

NOTES FOR SINGLE STOREY
REAR EXTENSION

NO WORKS TO COMMENCE UNTIL FULL PLANNING AND BUILDING REGULATIONS
APPROVAL HAS BEEN GAINED

ALL DIMENSIONS TO BE CHECKED BY BUILDER/CONTRACTOR PRIOR TO
COMMENCEMENT OF ANY WORKS. DIMENSIONS TO BE ADJUSTED TO SUIT CLIENT AND
SITE CONDITIONS.

EXTENSION ROOF CONSTRUCTION
PROVIDE MARLEY MODERN OR SIMILAR APPROVED INTERLOCKING ROOF TILES TO
MATCH EXISTING AND LOCAL AUTHORITY APPROVAL, ON 38X50MM TANALISED
BATTENS, ON BREATHABLE ROOFING FELT, TYVEK OR SIMILAR APPROVED WITH
MINIMUM 200MM LAPS ON SOFT WOOD TRUSSES AT MAXIMUM 600MM CENTRES, WITH
300MM GLASS FIBRE INSULATION OR SIMILAR APPROVED, 150MM GLASS FIBRE Laid
IN-BETWEEN JOISTS, WITH A FURTHER 150MM Laid ACROSS TO GIVE A U-VALUE OF
0.16W/M²K, WITH 12.5MM PLASTER BOARD AND SKIM FINISH TO UNDERSIDE, ROOF
TRUSSES TO BE DESIGNED AND BRACED ALL IN ACCORDANCE WITH BS 5268 PART
3:1998 AND TO SPECIALIST DETAILS AND CALCULATIONS. GRADIENT OF PAPERES TO
BE MINIMUM 12.5°, AND ROOF TILES TO BE INSTALLED ALL IN ACCORDANCE WITH
MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. ROOF TO BE VENTILATED
AT RIDGE LEVEL WITH RIDGE TILES, FIXED ALL IN ACCORDANCE WITH
MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO PART F OF THE
CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

FASCIA AND SOFFIT BOARDS
200X25MM TREATED FINISHED S/W FASCIA BOARD WITH ONE COAT STAIN ALL
ROUND BEFORE FIXING AND ONE COAT AFTER FIXING. -200X25MM TREATED
FINISHED S/W SOFFIT BOARD WITH CIRCULAR SOFFIT VENTILATOR (CSV) BY CAVITY
TRAYS AND FIXED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND ALL
IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND
SUBSEQUENT REVISIONS. -100X50MM S/W TREATED WALL PLATE HELD DOWN WITH
1000MM LONG GMS STRAPS AT 1200MM CTRS. AND BEDDED IN MORTAR. STRAPS
TO BE COVERED IN PLASTER MESH. -120X51MM DEEP TERRAIN SYSTEM 2200
SQUARE SECTION GUTTER, COLOUR BLACK WITH 2252 SUPPORT BRACKETS; OUTLET
INTO 62MM SQUARE DOWN PIPE.

EXTENSION WALL CONSTRUCTION
CONSTRUCT EXTENSION IN POSITION SHOWN IN 302.5MM CAVITY CONSTRUCTION,
102.5MM THICK CLAY FACING BRICKS, TO MATCH EXISTING, 100MM FULL FILL
ROCKWOOL CAVITY INSULATION OR SIMILAR APPROVED, WITH AN INTERVAL
OF 100MM THICK CELCON 7N BLOCKWORK OR SIMILAR APPROVED, TIED TOGETHER WITH
225MM LONG DOUBLE TRIANGLE STAINLESS STEEL WALL TIES, FINISHED WITH 13MM
SCOT PLASTER INTERNALLY, THE WHOLE TO ACHIEVE A U-VALUE OF 0.28W/M²K.
ALL IN ACCORDANCE WITH PART L1B OF THE CURRENT BUILDING REGULATIONS AND
SUBSEQUENT REVISIONS AND TO THE LOCAL AUTHORITY BUILDING CONTROL
SURVEYORS REQUIREMENTS ON SITE. TYPE 3 TIES ARE TO BE INSTALLED AT 750MM
HORIZONTALLY AND 450MM VERTICALLY, ALL IN ACCORDANCE WITH PART A OF THE
CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO DD140.
PART 2:1987. EXTRA TIES TO BE INSTALLED AT ONE PER 225MM SHOULD BE USED
AT VERTICAL EDGES OF AN OPENING. NEW CONSTRUCTION TO BE BONDED INTO
EXISTING AND CAVITIES RUNNING CONTINUOUSLY.

