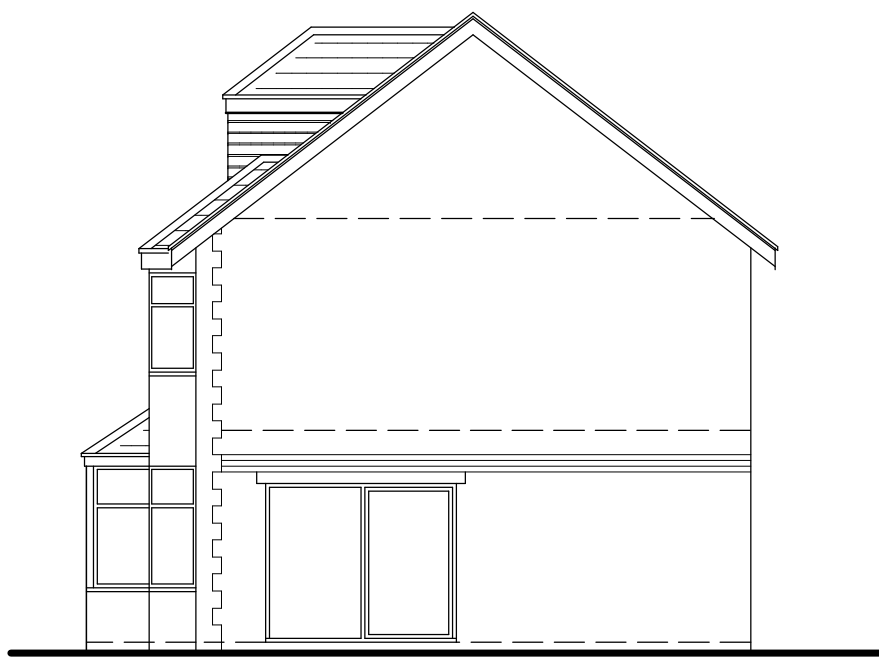
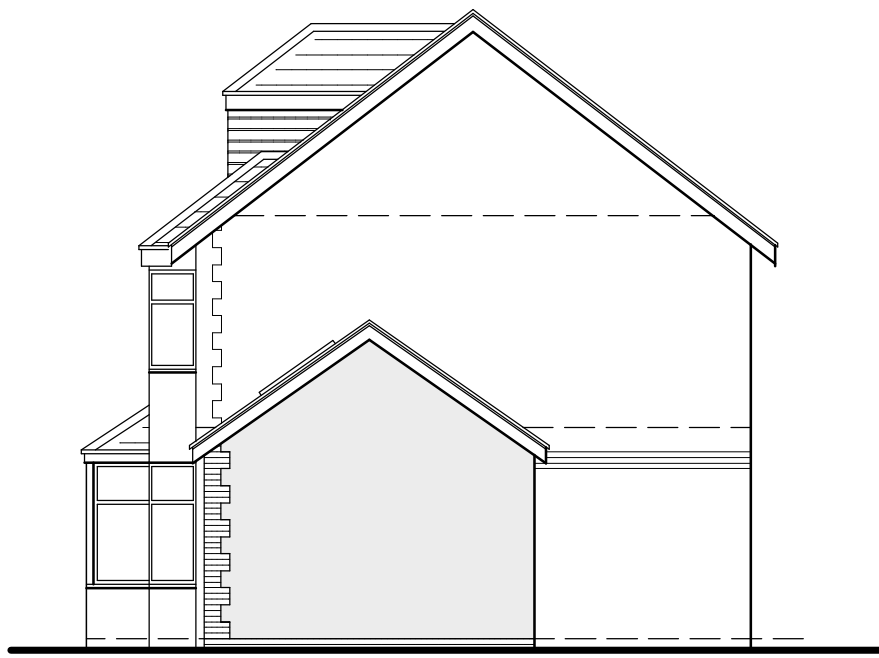




