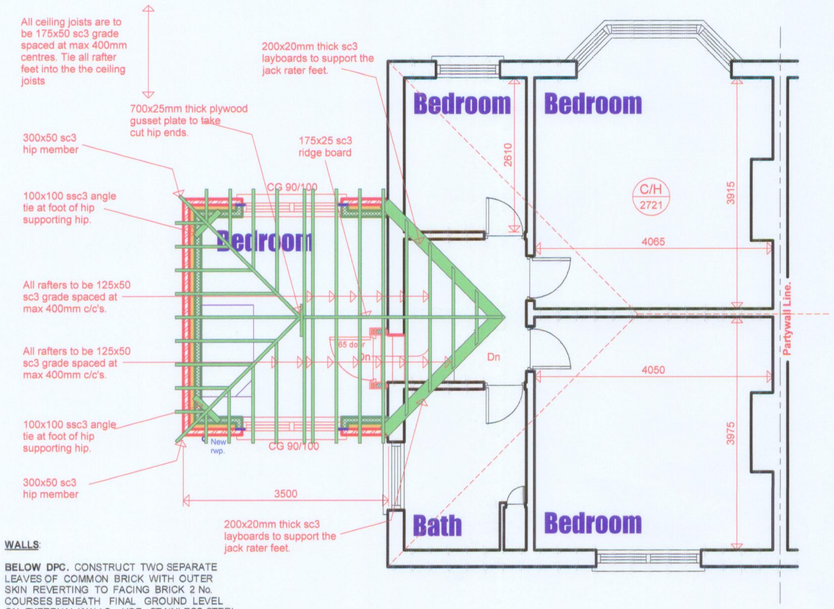


Proposed Roof Layout (1:50.)

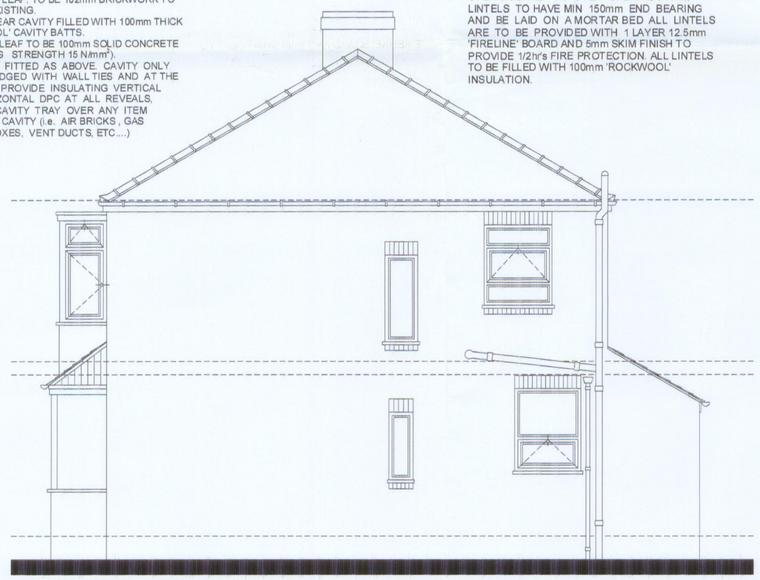
WALLS:

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 O/C'S HORIZONTALLY, AND MAX 450 O/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.

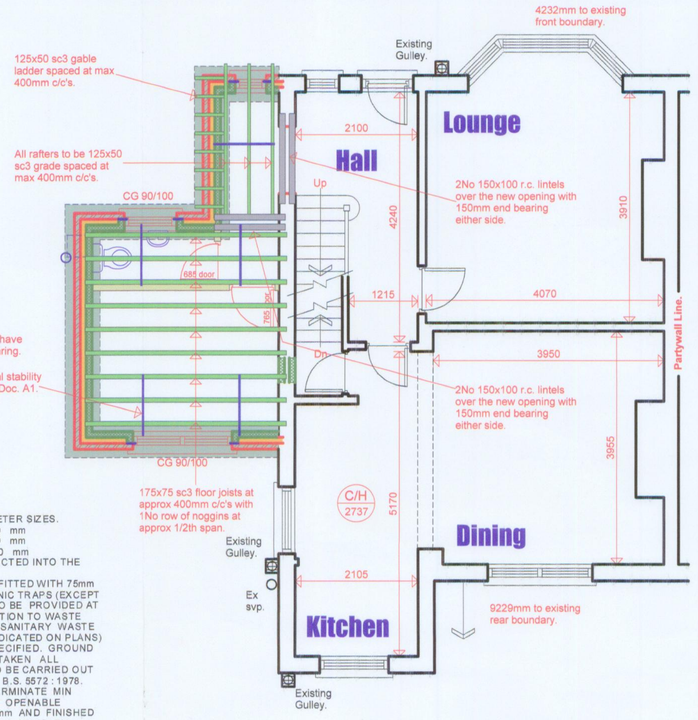
ABOVE D.P.C. CONSTRUCT TWO SEPARATE LEAVES.
EXTERNAL LEAF: TO BE 102mm BRICKWORK TO MATCH EXISTING.
100mm CLEAR CAVITY FILLED WITH 100mm THICK 'ROCKWOOL' CAVITY BATTS.
INTERNAL LEAF TO BE 100mm SOLID CONCRETE (CRUSHING STRENGTH 15 N/mm^2).
WALL TIES FITTED AS ABOVE. CAVITY ONLY TO BE BRIDGED WITH WALL 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....)