SLAB CONSTRUCTION
LAY 19MM MASTIC ASPHALT ON FIBRE GLASS TISSUE MEMBRANE ON 150MM
REINFORCED CONCRETE (C30P) ON VISQUEEN 1200 GAUGE SUPER DPM, LAPPED
INTO DPC, ON MINIMUM 100MM KINGSFAN KOTHERM K3 FLOORBOARD OR SIMILAR
APPROVED, WITH 25MM UPSTAND OF INSULATION AROUND PERIMETER, ON MINIMUM
150MM WELL COMPACTED SAND BLINDED HARDCORE. PROPOSED FLOOR TO LINE UP
WITH EXISTING, AND ALL VEGETABLE MATTER TO BE REMOVED BELOW NEW SLAB.
THE WHOLE TO ACHIEVE A U-VALUE OF 0.22W/M²K, ALL IN ACCORDANCE WITH
PART L1B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS
AND TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL
SURVEYORS REQUIREMENTS ON SITE.

FOUNDATIONS
MINIMUM 600MM WIDE X 300MM MIN-THICK CONCRETE STRIP FOOTINGS TO A
MINIMUM DEPTH OF 1000MM BELOW EXTERNAL GROUND LEVEL. NEW CONCRETE STRIP
TO BE PROVIDED BELOW EXISTING FOOTINGS, OR TO LOCAL AUTHORITY BUILDING
CONTROL SURVEYORS REQUIREMENTS ON SITE. ACTUAL WIDTH AND DEPTH OF
FOUNDATIONS TO BE DETERMINED ON SITE AND AGREED WITH LOCAL AUTHORITY
BUILDING CONTROL SURVEYOR. IF GROUND CONDITION IS FOUND NOT TO BE
SUITABLE THEN NEW FOUNDATIONS ARE TO BE DESIGNED ALL IN ACCORDANCE WITH
STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO LOCAL AUTHORITY
BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. FOUNDATIONS TO BE TAKEN
DOWN TO BELOW INVERT LEVEL OF DRAINS. FOUNDATIONS SIZE TO BE ADJUSTED ON
SITE AS REQUIRED TO SUIT FUTURE ADDITIONAL STOREY EXTENSION, ALL TO LOCAL
AUTHORITY BUILDING CONTROL SURVEYOR'S APPROVAL.

GLAZING
ALL NEW WINDOWS ARE TO BE UPVC DOUBLE GLAZED, IN PILKINGTONS 'K' GLASS,
WITH 16MM AIR GAP AND A "SOFT" LOW-E COATING; OR, DOUBLE GLAZING WITH
12MM AIR GAP, ARGON FILLED AND A "SOFT" LOW-E COATING, WITH TOUGHENED
GLASS IN CRITICAL LOCATIONS, BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE
THAT LEVEL IN INTERNAL AND EXTERNAL WALLS, AND BETWEEN FINISHED FLOOR
LEVEL AND 1500MM ABOVE THAT LEVEL IN DOOR OR A SIDE PANEL, TO EITHER
EDGE OF DOOR. ALL TO COMPLY TO BS 6206: 1981 AND TO PART K OF THE
CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. GLAZING TO ACHIEVE
1.6W/M²K, OR A WER OF BAND C OR BETTER ALL IN ACCORDANCE WITH PART L1
OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

VENTILATION
ALL NEW WINDOWS ARE TO BE PROVIDED WITH OPENABLE LIGHTS WITH A TOTAL
AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA. ALL NEW WINDOWS ARE TO BE
FITTED WITH TRICKLE VENTS PROVIDING A MIN. AREA OF 8000MM². IN ADDITION
KITCHEN TO BE PROVIDED WITH MECHANICAL VENTILATION GIVING A MIN EXTRACTION
RATE OF 60L/SEC. SIMILARLY WC TO BE PROVIDED WITH 30L/SEC. ALL IN
ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND
SUBSEQUENT REVISIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS
REQUIREMENTS ON SITE.

INTELS PROVIDE
INSULATED STEEL INTELS TO BS 5977 WITH DUPLEX CORROSION PROTECTION AND
INTEGRAL DPC. INSTALL INTELS (REF: CATNIC C070/100) ON A MORTAR BED
ALLOWING A MIN. 150MM END BEARING AT EACH END, RAISE INNER AND OUTER
LEAVES OF MASONRY TOGETHER WITH 2ND. WEEP HOLES OVER OPENINGS. ALL NEW
INTELS TO BE ENCASED IN 12.5MM FIRELINE BOARD OR SIMILAR APPROVED TO
ACHIEVE 1/2HR FIRE PROTECTION, ALL IN ACCORDANCE WITH PART B OF THE
CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. ALL INTELS ARE TO
BE INSTALLED ALL ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND
RECOMMENDATIONS.

