All dims are to be checked on site by builder.

Front Garden

Back Garden

Party Wall Line.

Existing Site Boundary Line.

Ex. gulley

3,609 | 2,005 | 3417 | 2488 | 5,065 | 2,120 | 4550

3336 | 4021 | 4035

Lounge | Hall | Up | Dining | Kitchen

2,869 | 3,609 | 4,425 | 1,089

ZD59 1,200 x 2,100

Ex. gulley

Ex. gulley

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. 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. 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.

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.

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.

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

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.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

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.

Contractor to ensure the following:
Cdm regulations:
The contractor and client are expected to understand their obligations under the cdm regulations and be fully aware of their application. Blueprint cad ltd offer no cdm service and accept no responsibility for owner/builder failure to fulfil their obligations.
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

1 Existing Ground Floor Layout 1:100

PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof - pitch 15-45°
To achieve U-value 0.16 W/m²K
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to BS747 or relevant BBA Certificate. Supported on 50 x 125mm grade C24 rafters at max 400mm centres max span 3.22m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 75mm Celotex GA4000 between rafters and 75mm under rafters. Provide a cavity of 25mm by fixing batten between plasterboard and under rafter insulation (recommended where insulation under rafters exceeds 50mm). Maintain a 50mm air gap above insulation 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. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer).
100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

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.

3 Existing Front Elevation 1:100

Roof tiles are to match the existing in type, size, colour, and texture. Roof tiles to be concrete interlocking roof tile as agreed with the client. All roof tiles to be fitted in accordance with the manufacturers specific details. Roof pitch min 28 degrees.

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.

New Upvc windows as agreed with the client with soldier course above.

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

Builder to confirm the dpc level on site.

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.

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

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.

Existing Site Boundary Line.

Party Wall Line.

2,488 | 688 | 910 | 890 | 1,500 | 1,542

3,609 | 2,005 | 2,080

3336 | 4021

Lounge | Hall | Up | Dining | Kitchen | WC

900 | 2,561 | 2,143 | 5,895 | 4,820 | 1,734 | 2100 | 6,535

2,869 | 3,609 | 4,448 | 2,240

ZD59 1,200 x 2,100

373 | 1,450 | 1050 | 665 | 2,488

New gulley | New IC | New stud stack | Extract fan | Stud wall | New kvh | cg 90/100

1 Proposed Ground Floor Layout 1:100

BUILDER TO CHECK AND CONFIRM THE FOUL AND SURFACE WATER UNDERGROUND DRAINAGE ON SITE AND CONNECT ALL NEW PIPEWORK TO IT IN THE CORRECT FASHION AND TO THE CORRECT DRAIN.

CORGI REGISTERED PLUMBER REPOSITION THE EXISTING BOILER IN ACCORDANCE WITH APP. DOC. J CONFIRM FINAL POSITION WITH THE OWNER AND BUILDING INSPECTOR.

Connect new drainage to the existing with the required adaptors.

'PLASMOR PLASCON' 100mm WIDE SOLID CONRETE BLOCK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

800x300mm class B engineering brick pier built in class (ii) mortar.

Cavity wall constructed as specification.

Builder to check the existing lintels on site and confirm their suitability to support the additional roof load. Confirm with the Approved Inspector.

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

Fully bond in at every course the new brickwork to the existing maintaining min 50mm cavity.

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.

'SD' 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.

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

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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

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.

Valley gutter:

Fit 18x250 timber valley boards between rafters. Lay 4mm ply lining to extend minimum 255mm each side of valley. Valleys are to be formed with max 1500mm long code 4 lead lining sheets, lapped min 250mm, supported by ply lining. The adjacent tiling to be neatly cut and bedded onto plain tile strips, leaving a clear channe l approx 125mm wide. Dress lead lining neatly into gutter.

Double glazing:

All double glazing to have min 16mm clear gap in sealed units and be provided to all windows and external doors. The window and/or door frames to be either wood or pvc-u as agreed with the client. The inner pane glass used in all windows and/or doors is to be 'pilkingtons optitherm sn' soft coated low emmissivitity type glass. Double glazing cavity is to be filled with argon gas to achieve u value of 1.20. Outer pane to be clear glass laminated as shown on plans.
Window/door frame and glazing u'value to achieve a min combined u'value of 1.50, builder to confirm with manufacturer.
All velux windows achieve a minimum u' value of 1.40 w/m²k.
Provide escape windows to all 1st floor windows habitale roms and inner habitale rooms at ground floor level. Min clear opening size of window to be 750x450mm to achieve a min area of 0.33sq/m. Min floor to cill height to be 1100mm.

