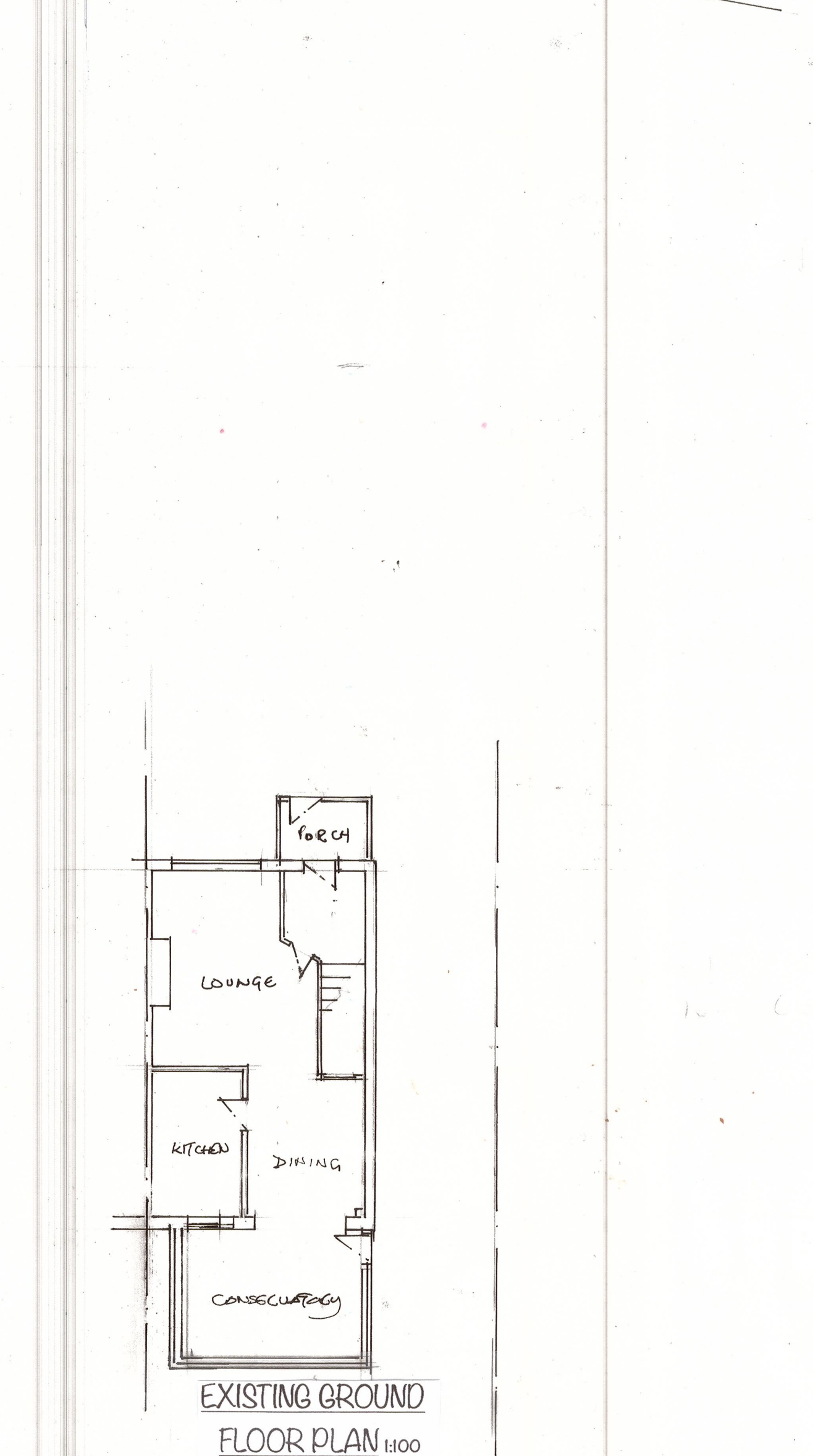
