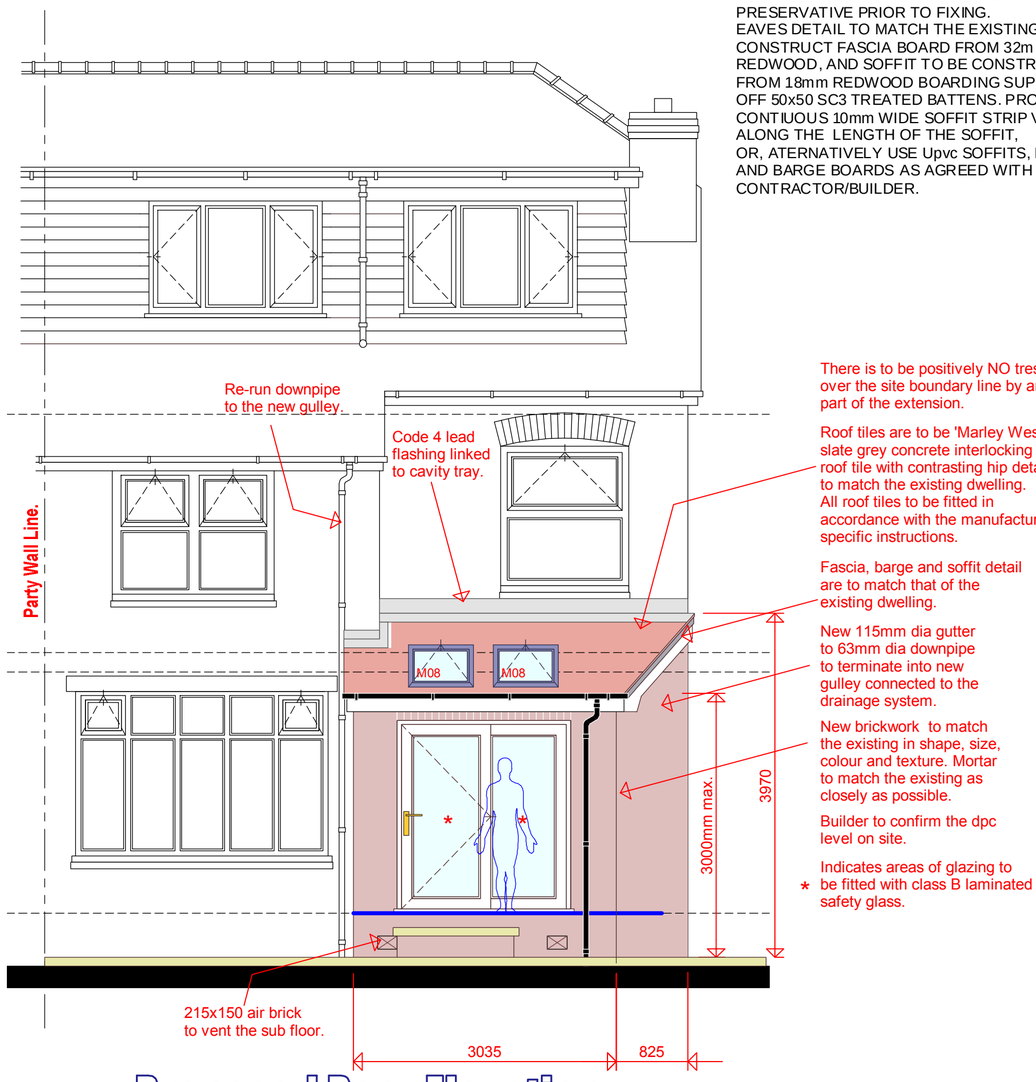


Existing Rear Elevation



Proposed Rear Elevation

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.

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 WHITE OR BROWN TO BE FITTED 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 APPROVED INSPECTOR APPROVAL.
NO SADDLE CONNECTIONS ARE TO BE USED, INSTEAD USE SWEPT JUNCTIONS TO SUIT SITE LAYOUT AND APPROVED INSPECTOR APPROVAL.
ALL BUILDING DRAINAGE TO BE CARRIED OUT TO B.S. 8301 : 1985, AND REGULATION H1 & H3 OF SCHEDULE 1 OF THE BUILDING REGULATIONS.

DRAIN TESTING:

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

FOUNDATION:

FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER APPROVED INSPECTOR APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE APPROVED INSPECTOR.
MIN DEPTH 900mm. MIN WIDTH 600mm
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK, 30N/mm^2 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.

