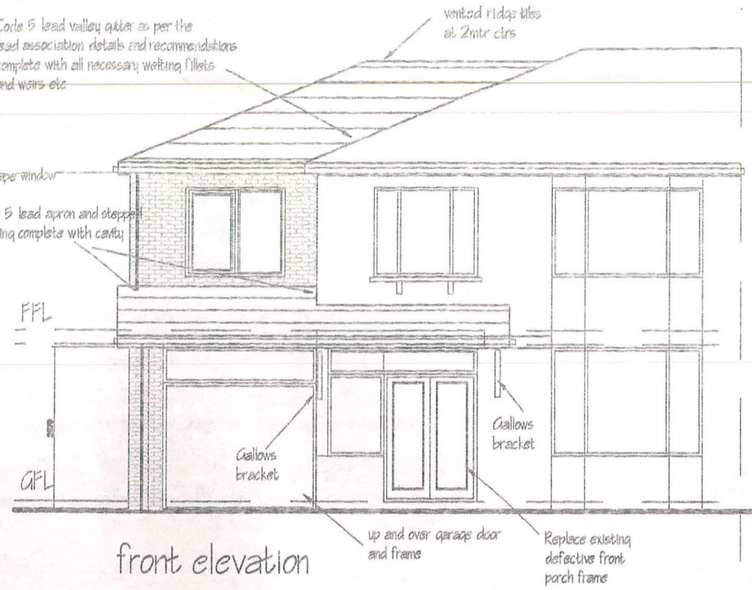
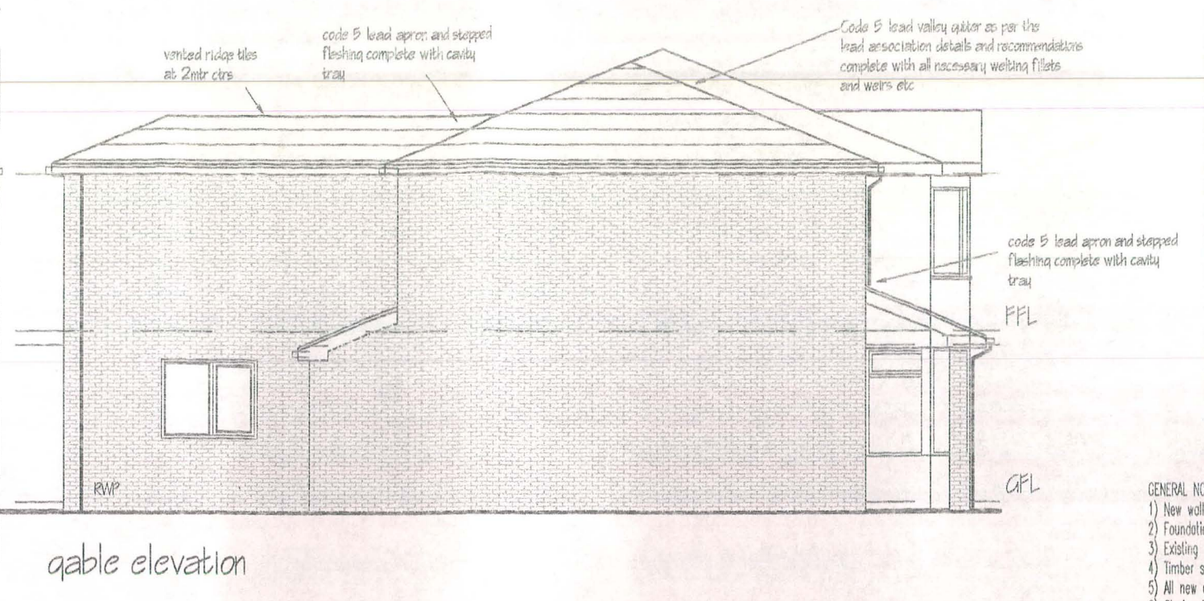