DAMP PROOF COURSE
PROVIDE A SUITABLE HORIZONTAL DPC COMPLYING TO BS 743 TO EXTERNAL CAVITY
WALL AND INTERNAL BLOCK WALLS POSITIONED 150MM ABOVE EXTERNAL FINISHED
GROUND LEVEL, STEPPED WHERE NECESSARY AND AS SHOWN ON DRAWINGS.
PROVIDE HORIZONTAL AND VERTICAL INSULATED DPC'S TO ALL OPENINGS IN
EXTERNAL WALLS, WITH THERMABATE OR SIMILAR APPROVED CAVITY CLOSER, AND
TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND
RECOMMENDATIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS
REQUIREMENTS ON SITE.

ELECTRICS & GENERAL
ALL ELECTRICAL INSTALLATIONS TO COMPLY TO BS 7671, 17TH EDITION OF IEE
REGS AND PART P OF BUILDING REGS BY A NICEIC ELECTRICIAN WITH A TEST
CERTIFICATE FORWARDED TO BUILDING CONTROL WITHIN 30 DAYS OF COMPLETION.
NEW RADATORS TO HAVE TRV IF A NEW BOILER IS INSTALLED, IT SHOULD BE OF
CONDENSING TYPE AND HAVE MIN SEDBUK RATING OF 86% IF NOT, ADEQUACY OF
EXISTING BOILER SHOULD BE CHECKED TO DETERMINE THAT IT IS CAPABLE OF
HANDLING THE PROPOSED INCREASED LOADS. SERVICE PLANS TO BE INSULATED
AND BOILER CONTROL INTERLOCKS TOGETHER WITH ZONE TIMING AND TEMPERATURE
CONTROLS ARE REQUIRED. IN ADDITION, THE HEATING AND HOT WATER SYSTEM
SHOULD BE COMMISSIONED SO THAT AT COMPLETION THE SYSTEM AND THEIR
CONTROLS ARE LEFT IN WORKING ORDER AND CAN OPERATE EFFICIENTLY. A COPY
OF THE COMI CERTIFICATE IS TO BE GIVEN TO THE LOCAL AUTHORITY ON
COMPLETION.

1:100 SCALE BAR (M)

0 1 2 3 4 5

1:50 SCALE BAR (M)

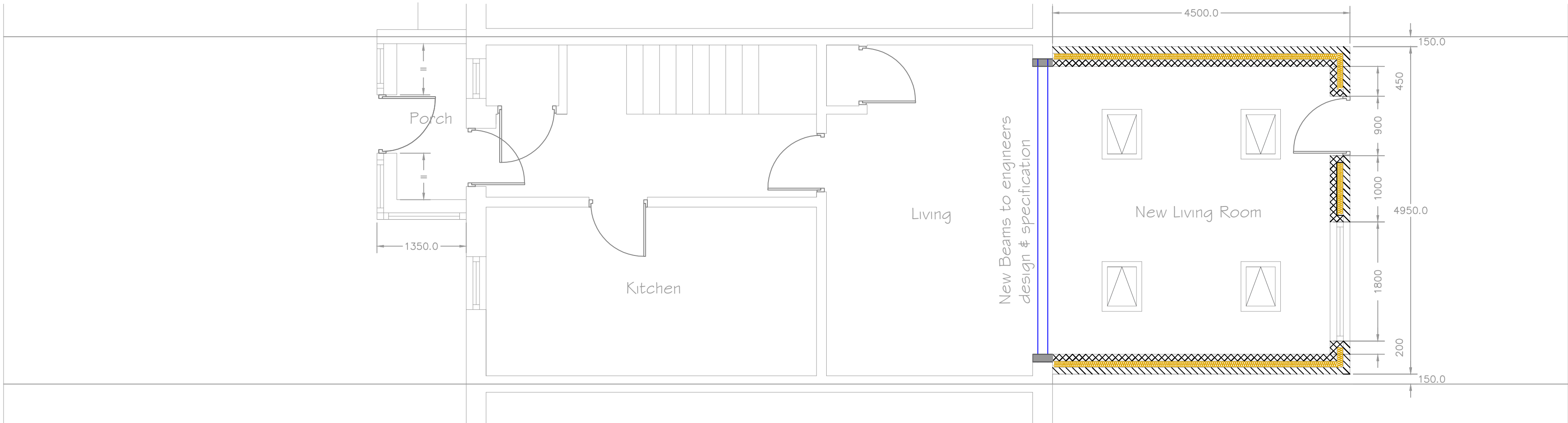
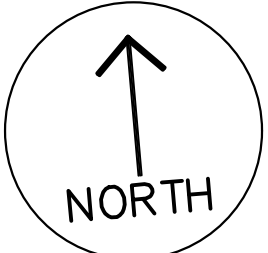
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ALL DIEMSIONS ARE SUBJECT TO SITE MEASURE.