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the iee 18th 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 certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

Roof tiles are to match the existing in type, size, colour, and texture. Roof tiles to be concrete interlocking roof tile as agreed with the client. All roof tiles to be fitted in accordance with the manufacturers specific details. Roof pitch min 28 degrees.

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.

New Upvc windows as agreed with the client with soldier course above.

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

Builder to confirm the dpc level on site.

7250mm approx | 5000mm approx | 950 | 225 | 350 | 600

+5,400 2 Main Roof | +2,800 1 1st Floor | ±0 0 Grd Floor | -1,500 -1 Story

2,488

4 Proposed Front Eelvation 1:100

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

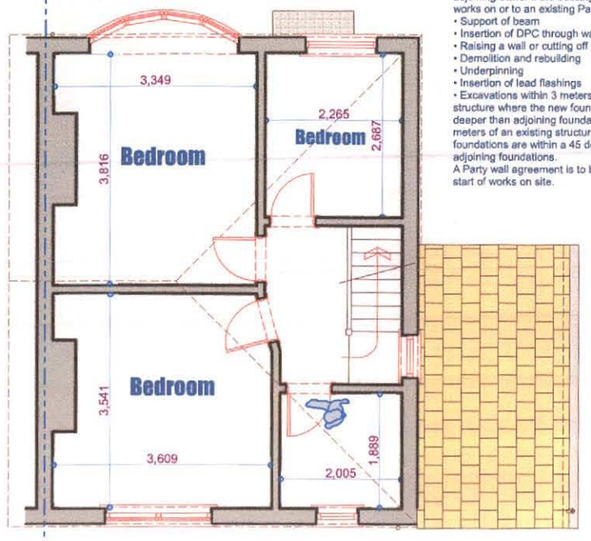
STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres 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.

Client: Ms Kate Lockett, 18 Hewlwtt Road, Chorlton, M21 9RE, Tel: 07811 630 056 Email: kate-lockett@virginmedia.com Sheet 1 of 5
Work: Proposed Two storey Extension at the Side of the Existing Dwelling.

All dims are to be checked on site by builder.

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.

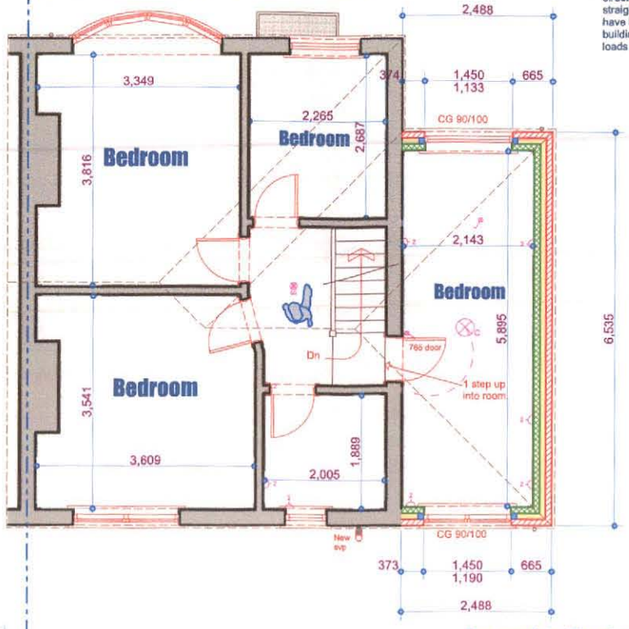
A Party wall agreement is to be in place prior to start of works on site.



THE BUILDER IS TO PROVIDE 5 SAMPLES OF FACE BRICKWORK CHOSEN TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE. OWNER TO CONFIRM THE FINAL BRICK TYPE WITH THE BUILDER PRIOR TO ORDERING. MORTAR COLOUR AND TEXTURE TO MATCH THAT USED IN THE FACEWORK OF THE EXISTING DWELLING HOUSE BUILD SAMPLE PANELS AS REQUIRED FOR THE OWNER TO ACCURATELY MAKE THEIR CHOICE.

5 Existing 1st Floor Layout 1:100

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.



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

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

Fully bond in at every course the new brickwork to the existing maintaining min 50mm cavity.

Cavity wall constructed as specification.

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.