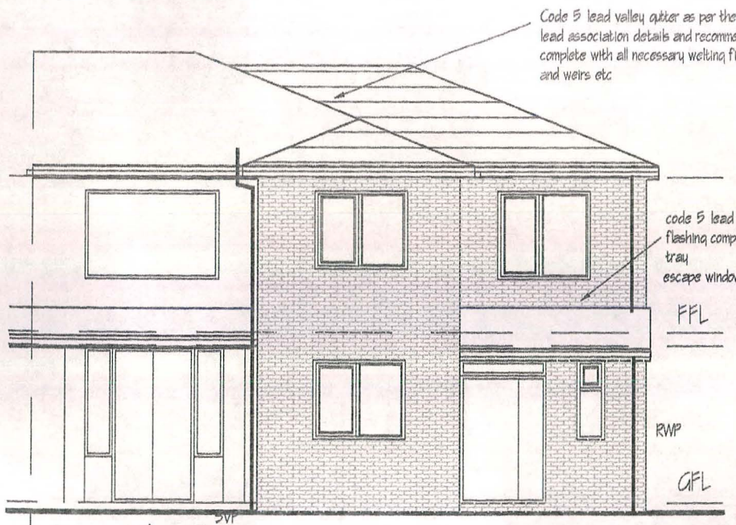
front elevation



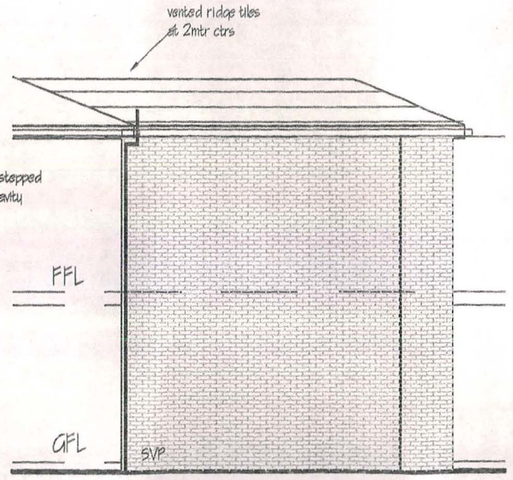
gable elevation

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES,TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE.
ANY MODIFICATIONS, AS A RESULT TO BE AGREED.
ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS,RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPOSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.

GENERAL NOTES
1) New walls to be toothed and bonded, cavity closed at eaves with non-combustable material.
2) Foundations do not encroach on to adjoining property.
3) Existing foundations to be inspected and if required underpinned to the satisfaction of the LA.
4) Timber stud fire resistant walls between rooms.
5) All new glazing to be double glazed.
6) Glazing in bathrooms to be opaque.
7) All dimensions are in millimetres.
8) All dimensions are to be checked on site prior to work commencing ordering or erecting materials.
9) Allwork to be carried out in accordance with the building regulations 2003, and all relevant British standards and codes of practice.
10)Samples of external materials to be submitted to the LA planning officer prior to ordering.
11)Window areas equivalent to 1/10th of room area served for light (natural). and 1/20th for ventilation (open lights).
12)All new steelwork to be given 1 hour fire resistance using 12.5mm thick vermiculite gypsum plaster and skim.
13)A seperate system of drainage is to be utilised.



rear elevation



gable elevation

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelmesh to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordancce with BS 743 Type 5a, 1970
Windows to CP 151., Door framesto CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation. for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector. in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Concreter- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1860,(All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

BUILDING NOTES
Lintols: Proprietary lintols are to be placed over all openings, doors, windows
Lintols are to be laid level. And have a minimum end bearing of 150mm and cased. internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls.

Ground floor slab to be minimum 150mm thick, floated concrete on visqueen 1200 gauge. DPM this to be dressed up vertical sides of concrete/
50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Also depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm max as described earlier.

Foundations to external and party walls to be 600x200mm thick concrete strip footings brickwork only below dpc, weak mix concrete up to GL.
Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 625mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.
Trench filled footings may be required in certain circumstances, width to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.

House drainage: 100mm nominal, salt glazed ware, supersleeve or similar or equal approved.
Top runs minimum gradient of 1:40 with inspection chambers at 12m intervals.
Pipework below buildings to be encased in 100mm thick granular fill or other flexable filling in accordance with the manufacturers recommendations.
Drains passing through walls to have 50mm clearance all round with concrete lintol over.

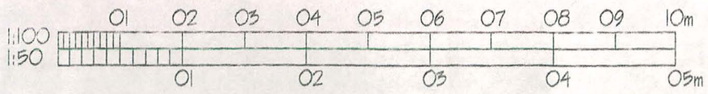
Soil and waste to be single stack drainage system to BS 5572: 1978, connecting via a suitable adaptor, to the under ground drainage system. Location and sizes of internal pipework are indicated on drawings.
Depth to invert to be 450mm where direct ground floor connection to SVP vent pipes- reduce to 75mm dia. when run externally, and terminate 1000mm above any adjacent ventilated opening.
All vent pipes to terminate in a wire balloon cage.