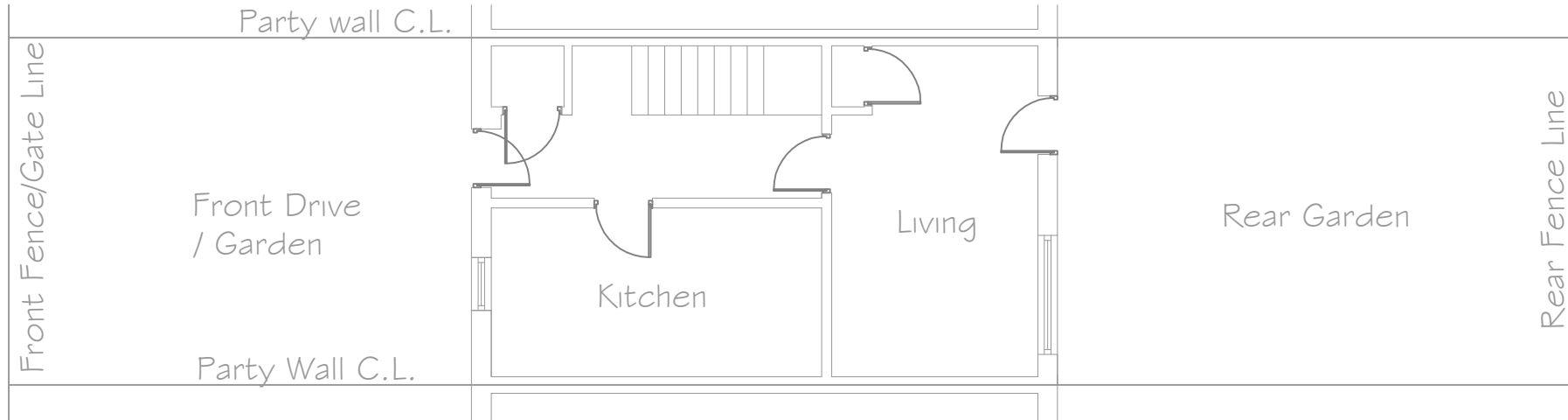
JFJ Architectural Services

PROPOSED & EXISTING PLANS & ELEVATIONS
FOR FRONT PORCH & SINGLE STOREY REAR
EXTENSION AT 5 HURSTEAD CLOSE
MANCHESTER

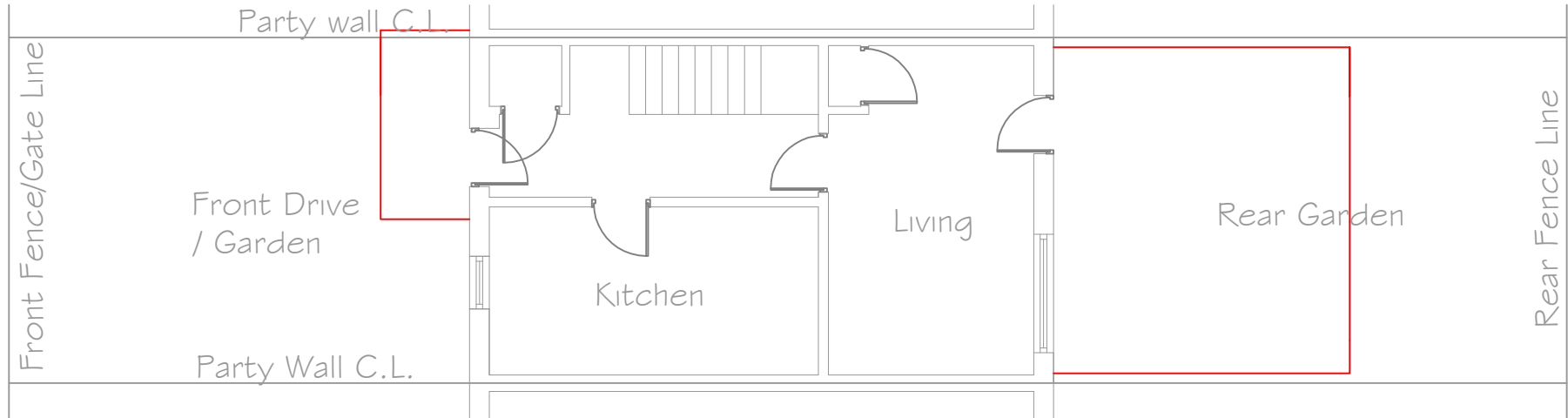
Drawn FJ	Checked	Approved MJ	Date 08/23
Scale SHOWN	Drawing No. 02-08-023	Revision	