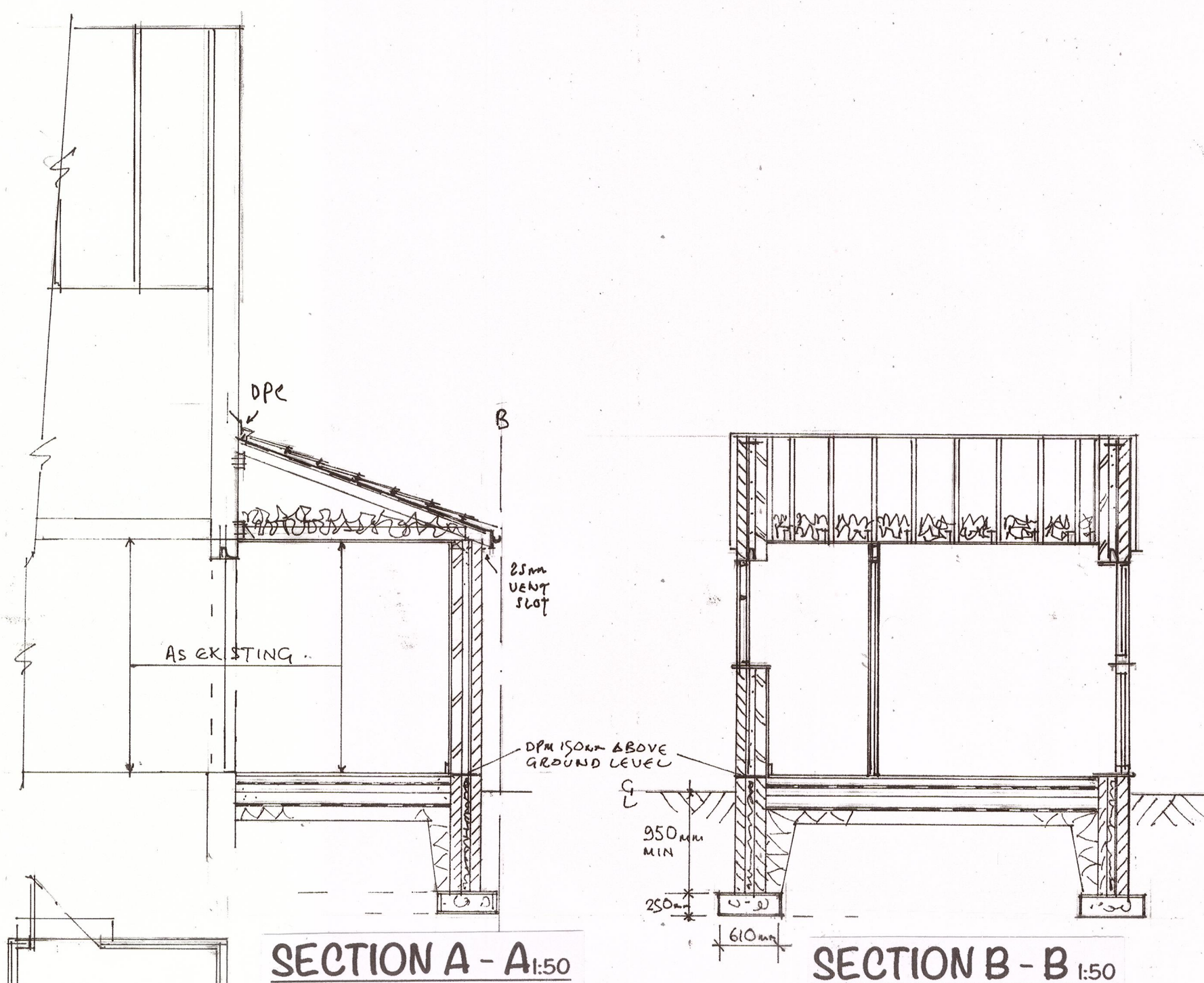