All rainwater goods: to be round section "Marley " or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a seperate under ground storm water drainage system.

All cavities are to be closed at eaves and verge with a low density block to seal the cavity.
" Hyload pitch polymer 100mm.wide or other approved DPC, a minimum of 150mm above adjacent finished ground level. DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

Walls: External walls to be 300mm over all, cavity construction, to give a total "U" value of 0.25W/m2 k, comprising 102mm facing brick outer skin, 100mm cavity, filled with rockwool insulation bats in accordance general spec notes

scale 1:100 1:50



ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
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PROPOSED GABLE AND REAR TWO STOREY EXT.N

CLIENT
Mr A. MALKIE
433 PARRSWOOD ROAD
DIDSBURY, MANCHESTER, M20 5NE

REV.	DRG.NO. JPP /SM 002
DATE JUNE 2014	SCALE 1:100 @ A3

Remove existing trees, grub up roots make good and consolidate ground prior to laying new foundations

Assumed line of existing drains expose existing drains and make good any damage, replace broken pipes and encase All drains passing under building in 150mm concrete provide RC lintel over drains passing through founds

140mm block and internal insulation as gen spec notes

Steel work to engineers design min 150mm bearing onto concrete padstones, encase steel work in two layers of 12mm fire line board, tap taps and fill joints

Note new floor levels to line with existing
Provide slip resistant floor finish to all wet areas

Form new 337x337 column

337 1352 9054

5645 2659

C D E

337 552 2659

RWP / BIG

RAD

utility

LE

expelair or similar extract fan as gen spec notes

Existing garage and single storey extension to be demolished grub up existing foundations and make good and consolidate ground in 300mm layers. Remove any deleterious materials from site to safe LA disposal area

Elementex 2 cill to door threshold

close cavity at reveals with insulated cavity closer

Up and over garage door and frame

Under draw ceiling to garage in 2 layers of 12mm fire line board

A

685 1248 150 513 2996

Gas / electric meters to be re- located within Garage To be re connected by registered engineers

150mm step FD 60 door and frame

corridor

SD

910 1029 1363 1348 1584 1565

garage

RAD

FD30S

expelair or similar extract fan as gen spec notes

RWP / BIG

new door and frame

store

Demolish existing chimney stack remove gas fire and make good to floor walls etc internal and external

Remove existing window frame build up opening and make good to walls both sides

B C D

890 2705 1525 3305

Kitchen by specialist supplier

replace existing porch doors and frame with new. provide mastic sealant to perimeter of frame. Note check lintel and replace as necessary.

SD

dining rm

HD

LE

kitchen

porch

reception

RAD

RAD

Boiler and extract location to be confirmed with client/ contractor

close cavity at reveals with insulated cavity closer

swp and rodding access point

5122

RWP / BIG

Remove existing door and frame build up opening and make good floor and walls

block bond new walls to existing and maintain cavity

5422

break out existing wall install steel beam to engineers design supported both ends on concrete padstones encase all steel work in 2 layers of 12mm fire line board

replace existing rear doors and frame with new. provide mastic sealant to perimeter of frame. Note check lintel and replace as necessary.

living rm

lounge

ELECTRICAL LEGEND

- single switched socket outlet
- double switched socket outlet (low level)
- double switched socket outlet (high level)
- one way light switch
- two way light switch
- pull cord light switch
- cooker control box
- cooker connection box
- immersion switch
- immersion heater
- room thermostat
- smoke/heat detection with integral sounder unless otherwise stated
- alarm control pad
- heater control pad
- telephone point
- circular zoned recessed compact fluorescent light
- fluorescent strip light
- heat detector
- wiring
- LE dedicated low energy pendant light
- spot light
- batten light
- spot light
- extract fan
- door bell push button
- tv socket
- fused spur
- consumer unit
- shaver strip light & socket 2025mm AFL
- alarm box
- gas point
- wall light
- external wall light

electrical layouts are indicative please refer to specification for details
note - all sockets and switches are to be positioned between 450mm and 1100mm above finished floor level

Mounting height to center	
	1350mm
	Standard 300mm
	Worktop 150mm above worktop
	1350mm
	250mm below ceiling
	2000mm to top
	1400mm or adjacent equipment

SEE STATUTORY REQUIREMENTS FOR POSITIONING ELECTRICAL FITTINGS
DRG No ELG-01

Lighting and Power: separately controlled circuits with subdivision where necessary to ensure compliance with BS 7671 (IEE Wiring Regulations)

Drawing indicative of connections only, routes to be determined on site in accordance with the regulations.

