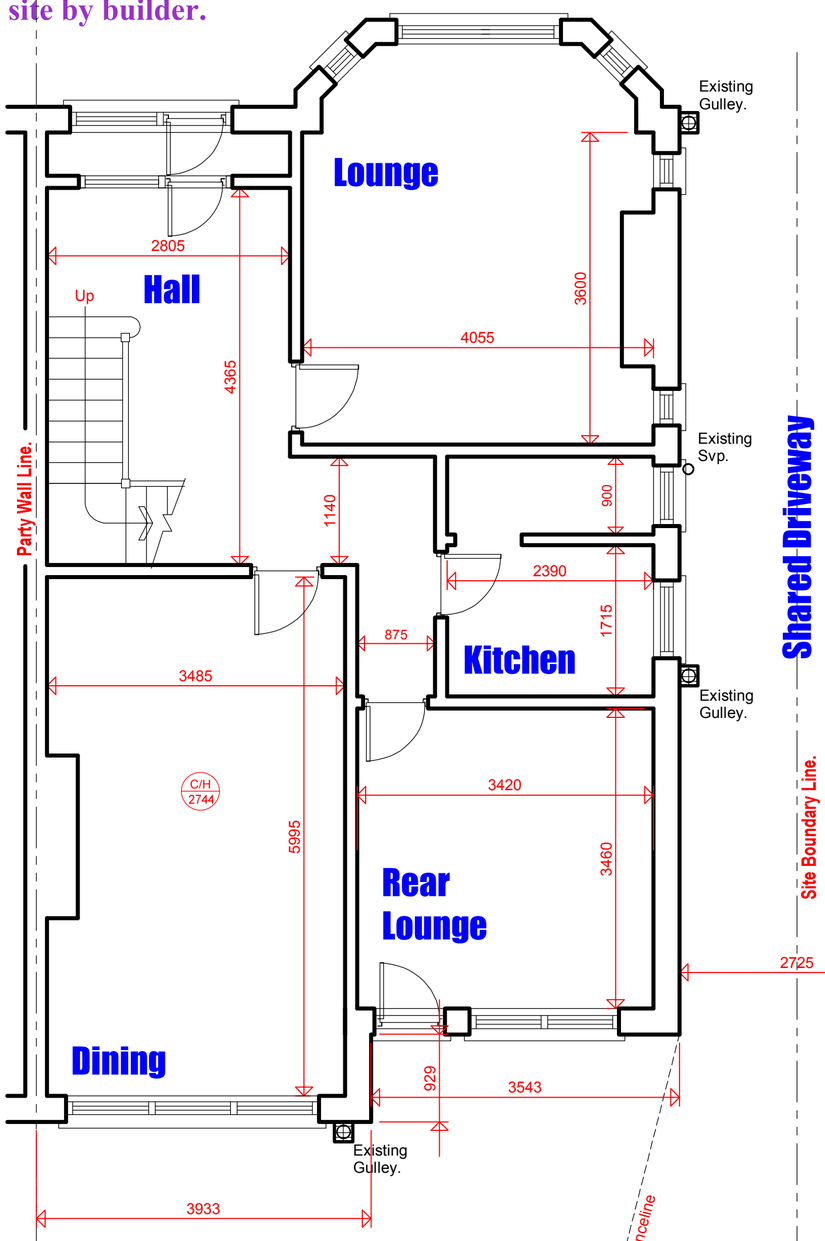
All dims are to be checked on site by builder.



Existing Grd Floor Layout.

ELECTRICAL WIRING: When using competent person

ALL WIRING AND ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIRE,MENTS OF BS7671, THE IEE 16th EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION BODY AUTHORISED BY THE SECRETARY OF STATE,
AND,
THE COMPETENT PERSON IS TO SEND TO THE APPROVED INSPECTOR A 'SELF-CERTIFICATION CETIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELCTRICAL WORKS. THE CLIENT IS TO BE PROVIDED WITH A COPY OF THE 'SELF-CERTIFICATION CETIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE.

NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH BUILDING INSPECTOR.

The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

NOTE:
The depth of any adjacent drainage will have an appropriate influence on the depth of the foundation trench. Agree all foundation depths with building inspector once drainage has been located.

