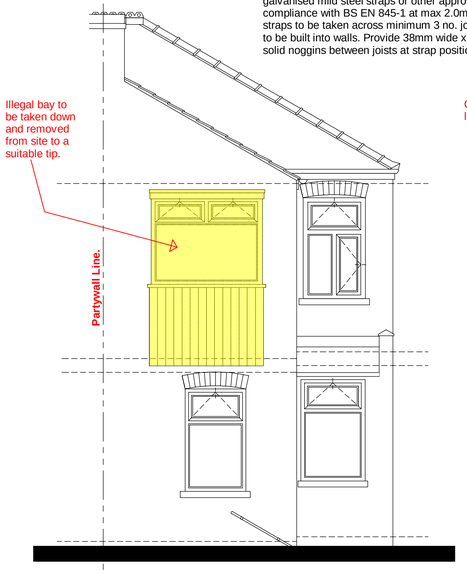
All work to be carried out in accordance with the Building Regulations and the requirements of the Approved Inspector

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

No dimension to be scaled off this drawing.

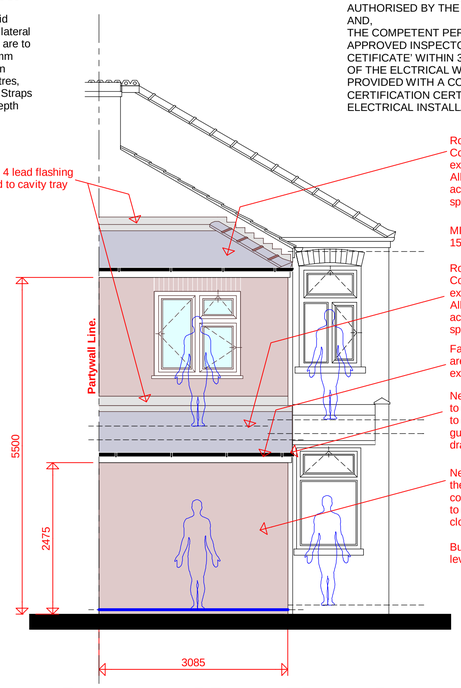
INSPECTION CHAMBERS
Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.



Existing Rear Elevation

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38 herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. 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 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

UNDERGROUND FOUL DRAINAGE
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 400mm pea shingle (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801.



Roof tiles are to be 'Sandtoft 20/20'. Colour, and texture to match the existing roof tiles.
All roof tiles to be fitted in accordance with the manufacturers specific details.

MIN ROOF PITCH TO BE 15 DEGREES.

Roof tiles are to be 'Sandtoft 20/20'. Colour, and texture to match the existing roof tiles.
All roof tiles to be fitted in accordance with the manufacturers specific details.

Fascia and soffit detail are to match that of the existing dwelling.

New 115mm dia gutter to 63mm dia downpipe to terminate into new gulley connected to the drainage system.

New brickwork to match the existing in shape, size, colour and texture. Mortar to match the existing as closely as possible.

Builder to confirm the dpc level on site.

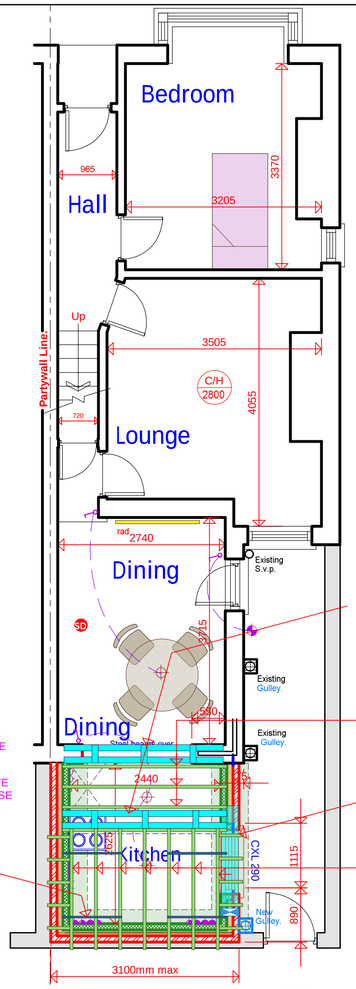
Proposed Rear Elevation

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 APPROVED INSPECTOR 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 CERTIFICATE' AND A BS 7671 ELECTRICAL INSTALLATION TEST CETIFICATE