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.

VENTILATION:

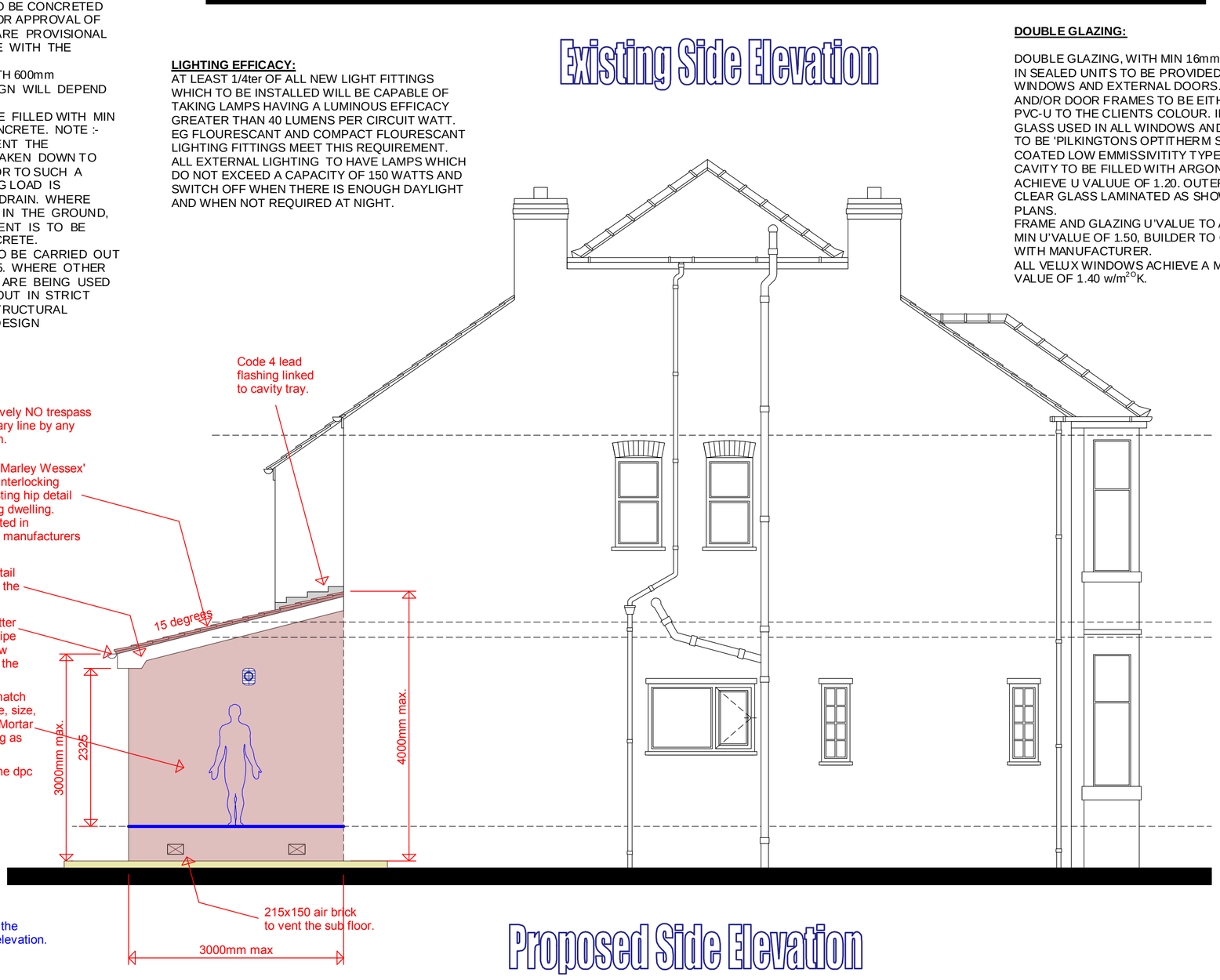
WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1/20th THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 8000mm^2 VENTILATION AREA.

- MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND (NOTE;- 30 L/SEC IF FITTED IN COOKER HOOD) TO BE PROVIDED TO THE KITCHEN;

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 EMMISSIVITITY 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.

Existing Side Elevation



Proposed Side Elevation

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.

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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 APPOPRIATELY 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

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