STEELWORK:

SIZE/DETAILS INDICATED ON PLANS. STEELWORK TO HAVE MIN END BEARING OF 200mm. PADSTONE SIZES ARE TO BE AS THOSE INDICATED ON PLANS. STEELWORK TO BE SURROUNDED IN 2No LAYERS OF 12.5mm FIRELINEBOARD, TAPE AND FILL ALL JOINTS AND APPLY 5mm SKIM FINISH FOR 1/2hr's FIRE PROTECTION. ALL STEELWORK TO BE PAINTED WITH 'ANTI-RUST' PAINT.
TWIN R.S.J'S TO BE BOLTED TOGETHER AT 600C/C'S WITH 20MM 8.8 BOLTS AND SPACER TUBES AT 600MM C/C'S WITH 275X100X10MM PLATES 6MM FILLET WELDED TO THE TOP AND BOTTOM FLANGES SPACED AT 600MM C/C' S.

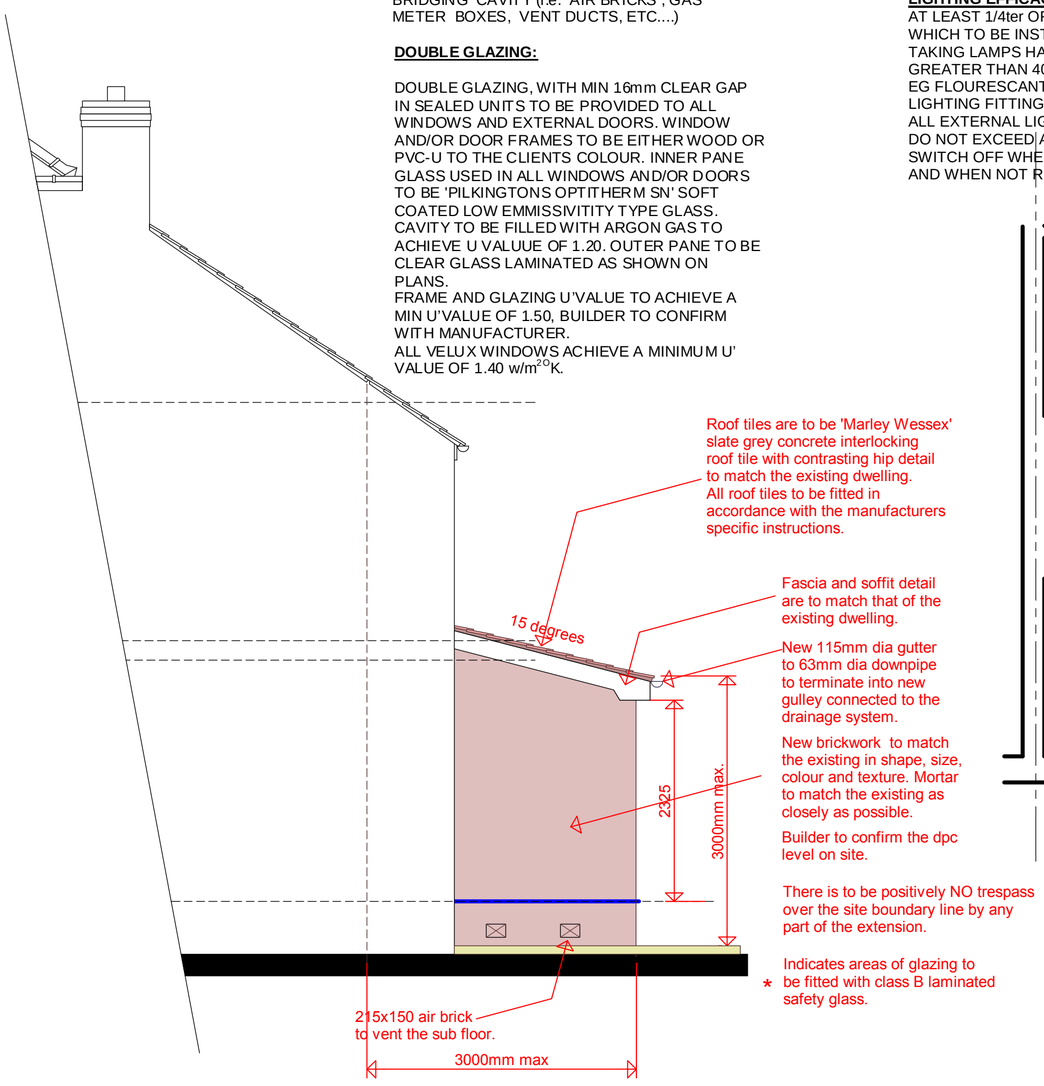
WALLS:

