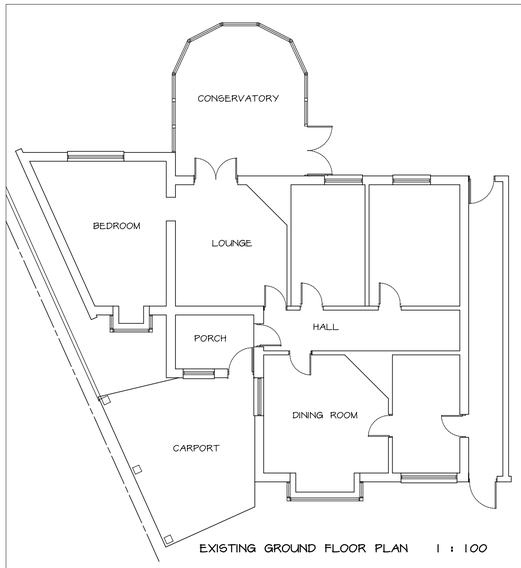
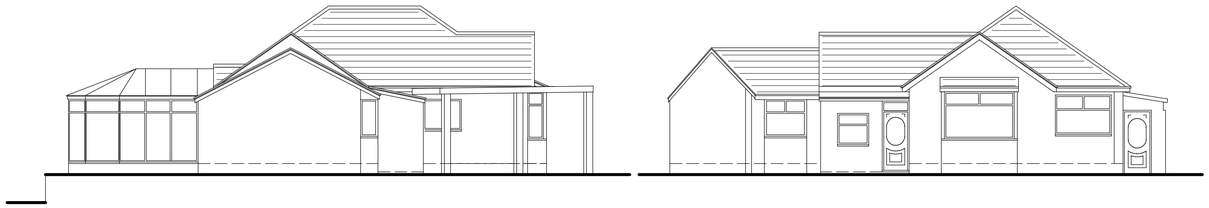
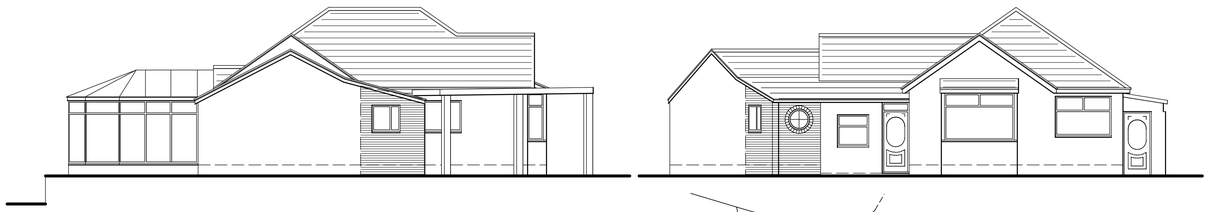