EXISTING ELEVATIONS 1 : 100



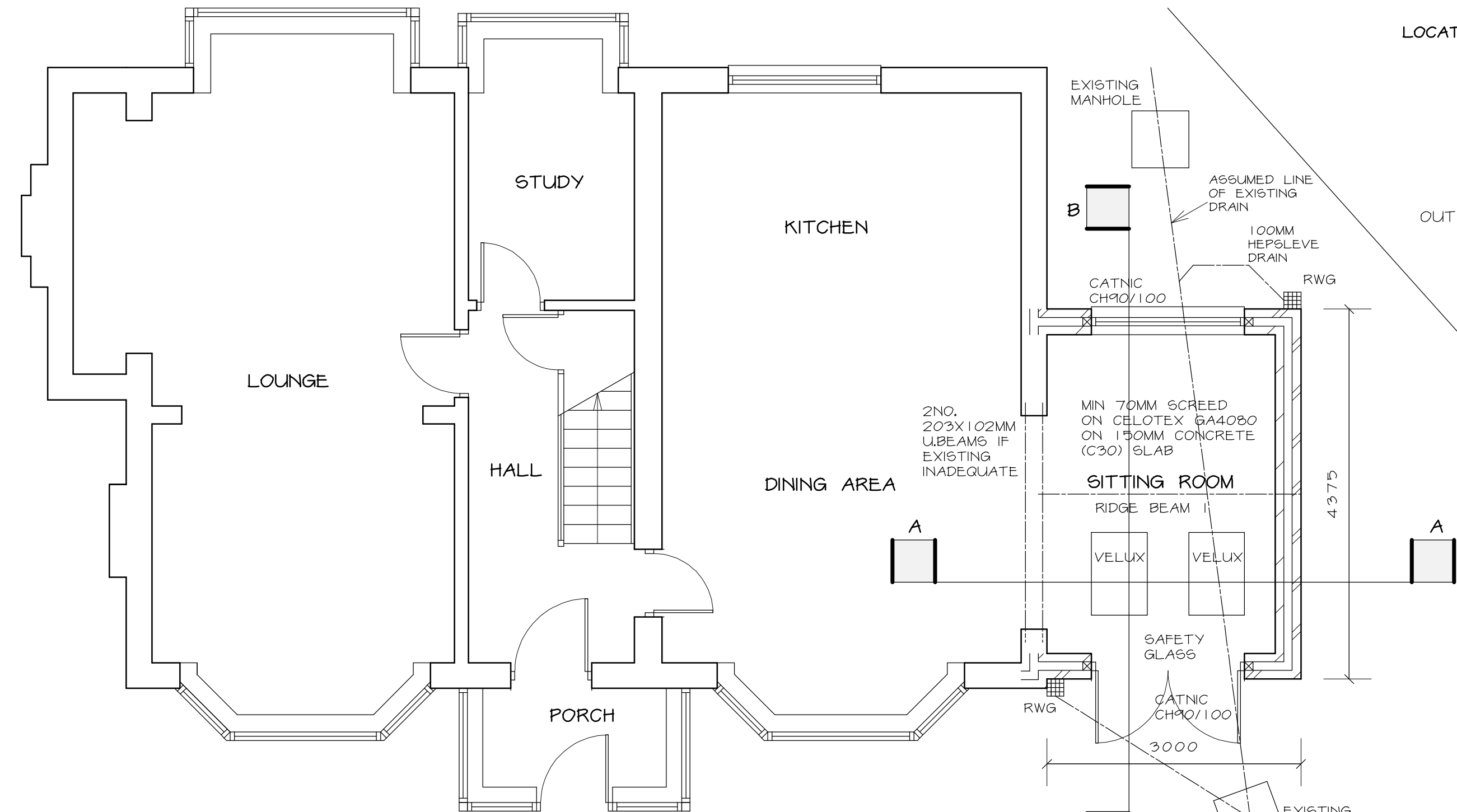
PROPOSED ELEVATIONS 1 : 100

ELECTRICAL - ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH 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. THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A 'SELF CERTIFICATION CERTIFICATE' WITHIN 30 DAYS OF THE COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT TO BE PROVIDED WITH A COPY OF THE 'SELF CERTIFICATION CERTIFICATE' AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE. 3 IN 4 LIGHT FITTINGS IN DIFFERENT LOCATIONS TO ONLY ACCEPT LAMPS WITH LUMINOUS EFFICIACY GREATER THAN 45 LUMENS/CIRCUIT WATT.