BELOW DPC. CONSTRUCT TWO SEPARATE LEAVES OF COMMON BRICK WITH OUTER SKIN REVERTING TO FACING BRICK 2 No. COURSES BENEATH FINAL GROUND LEVEL ON EXTERNAL WALLS. USE STAINLESS STEEL 'CATNIC' WALL TIES SPACED AT MAX 900 C/C'S HORIZONTALLY, AND MAX 450 C/C'S VERTICALLY. DOUBLE UP No OF TIES AROUND OPENINGS. FIT WALL TIES IN ACCORDANCE WITH B.S. 1243 : 1978. 100mm CAVITY TO BE FILLED WITH 25 N/mm^2 CONCRETE TO 50mm BELOW G.L. DPC TO BE 'HIGHLOAD' PITCH POLYMER OR SIMILAR LAID ON A MORTAR BED.

ABOVE D.P.C. CONSTRUCT TWO SEPARATE LEAVES.
EXTERNAL LEAF: TO BE 102mm BRICKWORK TO MATCH EXISTING.
100mm CLEAR CAVITY FILLED WITH 100mm THICK 'ROCKWOOL' CAVITY BATTS.
INTERNAL LEAF TO BE 100mm SOLID CONCRETE (CRUSHING STRENGTH 15 N/mm^2).
WALL TIES FITTED AS ABOVE. CAVITY ONLY TO BE BRIDGED WITH WALL TIES AND AT THE REVEALS. PROVIDE INSULATING VERTICAL AND HORIZONTAL DPC AT ALL REVEALS, PROVIDE CAVITY TRAY OVER ANY ITEM BRIDGING CAVITY (i.e. AIR BRICKS , GAS METER BOXES, VENT DUCTS, ETC....)

DOUBLE GLAZING:

DOUBLE GLAZING, WITH MIN 16mm CLEAR GAP IN SEALED UNITS TO BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U TO THE CLIENTS COLOUR. INNER PANE GLASS USED IN ALL WINDOWS AND/OR DOORS TO BE 'PILKINGTONS OPTITHERM SN' SOFT COATED LOW EMMISSIVITY TYPE GLASS. CAVITY TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUUE OF 1.20. OUTER PANE TO BE CLEAR GLASS LAMINATED AS SHOWN ON PLANS.
FRAME AND GLAZING U'VALUE TO ACHIEVE A MIN U'VALUE OF 1.50, BUILDER TO CONFIRM WITH MANUFACTURER.
ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 w/m^2°K.



Proposed Side Elevation

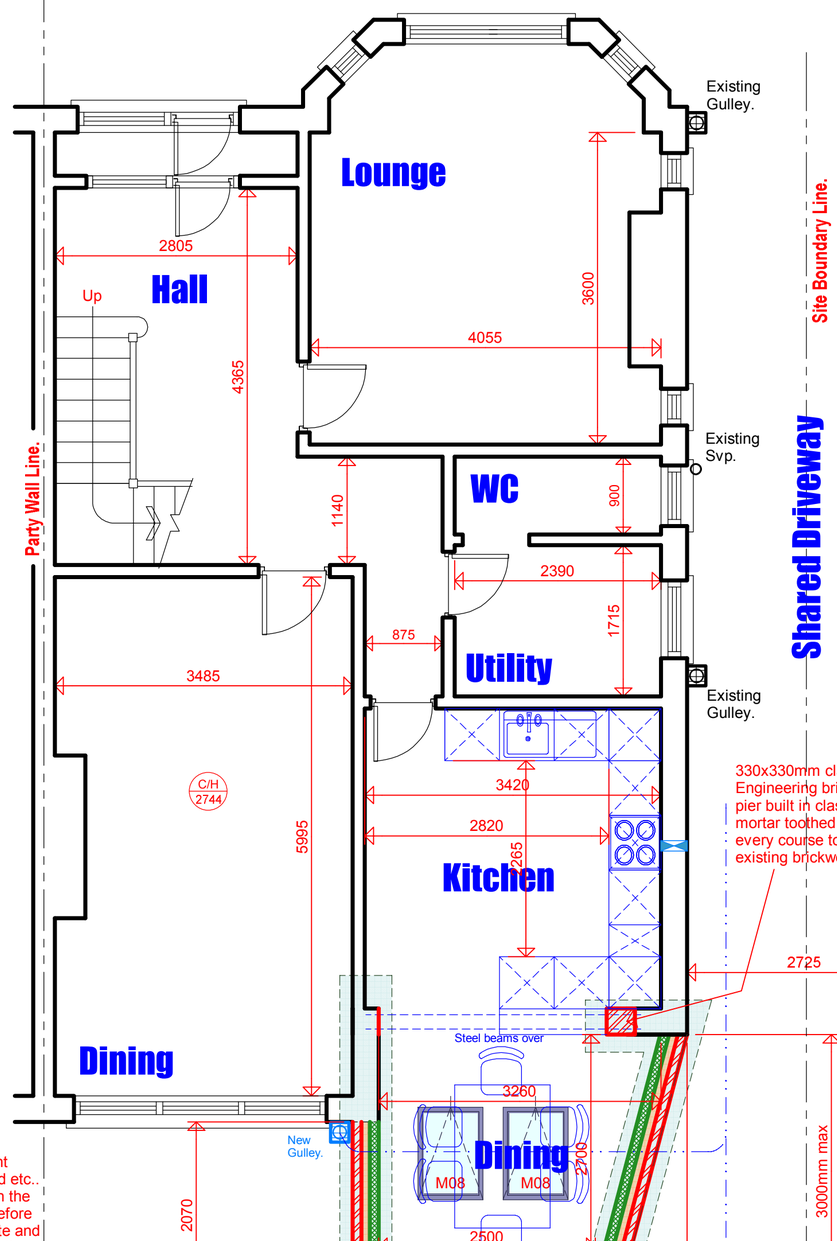
The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

