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.

DOUBLE GLAZING:

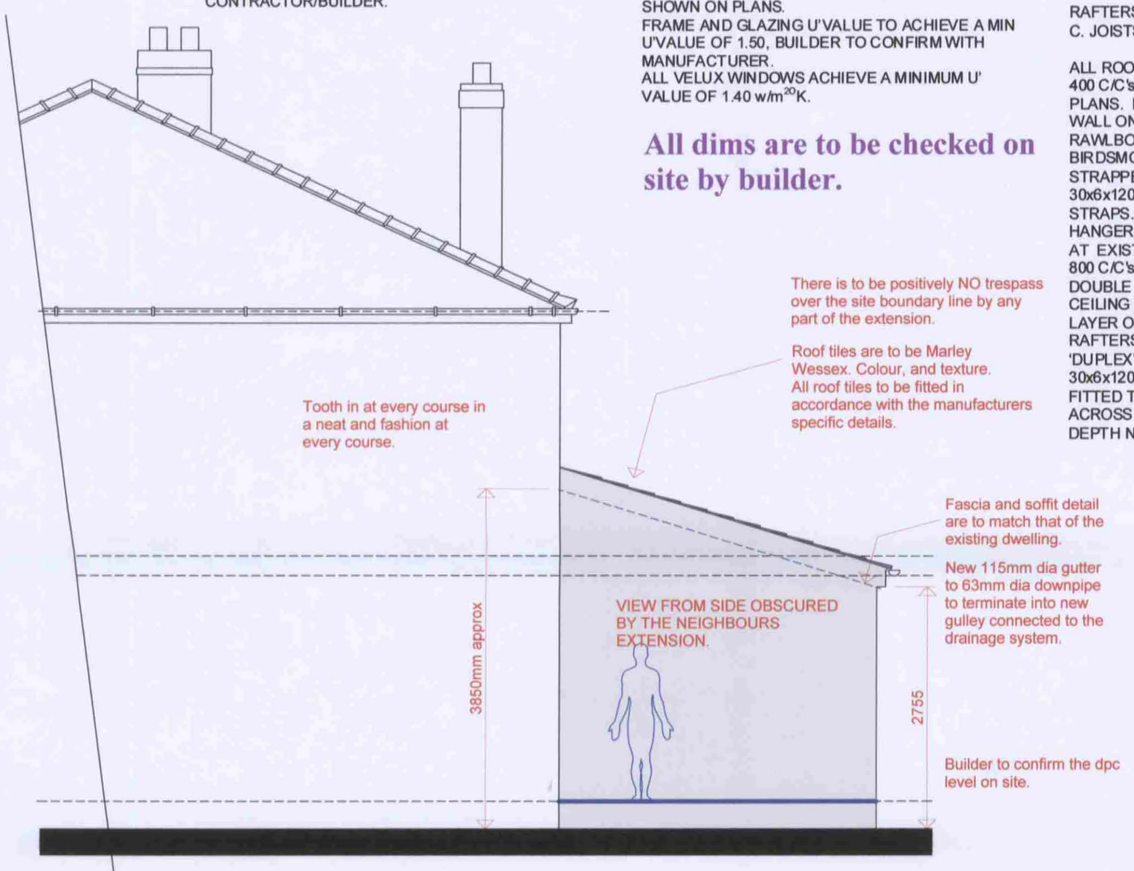
DOUBLE GLAZING, WITH MIN 16mm CLEAR GAP IN SEALED UNITS TO BE PROVIDED TO ALL WINDOWS AND EXTERNAL DOORS. WINDOW AND/OR DOOR FRAMES TO BE EITHER WOOD OR PVC-U TO THE CLIENTS COLOUR. INNER PANE GLASS USED IN ALL WINDOWS AND/OR DOORS TO BE 'PILKINGTONS OPTITHERM SN' SOFT COATED LOW EMMISSIVITITY TYPE GLASS. CAVITY TO BE FILLED WITH ARGON GAS TO ACHIEVE U VALUUE OF 1.20. OUTER PANE TO BE CLEAR GLASS LAMINATED AS SHOWN ON PLANS.
FRAME AND GLAZING U'VALUE TO ACHIEVE A MIN U'VALUE OF 1.50, BUILDER TO CONFIRM WITH MANUFACTURER.
ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 w/m^{2}K.

All dims are to be checked on site by builder.

