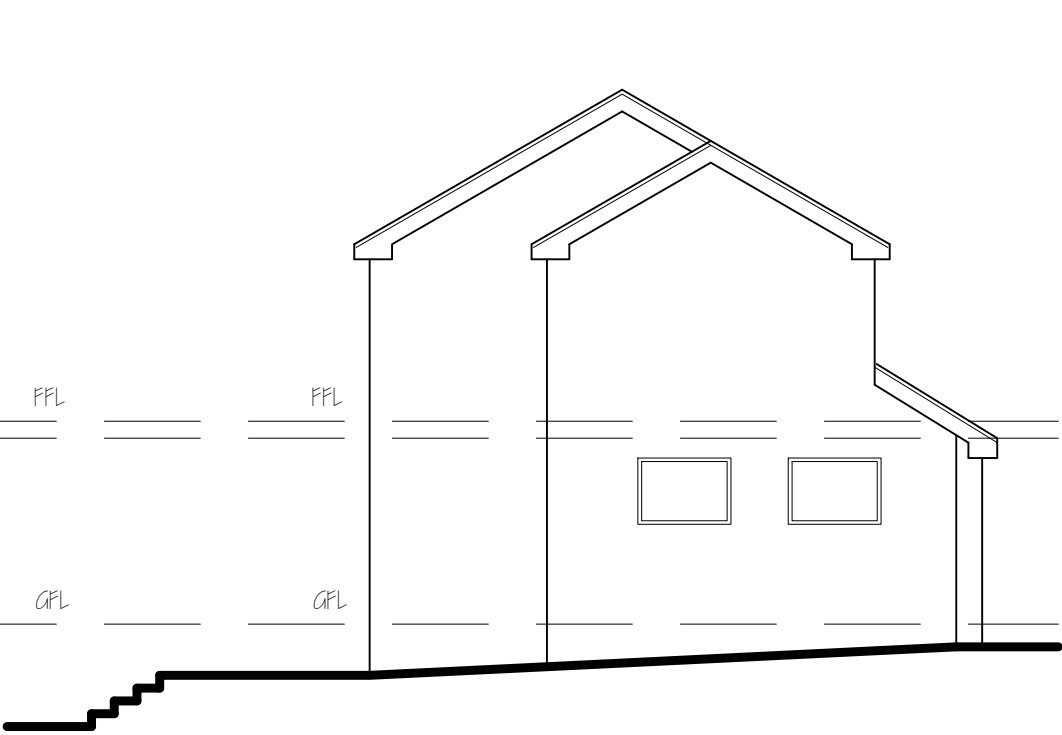
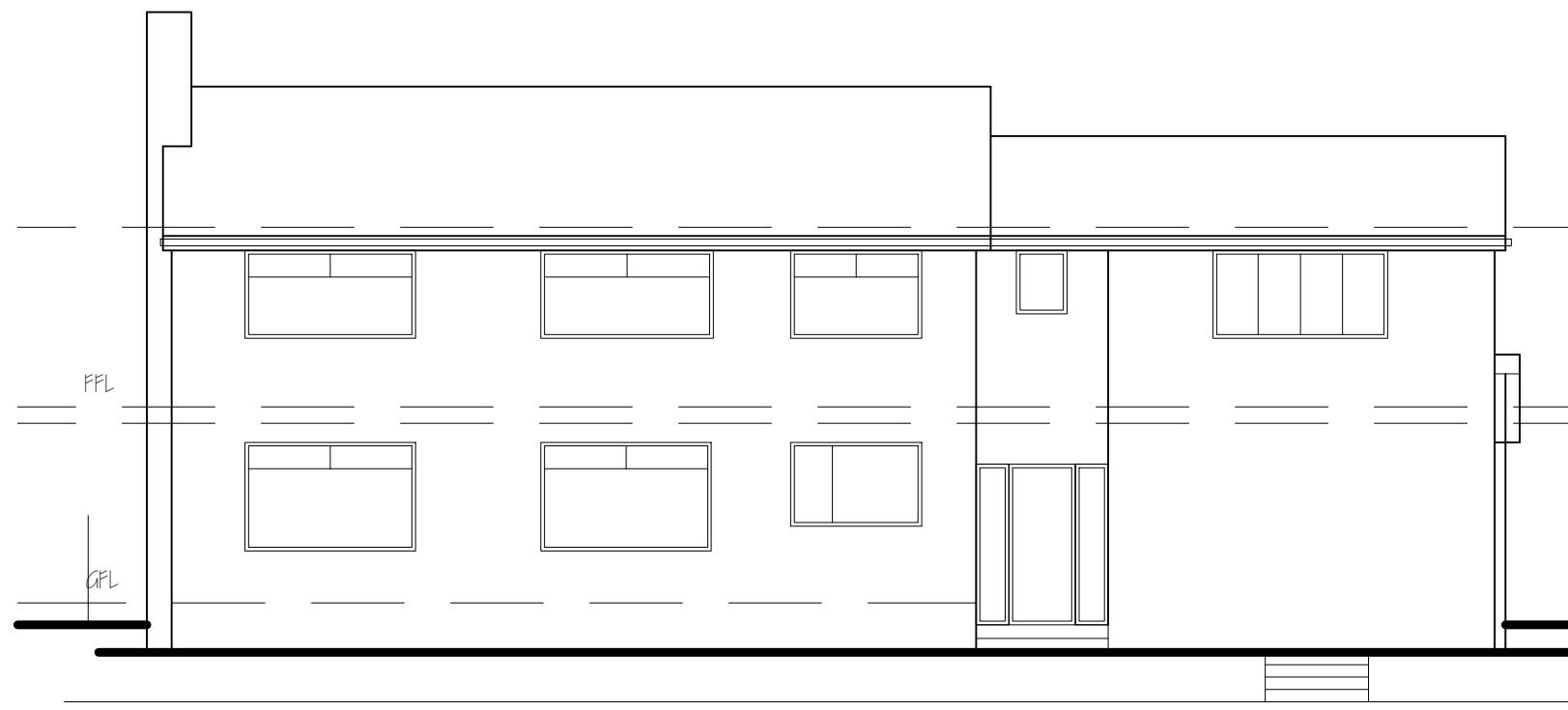




