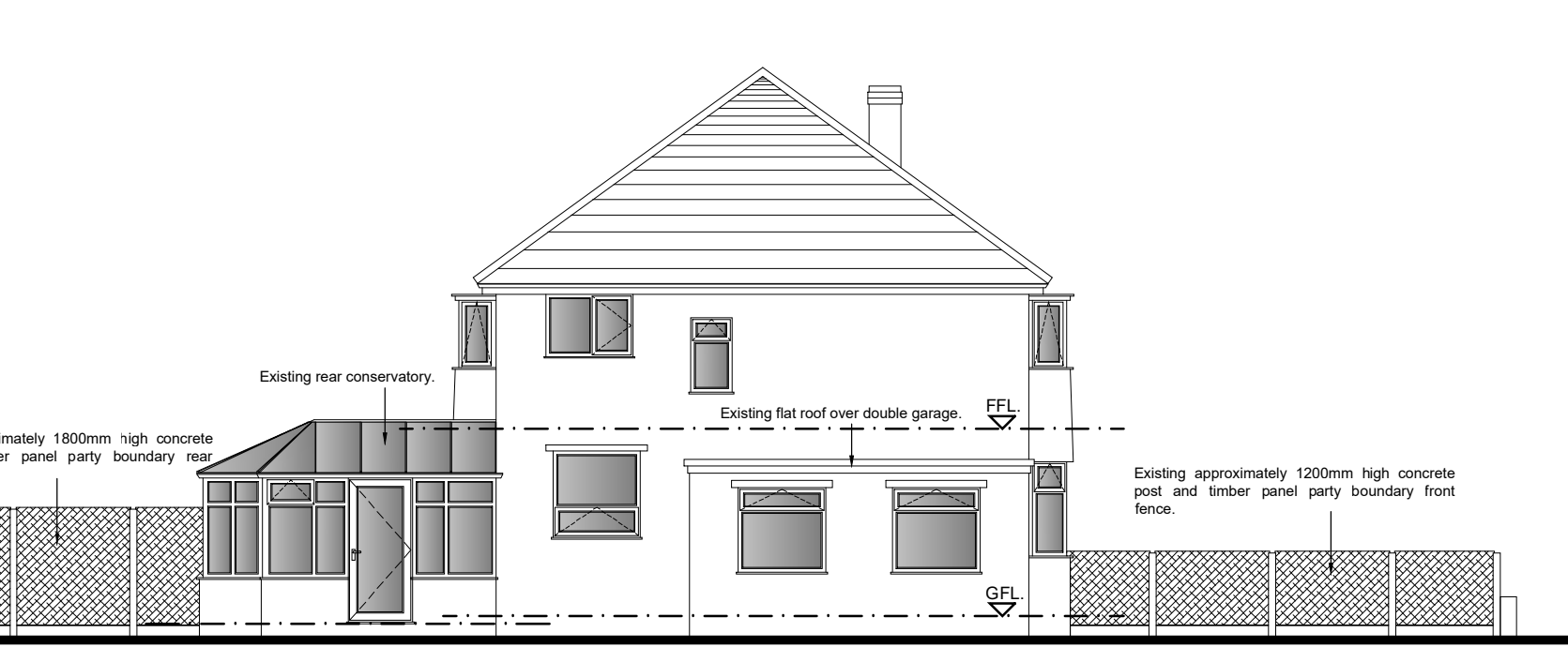
DRAINAGE LAYOUT INDICATIVELY SHOWN, AND ASSUMED TO BE A COMBINED SYSTEM, AND THIS IS TO BE MAINTAINED.  
ACTUAL LAYOUT TO BE CHECKED AND AGREED ON SITE WITH LOCAL AUTHORITY BUILDING SURVEYOR.