EXISTING ELEVATIONS 1:100

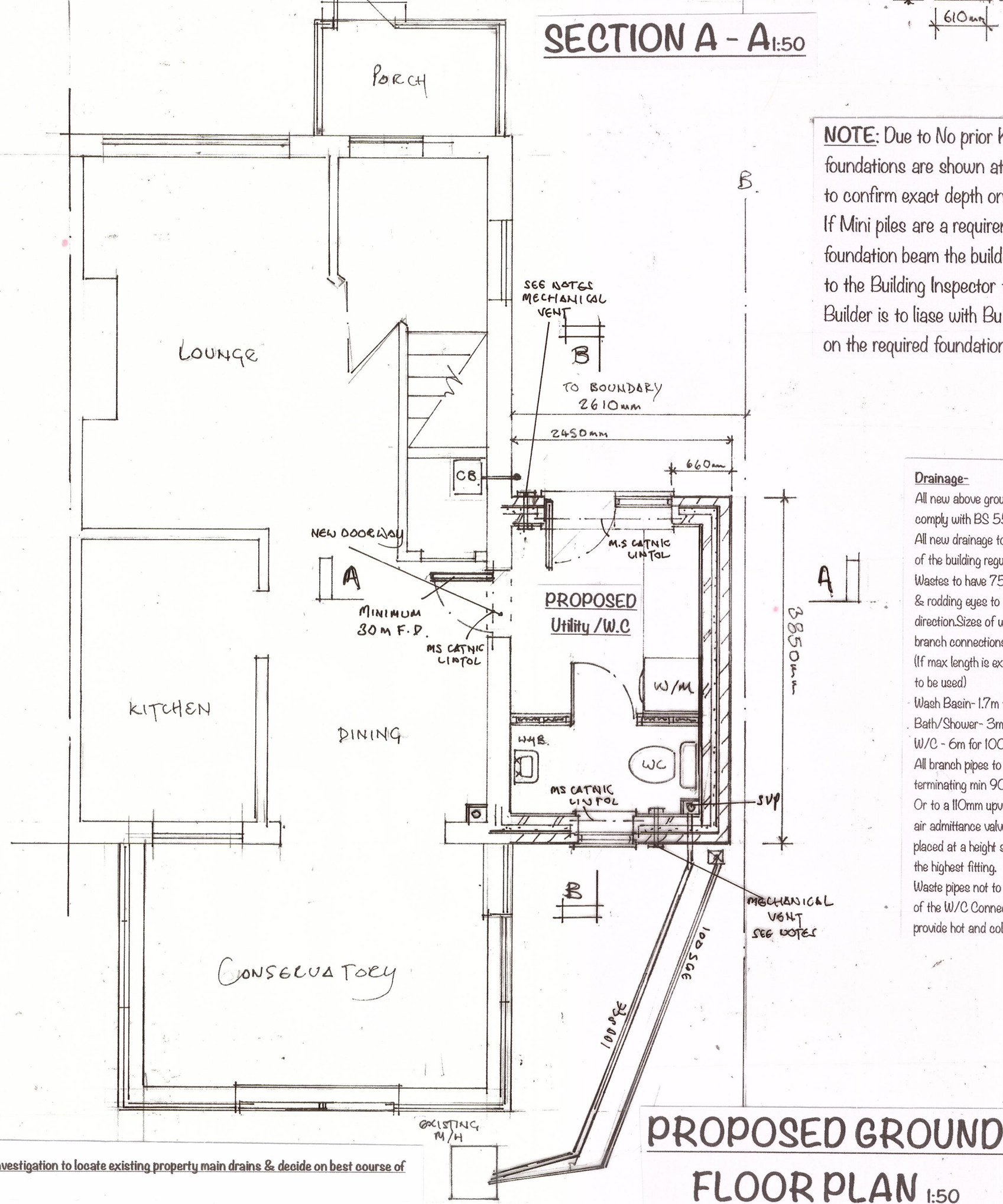


UNDERGROUND FOUL DRAINAGE (Builder is to do site investigation to locate existing property main drains & decide on best course of action to join new Rain water & foul water pipes.)
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS7158 and BS801. Builder is to liaise with the Building Inspector on any on site queries concerning the drainage for the extensions



