086447 Additional Information

**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.

**DRAINAGE:**

PROVIDE 115mm DIA P.V.C. HALF ROUND GUTTER CONNECTED TO 63mm DIA P.V.C. DOWNPIPES (AS INDICATED ON PLANS). DOWNPIPES TO BE TAKEN BELOW GULLEY GRATING LEVEL, ( BLACK OR BROWN PREFERRED TO GREY IN ALL CASES). THIS ALSO APPLIES TO ALL SANITARY PIPEWORK VISIBLE ON ELEVATIONS).
ALL BELOW GROUND DRAINAGE RUNS TO BE 100mm DIA VITRIFIED CLAY TYPE (i.e. 'SUPERSLEVE' OR SIMILAR LAID TO MANUFACTURERS INSTRUCTIONS). ALL GULLIES INDICATED TO BE RODDABLE B.I.G. TYPES. DRAINS TO BE LAID TO A MIN FALLS OF 1:40 ON A MIN 150mm BED OF PEA GRAVEL WHERE DRAINS PASS UNDER BUILDING THEY ARE TO BE SURROUNDED IN MIN 150mm THICK CONCRETE WITH A 'FLEXCELL' JOINT AT EVERY COLLAR. WHERE DRAINS PASS THROUGH WALLS THEY ARE TO BE BRIDGED OVER WITH 2 COURSE REINFORCED CONCRETE LINTELS (MIN END BEARING 150mm) LEAVING A MIN 50mm GAP AROUND DRAIN WHICH IS TO BE PACKED WITH POLYSTYRENE. ALL DRAINAGE WORK IS SUBJECT TO SITE CONDITIONS ENCOUNTERED AND LOCAL AUTHORITY B.C.O. APPROVAL.
NO SADDLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND LOCAL AUTHORITY APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H1 & H3 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

**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 & BS6262:1082.
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.

**LINTELS :**

PROVIDE 'CATNIC' LINTELS OVER ALL OPENINGS. REF No OVER OPENINGS : ALL LINTELS TO HAVE MIN 150mm END BEARING AND BE LAID ON A MORTAR BED. ALL LINTELS ARE TO BE PROVIDED WITH 1 LAYER 12.5mm 'FIRELINE' BOARD AND 9mm SKIM FINISH TO PROVIDE 1/2hr's FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm 'ROCKWOOL' INSULATION.

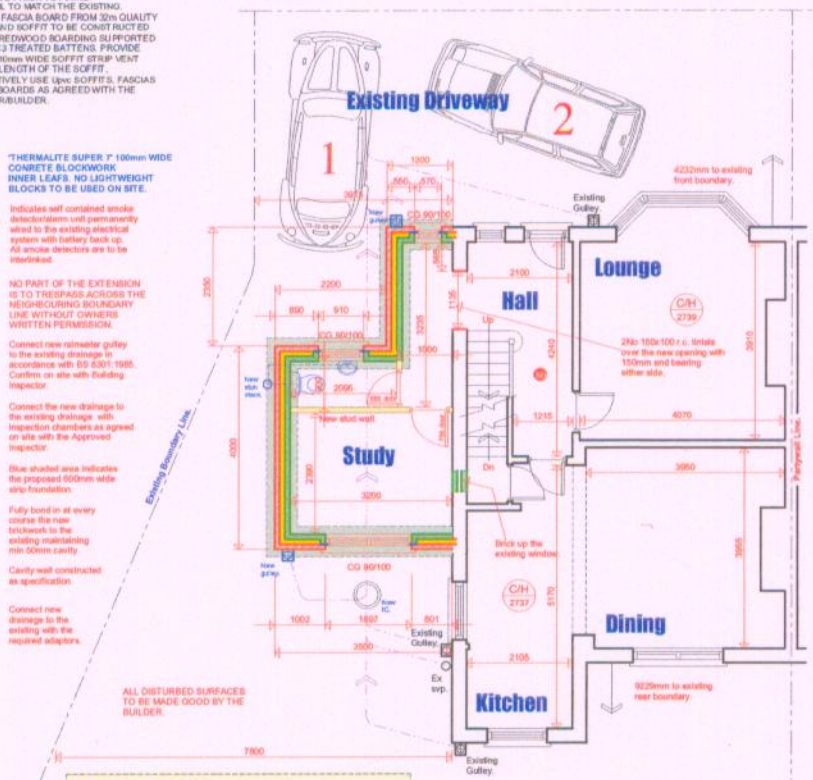
**WALLS**

**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/mm² 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/mm²).
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....)

**EAVES:**
ALL TIMBER TO BE PRE-TREAT ED 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 SC 3 TREATED BATTENS. PROVIDE CONTILIOUS 10mm WIDE SOFFIT STRIP VENT ALONG THE LENGTH OF THE SOFFIT.
OR, ALTERNATIVELY USE Upvc SOFFITS, FASCIAS AND BARGE BOARDS AS AGREED WITH THE CONTRACTOR/BUILDER.