Provide light point and socket outlet in roof space adjacent to access hatch

Provide isolator switches to all extractor fans

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PROPOSED GABLE AND REAR TWO STOREY EXT.N

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REV.	DRG NO. JPP/841.003
DATE JUNE 2014	SCALE 1:50 @ A3

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

ground floor plan

Rafters at max 600mm ctrs

175x75 bearer bolted to wall face at 300mm ctrs

1000x50x6mm ms straps built into wall and screwed to 3 No joists

Break out existing walls form new openings and provide lG or similar lintels over both openings

Insulated stud walls between all first floor rooms complete with door, frame and all necessary fixtures and fittings

double joists under stud walls bolted together at 300mm ctrs

Rafters at max 600mm ctrs

175x75 bearer bolted to wall face at 300mm ctrs

fascia and gutter line

code 5 lead apron and stepped flashing complete with cavity tray as per the lead association details and recommendations

code 5 lead apron and stepped flashing complete with cavity tray as per the lead association details and recommendations

1029

7624

3491

3433

890

1585

521

close cavity at reveals with insulated cavity closer

1089

SD

LE

RAD

bed rm

remove existing window build up opening make good walls both sides

850

block bond new walls to existing maintain cavity

Break out existing walls form new openings and provide lG or similar lintels over both openings

200x100 bearer built off brick pier and onto gallows brackets

2344

890

close cavity at reveals with insulated cavity closer

2705

1525

3305

1000x50x6mm ms straps built into wall and screwed to 3 No joists

bed rm

landing

build up door opening remove door and frame

ensuite

1630

bath rm

850

1014

2369

5122

5422

demolish existing bathrm wall to 1100mm above floor level. make good to wall and ceiling

SVP

block bond new walls to existing maintain cavity

Break out existing walls form new openings and provide lG or similar lintels over both openings

Floor joists at max 400mm ctrs,

Expelair fan and duct to external air as per gen spec notes Ducting 9mm plywood and frame

bed rm

bed rm

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PROPOSED GABLE AND REAR TWO STOREY EXT.N