NOTE: Due to No prior Knowledge on ground soil conditions the foundations are shown at a minimum depth required. Builder to confirm exact depth on site with Building control.
If Mini piles are a requirement to support below the concrete foundation beam the builder is to provide Piling design & details to the Building Inspector for prior approval before works commence.
Builder is to liaise with Building control on any questions / queries on the required foundations

Drainage:
All new above ground drainage and plumbing to comply with BS 5572:1978 (Sanitary pipework)
All new drainage to be in accordance with Part H of the building regulations.
Wastes to have 75mm deep anti-siphon bottle traps & rodding eyes to be provided at changes to direction, size of waste pipes and max length of branch connections.
If max length is exceeded then anti-vacuum traps to be used!
Wash Basin: 17m for 32mm pipe, 4m for 40mm pipe
Bath/Shower: 3m for 40mm pipe, 4m for 50mm pipe
W/C - 6m for 100mm pipe for single W/C
All branch pipes to connect to 100mm soil & vent pipe terminating min 900mm above any opening within 3m
Or to a 100mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that outlet is above the trap of the highest fitting.
Waste pipes not to connect on to SVP within 200mm of the W/C connection.
provide hot and cold water to all fittings as appropriate.



NEW SIDE EXTENSION SPECIFICATION

New Extension roof 'U' Value achieved 0.15W/m2K

Roof pitch 17.5 degree Min 20 degree max

Interlocking Concrete roof tiles on treated timber battens with New Fully Breathable earking felt membrane on 47mm x 125mm C24 Timber Roof joists with 400mm Quilted roll insulation laid between & over 47mm x 120mm C24 Timber ceiling joists (Height as per existing property with 12.5mm plasterboard & skim finish to Underside

New extension Cavity walls 'U' Value achieved 0.18W/m2K

Calculated in accordance with BS EN ISO 6946:2007

300mm Cavity construction comprising 102.5mm facing Brick to match & key into existing, 100mm cavity with stainless steel wall ties to BS 1243 1978, Maximum spacing 750mm Horizontal 450mm Vertical and 300mm vertical near any openings. The inner leaf to be 100mm 7n Blockwork 1400kg/m3 (K - Value = 0.51W/mK)

Cavity Insulation to be 90mm Thick rigid board Insulation (Thermacelase Cavity wall 2l or Similar) with a 10mm residual cavity (The cavity must be clear of mortar) Inside to be 12.5 foil backed plasterboard & 3mm skim on Plaster dabs.

Partition wall -

80mm x 50mm 016 timber studding at 400mm ctrs with 80mm quilt insulation between, Both sides to have 12.5mm plasterboard & skim