#### GENERAL ELECTRICAL NOTES TO MEET PART P

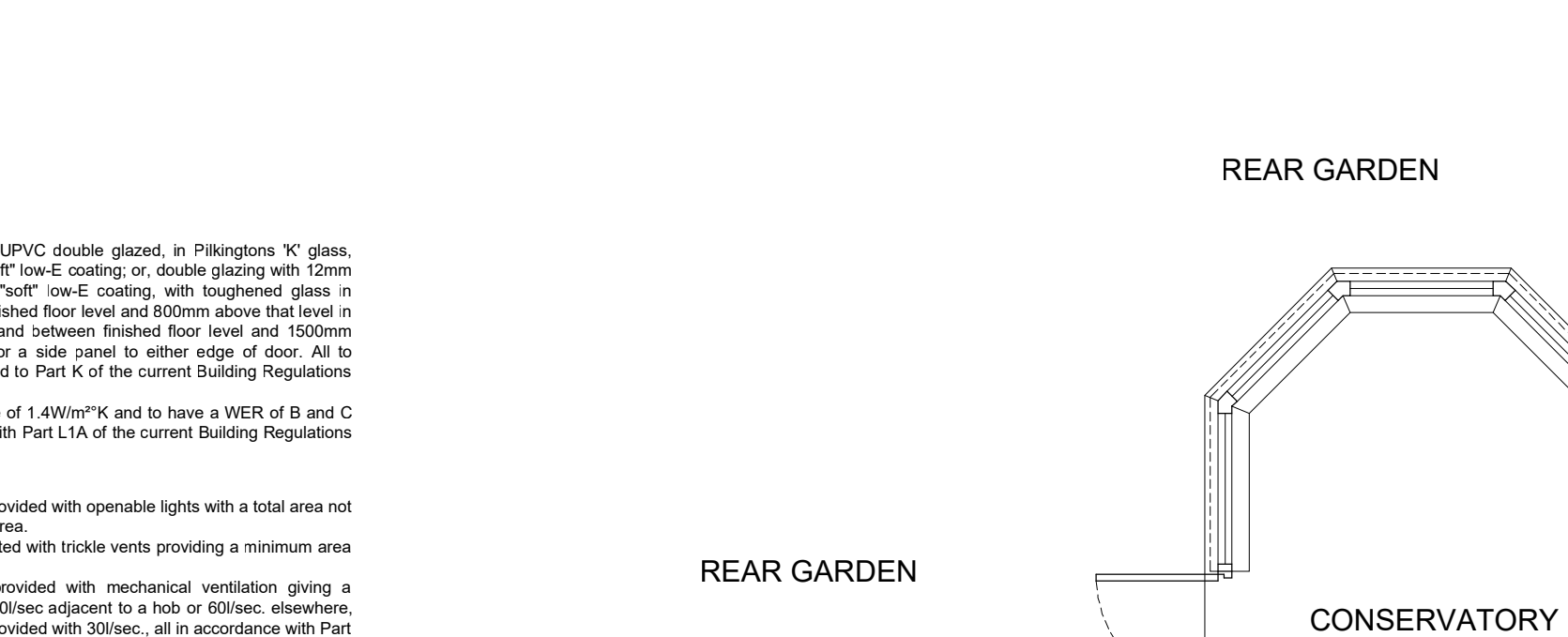
ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE CURRENT BUILDING REGULATIONS, AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.  
PRIOR TO COMPLETION THE LOCAL AUTHORITY BUILDING CONTROL MUST BE SATISFIED THAT EITHER:  
A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED, OR  
B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS 7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON.

A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS 7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.  
IN THE CASE OPTION B ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY AND GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON.  
THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

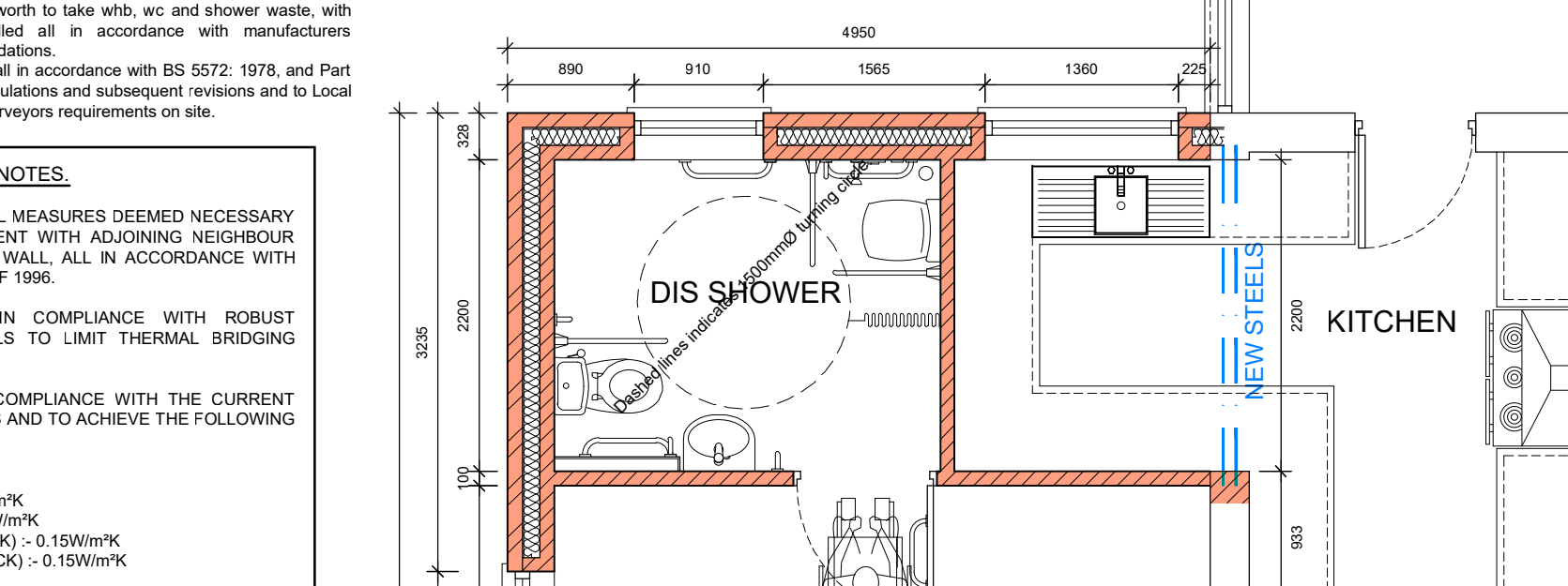
ENERGY EFFICIENT LIGHTING TO BE PROVIDED TO ALL ROOMS, ALL IN ACCORDANCE WITH APPROVED DOCUMENT L1A AND SUBSEQUENT REVISIONS.