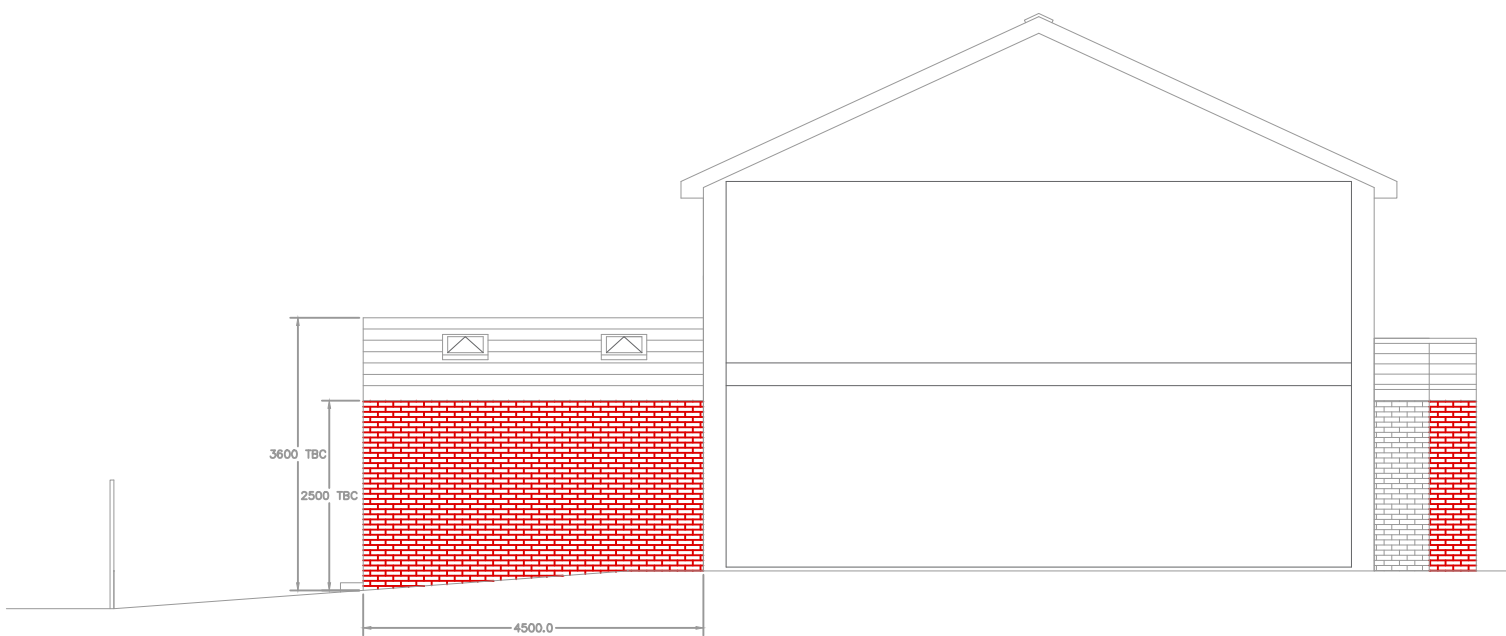
PROPOSED GROUND FLOOR PLAN 1:50



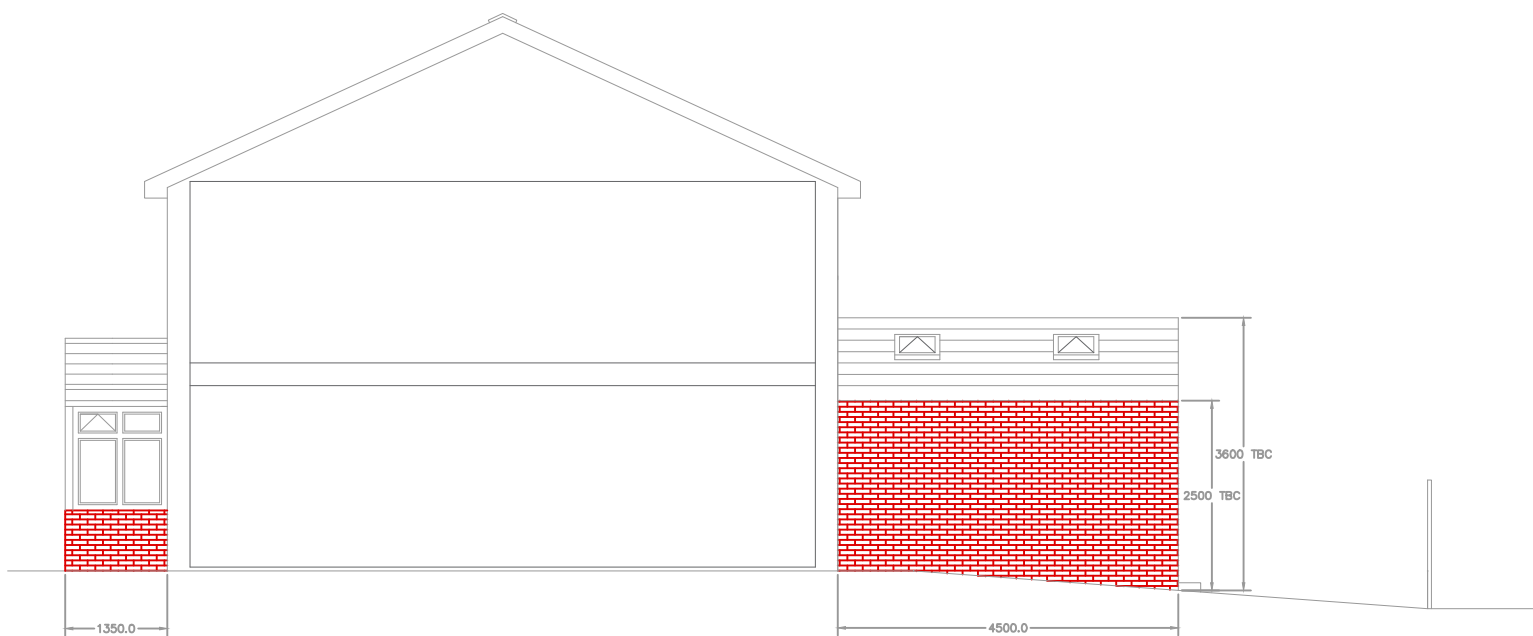
EXISTING GROUND FLOOR PLAN 1:100



