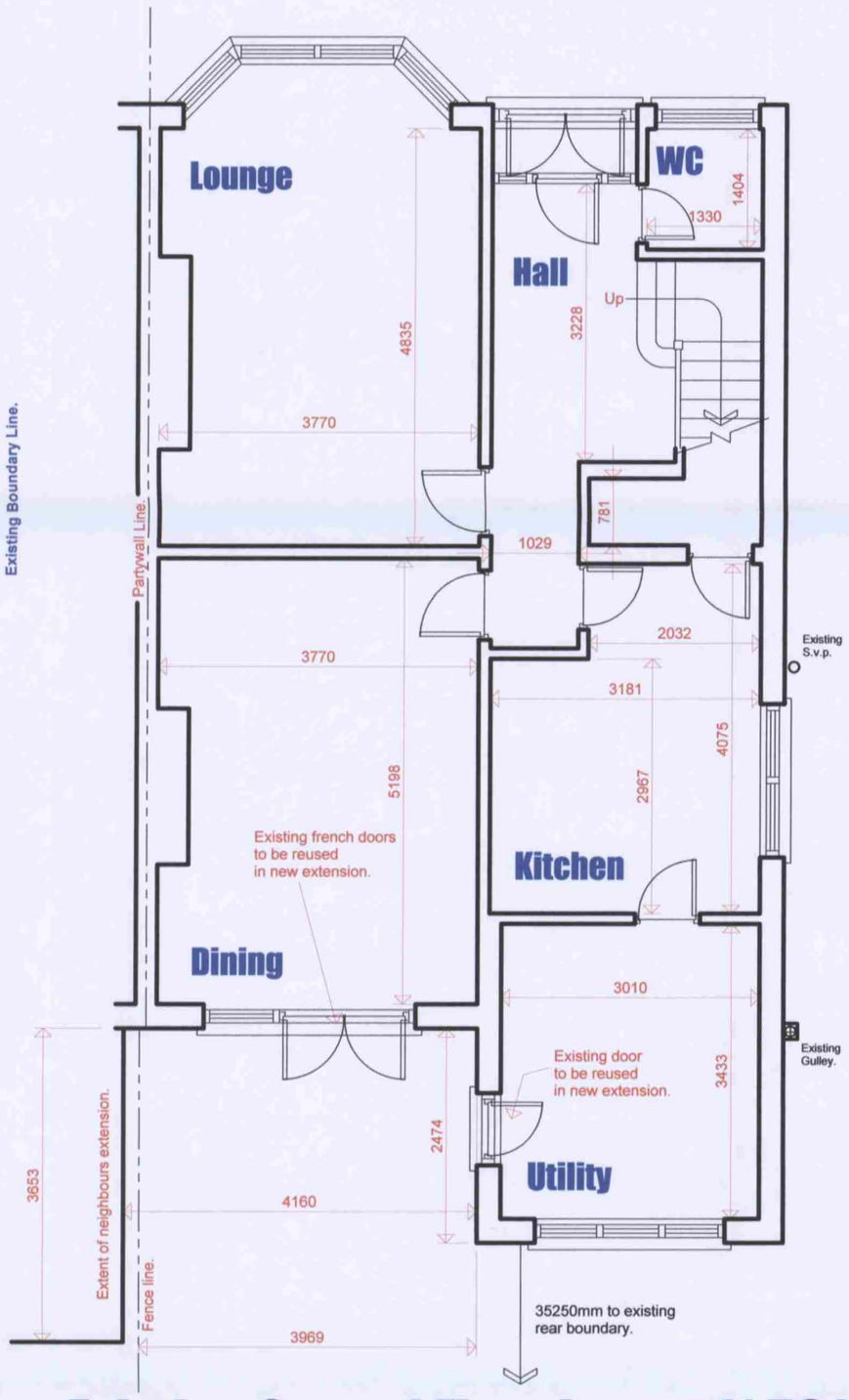
NOTE:
OWNER TO CONFIRM THE DISTANCE TO THEIR SITE BOUNDARY BEFORE COMMENCING ANY WORK ON SITE CONFIRM WITH NEIGHBOUR.

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

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.



Existing Ground Floor Layout (1:50.)

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.

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 LOCAL AUTHORITY 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.

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.

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

Cavity wall constructed as specification.

Connect new drainage to the existing with the required adaptors.

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.

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

'THERMALITE SHIELD' 100mm WIDE SOLID THERMAL BLOCK INNER LEAFS.

Fit 2 No centre pivot electrically operated 'Velux' rooflights, Ref No AES MO8 (size 1400x780mm), in accordance with the manufacturers details. Double 175x50 sc3 rafters are to be fitted either side running from wallplate to poleplate.