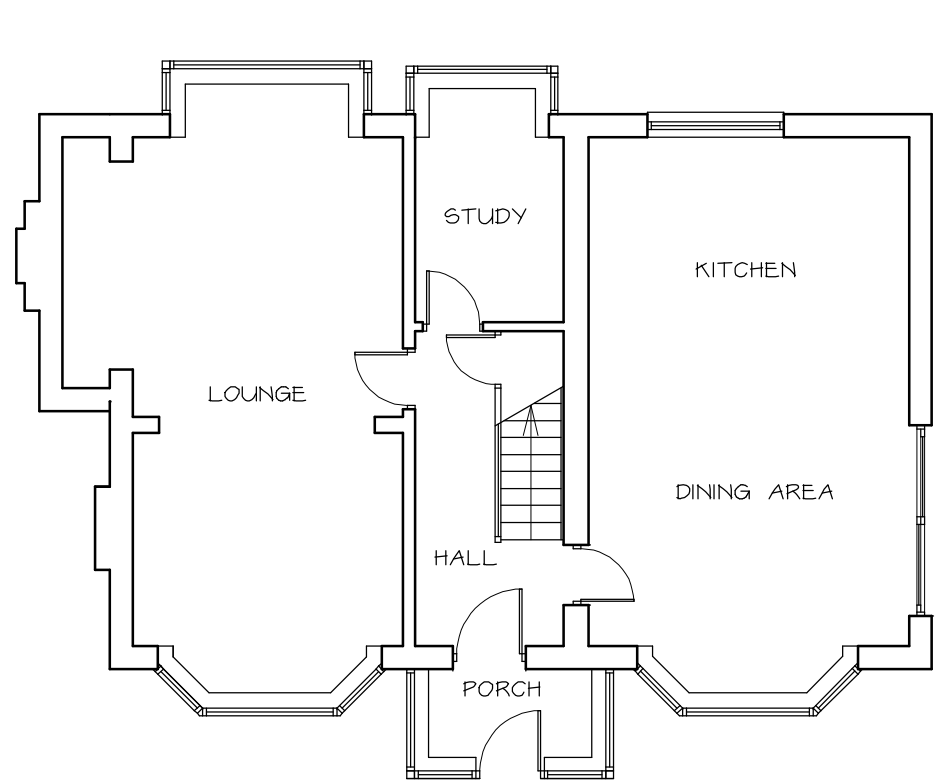
HEATING AND HOT WATER INSTALLATION - ANY NEW/REPLACEMENT NATURAL GAS AND LPG BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. OIL FIRED BOILERS TO HAVE MINIMUM 90% SEDBUCK RATING. EXCEPTIONAL CIRCUMSTANCES PERMITTING THE INSTALLATION OF A NON-CONDENSING BOILER - THE INSTALLER TO COMPLETE AN 'ASSESSMENT FORM' USING THE PROCEDURE DESCRIBED IN THE DOCUMENT 'GUIDE TO THE CONDENSING BOILER INSTALLATION PROCEDURE FOR DWELLINGS' (ODPM 2009). THE DECLARATION TO BE RETAINED BY THE OWNER AS IT MAY BE NEEDED WHEN THE PROPERTY IS OFFERED FOR SALE. CONDENSING TYPE BOILERS TO HAVE ALL SAFETY PIPES AND CONDENSATE DRAINS DRAINING TO GULLEYS. BOILER FLUE OUTLETS TO EXTEND MINIMUM 200MM BEYOND THE EAVES, THERMOSTATIC AND ZONE CONTROLS TO EXTENDED HEATING INSTALLATION. OPERATING AND MAINTENANCE MANUALS FOR SERVICES TO BE PROVIDED TO THE HOME OWNER.