New Extension floor Specification -

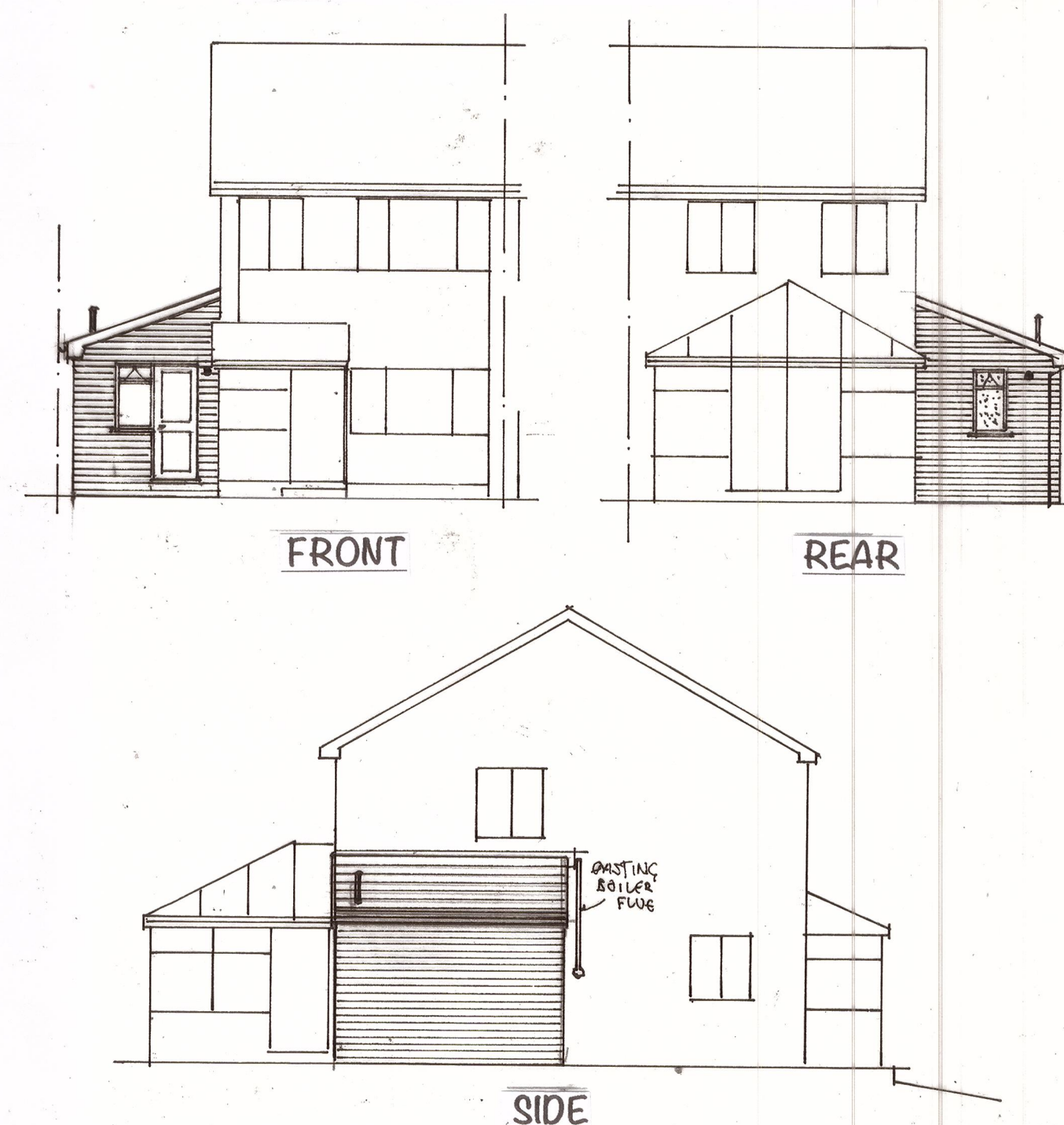
'U' Value achieved 0.18 W/m2K

Floors to be level with existing house floor

Inside surface down -

70mm Sand cement screed with 0.5mm Polythene separation layer beneath then 100mm Rigid Board PIR Insulation With 25mm perimeter insulation fitted with 150mm Concrete 1:2:4 2000kg/m3 laid on Visqueen Ultimate Geoseal DPM (Gas protection to BS8102:2009 CIRIA C748 & BS 8485 :2015) DPM to be lapped into DPC on 150mm sand blinded consolidated stone hardcore.

PROPOSED ELEVATIONS 1:100



NOTES (WHERE APPLICABLE)