CLIENT

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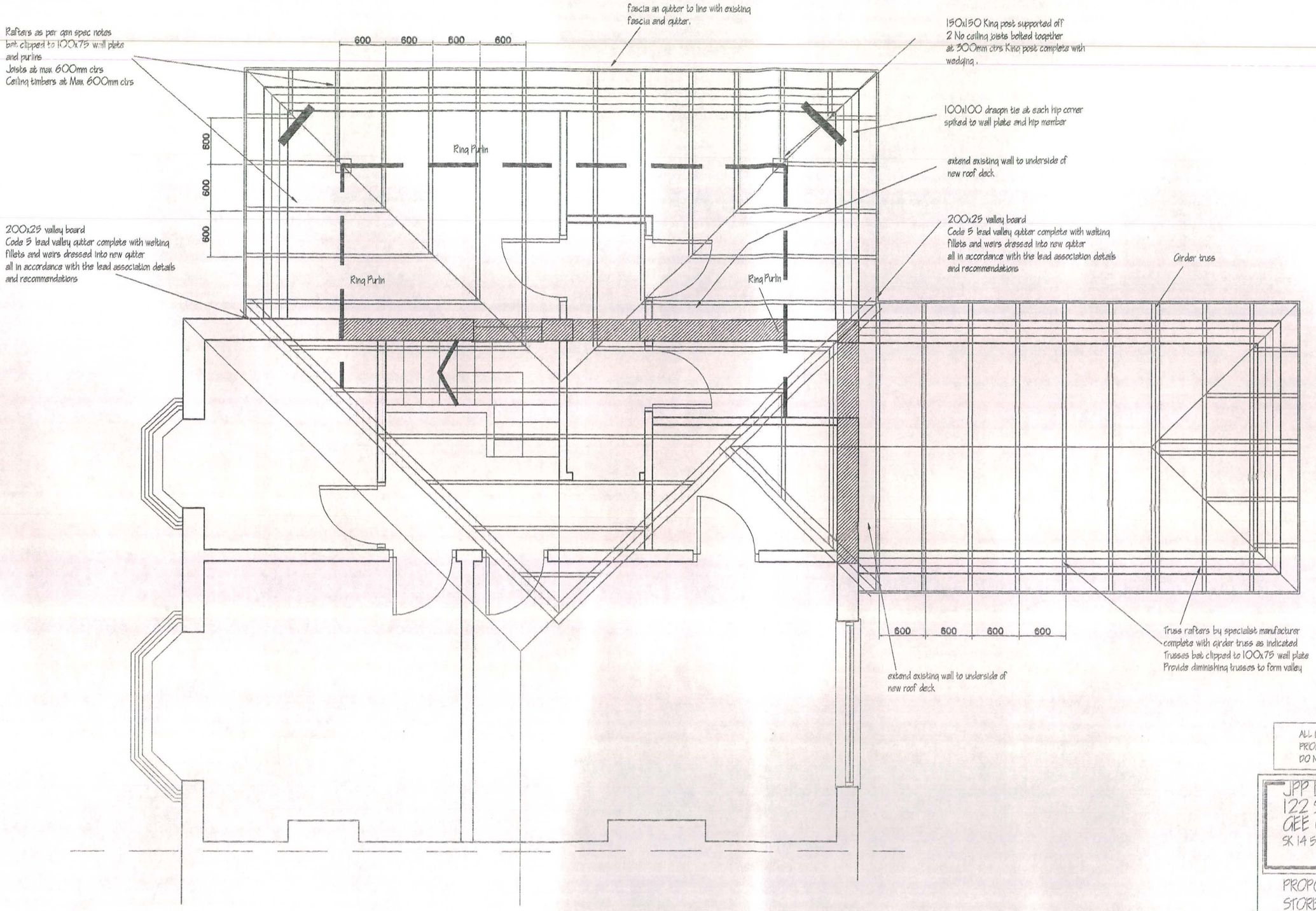
REV.	DRG NO. JPP /844_004
DATE JUNE 2014	SCALE 1:50 @ A3

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

first floor plan



roof timbering plan

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m

01 02 03 04 05m

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PROPOSED GABLE AND REAR TWO
STOREY EXT.N

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REV.	DRG.NO. JPP /844 005
DATE JUNE 2014	SCALE 1:50 @ A3

8250.00 110 brick
7500.00 100 brick
6750.00 90 brick
6000.00 80 brick
5250.00 70 brick
4500.00 60 brick
3750.00 50 brick
3000.00 40 brick
2250.00 30 brick
1500.00 20 brick
750..00 10 brick
0.00 0.00

200x25 valley board
Code 5 lead valley gutter complete with welting fillets and weirs dressed into new gutter all in accordance with the lead association details and recommendations

200x25 ridge tres
ridge vents at max 2000mm ctrs

Purlin ring beam and cross ties stitched between rafters
Note rafters bat clipped to 100x75 wall plate and purlins

window frames set back max 65mm from wall face

125x50 tie

1790

150x150 King post supported off 2 No ceiling joists bolted together at 300mm ctrs King post complete with wedging.

3443

Extend existing fascia and gutter

Extend existing fascia and gutter

410

100x75 wall plate bat strapped to wall at 1000mm ctrs

1G HD 100 lintel min 150mm bearing each end

4248

3519

2733

1470

100x75 wall plate bat strapped to wall at 1000mm ctrs

1G HD 100 lintel min 150mm bearing each end

410

1447

close cavity at reveals with insulated cavity closer

150mm code 5 lead apron flashing and cavity tray full length of roof.

175x75 bearer bolted to wall face at 300mm ctrs

Insulated stud walls between all first floor rooms complete with door, frame and all necessary fixtures and fittings

150mm code 5 lead apron flashing and cavity tray full length of roof.

bed rm

bed rm

175x75 bearer bolted to wall face at 300mm ctrs

steel work to engineers design, supported on concrete padstones and encased in 2 layers of 12mm fire line board lap tapes and fill joints

1729

22

337x337 column

200x100 bearer built into column and supported on gallows bracket both sides of porch door

Insulate entire floor area under draw soffit of stairs and under draw floor with two layers of fire line board.

