

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 200x75 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.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED.
CONFIRM WITH BUILDING INSPECTOR.

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.

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 CHANNEL APPROX 125mm WIDE. DRESS LEAD LINING NEATLY INTO GUTTER.

LIGHTING EFFICACY:

AT LEAST 3/4th 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.

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

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.

NOTES:

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.

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.

Indicates self contained Heat detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.

Cavity wall constructed as specification.

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.

Cavity wall constructed as specification.

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.

Connect new drainage to the existing with the required adaptors.

'GAS-SAFE' REGISTERED PLUMBER TO REPOSITION EXISTING BOILER ELSEWHERE TO CLIENTS APPROVAL IN ACCORDANCE WITH APP. DOC. J.

Indicates the position of the proposed extract fan.

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

Connect new rainwater gully to the existing drainage in accordance with BS 8301:1985. Confirm on site with Building Inspector.

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.

'PLASFORM PLASCON' 100mm WIDE SOLID CONCRETE BLOCK INNER LEAF. NO LIGHTWEIGHT BLOCKS TO BE USED ON SITE.

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.

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

Plumber to fit new external tap to the position shown on the side of the proposed extension

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 BS5492:1977.
All services shall be connected in compliance with the Statutory Authority Requirements.

Existing Ground Floor Layout

HEATING:

SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. 'GAS SAFE' REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS REQUIREMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES. ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.

INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APPROVED BY THE SECRETARY OF STATE. ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF 'OF '90%, BAND A'. ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.) ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' CERTIFIED ENGINEER/PLUMBER.

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 'PIKINGTONS OPTITHERM SN' SOFT COATED LOW EMISSIVITY 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 HABITABLE ROOMS AND INNER HABITABLE 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.

STRUCTURE/UNDERPINNING/STEELWORK:

The temporary support of the existing building whilst work is under progress is to be carried out in a careful and safe manner as agreed by the builders structural engineer. All underpinning works and structural alterations are to be inspected at the relevant stages as agreed by the structural engineer.
The builder/owner is to employ a CDM specialist to oversee the health and safety of the overall project. The owner is to satisfy all party wall issues with the neighbour prior to allowing the builder to commence any work on site.
ALL STEELWORK, SUPPORTING PIERS, AND FOUNDATIONS ARE TO BE DESIGNED BY THE CLIENT'S STRUCTURAL ENGINEER.

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 8000mm² VENTILATION AREA.
• MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND (NOTE: 30 L/SEC IF FITTED IN COOKER HOOD) TO BE PROVIDED TO THE KITCHEN.
• TO THE BATHROOM FIT MECHANICAL VENT CAPABLE OF 15 LITRES/SEC OUTPUT RATING.
• TO THE UTILITY ROOM FIT MECHANICAL VENT CAPABLE 30 LITRES/SEC OUTPUT RATING.

FOUNDATION

NO ENCROACHMENT ONTO THE NEIGHBOURING LAND PERMITTED.
FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER APPROVED INSPECTOR APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE APPROVED INSPECTOR.
MIN DEPTH 900mm. MIN WIDTH 600mm
ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATION TRENCH TO BE FILLED WITH MIN 200mm THICK, 300mm² 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 BS 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.

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.

All dims are to be checked on site by builder.



Existing Rear Elevation

Roof tiles are to match the existing in type, size, colour, and texture. 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 gully connected to the drainage system.