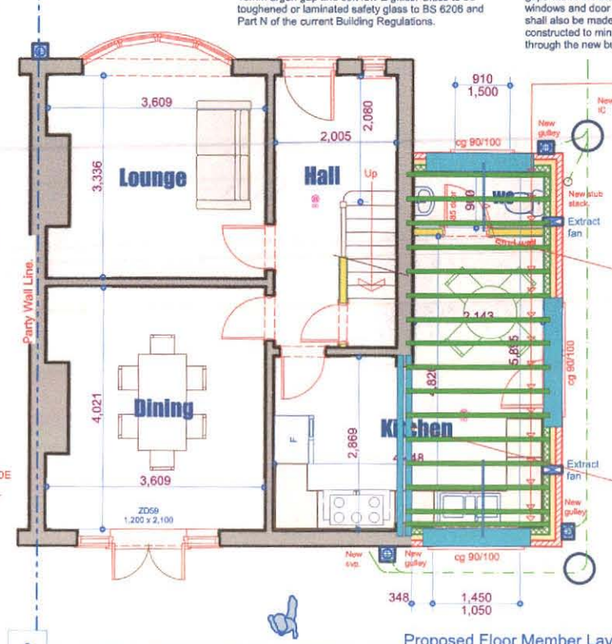
'PLASMOR PLASCON' 100mm WIDE SOLID CONRETE BLOCK INNER LEAFS. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

6 Proposed 1st Floor Layout 1:100

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.

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.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric



All floor joists are to be 150x75mm sc3spaced at maximum 400mm c/c's. Fit 1No row of noggins at approx 1/2th span.

All floor beams are to be built into supporting walls 100mm. Wedge beams in tight and fill gaps with sand/cement mortar..

Provide lateral stability straps across 3No joists as detailed in App. Doc. A1

All floor beams are to be built into supporting walls 100mm. Wedge beams in tight and fill gaps with sand/cement mortar..

Existing steel beams to be exposed and checked for suitability to support the new floor load. Builder to confirm on site with the Approved Inspector.

9 Proposed Floor Member Layout 1:100

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.

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.

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.



7 Existing Sdie elevation 1:100

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.

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

Roof tiles are to match the existing in type, size, colour, and texture. Roof tiles to be concrete interlocking roof tile as agreed with the client. All roof tiles to be fitted in accordance with the manufacturers specific details. Roof pitch min 28 degress.

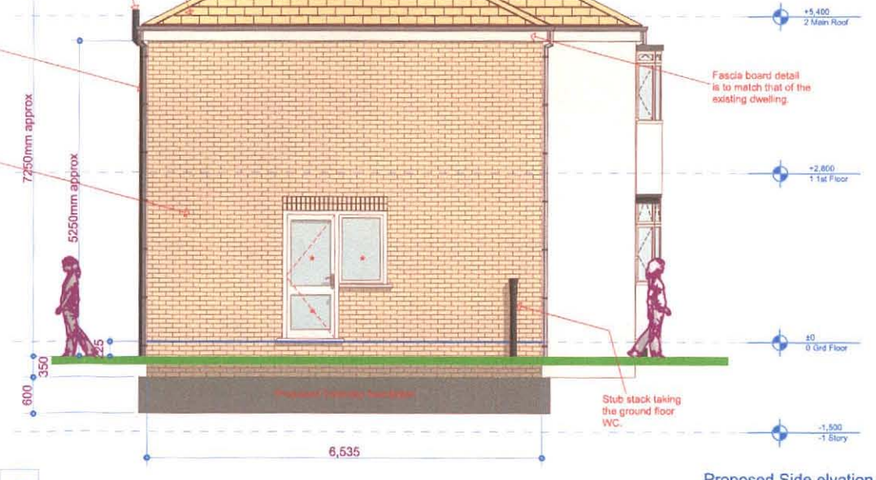
New 115mm dia gutter to 63mm dia downpipe to terminate into new gulley connected to the drainage system.

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

Upvc window and door as agreed with the client with soldier course above.

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

Builder to confirm the dpc level on site.



8 Proposed Side elvation 1:100

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.

SOLID FLOOR INSULATION UNDER SLAB
To meet min U value required of 0.22 W/m²K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex.
25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover over length of drain.
Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension. Ducts to be sleeved through cavity with cavity tray over.

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.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

Electrical wiring: When using competent person

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the Iee 18th 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 certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1.
For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends. DPC trays and weep holes to be provided above all externally located lintels.

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.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.

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.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

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.