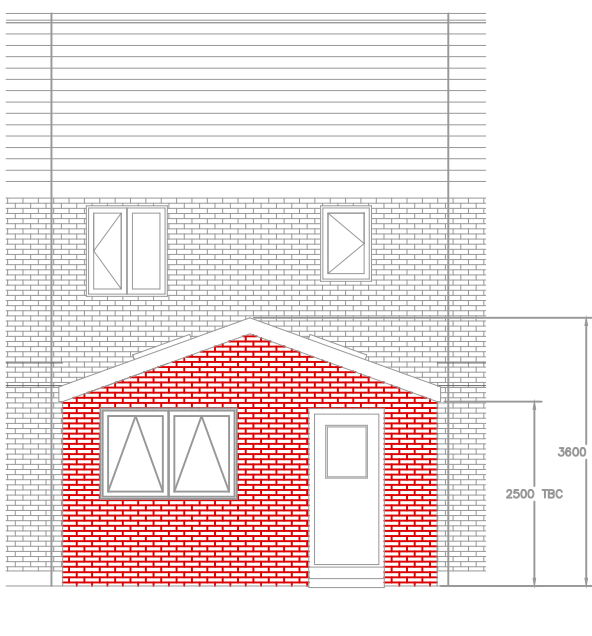
GROUND FLOOR PLAN WITH EXTENT OF PROPOSED EXTENSION 1:100



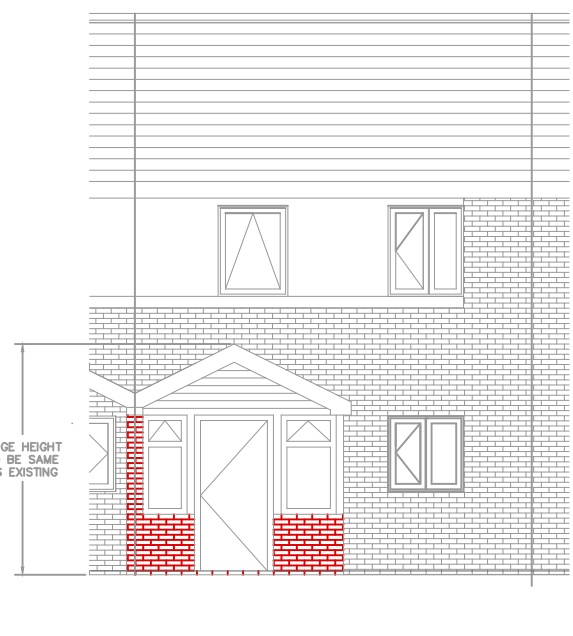