Fully bond in at every course the new brickwork to the existing maintaining min 50mm cavity.

Connect new rainwater gulley to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

Green shaded area indicates the proposed 600mm wide strip foundation.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.



100mm WIDE SOLID CONRETE BLOCK USED TO CONSTRUCT THE INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

Proposed Grd Floor Layout.

The design has required the use of a number of steel beams and columns as designed by the structural engineer to provide support to roof, floor and masonry construction. The weight of the steel beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The Contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the build project, this is the builder's sole responsibility. If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owner's health and safety, including that of any visitors to site.

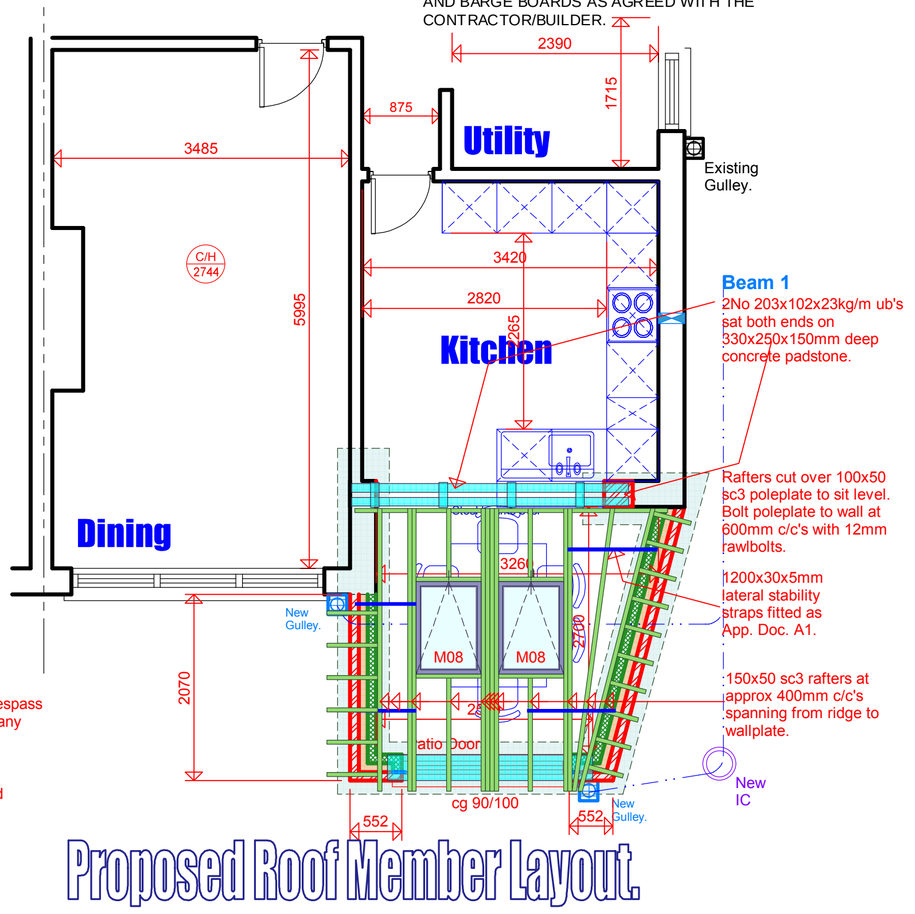
The Contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.