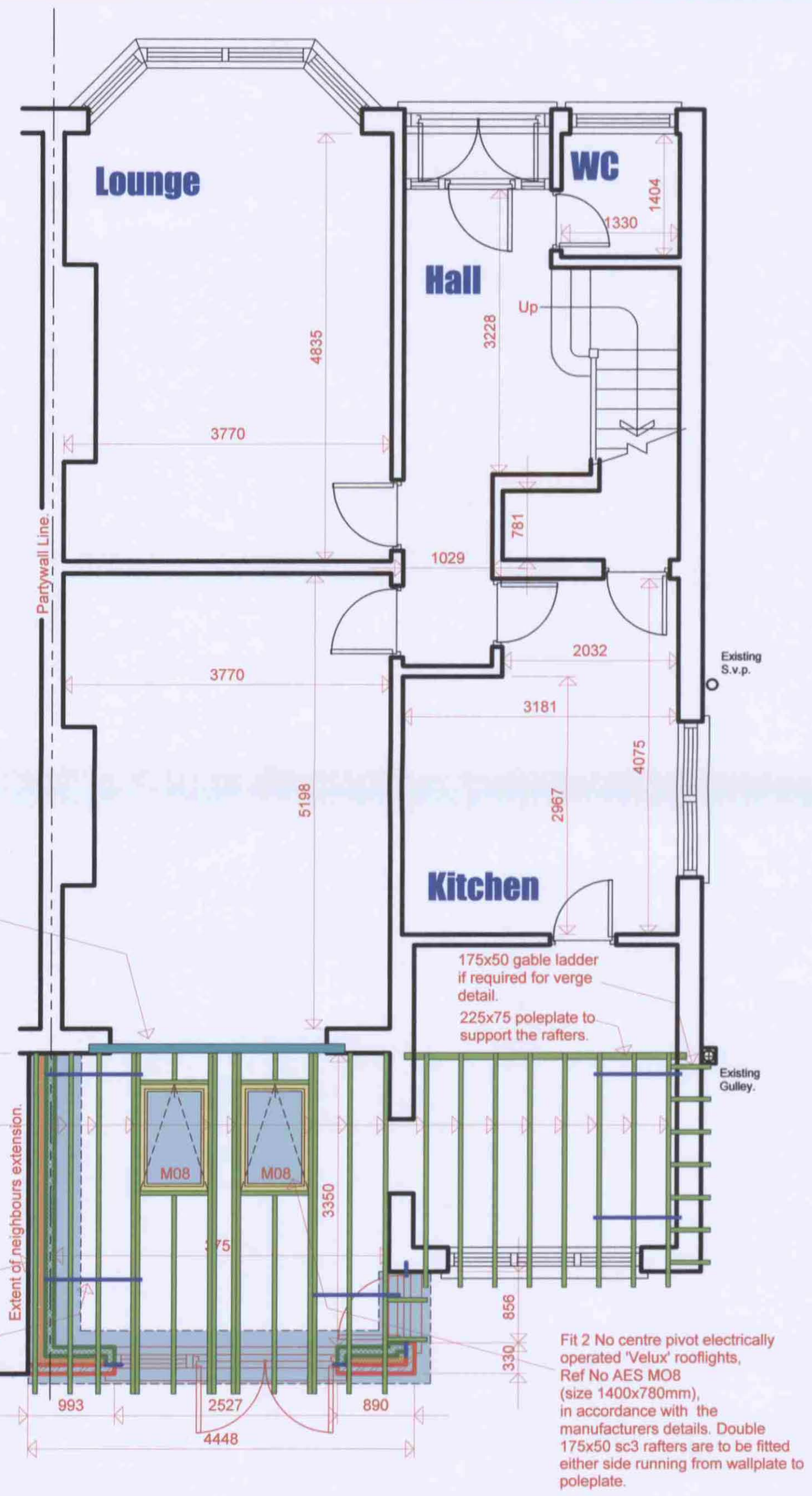
MONO-PITCH ROOF:
PITCH OF ROOF TO BE MINIMUM 15.0^{0} AND TO MATCH THE NEIGHBOURS EXTENSION. ROOF COVERING TO BE MARLEY WESSEX CONCRETE INTERLOCKING ROOF TILES LAID WITH A MINIMUM 100mm HEADLAP AND IN ACCORDANCE WITH B.S. 5534 pt1 1978 AND MANUFACTURERS INSTRUCTIONS, ON 36x25 SOFTWOOD BATTENS ON 50x50 SC3 TREATED COUNTER BATTENS ON 'TYVEK' BREATHABBLE ROOFING MEMBRANE

