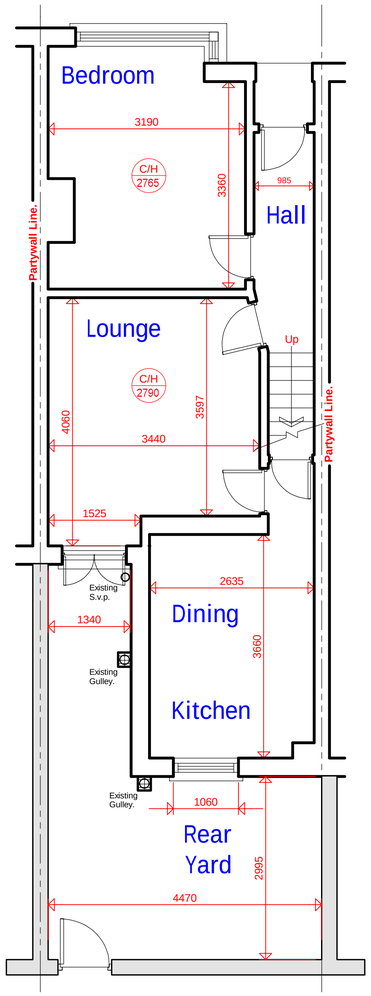
All dims are to be checked on site by builder.



Existing 'Alley Gated' Ginnel at Rear.

Existing Ground Floor Layout.

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.

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE.

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

ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

Double switched socket min 400mm above f.f.l..

Connect new wall to existing with 'catnic stronghold' connectors fitted as manufacturers details with vertical dpc.

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

Connect new drainage to the existing with the required adaptors.

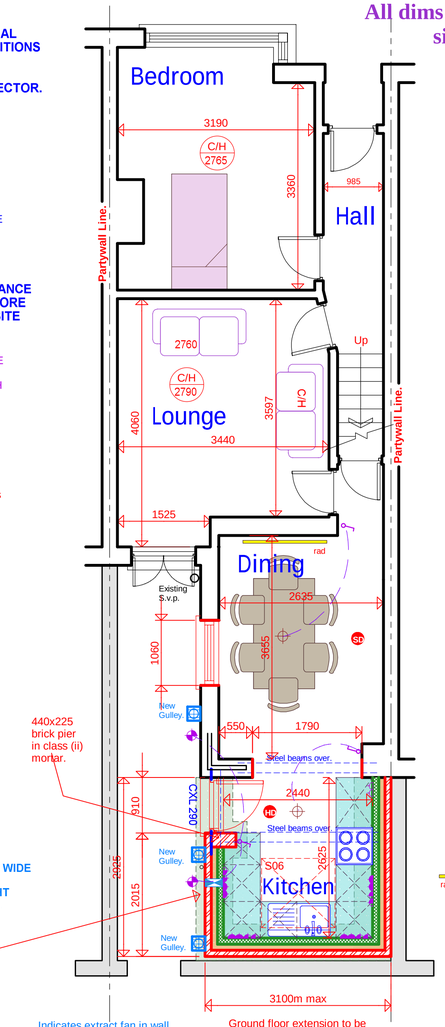
The amount/type of light fittings/sockets/switched etc.. is to be agreed between the client and the builder before work commences on site and be included in the quotation.

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

Cavity wall constructed as specification.

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

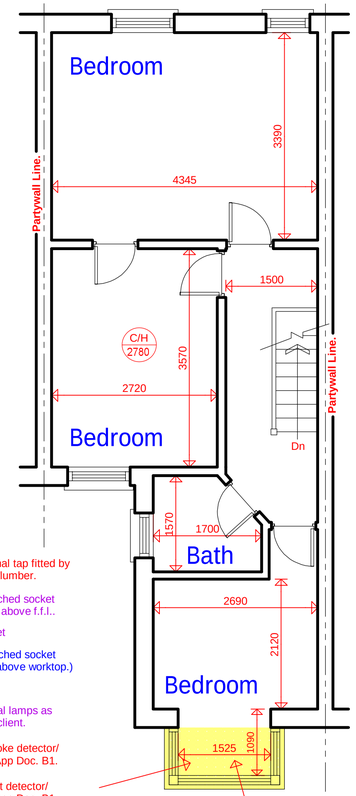
Green shaded area indicates the proposed 600mm wide strip foundation as App. Doc. A1.



Indicates extract fan in wall ducted through to outside air.

Ground floor extension to be the same external dimensions as neighbouring property.

Proposed Grd Floor Layout.



Brass external tap fitted by 'Gas-Safe' plumber.

Double switched socket min 400mm above f.f.l..

Fused socket

Double switched socket high level (above worktop.)

100w external lamps as agreed with client.

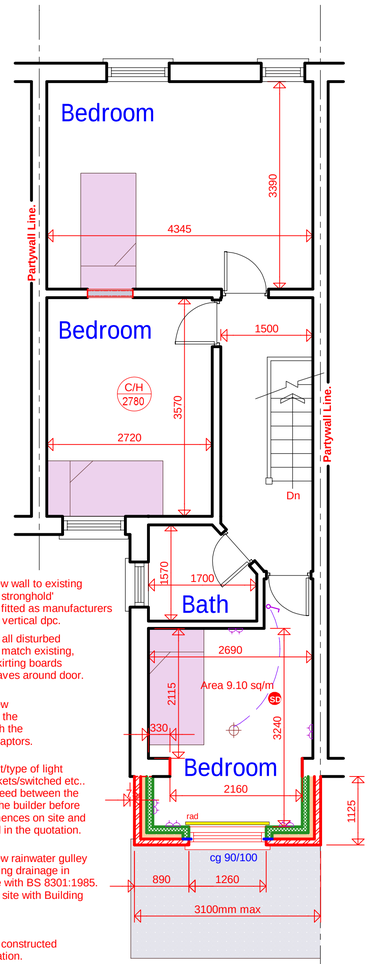
Wired in smoke detector/ sounder as App Doc. B1.