The contractor should assess the complexity of the scheme and provide a working Method Statement to ensure that Health and Safety is not compromised at any stage.

The Client's, and Contractor's attention are drawn to their responsibilities under the requirements of the *'Construction Design and Management Regulations' for* Health and Safety throughout this project.

LIGHTING EFFICACY:
AT LEAST 1/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT. ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

EAVES:
ALL TMBER TO BE PRE-TREATED WITH PRESERVATIVE PRIOR TO FIXING.
EAVES DETAIL TO MATCH THE EXISTING.
CONSTRUCT FASCIA BOARD FROM 32m QUALITY REDWOOD, AND SOFFIT TO BE CONSTRUCTED FROM 18mm REDWOOD BOARDING SUPPORTED OFF 50x50 SC3 TREATED BATTENS. PROVIDE CONTIUOUS 10mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT,
OR, ATERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.



Proposed Roof Member Layout.

NOTES:

All work to be carried out in accordance with the Building Regulations and the requirements of the Local Authority.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

© Copyright reserved.

CONTRACTOR TO ENSURE THE FOLLOWING:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

All work to comply entirely with Local Authority Building Regulations new edition.

All electrical works to be installed & checked by I.E.E.. registered fully qualified engineer.

All gas supplies & installation by Corgi registered engineer.

CONTRACTOR TO ENSURE THE FOLLOWING: CDM REGULATIONS:
THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION.
BUILDER/OWNER TO CONFIRM WITH 'HSE' WHETHER PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPROPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED O BE EMPLOYED. CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANING SUPERVISOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
THE CDM REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:

- LAST LONGER THAN 30 DAYS; OR
- INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

PART A: SUPERSTRUCTURE.

For sizes of strip foundations, rafters and ceiling joists see appropriate plan/section.

External wall construction to be 100mm facing brickwork as agreed with client, 100mm cavity, 100mm internal leaf of concrete blockwork. 100mm insulation (Rockwool full fill cavity slabs or similar approved) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 750mm.c/cc's horizontally, 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 N/mm^2

Compressive strength of blockwork inner leaf to be min 7 N/mm^2 unless specified otherwise by Structural Engineer. Use 'Thermalite Hi-strength 7' or similar approved for the inner leaf.

Mortar to comply with BS5628pt. 1: 1978 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm. galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters. Fit 100x50 noggins between rafters under straps.

Roof covering to be laid in accordance with relevant Code of Practice and manufacturers details, on 38x25mm sc3 treated s.w. tile battens on, 'TYVEK breathable roofing membrane on rafters nailed to 100x50mm wallplate with 2No 90x4mm nails. wallplate to be securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

REGULATION 7:
All work shall confirm to the standards for Materials & Workmanship identified in Regulation 7:
i.e. *using proper materials appropriate for the circumstances in which they are used,
*the building operations to be carried out in a workmanlike manner,
*proper materials include materials which bear an E.C. mark, confirm to a harmonised standard or European Technical Approval, conform to a BS or B.B.A. certificate.

GENERAL NOTES:
Steelwork to comply with BS449 BS5950.
Windows to C. P. 153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.W. & surface water drainage to BS6367:1983.
Int. drainage above GL to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550 1971.
Sanitary fittings to BS6465 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS952 & BS6282:1082.
Brickwork to be in accordance with BS1257
Softwoods to BSCP1 860. All timber (non-structural) to be vac-vactreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BSCP231.
Internal S.W. primed & painted 2 coats gloss.
All services shall be connected in compliance with the Statutory Authority Requirements.

REV	DATE	AMMENDMENTS	DRAWN	CHKD

CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE REAR OF THE EXISTING DWELLING.

BUILDING FLOOR PLANS PROPOSED ELEVATIONS

CLIENT :
MR E WALSH
41 MAULDETH ROAD
MANCHESTER
M20 4NF
Tel No:07951770343

DRAWN:	DATE: 25/01/12	Job Reference:	REV: A
CHKD:	SCALE: 1:100	DRAWING No: 330/002	