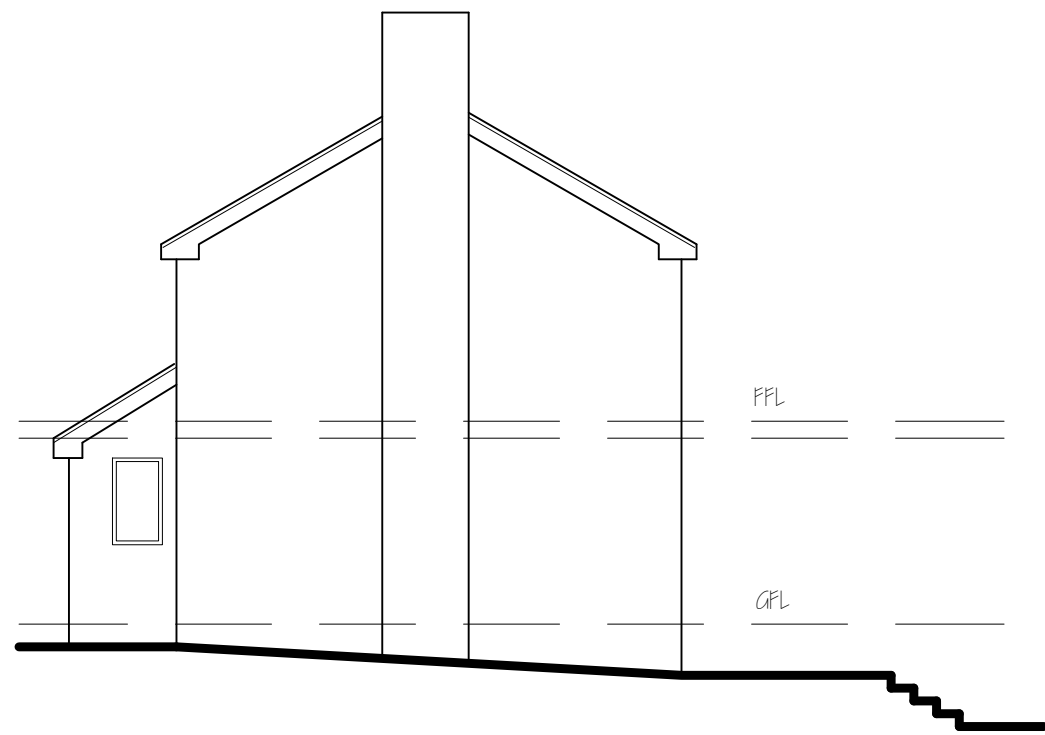
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

NOTES:
(WHERE APPLICABLE - ALL DIMENSIONS TO BE CHECKED ON SITE)
This specification and all other drawings to be checked and verified by the contractor prior to work commencing on site. This drawing is not to be used for construction purposes unless approved by the Local Authority.
This drawing has been prepared to comply with the current Building Regulations June 2006. Extension to be built in accordance with the Robust Construction Details as produced by the DTLR.