- HOME OWNER/CLIENT & BUILDER MUST READ
- ONLY THE PLAN APPROVED BY BUILDING CONTROL TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL DIMENSIONS ARE TO BE SITE CHECKED BY BUILDER
- DO NOT SCALE DRAWING
- ANY NEW BRICKWORK IS TO MATCH & KEY INTO EXISTING.
- GLAZED AREAS OF WINDOWS IS TO BE MIN OF 1/10 FLOOR AREA, WINDOWS TO OPEN A MIN OF 1/20 ROOM FLOOR AREA GLAZING TO BE IN PLINKINGTON "K" GLASS LOW "E" WITH 16mm MIN CAVITY AIRSPAC FILLED U VALUE=1.6, NEW DOORS MIN UPVC DRAUGHT PROOF "K" GLAZED 15mm AIR FILLED CAVITY U VALUE 1.4W/m2K
- ALL NEW BEAMS & UNTELS TO HAVE A MIN BEARING OF 150mm, TIMBER MEMBERS MUST HAVE A 100mm MIN BEARING.
- ROOF & FIRST FLOOR MUST BE TIED DOWN TO WALLS WITH MS GALVANISED STRAPS OF 32mm x 5mm AT 1500mm CENTRES.
- NEW ROOF SPACE TO BE VENTILATED TO BS 5262-2, BACKGROUND VENTILATION 8000m2 EQUIVALENT AREA TO BE PROVIDED TO HABITABLE ROOMS
- NEW FOUNDATIONS/WALLS ARE TO CONFORM TO BUILDING REGULATION 1 & 2 / APPROVED DOCUMENT A
- THE FOUNDATION DIMENSIONS SHOWN ARE MINIMUM ONLY AND ARE GIVEN WITHOUT ANY KNOWLEDGE OF "ON SITE" SOIL CONDITIONS. IF THE EXISTING FOUNDATIONS OF THE PROPERTY HAVE TO TAKE ANY ADDITIONAL LOADS THEY SHOULD BE EXPOSED AND PASSED BY THE LA OR PRIVATE BUILDING CONTROL INSPECTOR ON SITE.
- ANY UNDERSTAIR DRAINAGE MUST BE EXPOSED & CHARGED BY 150mm CONCRETE.
- NEW WALL CAVITIES MUST BE INSULATED AS PER SPECIFICATION OR WITH B.C APPROVED INSULATION TO ACHIEVE THE MIN 'U' VALUE FOR WALLS.
- NEW STEELWORK MUST HAVE A MINIMUM FIRE RESISTANCE OF 30 MINUTES.
- ALL WALL CAVITIES ARE TO BE CONTINUOUS.
- ALL CAVITY BARRIERS TO E2/3/4 APPENDIX B2
- RO UNTELS BUILT INTO WALLS OVER DRAINS
- FOUNDATIONS WITHIN 1000mm OF DRAINS TO BE TAKEN DOWN TO TO DRAIN INVERT LEVEL.
- CAVITY CLOSURES TO HAVE VERTICAL & HORIZONTAL DAPS INSULATED TYPE.
- ALL NEW PLUMBING IS TO COMPLY WITH BS 5572.
- ALL MATERIALS USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- NEW DRAINAGE LAID TO SELF CLEANSING FALLS WITH RODDING ACCESS.
- NEW INSULATION TO BE INSTALLED AS PER "ROBUST DETAILS" ISSUED BY DEFRA.
- NEW LIGHT FITTINGS / BULBS TO BE HIGH EFFICIENCY TYPE C2.
- MAJOR OPERATED INTERLINKED SMOKE DETECTORS TO BS 5446 DOMESTIC or BS5446-12000 or BS5446-2 2003/100COMMERCIAL
- DETECTORS INTERLINKED WITH BATTERY/1 SHOWN AS:
- THE CLIENT / HOMEOWNER MUST INFORM THEIR NEIGHBOURS OF WORK TO BE CARRIED OUT ON OR NEAR TO BOUNDARY AS REQUIRED BY THE PARTY WALL ACT IN WRITING 2 MONTHS BEFORE WORKS BEGIN.
- THE CLIENT / HOMEOWNER IS RESPONSIBLE FOR CORRECT LOCATION / ACCURACY OF THE BOUNDARY SHOWN.
- THE BUILDER MUST BE AWARE OF THE REQUIREMENTS OF THE PARTY WALL ACT AND MUST STUDY THE BOOKLET AVAILABLE FROM THE LOCAL AUTHORITY BEFORE COMMENCING THE PROJECT.
- ELECTRICAL WORKS BY "COMPETENT PERSON SCHEME" MEMBER:
THE CLIENT / HOMEOWNER MUST SATISFY THEMSELVES THAT THE ELECTRICIAN (ETHER EMPLOYED VIA THEMSELVES OR BUILDING CONTRACTOR) IS QUALIFIED TO CARRY OUT ALL OF THE PARTS OF THE PROPOSED ELECTRICAL WORKS & TEST THE WORKS IN ACCORDANCE WITH BS 7671 THE IEE 18TH EDITION WIRING REGULATIONS AND IS FULLY AUTHORISED TO ISSUE RELEVANT CERTIFICATES AS REQUIRED BY PART P OF THE BUILDING REGULATIONS EFFECTIVE 1/10/05. ALL ELECTRICAL WORKS MUST MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) AND WILL BE DESIGNED, INSTALLED, INSPECTED, TESTED BY A PERSON COMPETENT & QUALIFIED TO DO SO AND A SELF CERTIFICATION CERTIFICATE BE SUBMITTED / ISSUED TO THE LOCAL AUTHORITY BY THE COMPETENT PERSON WITH 30 DAYS OF COMPLETION OF THE ELECTRICAL WORKS. THE CLIENT / HOMEOWNER MUST ALSO RECEIVE A COPY OF THE SELF CERTIFIED CERTIFICATE & A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE