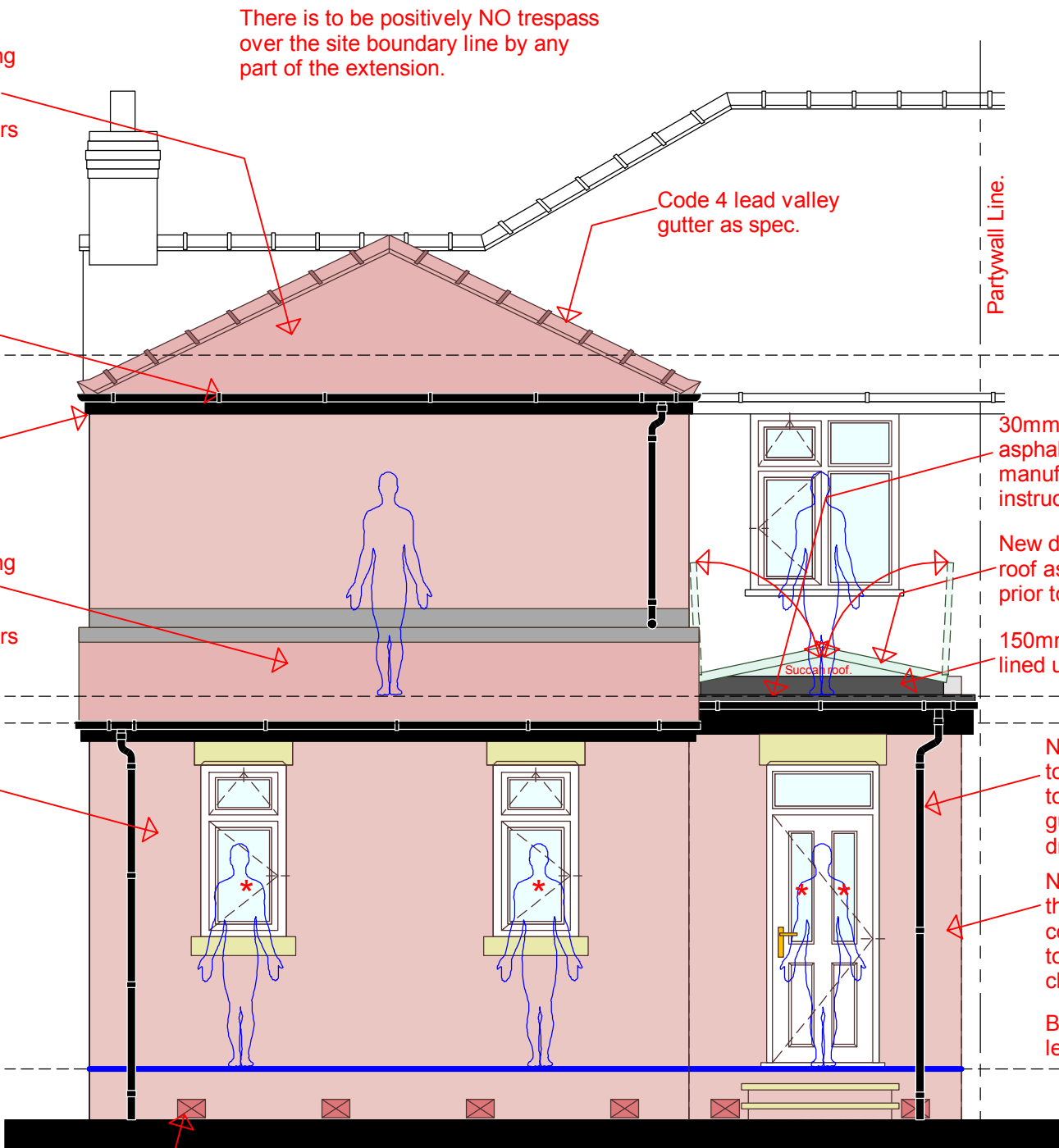
Roof tiles are to match the existing in type, size, colour, and texture. All roof tiles to be fitted in accordance with the manufacturers specific details.

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

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

Builder to confirm the dpc level on site.

225x150 air brick to vent sub floor.



Proposed Rear Elevation

CLIENT:

TTT
2CHELTENHAM CRESENT
SALFORD
M7 4PF

CONSTRUCTION OF A TWO STOREY + SINGLE STOREY SUCCAH EXTENSION AT THE REAR OF THE EXISTING DWELLING + ALTERATIONS.

BUILDING FLOOR PLANS
EXISTING ELEVATIONS

SITE ADDRESS:
6 MOWBRAY AVE
PRESTWICH
MANCHESTER
M25 0LP

DRAWN:	DATE:	Job Reference:	REV:
CHKD:	SCALE:	DRAWING No:	
	1:100	330/001	