Connect the new drainage system to the existing in accordance with BS 8301:1985. Discuss and obtain approval for all drainage work with the Building Inspector prior to commencement.

New vent pipe serving the existing bathroom.

ALL STEELWORK TREATED WITH ANTI-RUST PAINT PRIOR TO INSTALLATION. STEELWORK BELOW DPC TO BE COATED WITH BITUMEN PAINT.

Connect post to inner and outer leaf with galvanised butterfly ties spot welded to the post at 450mm c/c's vertical.

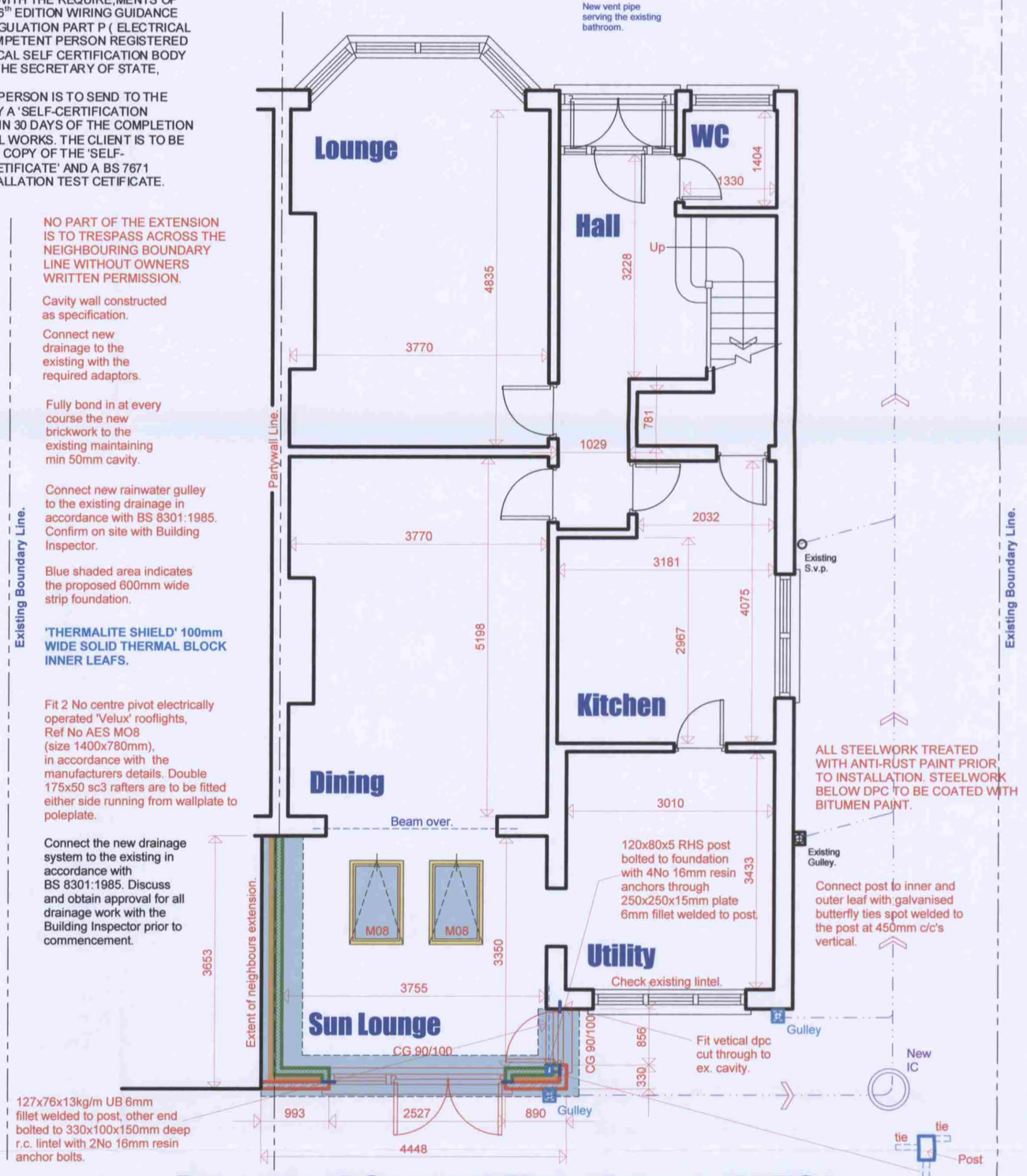
120x80x5 RHS post bolted to foundation with 4No 16mm resin anchors through 250x250x15mm plate 6mm fillet welded to post.