PROPOSED VIEW FROM 3 HURSTEAD CLOSE 1:100



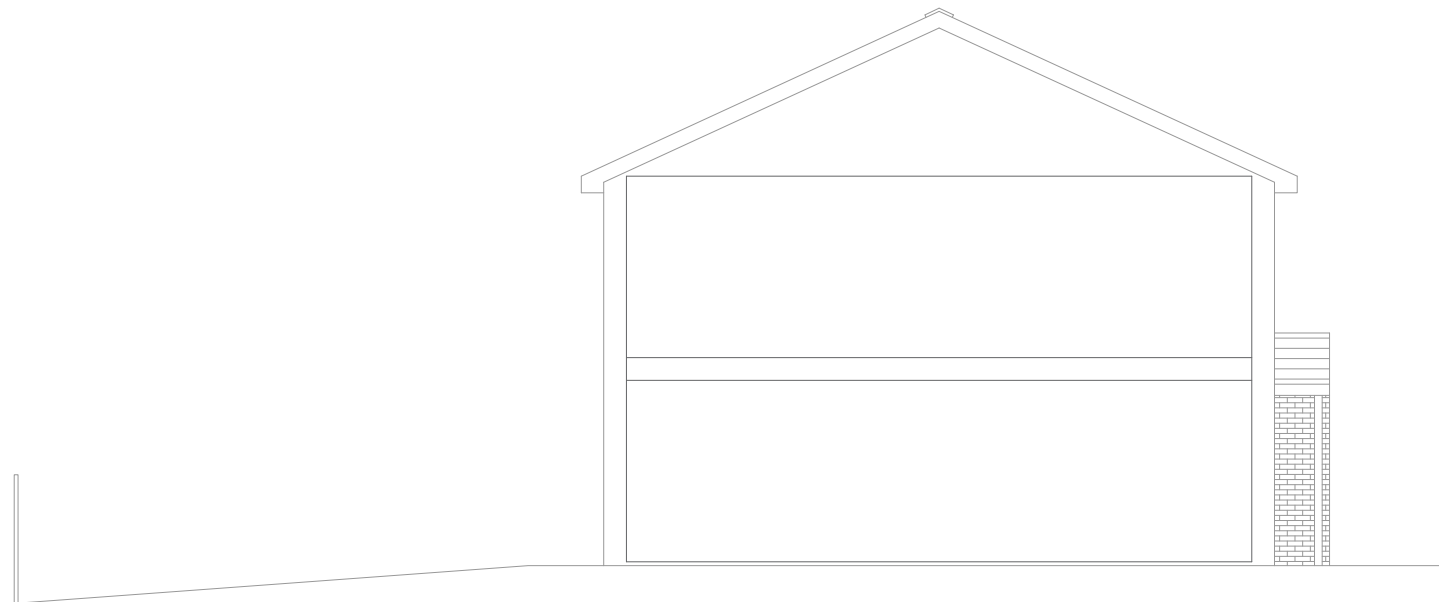
PROPOSED VIEW FROM 7 HURSTEAD CLOSE 1:100