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 5mm SKIM FINISH TO PROVIDE 1/2hr's FIRE PROTECTION. ALL LINTELS TO BE FILLED WITH 100mm 'ROCKWOOL' INSULATION.



Existing Side Elevation (1:50.)

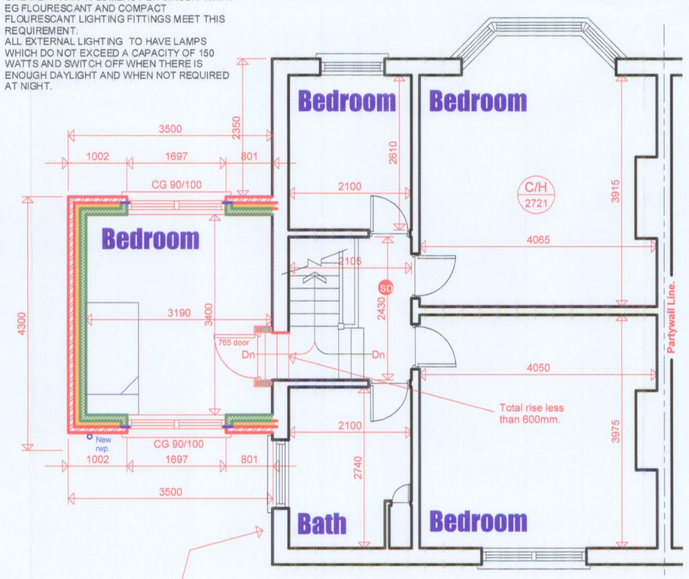


Proposed Floor Layout (1:50.)

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.

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.



Reposition and re use bahroom window if possible. If not fit new upvc window as specification.

PROPOSED 1st Floor Layout (1:50.)

2No 150x100 r.c. lintels over the new opening with 150mm end bearing either side.

Make good all the disturbed surfaces as existing.

Cavity wall constructed as specification.

'THERMALITE SUPER 7' 100mm WIDE CONRETE BLOCKWORK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

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.

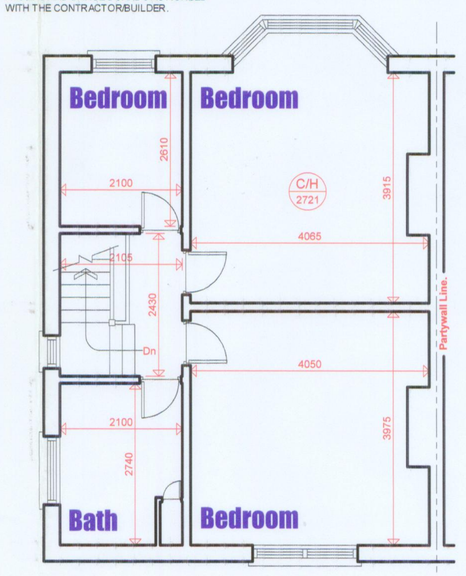
NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE WITHOUT OWNERS WRITTEN PERMISSION.

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.

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/mm^2), 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 IN STRICT ACORDANCE WITH THE MANUFACTURERS DETAILS.

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.



Existing 1st Floor Layout (1:50.)

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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PLANNING
ISSD
VERIFIED
ISSD 15 APR 2008
1
2
3
4
DESCRIPTION

REV	DATE	AMMENDMENTS	DRAWN	CHKD

PART SINGLE, PART TWO STOREY EXTENSION AT THE SIDE/REAR OF THE EXISTING DWELLING.

EXISTING SIDE ELEVATION EXISTING AND PROPOSED FLOOR PLANS

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

DRAWN:	DATE:	Job Reference:	REV:
K.J.M	15/03/08		
CHKD:	SCALE:	DRAWING No:	
	1:50	330/003	

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