LOCATION PLAN 1 : 1250



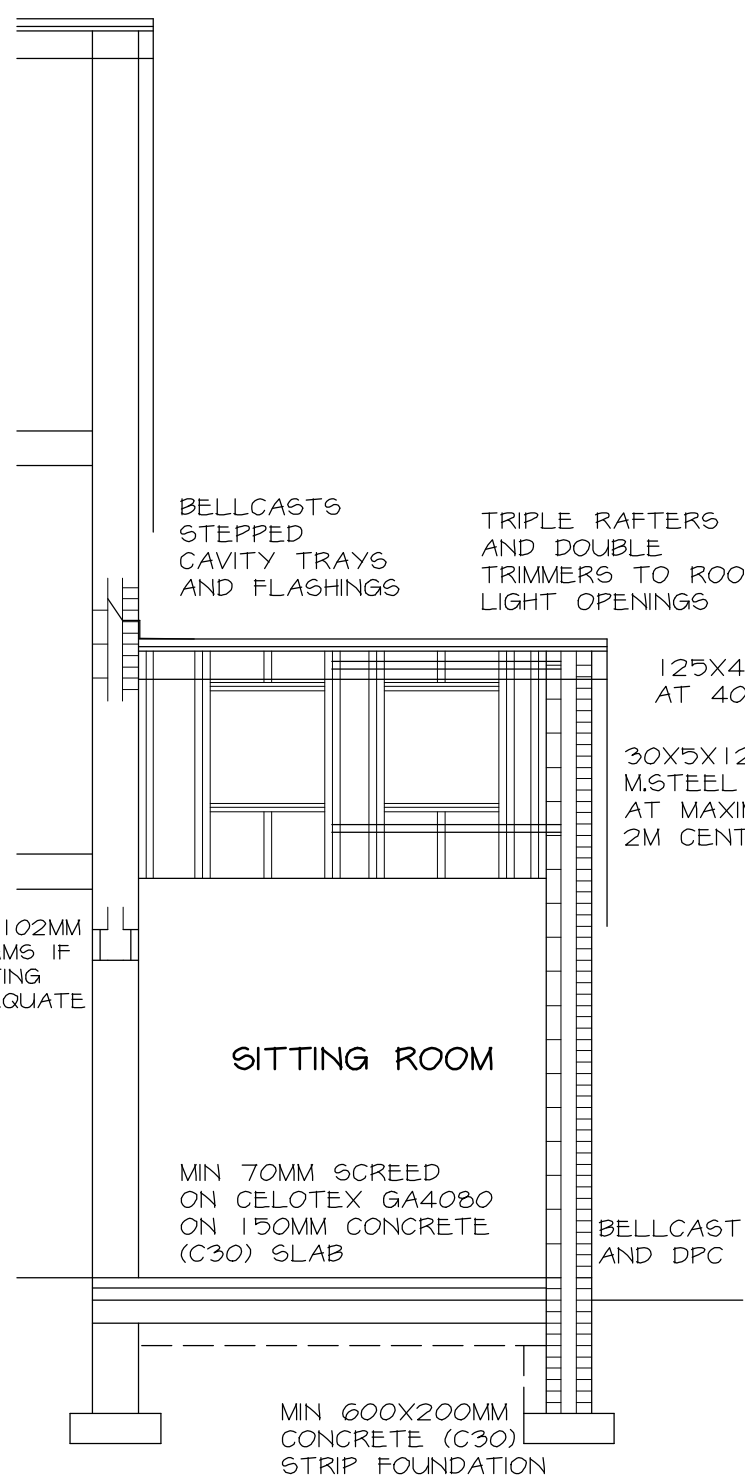
PROPOSED GROUND FLOOR PLAN 1 : 50



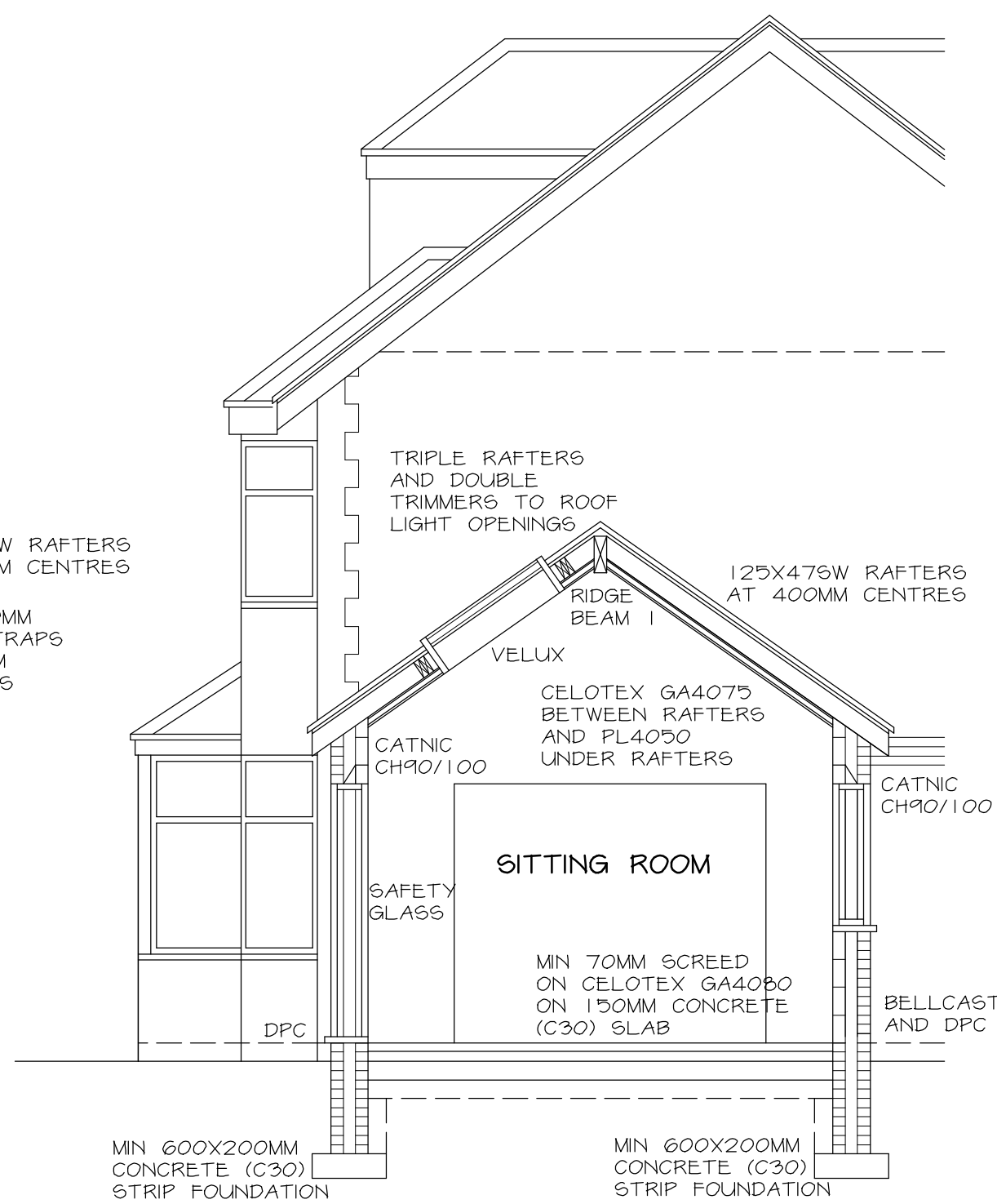
EXISTING GROUND FLOOR PLAN 1 : 100



SITE PLAN 1 : 200



SECTION A - A 1 : 50



SECTION B - B 1 : 50

VAULTED TILED ROOF - SANDTOFT 2020 TILES TO MATCH MAIN ROOF TILES - APPROXIMATE 35° PITCH WITH 75MM HEADLAP - ON 50X255W BATTENS AND BREATHABLE MEMBRANE AS AGREEMENT CERTIFICATE ON 125X475W RAFTERS AT 400MM CENTRES (MAX 2.52M SPAN). RAFTERS SECURED TO RIDGE BEAM AND WALL PLATES WITH TRUSS CLIPS. RIDGE BEAM TO BE DESIGNED BY STRUCTURAL ENGINEER. TRIPLE RAFTERS AND DOUBLE TRIMMERS TO ROOF LIGHT OPENINGS. CELOTEX GA4075 BETWEEN RAFTERS AND PL4050 UNDER RAFTERS ALL AS AGREEMENT CERTIFICATE AND PLASTER SKIM FINISH. 