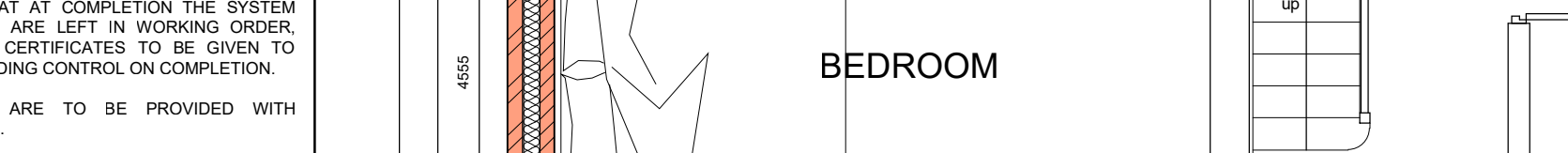
EXISTING SIDE ELEVATION  
SCALE: 1:100



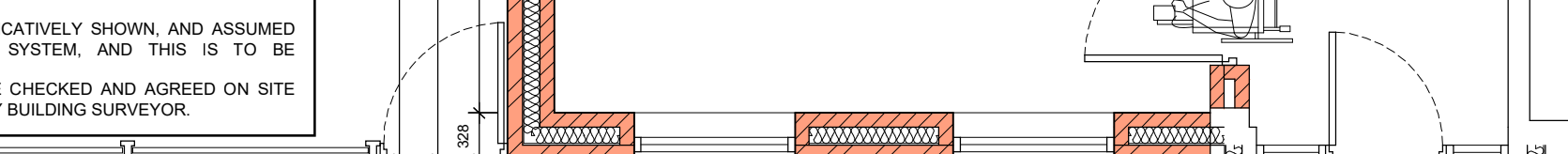
PROPOSED SIDE ELEVATION  
SCALE: 1:100



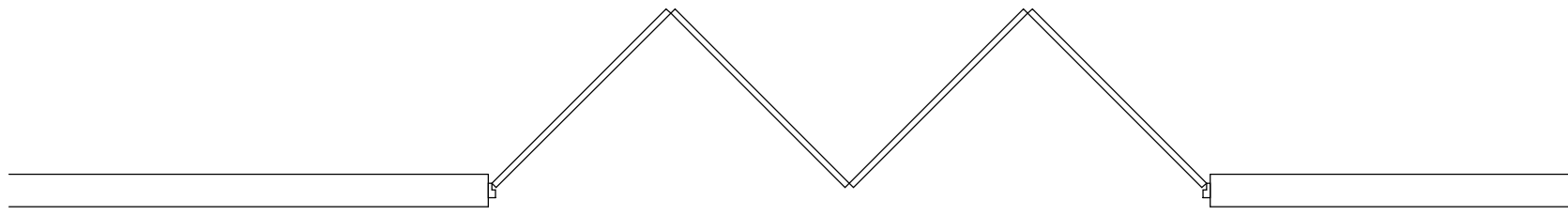
PROPOSED REAR ELEVATION  
SCALE: 1:100



PROPOSED SIDE ELEVATION  
SCALE: 1:100



PROPOSED REAR ELEVATION  
SCALE: 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE: 1:50