- ELECTRICAL WORKS BY "NON-COMPETENT PERSON SCHEME" MEMBER
ALL WIRING & ELECTRICAL WORKS MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671 THE 18TH EDITION WIRING REGULATIONS & PART P ELECTRICAL SAFETY. ON COMPLETION OF THE WORKS A COPY OF THE INSTALLERS TEST CERTIFICATE COMPLIANT WITH BS 7671 IS TO BE PROVIDED TO THE CLIENT / HOMEOWNER & LOCAL AUTHORITY AND PRIOR TO ANY COVERING OF THE WIRING & CABLES OF THE INSTALLATION BE INSPECTED BY A "INDEPENDENT" COMPETENT PERSON" AND ON COMPLETION OF THIS INSPECTION IN ADDITION TO THE ABOVE STATED CERTIFICATE A ADDITIONAL "COMPETENT PERSONS" ELECTRICAL INSTALLATION CERTIFICATE COMPLIANT WITH BS 7671 TO BE PROVIDED TO THE HOMEOWNER/ CLIENT & LOCAL AUTHORITY. A COMPETENT PERSON MEANS A MEMBER OF CDDM ELECTRICAL COMPETENT PERSONS SCHEME.
- MECHANICAL VENTILATION TO BE FITTED AS FOLLOWS: BATHROOMS TO HAVE 15LTR/SECOND AIR CHANGE, KITCHENS AND OTHER AREAS TO HAVE A MIN OF 60LTR/SEC AIR CHANGE DUCTED TO EXTERNAL AIR. FANS TO HAVE A 15 minute OVER RUN TIME IN ADDITION THE WINDOWS TO THESE AREAS TO HAVE CONTROLLABLE VENTS OF MIN 25000m2.
- ANY WORKS CARRIED OUT ON THE GAS APPLIANCES OR CENTRAL HEATING SYSTEM MUST ONLY BE DONE BY A GAS SAFE REGISTERED CONTRACTOR/NEW BOILERS TO BE OF CONDENSING TYPE SEDBUK 90%.
- OIL FIRED SYSTEMS INSTALLED BY AN OTEED REGISTERED INSTALLER. EITHER INSTALLER MUST BE FULLY LICENSED / QUALIFIED TO INSTALL CONDENSING BOILERS AND MUST HOLD A CURRENT CERTIFICATE IN ENERGY EFFICIENCY FOR DOMESTIC HEATING OR AN EQUIVALENT QUALIFICATION. ON COMPLETION OF THE WORK (INCLUDING A FULL TEST OF SYSTEM) THE CONTRACTOR MUST PROVIDE THE HOMEOWNER / CLIENT WITH A COMPLETION CERTIFICATE. IN ANY CASE THE REGISTERED INSTALLER MUST BE FAMILIAR WITH CURRENT APPROVED DOCUMENT L.
- THERE MAY BE FEES DUE TO PAY TO THE LA OR PRIVATE BUILDING CONTROL BEFORE THE BUILDING INSPECTOR PASSES/ SIGNS OFF THE PROJECT, THE HOMEOWNER/CLIENT SHOULD CHECK WITH THEIR BUILDING CONTRACTOR.
- THE BUILDER MUST TAKE REASONABLE MEASURES TO PREVENT AIR LEAKAGE FROM THE PROPERTY IN AREAS AROUND DOOR & WINDOW FRAMES TO BE SEALED. FLOORS MUST BE AIRTIGHT AND ANY HOLES IN THE EXTERNAL WALLS FOR DRAINAGE EGT TO BE FULLY SEALED, ALL INSULATION TO BE CONTINUOUS WITHOUT AIR GAPS.