Drain testing:

The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector. 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.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

Glazing:

All safety glazing to conform with B.S. 6206 : 1981. Where glazing has been specified on plans, flat safety glass 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.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be usec if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

Client: Ms Kate Lockett, 18 Hewlwtt Road, Chorlton, M21 9RE, Tel: 07811 630 056 Email: kate-lockett@virginmedia.com Sheet 2 of 5
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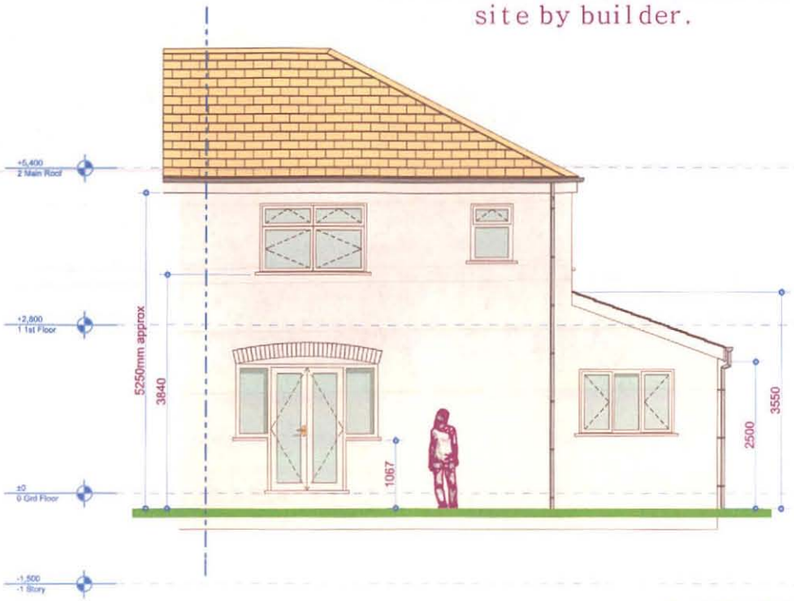
All dims are to be checked on site by builder.



Existing Rear Elevation
1:100

9

PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof - pitch 15-45°
To achieve U-value 0.18 W/m²K
Timber roof structures to be fixed in accordance with BS Codes of Practice no CP3. Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on sarking felt to BS747 or relevant BBA Certificate. Supported on 50 x 125mm grade C24 rafters at max 400mm centres max span 3.22m. Rafters supported on 100 x 50mm sw wall plates. Insulation to be 75mm Celotex GA4000 between rafters and 75mm under rafters. Provide a cavity of 25mm by fixing batten between plasterboard and under rafter insulation (recommended where insulation under rafters exceeds 50mm). Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer). 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part 2.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric

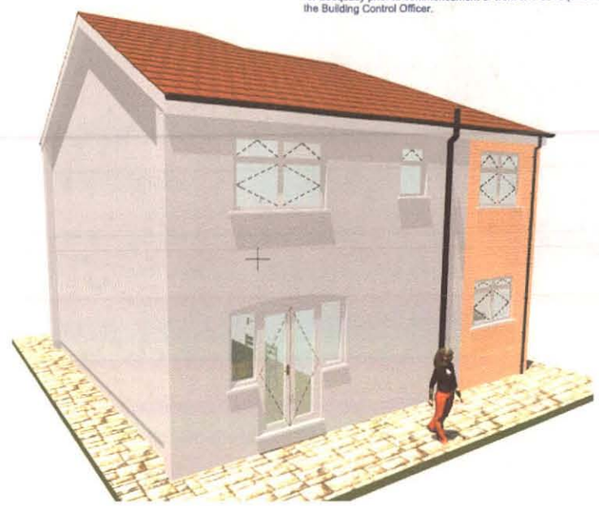
Steelwork:

Size/details indicated on plans. Steelwork to have min end bearing of 200mm. Padstone sizes are to be as those indicated on plans.
Steelwork to be surrounded in 2no layers of 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.
Twin r.s.j's to be bolted together at 600c/c's with 20mm 8.8 bolts and spacer tubes at 600mm c/c's with 275x100x10mm plates 6mm fillet welded to the top and bottom flanges spaced at 600mm c/c' s.



3D Render View of Extension.