THE EXISTING BOUNDARY TREATMENT IS TO REMAIN UNAFFECTED AND BE RETAINED.




## Existing Ground Floor Layout (1:50.)

**SANITARY PIPEWORK:**

MIN BRANCH PIPE DIAMETER SIZES.
WASH BASIN 40 mm
SHOWER 40 mm
TOILET 100 mm
ALL APPLIANCES CONNECTED INTO THE EXISTING SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C.) RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978.
100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.

**MANHOLE**

INTERNAL DIMENSION AND COVER SIZE ARE TO SUIT INVERT OF DRAIN WHICH IS TO BE FOUND ON SITE BY THE CONTRACTOR.
CONSTRUCTION: MIN 150mm THICK CONCRETE BASE (30N/mm²), 225mm THICK CLASS B ENGINEERING BRICK WALLS CONSTRUCTED IN WATER BOND METHOD AND FLUSH POINT INTERNALLY. FIT MEDIUM DUTY COVER AND FRAME. MANHOLE TO BE HAUNCHED SMOOTH INTERNALLY. MANHOLES DEEPER THAN 1000mm TO HAVE STEP IRONS OR FIXED LADDERS.
NOTE: ALL DRAINAGE WORK IS PROVISIONAL EXACT POSITION AND DEPTH OF MAIN DRAIN TO BE LOCATED ON SITE BY THE CONTRACTOR.
Or
USE 'HEPWORTH' INSPECTION CHAMBERS AS AGREED WITH THE APPROVED INSPECTOR. FITTED INSTRICT ACORDANCE WITH THE MANUFACTURERS DETAILS.

**FOUNDATION:**

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER LOCAL AUTHORITY APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE L.A. BUILDING CONTROL OFFICER.
MIN DEPTH 900mm. MIN WIDTH 600mm
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK, 30N/mm² CONCRETE. NOTE :- WHERE DRAINS ARE PRESENT THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN. WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE.
ALL CONCRETE WORK IS TO BE CARRIED OUT ACCORDING B.S. 8100 : 1985. WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

**SUSPENDED TIMBER GROUND FLOOR:**

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL.
LAY MIN 50mm OF SHARP SAND AND COMPACT.
LAY 1200 GAUGE DPM UPTO ADJACENT GROUND LEVEL, ANY JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 50mm SLAB OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS AT LEAST LEVEL WITH THE ADJACENT GROUND LEVEL (REDUCE GROUND LEVEL IF NECESSARY). FLOOR JOISTS SUPPORTED ON INNER LEAF SAT ON A 'NYLOAD' PITCH POLYMER DPC. FLOOR JOIST SIZE TO BE MIN 175x75 SC3 SPACED AT MAX 400 C/C'S.
PROVIDE 150mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC NETTING. NAIL MIN 18mm THICK, 125mm WIDE 'T & G' FLOOR BOARDS ON JOISTS. NOTE :- A MIN 150mm VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB.
PROVIDE 225x150 AIR BRICKS TO SUB FLOOR TO GIVE MIN 2000mm² FREE VENTILATION AREA PER METRE RUN.

**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.

**PART A: SUPERSTRUCTURE**

For sizes of strip foundations, rafters and ceiling joists see appropriate plan/section.
External wall construction to be 100mm facing brickwork. 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/c'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/mm²
Compressive strength of block work inner leaf to be min 7 N/mm² unless specified otherwise by Structural Engineer. Use 'Thermalite Hi-strength 7' or similar approved for the inner leaf.
Mortar to comply with BS5628/pt. 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, on reinforced bituminous roofing felt 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 min c/c's. Straps taken min 1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joist layout.

**HEATING:**
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION 'CORGI' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'CORGI' REGULATIONS THE NEW EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIREMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO LOCAL AUTHORITY UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'CORGI' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.
INSTALLING PLUMBER TO NOTIFY THE LOCAL AUTHORITY, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF 90%, BAND A.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL ( MIN CONDUCTIVITY 0.045 W/mk )

| REV | DATE | AMMENDMENTS | DRAWN | CHKD |
|---|---|---|---|---|

THE CONSTRUCTION OF A 2No STOREY EXTENSION AT THE SIDE OF THE EXISTING DWELLING.

BUILDING ELEVATIONS EXISTING/PROPOSED VIEWS

CLIENT :
MR & MRS FRIEDENTHAL
41 REEVES ROAD
CHORLTON
MANCHESTER
M21 8BU
TEL : 0161 881 7526

| DRAWN: | DATE: | Job Reference: | REV: |
|---|---|---|---|
| K.J.M | 05/03/08 | | A |
| CHKD: | SCALE: 1:50 | DRAWING No: 330/001 | |

PLANNING
ACK'T
REC'D
13 JUN 2008
FOR ACTION

Blueprint CAD Ltd
3 Ridgeway
Lowton
Warrington
Cheshire
WA3 2QL
Tel No: 01942 803808
Mobile: 07973 420 114
E-mail: blueprintcad@beyonder.co.uk