RAFTERS	SIZE	175x50 SC3 @ 400C/C's
C. JOISTS	SIZE	125x50 SC3 @ 400 C/C's

ALL ROOF TIMBERS TO BE SPACED AT MAXIMUM 400 C/C's UNLESS OTHERWISE INDICATED ON PLANS. RAFTERS SUPPORTED AT EXISTING WALL ON 100x50 POLEPLATE FASTENED VIA M12 RAWLBOLTS AT 600 C/C's. RAFTERS BIRDSMOUTHED OVER 100x50 WALLPLATE STRAPPED DOWN TO WALL AT 1200 C/C's WITH 30x6x1200 M.S. GALVANISED RESTRAINT STRAPS. CEILING JOISTS SUPPORTED ON JOIST HANGERS OF 100x50 SC3 BEARER SUPPORTED AT EXISTING WALL VIA M12 RAWLBOLTS AT 800 C/C's. BEARER . FIX 125mm THICK 'CELOTEX DOUBLE R'. INSULATION BETWEEN RAFTERS AND CEILING JOISTS, AND FIT FURTHER 25mm THICK LAYER OF 'CELOTEX DOUBL R' BENEATH THE RAFTERS. FINISH UNDERSIDE WITH 12.5mm 'DUPLEX' PLASTERBOARD AND 5 mm SKIM FINISH. 30x6x1200 LATERAL STABILITY STRAPS TO BE FITTED TO RAFTERS AT MAXIMUM 2000 C/C's ACROSS THREE No MEMBERS, AND FIT FULL DEPTH NOGGINS BETWEEN.

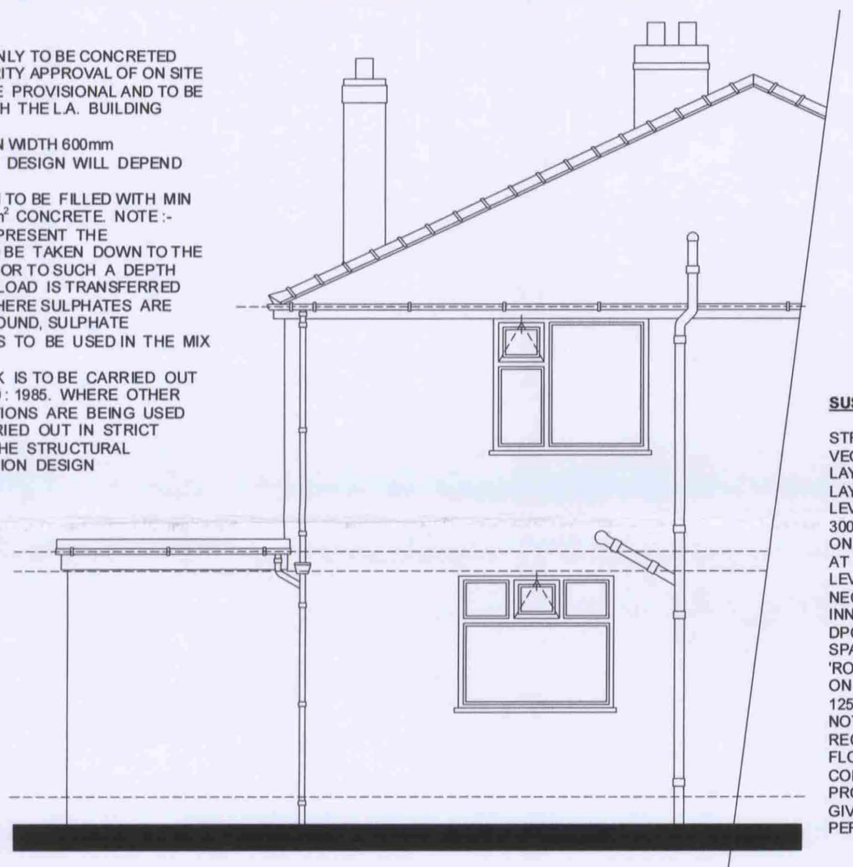


Proposed Side Elevation (1:50.)



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.



SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL.
LAY MIN 50mm OF SHARP SAND AND COMPACT. LAY 1200 GAUGE DPM UPTO ADJACENT GROUND LEVEL, ANY JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 50mm SLAB OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS AT LEAST LEVEL WITH THE ADJACENT GROUND LEVEL (REDUCE GROUND LEVEL IF NECESSARY). FLOOR JOISTS SUPPORTED ON INNER LEAF SAT ON A 'HYLOAD' PITCH POLYMER DPC. FLOOR JOIST SIZE TO BE MIN 125x75 SC3 SPACED AT MAX 400 C/C'S. PROVIDE 150mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC NETTING. NAIL MIN 18mm THICK, 125mm WIDE 'T & G' FLOOR BOARDS ON JOISTS. NOTE :- A MIN 150mm VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB.
PROVIDE 225x150 AIR BRICKS TO SUB FLOOR TO GIVE MIN 2000mm^{2} FREE VENTILATION AREA PER METRE RUN.

Proposed Roof Member Layout (1:50.)

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.

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.

PART A: SUPERSTRUCTURE.

For sizes of strip foundations, rafters and ceiling joists see appropriate plan/section.