Fit vetical dpc cut through to ex. cavity.

Check existing lintel.

Beam over.

127x76x13kg/m UB 6mm fillet welded to post, other end bolted to 330x100x150mm deep r.c. lintel with 2No 16mm resin anchor bolts.



Proposed Ground Floor Layout (1:50.)

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.

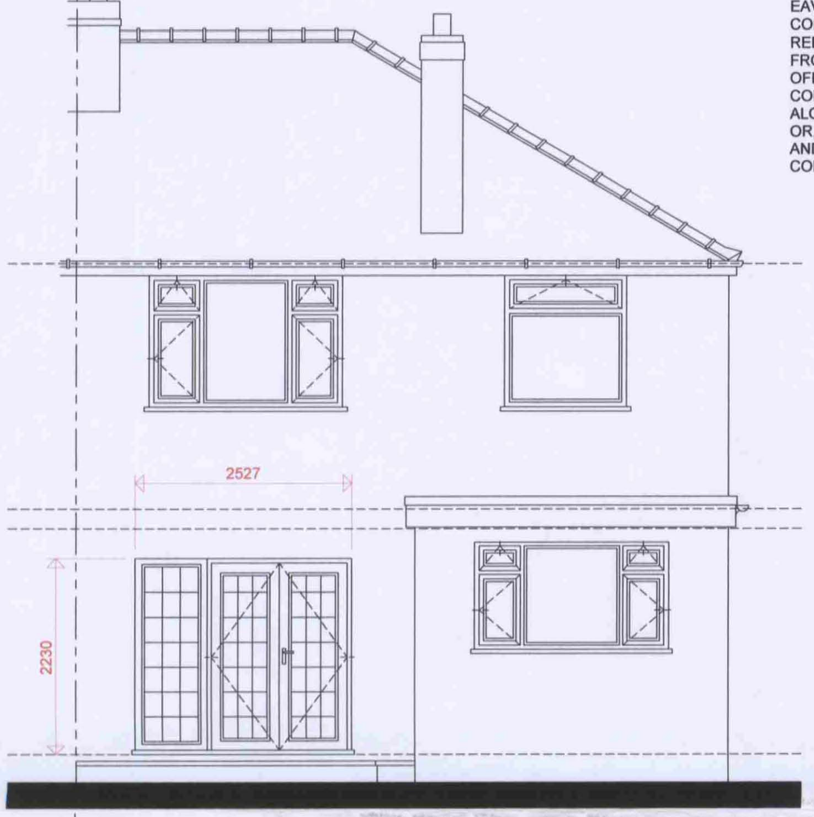
STEELWORK:

SIZE/DETAILS INDICATED ON PLANS. STEELWORK TO HAVE MIN END BEARING OF 150mm. PADSTONE SIZES ARE TO BE AS THOSE INDICATED ON PLANS. STEELWORK TO BE SURROUNDED IN 1 LAYER 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.

Fit 2No centre pivot electrically operated 'Velux' rooflights, Ref No AES MO8 (size 1400x780mm), in accordance with the manufacturers details. Double 175x50 sc3 rafters are to be fitted either side running from wallplate to poleplate.

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.



Existing Rear Elevation (1:50.)

Re-use the existing double glazed Upvc french doors here.



Proposed Rear Elevation (1:50.)

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.

GLAZING:

ALL SAFETY GLAZING TO CONFORM WITH B.S. 6206 : 1981. WHERE GLAZING HAS BEEN SPECIFIED ON PLANS, FLAT SAFETY GLASS AND/OR SAFETY PLASTICS WILL BE FITTED IN THE FOLLOWING AREAS :-
(1) IN WALLS, BETWEEN FINISHED FLOOR LEVEL AND 800mm VERTICAL HEIGHT.
(2) IN DOORS, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.
(3) WITHIN 300mm EITHER SIDE OF A DOOR, BETWEEN FINISHED FLOOR LEVEL AND 1500mm VERTICAL HEIGHT.

DRAIN TESTING:

THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. 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.

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.

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.

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/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.

PLANNING AND BUILDING CONTROL
01 DEC 2011

REV	DATE	AMMENDMENTS	DRAWN	CHKD

SINGLE STOREY EXTENSION AT THE REAR OF THE EXISTING DWELLING

BUILDING FLOOR PLANS
EXISTING ELEVATIONS

CLIENT :
MR & MRS BURROWS
323 BARLOW MOOR ROAD
CHORLTON
MANCHESTER
M21 7QH

DRAWN:	DATE: 31/10/07	Job Reference:	REV: A
CHKD:	SCALE: 1:50	DRAWING No: 330/001	