Specification
The intention of the drawing and specification is not to detail every aspect and or item of material to be used. It is expected that the contractor shall have the necessary experience and knowledge to undertake the works as depicted in this drawing/specification. Where discrepancies occur between the drawing and specification this shall be brought to the attention of the client prior to submission of the quote. Where this is the case it shall be deemed that the works identified or referred by the drawing and specification are included within the overall price submitted to the contractor. Where details are shown on the plan but not indicated in this specification or vice versa it shall be concluded that the contractor has provided for the works in their entirety.
The contractor shall allow for the provision of a scaffold to be erected to the side elevation to allow materials to be moved to the work area with a minimum of disturbance to the main house. The contractor shall protect all existing fittings, furnishings, decorations etc and shall ensure that dust and disturbance is kept to a minimum for the duration of the works.

- General Details**
- 1) All exposed timber to be treated with preservative prior to fixing.
 - 2) All drains to be connected to existing invert levels and laid to proper falls. New drainage to be 100mm pipes conforming to BS 5881 and manufacturer's recommendations. Where a drain passes over or under a load-bearing wall, a R.C. feed is to be provided. All drainage runs are assumed free; the correct position of existing drainage is to be confirmed on site.
 - 3) All services/meter installations etc. to be extended/repositioned or provided as necessary in conjunction with statutory undertakers requirements. (It is recommended that consultation takes place with all relevant statutory undertakers prior to commencement.)
 - 4) Draught seals to be fitted to the opening elements of all windows and doors.
 - 5) All wall frame junctions and service entries to be sealed.
 - 6) Trickle vents to habitable rooms to be minimum 8000 mm².
 - 7) All glazing to conform to part N/A of the approved documents.
 - 8) All timber to be SCS unless stated with preservative treatment.
 - 9) All R.C.'s to be bedded to concrete padstones and encased in 30 minutes fire resistant Fireline board.
 - 10) Provide and fix 30 minute fire resisting self closing doors to the following.
 - 11) Broken lines indicate existing doors, frames and walls to be removed and remaining surfaces to be made good to match existing.
 - 12) Minimum 300mm thick fibreglass quilt insulation (3 layers 100mm thick cross laid) at all roof voids.

GENERAL NOTES
All materials and construction works are to comply with the current BS standards and codes of practice. Building regulations schedules and specifications.
All materials and proprietary goods shall be suitable to their purpose and shall be stored moist and laid in accordance with their suppliers' / manufacturers' instructions or specifications.
The contractor shall take account of everything necessary for the proper execution of the works to the satisfaction of the inspector, whether or not indicated on the drawings.
Any variations from the drawing carried out without the Architects written agreement shall be the responsibility of the contractor.
The Architect has not been appointed to carry out inspections during the construction of this project and responsibility for standards of construction rests with the contractor / developer.
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
This drawing must be read with and checked against any structural or specialist drawings provided.
The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy is to be reported to client.
Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
All works to comply with the workmanship standards in BS8000 series and all to be in full compliance with the Building Regulations.
Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
Should the indicated thermal elements construction (walls / floor ceilings / roofs / windows / doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum U_v values for each element.
Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
Contractor shall remove all debris from site during the course of the building operations.
Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.

EXISTING SERVICES
There are no records of under ground services available within the site curtilage therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular - excavation works.

ASBESTOS REPORT
An asbestos survey report as not been carried out and therefore should the contractor find any evidence of asbestos related substances during strip out of the property then it should be reported to the client or supervising officer.