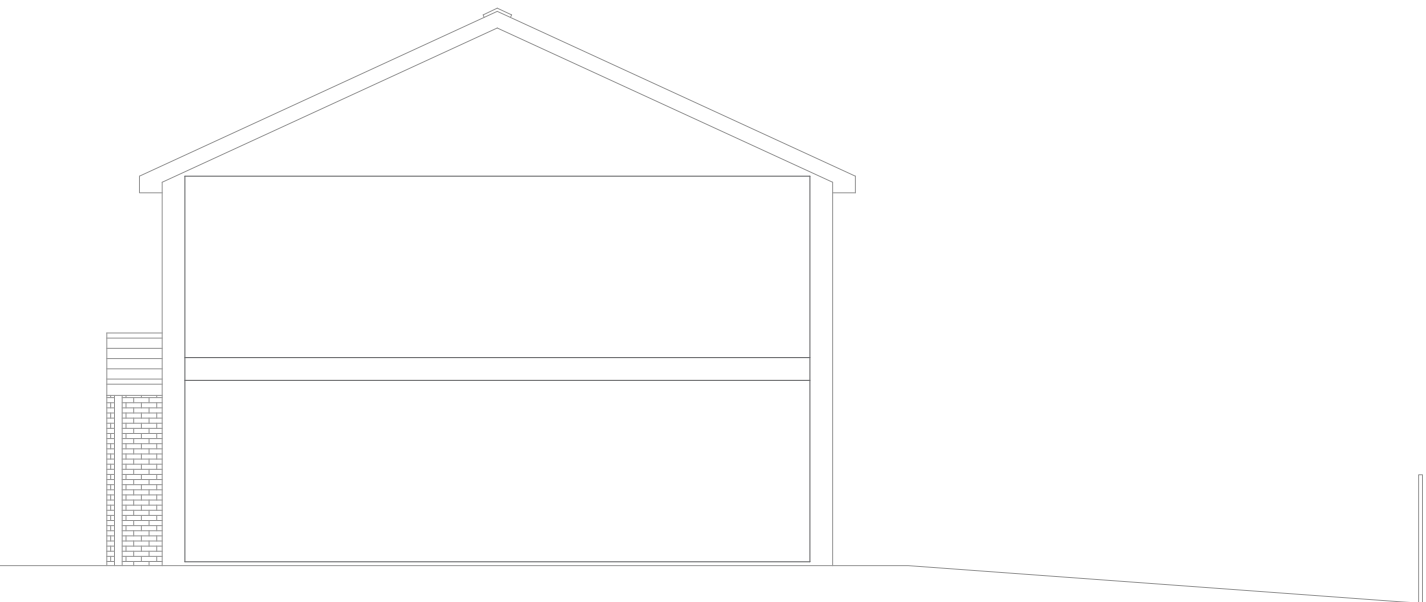
PROPOSED REAR ELEVATION 1:100



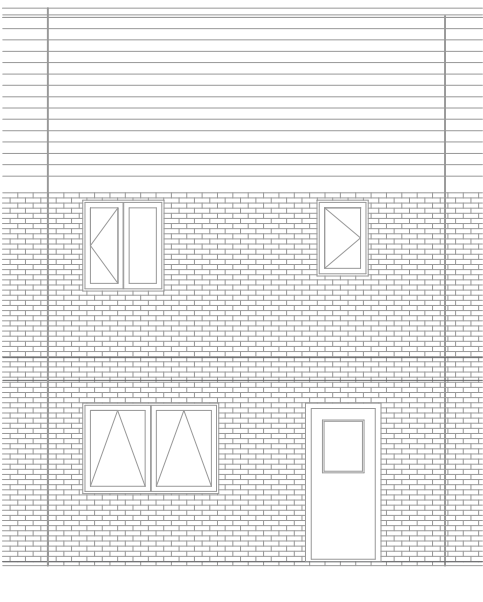
PROPOSED FRONT ELEVATION 1:100



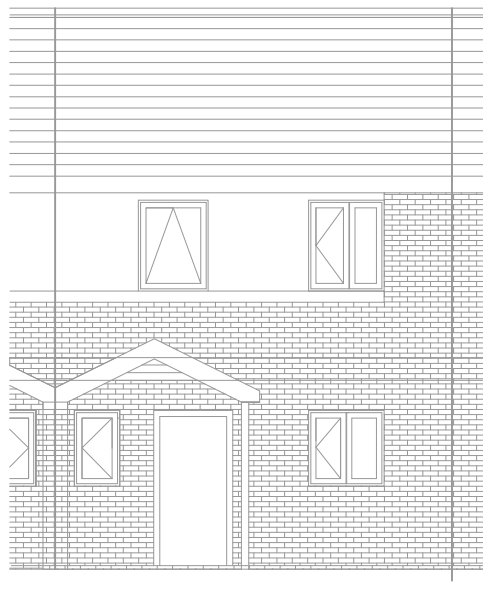
EXISTING VIEW FROM 7 HURSTEAD CLOSE 1:100



EXISTING VIEW FROM 3 HURSTEAD CLOSE 1:100



EXISTING REAR ELEVATION 1:100



EXISTING FRONT ELEVATION 1:100