NO PART OF THE EXTENSION IS TO TRESPASS ACROSS THE NEIGHBOURING BOUNDARY LINE.
BUILDER TO CONFIRM ON SITE AND ENSURE THIS IS THE CASE WHEN WHOLE EXTENSION IS CONSTRUCTED.

1200x30x5mm lateral stability straps fitted as App. Doc. A1, to the external wallsevery 2.000m across 3No joists



Proposed Floor/Roof Layout.

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 25mm 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.

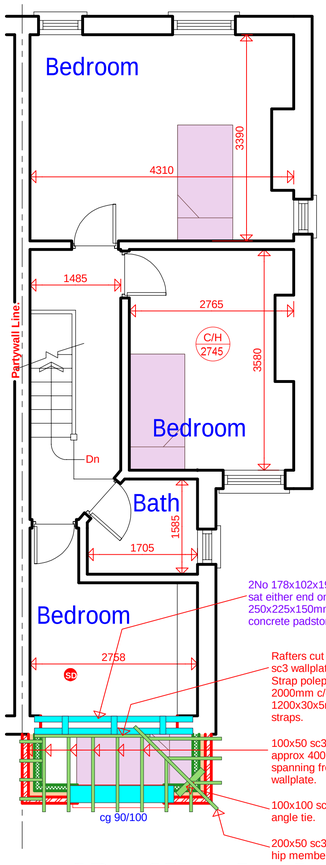
2No 178x102x19 kg/m UB'S. sat either end on min 250x225x150mm c35 concrete padstone.

All floor joists are to be 150x75mm sc3 timbers spaced at maximum 400mm c/c's. Fit 1No row of noggins at mid span.

125x50 gable ladder required for verge detail.

125x50 sc3 rafters at approx 400mm c/c's spanning from poleplate to wallplate.

INTERNAL LIGHTING
Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the main dwelling spaces to comply with Part L of the current Building Regulations.



2No 178x102x19 kg/m UB'S. sat either end on min 250x225x150mm c35 concrete padstone.

Rafters cut over 100x50 sc3 wallplate to sit level. Strap poleplate to wall at 2000mm c/c's with 1200x30x5mm mild steel straps.

100x50 sc3 rafters at approx 400mm c/c's spanning from ridge to wallplate.

100x100 sc3 angle tie.

200x50 sc3 hip member.

Proposed Roof Member Layout.

ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

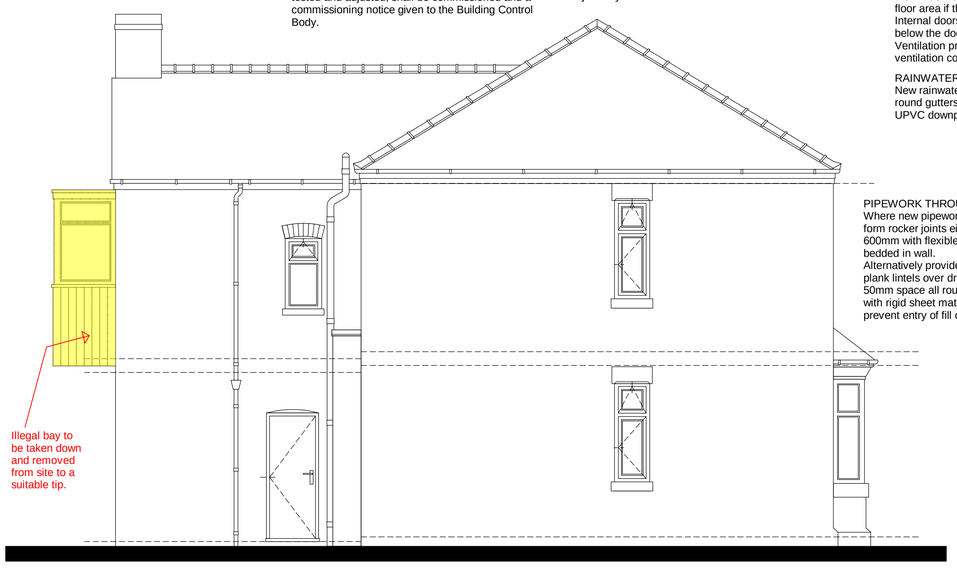
EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooflights to have openable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30°
Internal doors should be provided with a 10mm gap below the door to aid air circulation.
Ventilation provision in accordance with the Domestic ventilation compliance guide.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.