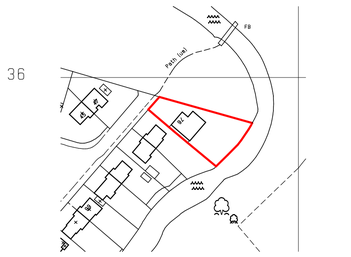
EXISTING GROUND FLOOR PLAN 1 : 100



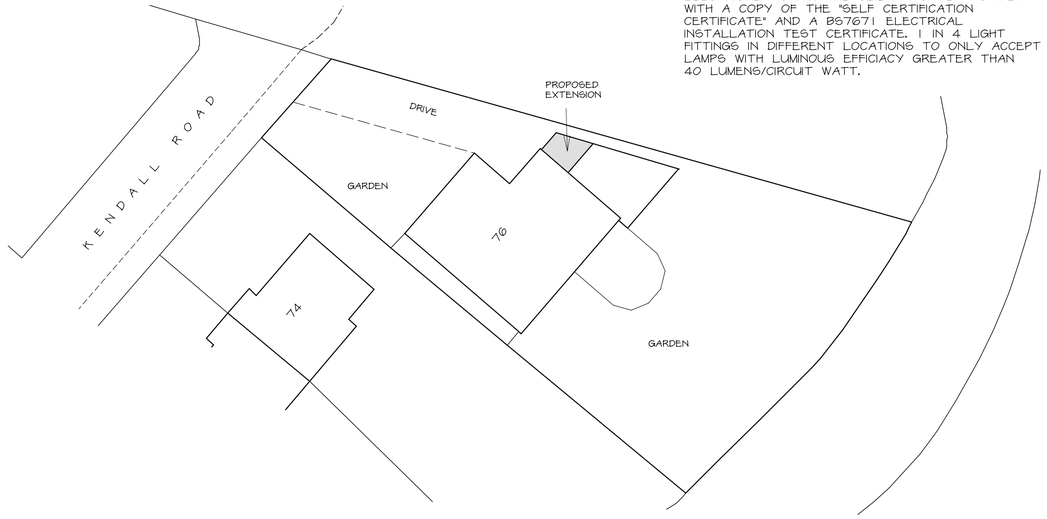
EXISTING ELEVATIONS 1 : 100



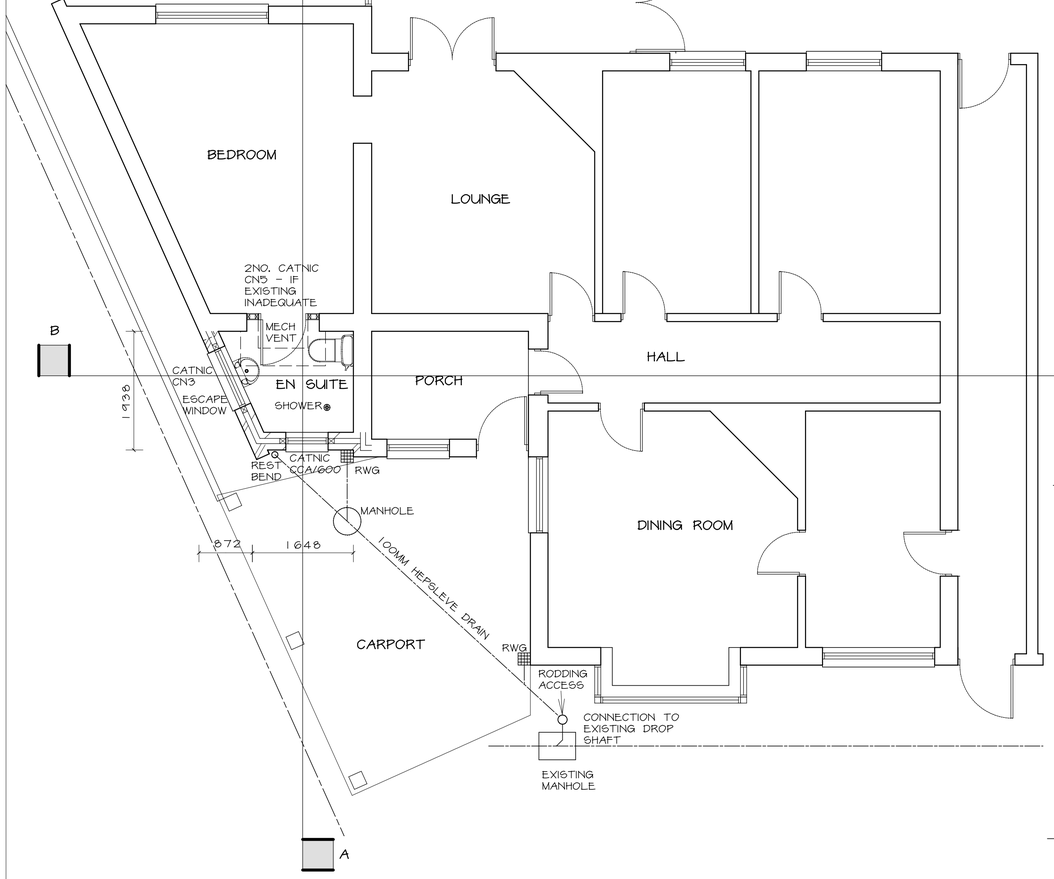
PROPOSED ELEVATIONS 1 : 100



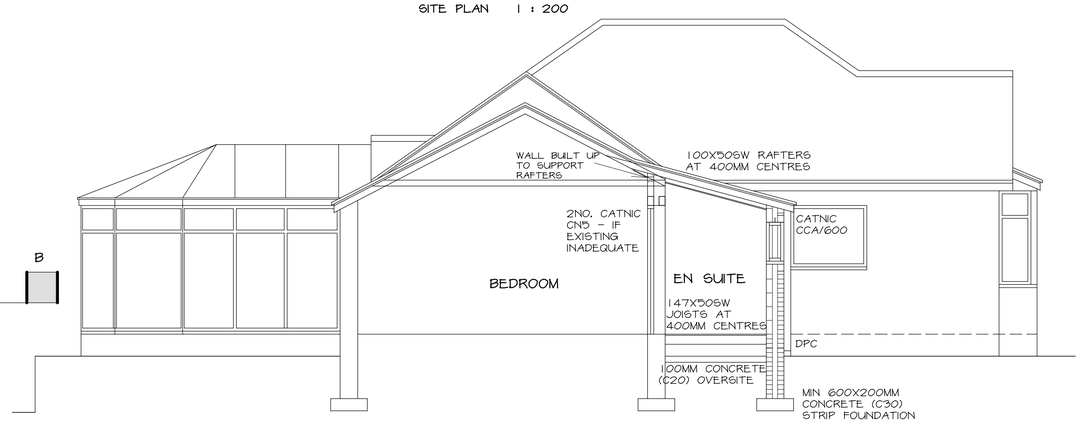
LOCATION PLAN 1 : 1250



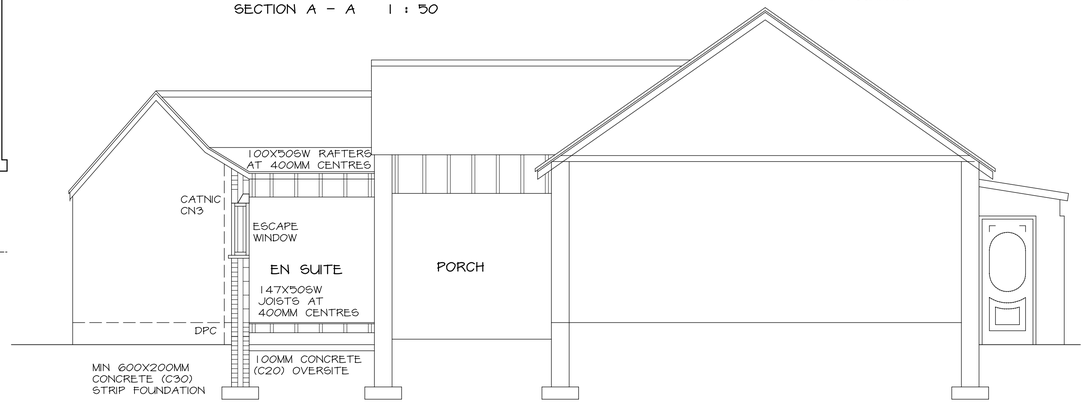
SITE PLAN 1 : 200



PROPOSED GROUND FLOOR PLAN 1 : 50



SECTION A - A 1 : 50



SECTION B - B 1 : 50

HEATING AND HOT WATER INSTALLATION - NATURAL GAS AND LPG BOILERS TO HAVE MINIMUM 86% SEDBUCK RATING. OIL FIRED BOILERS TO HAVE MINIMUM 85% SEDBUCK RATING. EXCEPTIONAL CIRCUMSTANCES PERMITTING THE INSTALLATION OF A NON-CONDENSING BOILER - THE INSTALLER TO COMPLETE AN "ASSESSMENT FORM" USING THE PROCEDURE DESCRIBED IN THE DOCUMENT "GUIDE TO THE CONDENSING BOILER INSTALLATION PROCEDURE FOR DWELLINGS" (ODPM 2005). THE DECLARATION TO BE RETAINED BY THE OWNER AS IT MAY BE NEEDED WHEN THE PROPERTY IS OFFERED FOR SALE. CONDENSING TYPE BOILERS TO HAVE ALL SAFETY PIPES AND CONDENSATE DRAIN DRAINING TO GULLEY. BOILER FLUE OUTLET TO EXTEND MINIMUM 200MM BEYOND EAVES. THERMOSTATIC AND ZONE CONTROLS TO EXTENDED HEATING INSTALLATION. OPERATING AND MAINTENANCE MANUALS FOR SERVICES TO BE PROVIDED TO THE HOME OWNER.

ELECTRICAL - ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS 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. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A "SELF CERTIFICATION CERTIFICATE" WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT TO BE PROVIDED WITH A COPY OF THE "SELF CERTIFICATION CERTIFICATE" AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE. 1 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 40 LUMENS/CIRCUIT WATT.