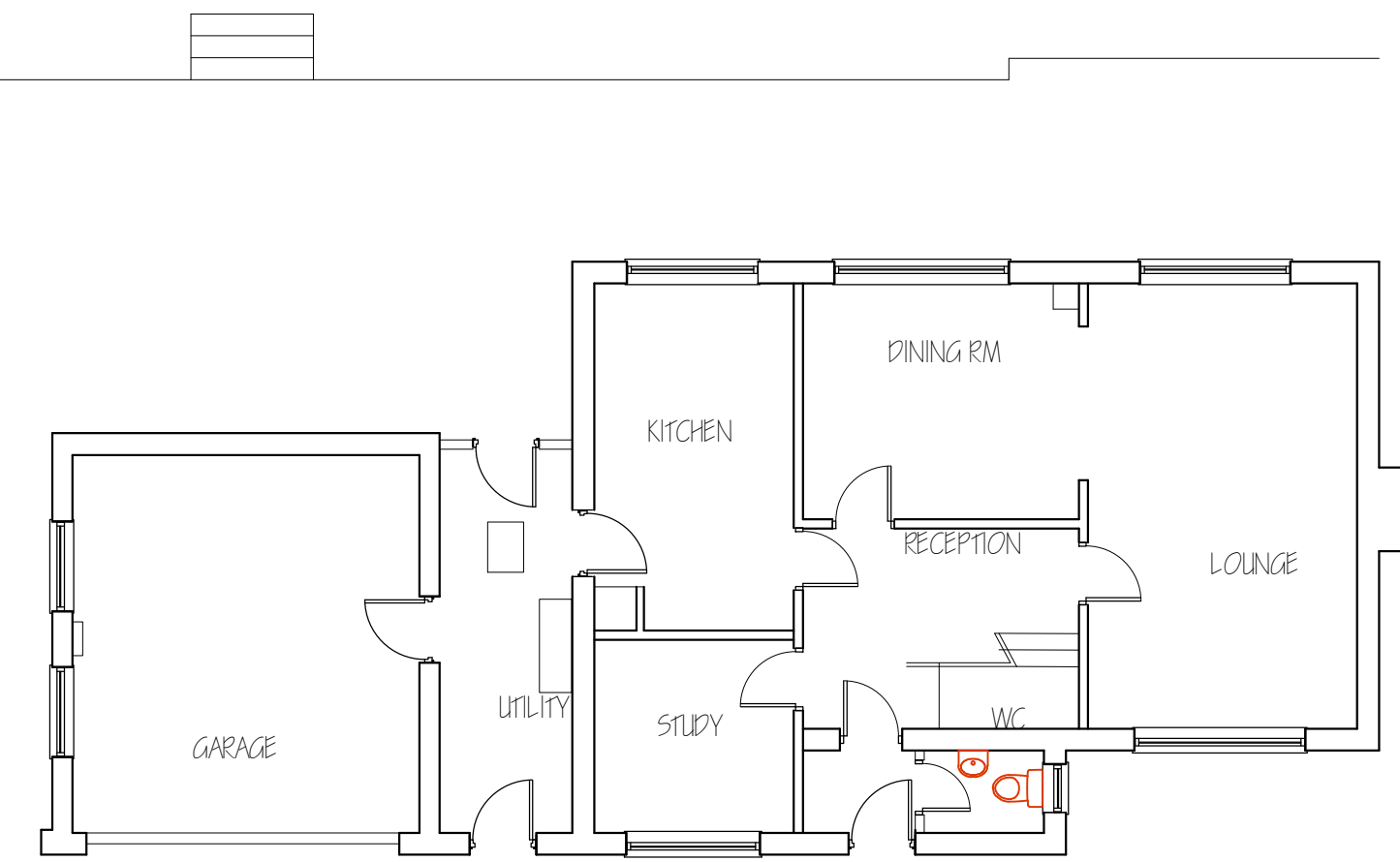
DRAINAGE
Above ground drainage to comply with BS 5572 1978. All vent pipes unless stated otherwise to terminate at roof level with roof tile outlet. Vent pipe outlets within 3m of adjacent windows to terminate 900mm above. New inspection chamber to be added as shown on drawing. Lead flashing where pipe passes through roof. 40mm dia wastes to sink & bath; 32mm to wash basin. Pipes exceeding 2m in length to be 50mm dia. All fittings to have 75mm anti-siphon traps. Sub stacks to terminate above flood level of highest fitting with automatic air admittance valve.