double joist under stud partition walls

100x75 wall plate bat strapped to wall at 1000mm ctrs

1G HD 100 lintel min 150mm bearing each end

3712

140mm block wall built upto underside of new floor level

Up and over garage door and frame
Garage door by specialist manufacturer

3327
2719
2514
2110
2725
2575
2372
2587
3070
2575
2350

elementex 2 cill to door threshold

DPC min 150mm above GL

Thicken out concrete slab at vehicle entrance

garage

corridor

150

150

750

751

25mm thick insulation and DPM dressed up vertical sides of concrete onto DPC
Weak mix concrete to GL.

section A - A

scale 1:100 1:50

01 02 03 04 05 06 07 08 09 10m
01 02 03 04 05m

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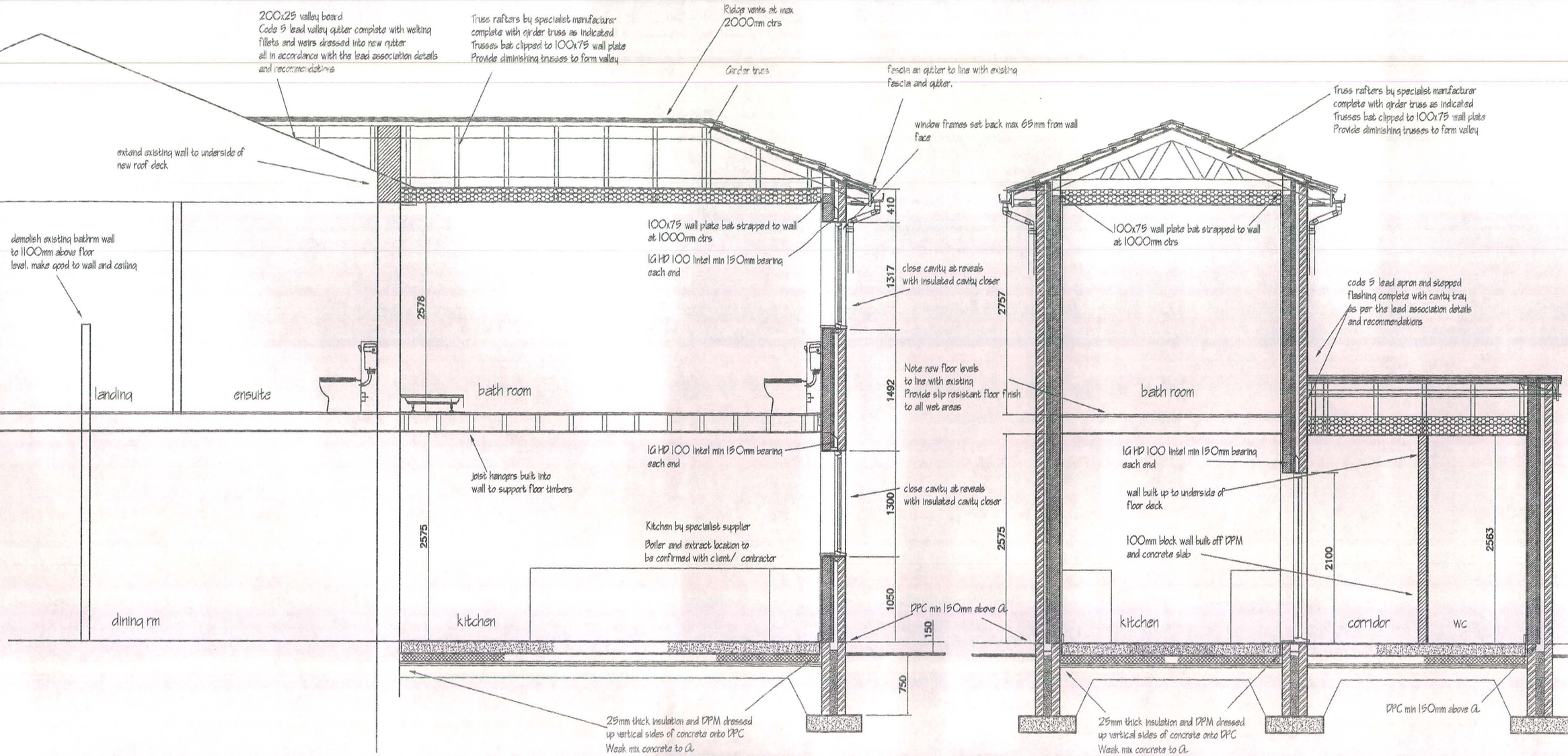
REV.	DRGNO. JPP/3414.006
DATE JUNE 2014	SCALE 1:50 @ A3



section B - B

section E - E

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scale 1:100 1:50

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01 02 03 04 05m

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PROPOSED GABLE AND REAR TWO STOREY EXT.N