30X5X1200MM GALVANISED MSTEEL RESTRAINT STRAPS TO GABLE AT MAXIMUM 2M CENTRES INCLUDING SW NOGGING BETWEEN RAFTERS. STEPPED BELLCASTS, CAVITY TRAYS AND FLASHINGS AT ABUTMENTS WITH EXTERNAL WALLS. NOTE - RECESSED DOWNLIGHTERS TO ONLY BE FITTED INTO FALSE CEILING BELOW STRUCTURAL CEILING TO AVOID PENETRATION OF INSULATION.

EXTERNAL WALLS - A) 103MM OUTER LEAF BRICKWORK TO MATCH EXISTING AND B) 1/2 REND TO MATCH EXISTING AS AGREEMENT CERTIFICATE ON EITHER 103MM BRICK OR 100MM SOLID CONCRETE BLOCK OUTER LEAF WITH BELLCASTS ABOVE OPENINGS AND HORIZONTAL DPC'S - 100MM CAVITY WITH 6NO. STAINLESS STEEL TIES/M² AND 100MM DRITHERM CAVITY SLAB PLUS INSULATION AS AGREEMENT CERTIFICATE TAKEN DOWN 225MM BELOW HORIZONTAL DPC - 100MM INNER LEAF THERMALITE BLOCK (7N) WITH 12.5MM PLASTERBOARD AND SKIM LINING ON PLASTER DABS. HORIZONTAL DPC'S MINIMUM 150MM ABOVE GROUND LEVEL. VERTICAL