Existing Side Elevation

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

MIN ROOF PITCH TO BE 15 DEGREES.

Roof tiles are to be 'Sandtoft 20/20'. Colour, and texture to match the existing roof tiles.
All roof tiles to be fitted in accordance with the manufacturers specific details.

Fascia and soffit detail are to match that of the existing dwelling.

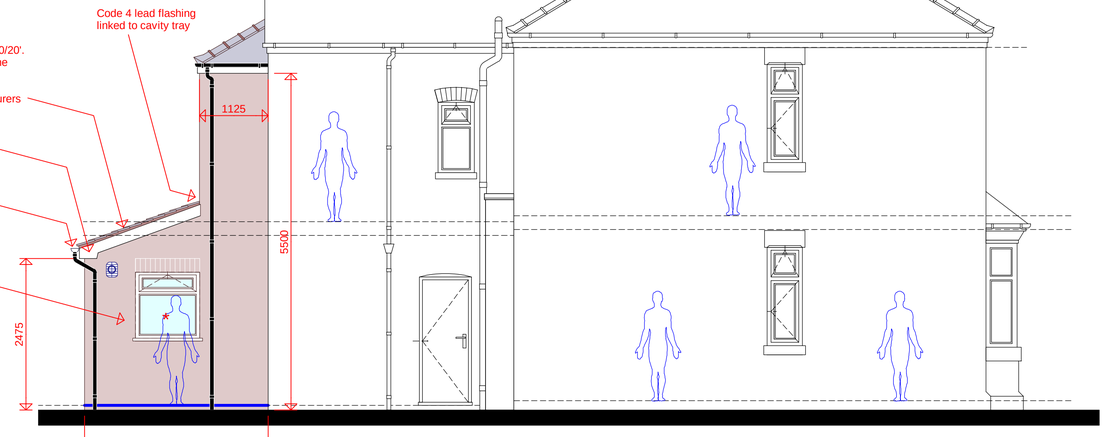
New 115mm dia gutter to 63mm dia downpipe to terminate into new gulley connected to the drainage system.

New brickwork to match the existing in shape, size, colour and texture. Mortar to match the existing as closely as possible.

Builder to confirm the dpc level on site.

Builder to confirm the final cill height on site with the owner prior commencing the brickwork.

Code 4 lead flashing linked to cavity tray



* Indicates areas of glazing to be fitted with class B laminated safety glass.

Proposed Side Elevation

All dims are to be checked on site by builder.

PROPOSED EXTENSION

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

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

BUILDING PLANS
EXISTING/PROPOSED ELEVATIONS

CLIENT :
ELLIOT ROSS
72 BRAEMAR ROAD
MANCHESTER
M14 6PU
TEL No 07971 494994

DRAWN:	DATE: 23/01/13	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/002	

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

PART A: SUPERSTRUCTURE.

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/mm²

Compressive strength of blockwork inner leaf to be min 7 N/mm² 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.