DRAINAGE
100mm UPVC under ground drainage (flexible or similar approved) with flexible joints connected to I.C. Provide rodding access points.
Encase internal SVP with 6mm plywood, paint finished, complete with access cover and removable access port cover. Soil waste pipe complete with slow bend and to discharge to main drains. Sanitary pipe work cages to be fixed to top of SVP in metal. WC pipe work must not allow light to pass through.
Boiler condensate may connect to sanitary pipe work, pipes to be minimum 22mm diameter, 75mm trap rodding points to SVP to be over the spill over level of the lowest connected appliance.
All drains running through walls to have R.C. frames over. All drains under building to be encased in 100mm concrete. C20/20 with level movement joint at each collar. Pipes passing through walls to be bridged over with 2 course deep R.C. levels, 50mm clear opening to be masked both sides with rigid plates to prevent ingress of vermin or soil.
New drainage to be Hepworth Super Slove or similar approved with 100mm diameter pipes. IC's to be Hepworth (polypropylene) Super Slove 100mm 900mm deep with 100mm diameter vents. Four drains at minimum: 1-40 fall and surface water drains at minimum 1:100 fall. IC's over 950 deep to be P.C.C. sections.
Rodding points to be provided at head of drain. Protect existing drains to be retained ensuring that manholes, gullies etc are not damaged and drains are kept free from debris at all times. Existing inspection chambers to be cleaned and inspected for internal defects. Any cracks, spalled or dislodged bricks to be replaced with equal and suitable engineering brick. Mortar for bedding in new bricks and/or pointing of defective bedjoints joints to be 1:3 cement/sand mix. Semi-universal gullies with filter buckets to driveway/driveway heads, discharging to existing surface water sewer.
All invert levels to be agreed on site.
All drains to be connected to existing invert level of property boundary and laid to proper falls - new drains to BS 8301 and manufacturers recommendations.
All drain runs are assumed free (the correct position of existing drains to be confirmed on site).
The Builder / contractor shall verify on site whether any existing drains on the site are combined or separate and shall ensure that correct connections are made, note - Check existing drains to determine if the system is separate or combined, if separate system ensure that new connections are made to appropriate drain (i.e. Foul to Foul / Sew to Sew and that there is no combination of above ground water systems).
Any drain running under proposal to be checked for damage, adequately protected and adequate rodding access is to be provided.
Below ground drainage to be approved 100mm plastic or clay drainage system laid at minimum 1 in 40 fall - bedded and rodded in accordance with manufacturer's recommendations.
Proprietary inspection chambers to be provided as indicated and as necessary to provide rodding access to drainage runs. Sizes to suit depth - as recommended by manufacturers.
Internal C's to have double steel ball drain cover fixed and C's in traffic areas to have heavy duty covers fitted.
All gullies to be back inlet and roddable - wastes to discharge below grating but above water line.
Drainage runs indicated on drawing are assumed - checks to be made on site to determine exact locations before works commences. All redundant drains to be capped and sealed.
Check to be made to determine if the existing drainage system is combined or separate. If system is found to be separate ensure that new connections are made to appropriate drain (i.e. Foul to Foul / S to S and that there is no combination of above ground water systems).
100mm dia SVP to be provided as indicated - accessible rodding eyes to base and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or rooflights. Weathered slate fixed to roof penetrations.
SVP castings (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions.
SVP castings to be demonstrable for waste pipe maintenance and rodding access.
Rainwater goods to be min 100mm gutters connecting to 75mm dia rags - installed to manufacturers recommendations.
Where wastes are fitted in roof void - fit insulated and draught sealed access hatch in ceiling for maintenance access.