DPC'S AND CAVITY TRAYS TO ALL NEW OPENINGS. NEW WALLS BONDED TO EXISTING AND CAVITIES CONTINUOUS. INSULATION TO STEEL LINTELS IN EXTERNAL WALLS AND THERMABATE CAVITY CLOSERS.

GROUND FLOOR - 25MM CELOTEX AROUND PERIMETER OF 70MM SCREED (OR SCREED THICKNESS AS REQUIRED BY UNDERFLOOR HEATING SYSTEM) ON 500G VISQUEEN ON MINIMUM CELOTEX GA4080 INSULATION AS AGREEMENT CERTIFICATE ON 1200G VISQUEEN DPM - ON 150MM CONCRETE (C30) SLAB WITH 1NO. LAYER A142 MESH - 50MM COVER FROM BOTTOM OF SLAB ON 1200G VISQUEEN DPM - TURNED UP AT PERIMETER TO LAP HORIZONTAL DPC'S - ON MINIMUM 150MM CONSOLIDATED STONE HARDCORE BLINDED WITH SAND. ANY EXISTING TIMBER SUBFLOORS TO BE VENTED THROUGH TO EXTERNAL WALLS WITH PIPE DUCTS AT MAXIMUM 2M CENTRES. NOTE - GROUND FLOOR SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING.