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REV.	DRG NO. JPP /844_007
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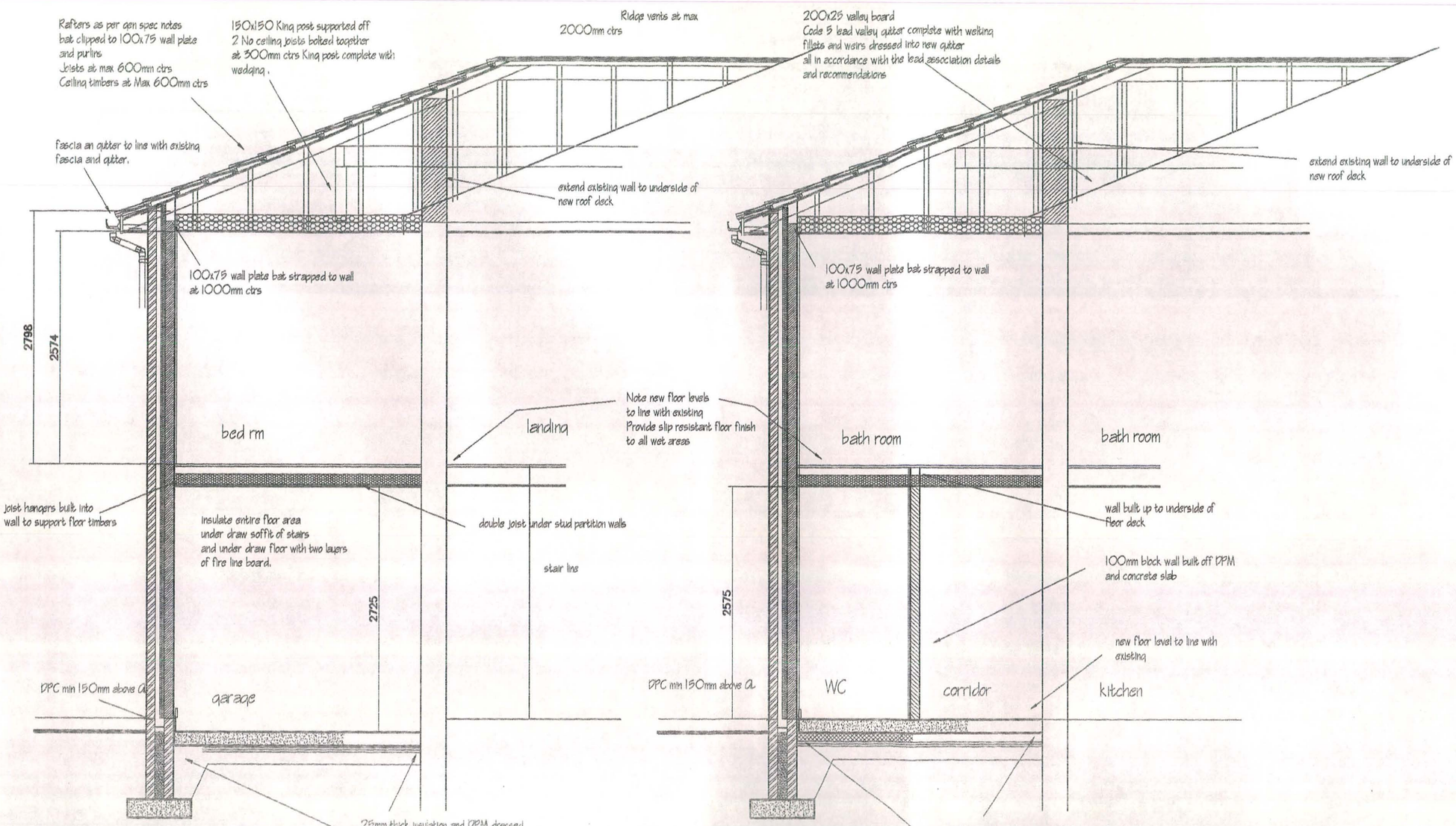

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01 02 03 04 05 06 07 08 09 10m

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REV.	DRG NO. JPP / 841 / 008
DATE JUNE 2014	SCALE 1:50 @ A3