Wired in heat detector/ sounder as App Doc. B1.

rad — Indicates the radiator chosen by the plumber and agreed by the client.

Illegal bay to be taken down and removed from site to a suitable tip.

Existing 1st Floor Layout



Connect new wall to existing with 'catnic stronghold' connectors fitted as manufacturers details with vertical dpc.

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

Connect new drainage to the existing with the required adaptors.

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.

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

Cavity wall constructed as specification.

Proposed 1st Floor Layout

All work to be carried out in accordance with the Building Regulations and the requirements of the Approved Inspector

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

No dimension to be scaled off this drawing.

NOTES:

(1) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.

(2) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

(3) DO NOT SCALE FROM PLANS. USE FIGURED AND ON-SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT ENGINEER IMMEDIATELY.

(4) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.

(5) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991. CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

(6) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY THE APPROVED INSPECTOR PRIOR TO ANY COVERING UP OF WORK.

(7) ANY EXISTING BEAMS/LINTELS AT GROUND FLOOR LEVEL CARRYING ADDITIONAL LOAD ARE TO EXPOSED AND BE CHECKED ON SITE FOR SUITABILITY AND IF NECESSARY REPLACED.

(8) ALL DRAINAGE AND FOUNDATION WORK IS PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.

(9) ALL CONCRETE WORK TO BE CARRIED OUT TO B.S. 5328 : 1981, AND B.S. 1282 : 1985.

(10) ALL BRICKWORK TO BE CARRIED OUT TO B.S. 5328 : pt3 1985.

(11) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS.1282:1975.

(12) ALL BUILDING WORK TO BE CARRIED OUT TO THE GENERAL REQUIREMENTS FOR WORKMANSHIP. WORKMANSHIP SHOULD COMPLY WITH THE RELEVANT SECTIONS OF BS 8000 PART 10: 1995.

(13) CODE 4 LEAD FLASHINGS/STEPPED FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED AT ALL ROOF/WALL ABUTTMENTS. .

(14) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE APPROVED INSPECTOR, AND APPROVED BEFORE COMMENCING WITH FURTHER STAGES OF WORK.

(15) 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.)

(16) THERE IS TO BE POSITIVELY NO ENCROACHMENT OR TRESPASS BY ANY PART OF THE PROPOSED BUILDING WORK OVER THE NEIGHBOURING BOUNDARY LINES AS THIS IS CONSIDERED TO BE TRESPASS AND IS ILLEGAL.

(17) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE. VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL TELESCOPIC VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sq mm PER METRE RUN.

Full Fill Cavity Wall
To achieve minimum U Value of 0.28W/m²K
New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm block K value 1.13, e.g. Lafarge Stancrete. Internal finish to be 12.5mm plasterboard on dabs.

1.00 GENERAL ITEMS:

1.01 Every endeavour has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works.
Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.

1.02 The Works are indicated upon the following drawings
330/001,2,3,4,5.

1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.

1.04 Any damage caused by the Contractor or his Sub-Contractors shall be made good at his own cost, and to the full satisfaction of the Client.

1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.

1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.

1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.

1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.

1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.

1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition.

1.11 Any discrepancies within the project are to be reported to Blueprint CAD LTd for resolution.

1.12 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.

1.13 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.

1.14 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.

1.15 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

NOTES

1. Refer to all relevant specifications.
2. Do not scale. Work only from figured dimensions. The Contractor will be responsible for taking all necessary measurements on site relating to the existing construction.
3. This drawing is 'as proposed' the Contractor must visit the site to establish the nature of the existing construction, and the extent any propping required, before tendering and carrying out works on site.
4. In order to prepare this drawing, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time existing construction be exposed which does not agree with this drawing or dimensions vary then Blueprint CAD Ltd should be informed immediately. The Contractor should ensure that there is good liaison at all times between himself and the engineer.
5. All drains and their connections are to be checked for soundness and if necessary replaced using extra strength 'Hepsleve' or 'Hepseal' , or similar in a minimum of 150mm stone bed and surround. If necessary replace gullies and set in a minimum of 150mm concrete bed and surround.
N. B. Any drain found to be defective, outside the scope of the work and not affecting the stability of the property, but which requires replacement, will be the responsibility of the Insured unless agreed by the owner.
6. **STABILITY OF EXISTING STRUCTURE**.
The Contractor is to be responsible for the stability of the existing building and earthworks on the site, and must take all necessary precautions to safeguard their stability at all times.
7. **UNDERPINNING NOTES**
Excavation below the level of the existing foundations must be carried out in stages in accordance with the Structural Engineers detailed drawings. No such excavation at any stage is to be commenced without the Structural engineers prior approval and until the previous stages has been completed.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

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.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed. Provide solid noggins between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

STRAPPING OF FLOORS
Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum of 3 joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

CAVITIES
Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Thermabate or similar non combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes (min 2) at max 900mm centres.

PROPOSED EXTENSION

THE CONSTRUCTION OF A TWO STOREY EXTENSION AT THE REAR OF THE DWELLING + REMOVAL OF 1ST FLOOR BAY EXTENSION.

BUILDING PLANS EXISTING/PROPOSED LAYOUTS.

CLIENT :
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DRAWN:	DATE: 22/01/13	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/001	