FOUNDATIONS - MINIMUM 600X200MM CONCRETE (C30) STRIP FOUNDATIONS - DEPTH AS REG. A1/2 - MINIMUM 900MM BELOW GROUND LEVEL. NOTE - FOUNDATIONS TO BE TAKEN DOWN TO BELOW THE INVERT OF ANY EXISTING ADJACENT DRAIN. 303MM FOUNDATION CAVITY BRICKWORK IN COMMONS WITH CAVITY FILL TO GROUND LEVEL. NOTE - FOUNDATION SPECIFICATION IS PROVISIONAL AND SUBJECT TO ADEQUATE GROUND BEARING. IT IS RECOMMENDED THAT A TRIAL HOLE INVESTIGATION IS CARRIED OUT PRIOR TO COMMENCEMENT OF WORK ON SITE TO ESTABLISH THE EXISTING GROUND BEARING CONDITIONS.

VENTILATION - WINDOWS TO OPEN MORE THAN 30° AND THE OPENINGS TO BE THE EQUIVALENT OF MINIMUM 1/20TH ROOM FLOOR AREA. 5000MM² TRICKLE VENTS TO HABITABLE ROOMS.

PLUMBING AND DRAINAGE - 110MM UPVC RW GUTTERS ON 15MM SW FASCIAS DISCHARGING INTO TRAPPED RW GULLEYS VIA 75MM UPVC RW PIPES. 100MM HEPSELEVE DRAINS - MINIMUM 1 IN 40 FALL AND NEW HEPSEAL MANHOLES (IF REQUIRED). NOTE - DRAINAGE SHOWN IS PROVISIONAL AND SUBJECT TO AGREEMENT ON SITE WITH THE BUILDING INSPECTOR ONCE THE EXISTING DRAINAGE HAS BEEN EXPOSED. DRAINS UNDER OR ADJACENT TO THE EXTENSION TO BE ENCASED IN CONCRETE (C20) OR SURROUNDED IN GRANULAR MATERIAL IF FLEXIBLE JOINTED PIPES. FOUNDATIONS TO BE BELOW INVERT. PRECAST CONCRETE LINTELS TO SUPPORT FOUNDATION BRICKWORK OVER DRAINS. RODDING ACCESS TO BE PROVIDED.

GENERAL - STRUCTURAL TIMBER (C16 GRADE UNLESS SPECIFIED OTHERWISE) AND EXTERNAL TIMBER TREATED WITH PRESERVATIVE. STEEL TO BEAR 150MM AND CLAD WITH 19MM PLASTERBOARD AND SKIM (1/2HR FR5). DOUBLE GLAZED WINDOWS, DOORS AND ROOFLIGHTS (1.6W/M²C) WITH MINIMUM 16MM AIRGAP AND SOFT LOW-E COATING. SAFETY GLASS TO EXTERNAL DOORS, ATTACHED WINDOWS AND ANY WINDOWS WITH GILL HEIGHTS LESS THAN 800MM ABOVE FLOOR LEVEL. INTERCONNECTED SELF CONTAINED SMOKE ALARMS (WITH BATTERY BACK UP TO HALL AND LANDINGS PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD IN ACCORDANCE WITH BS5839 - 62004 IF EXISTING INSTALLATION IS INADEQUATE. STRUCTURAL DESIGN AND CALCULATIONS TO BE PREPARED BY STRUCTURAL ENGINEER AND SUBMITTED TO THE BUILDING INSPECTOR FOR APPROVAL. ROBUST CONSTRUCTION DETAILS TO BE INCORPORATED. DIMENSIONS FOR ORDERING MATERIALS OR FOR MANUFACTURING COMPONENTS TO BE OBTAINED BY MEASUREMENT ON SITE BY THE CONTRACTOR.

Telephone 0161 643 2422

Northside Plans Ltd

Planning and Building Design

116 Simister Lane Prestwich Manchester M25 2SB

Project

SINGLE STOREY SIDE EXTENSION

149 PARK LANE
WHITERFIELD

Title

PROPOSED PLANS

Scale 1:50 1:100 1:200 (A1) Date 11/2021

Drawn by NGEL TAM6 Dwg.no. 149PL/1