ROOF - REDLAND REGENT SMOOTH CONCRETE TILES - MINIMUM 12.5° PITCH WITH 100MM HEADLAP - ON 50X25SW BATTENS AND TYVEK SUPRO BREATHABLE MEMBRANE AS AGREMENT CERTIFICATE ON 100X50SW RAFTERS AT 400MM CENTRES. CAVITY TRAYS AND STEPPED CAVITY TRAYS AND FLASHINGS AT ABUTMENT WITH EXTERNAL WALL. LEAD SOAKERS AT ABUTMENTS WITH EXISTING ROOF SLOPES. NEW RAFTERS BOLTED TO EXISTING. 100X50SW WALL PLATES STRAPPED TO WALLS WITH 30X5MM GALVANISED MSTEEL STRAPS AT MAXIMUM 1200MM CENTRES. CELOTEX GA3050 BETWEEN RAFTERS WITH 50MM UNOBSTRUCTED AIR PATH ABOVE AND CELOTEX GA3070 UNDER RAFTERS ALL AS AGREMENT CERTIFICATE. 12.5MM FOIL BACKED PLASTERBOARD AND SKIM LINING. 25MM UNOBSTRUCTED AIR GAP AT EAVES.

EXTERNAL WALLS - 103MM OUTER LEAF BRICKWORK TO MATCH EXISTING - 85MM CAVITY - GNO. STAINLESS STEEL TIES/M². - 85MM DRITHERM CAVITY SLAB PLUS INSULATION AS AGREMENT CERTIFICATE - 100MM INNER LEAF THERMALITE BLOCK (4N) WITH 13MM LIGHTWEIGHT PLASTER FINISH. HORIZONTAL DPCS - MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPCS AND CAVITY TRAYS TO ALL NEW OPENINGS. NEW WALLS BONDED TO EXISTING AND CAVITIES CONTINUOUS. INSULATION TO STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

GROUND FLOOR - IMPERVIOUS FLOOR FINISH ON 6MM WATER PROOF BASED PLY ON 19SW T&G FLOORING ON 147X50SW JOISTS AT 400MM CENTRES. CELOTEX XR3130 INSULATION BETWEEN JOISTS SUPPORTED ON CELOTEX INSULATION CLIPS ALL AS AGREMENT CERTIFICATE. 100MM CONCRETE (C20) OVERSITE MINIMUM 150MM BELOW UNDERSIDE OF JOISTS AT OR JUST ABOVE GROUND LEVEL. 225X150MM CAVITY SEALED AIR BRICKS AT MAXIMUM 2M CENTRES. "EASIDEC" (TEL. 0800 917 0399) WET FLOOR TRAY AS MANUFACTURER'S SPECIFICATION OR OTHER APPROVED MANUFACTURER.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM BELOW GROUND LEVEL. 288MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL. NOTE - FOUNDATION SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING. IT IS RECOMMENDED THAT A TRIAL HOLE INVESTIGATION IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE TO ESTABLISH THE EXISTING GROUND BEARING CONDTIONS.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF A MINIMUM 1/20TH ROOM FLOOR AREA. MECHANICAL VENT TO EN SUITE (30L/SEC). 2500MM² WINDOW TRICKLE VENTS TO EN SUITE.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 18SW FASCIAS DISCHARGING INTO RW GULLEY VIA 75MM UPVC RW PIPE. 75MM UPVC TRAPS AND 50MM UPVC WASTES TO WASTE APPLIANCES. 100MM UPVC SVP PIPE WITH METAL CAGE TO UPPER TERMINAL MINIMUM 900MM EAVES AND SLOW RADIUS REST BEND BELOW GROUND LEVEL. 100MM HEPSLEVE DRAINS - MINIMUM 1 IN 40 FALL. NEW HEPSEAL MANHOLES. NOTE - ANY DRAINS UNDER EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT. 150X100MM PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS RODDING ACCESS TO BE PROVIDED. NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED.

GENERAL - STRUCTURAL TIMBER (C16 GRADE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FRS). DOUBLE GLAZED WINDOWS (1.8W/M²°C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. ESCAPE WINDOW TO EN SUITE WITH MINIMUM 450X750MM CLEAR OPENING AND CILL HEIGHT 800-1100MM ABOVE FLOOR LEVEL. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY SIDE EXTENSION

76 KENDALL ROAD
HIGHER CRUMPSALL

Title

PLANS, ELEVATIONS AND SITE PLAN

Scale 1:50 1:100 1:200 (A1) Date 10/2008
Drawn by NIGEL TAMS Dwg.no. 76KR/1