External wall construction to be 100mm facing brickwork. 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/mm^{2}

Compressive strength of blockwork inner leaf to be min 7 N/mm^{2} 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.

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.

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.

GENERAL NOTES:
Steelwork to comply with BS449 BS5950.
Windows to C. P. 153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.W. & surface water drainage to BS6367:1983.
Int. drainage above GL to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550 1971.
Sanitary fittings to BS6465 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS952 & BS6282:1082.
Brickwork to be in accordance with BS1257
Softwoods to BSCP1 860. All timber (non-structural) to be vac-vactreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to BSCP231.
Internal S.W. primed & painted 2 coats gloss.
All services shall be connected in compliance with the Statutory Authority Requirements.

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.

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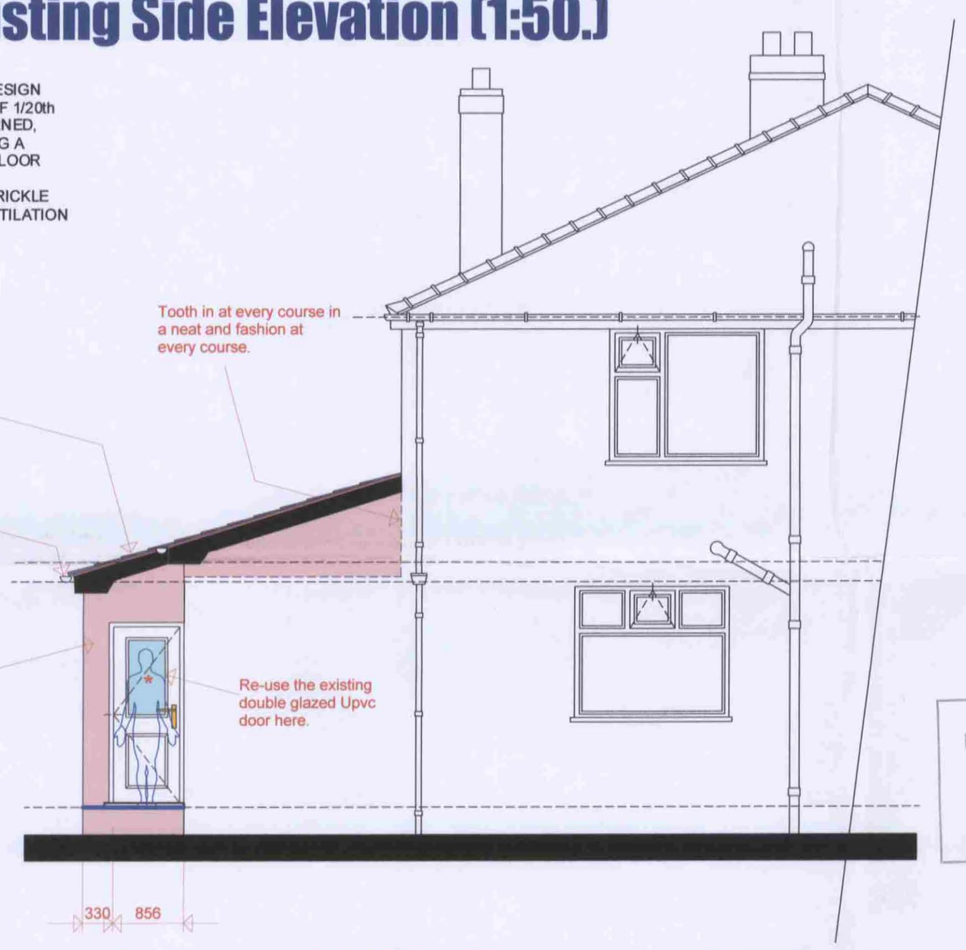
Existing Side Elevation (1:50.)

VENTILATION:

WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1/20th THE FLOOR AREA OF THE ROOM CONCERNED, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 8000mm^{2} VENTILATION AREA.



Proposed Side Elevation (1:50.)

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.

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.

GROUND FLOOR:

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF S ITE. LAY MIN 150mm OF CLEAN CRUSHED STONE HARDCORE & COMPACT. BLIND HARDCORE WITH 50mm OF SHARP SAND AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN D.P.M. TO BE LAPPED MIN 300mm. LAY MIN 75mm THICK CELOTEX DOUBLE R INSULATION WITH 25mm THICK PERIMETER UPSTANDS. LAY MIN 125mm, 30N/mm^{2}, CONCRETE SLAB. FINISH SURFACE OFF WITH TROWEL TO SMOOTH FINISH.

LIGHTING EFFICACY:
AT LEAST 1/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

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:
CHKD:	SCALE: 1:50	DRAWING No: 330/002	