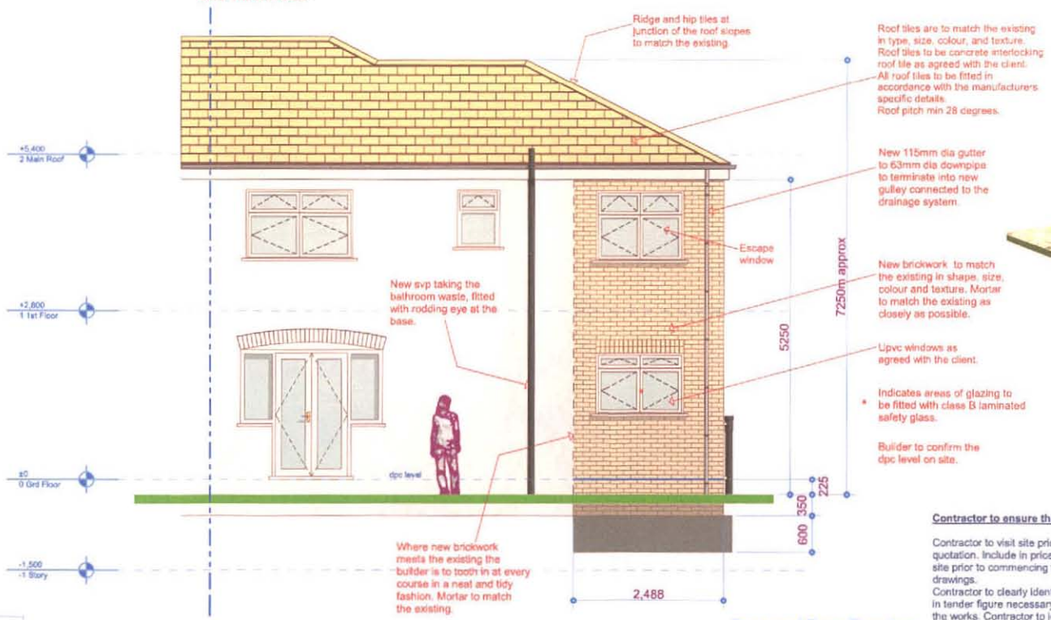
EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.



3D Render View of Extension.

THE BUILDER IS TO PROVIDE 5 SAMPLES OF FACE BRICKWORK CHOSEN TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE. OWNER TO CONFIRM THE FINAL BRICK TYPE WITH THE BUILDER PRIOR TO ORDERING. MORTAR COLOUR AND TEXTURE TO MATCH THAT USED IN THE FACEWORK OF THE EXISTING DWELLING HOUSE. BUILD SAMPLE PANELS AS REQUIRED FOR THE OWNER TO ACCURATELY MAKE THEIR CHOICE.

Roof Covering:
Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens, 50x50 treated sc3 counter 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.



Proposed Rear Elevation
1:100

1



3D Render View of Extension.



3D Render View of Extension.

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.

BEAMS
Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details.
New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

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.

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.

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 building regulations latest edition.

All electrical works to be installed & checked by i.e.e.. Registered fully qualified engineer.

All gas supplies & installation by 'gas safe' certified engineer.

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.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achievsd, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

General:
The design has required the structural alteration of the existing building fabric as designed by the structural engineer to provide support to roof, floor and masonry construction. Beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the project, as discussed and agreed with the structural engineer at all times. If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owners health and safety, including that of any visitors to site.

The contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.

The contractor should assess the complexity of the scheme and provide a working method statement to ensure that health and safety is not compromised at any stage.

The client's, and contractor's attention are drawn to their responsibilities under the requirements of the *'construction design and management regulations' for* health and safety throughout this project.

Contractor to ensure the following:
Cdm regulations:
The contractor and client are expected to understand their obligations under the cdm regulations and be fully aware of their application. Blueprint cad ltd offer no cdm service and accept no responsibility for owner/builder failure to fulfil their obligations. Builder/owner to confirm with 'hse' whether project is deemed as 'notifiable'. If so an appropriately 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.

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

LINTELS
- For uniformly distributed loads and standard 2 storey domestic loadings only
Lintel widths are to be equal to wall thickness. All lintels over 750mm sized internal door openings to be 65mm deep pre-stressed concrete plank lintels. 150mm deep lintels are to be used for 900mm sized internal door openings. Lintels to have a minimum bearing of 150mm on each end. Any existing lintels carrying additional loads are to be exposed for inspection at commencement of work on site. All pre-stressed concrete lintels to be designed and manufactured in accordance with BS 8110, with a concrete strength of 50 or 40 N/mm² and incorporating steel strands to BS 5896 to support loadings assessed to BS 5977 Part 1. For other structural openings provide proprietary insulated steel lintels suitable for spans and loadings in compliance with Approved Document A and lintel manufacture standard tables. Stop ends, DPC trays and weep holes to be provided above all externally located lintels.

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