- PLYWOODS MUST MEET A MINIMUM STANDARD OF EN 13986 UNTIL THE TRADE TEST STANDARD HAS BEEN ESTABLISHED.
- THE DESIGNER (DRAWSLOP) IS NOT RESPONSIBLE FOR ANY VOIDS / DRAINS OR OTHER UNDERGROUND OBSTRUCTIONS FOUND NEAR OR UNDER THE BUILD SITE.
- A PROPER SUPPLY OF AIR IS TO BE PROVIDED TO THE KITCHEN IN ORDER THAT THE COOKING APPLIANCES CAN FUNCTION EFFICIENTLY WITHOUT CAUSING DISCOMFORT.
- A CONTINUOUS SUPPLY OF HOT WATER TO BE PROVIDED TO THE KITCHEN THAT DOES NOT EXCEED THAT LAD DOWN.
- ALL NEW STEELWORK IS TO BE 90 minute FIRE PROOF IE 2 x 10mm PLASTERBOARD LAYERS AND SKIN ON 50mm x 50mm TIMBER NOGINS @ 400mm CENTRES.
- THE CLIENT MUST BE SURE THAT THE SIZES OF THE ROOMS SHOWN ARE SATISFACTORY
- IF THE PROPOSED ROOF IS TO BE OF A GANGAILED TRUSS SYSTEM THE BUILDER MUST OBTAIN APPROVAL FROM BUILDING CONTROL FOR THE DESIGN/ TRUSS CALCULATION BEFORE WORK COMMENCES
- THIS PLAN IS PROVIDED FOR BUILDING REGULATION SUBMISSION / APPROVAL AND IF REQUIRED PLANNING PERMISSION AND DOES NOT TAKE INTO ACCOUNT ANY FAULTS IN THE EXISTING STRUCTURE OF THE PROPERTY.
- AMENDMENTS TO THE PLAN AFTER PLANNING PERMISSION HAS BEEN ACHIEVED MAY REQUIRE A NEW APPLICATION.
- IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR TO OBTAIN A COMPLETION CERTIFICATE FROM THE PRIVATE OR LA BUILDING CONTROL DEPARTMENTS ONCE THE FINAL CHECK HAS BEEN COMPLETED AND THE PROJECT IS SIGNED OFF BY THE BUILDING INSPECTOR.
- IF REQUESTED THE HOMEOWNER /CLIENT MUST INFORM THE LEASHOLDER OF THE PROPOSED WORKS/PROJECT THAT IS TO BE CARRIED OUT ON THE PROPERTY BEFORE WORKS COMMENCE
- IF THE HOME OWNER/CLIENT OR BUILDER COMMENCES ANY WORK WITHOUT FULL PLANS APPROVAL IN PLACE THEY DO SO AT THEIR OWN RISK AND THE DESIGNER (DRAWSLOP) WILL NOT ACCEPT ANY LIABILITY FOR ANY PERSONAL INJURY SUFFERED ALTERATIONS, COSTS, DELAYS OR LEGAL PROCEEDINGS RESULTING FROM THIS.
- AS NOTED THE DESIGNER (DRAWSLOP) WILL VISIT & MEASURE THE PROPERTY THEN DESIGN THE PROJECT TO THE CLIENTS WISHES, COMPLETE RELEVANT APPLICATION FORMS ACHIEVE AS BEST ON FEES AND PREPARE APPLICATION PACKS READY FOR SUBMISSION BUT WILL NOT TAKE PART IN ANY BUILDING WORKS.

PROPOSED
Single Storey Side Extension
(Creating Utility & W/C.)
For
Mr John Wood
No7 Cophorne Walk
Tottington
BL8 3JX

Drawn by
JRH-Hedup
johnhedup@bluewin.ch
Scale 1:100 & 1:50 @ A1