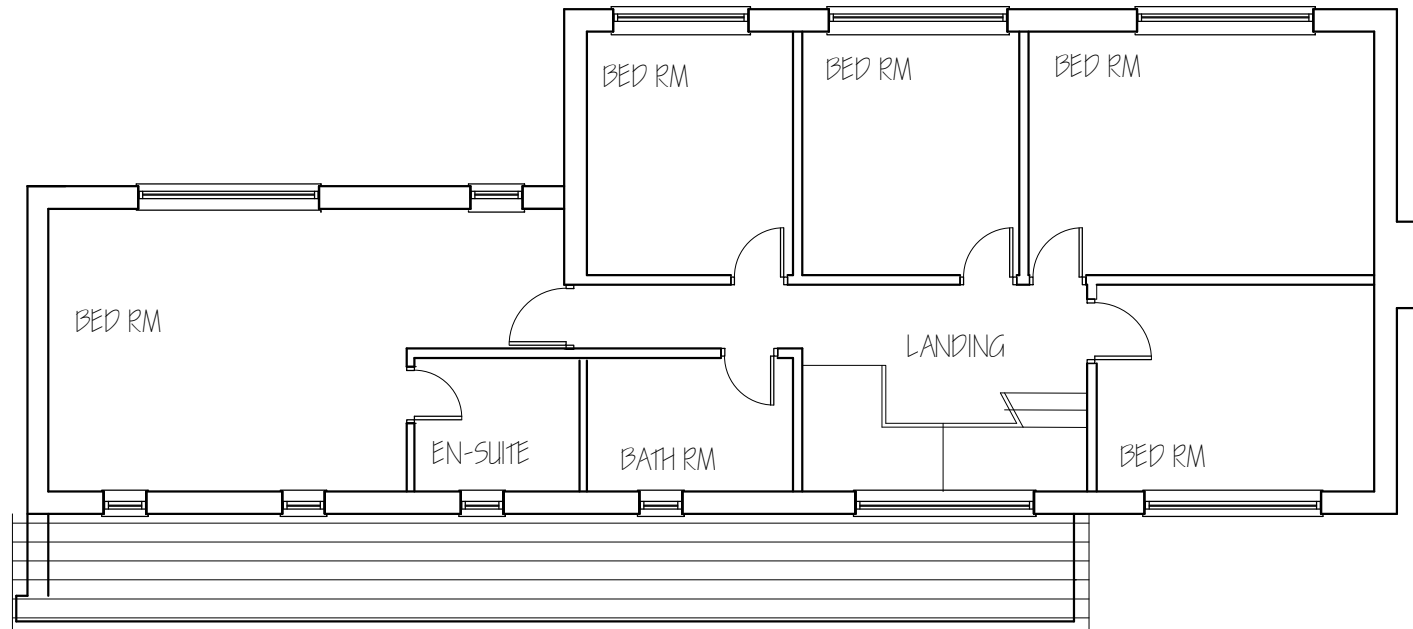
IC
IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 400mm diameter cover, all bases to be concrete with haunching and bedded as applicable. Cover slabs to BS5911 minimum reinforcement A142 mesh with covers to suit usage. Rodder pipes to be used where required. Limits over drains passing through walls and/or runs not terminating in an IC shall be fixed with rodding access points. Provide rodding access points to base of all SVP's.
Concrete base slab min 150mm thick C20/20, concrete bedding C20/20, finished with 40mm granolithic.
Note - Inspection Chambers located internally to be fitted with double steel screw down heavy duty cover.
Construct new inspection chamber over existing / new drain run including new connections to drain within inspection chamber using 100mm dia. Sign or other equal and approved under ground drain pipe work from 2 Nos roddable gullies with great access plates as indicated to take waste discharge from kitchen and rainwater from roof.
All drainage to be approved and inspected by L.A./C.C. prior to covering up.
Drains to be replaced / taken to existing mains near boundary, including IC and rodding eyes as necessary to suit site conditions. Provide rodding access at the junction and to the base of internal / external s.v.p. as required.

SANITARY PIPEWORK
Sanitary pipe work in accordance with BS5572 and soil pipes and accessories with BS4544, 100mm diameter SVP protected internally and surrounded in 25mm minimum glass fibre sound insulation quilt, if in a habitable room in 38 x38 softwood frame cut, covered with 6mm ply board and accessible throughout its length for maintenance and repair. Capped top of SVP terminating 900mm above any opening lights or venting in roof space using Durgal or admittance valve by Manly Extrusions or similar approved. Discharging directly into an inspection chamber via 100mm not bend. WC waste connected by 100mm pipe to SVP or direct to drain. L.B's, baths and sinks to have 75mm deep steel anti-siph trap (discharging) respectively through 20mm, 40mm and 40mm diameter waste pipe to SVP or directly to R.C.
Branch connections from washing machines to be 30mm dia with washing machine trap. Combined branch connections to be min 50mm dia max length of 20mm dia branch 1.2m, max length of 40mm dia. 4.0m.
Rodding points to be provided at points where access cannot be obtained by removing traps. All sanitary pipe work to comply with the recommendations of BS 5572. All waste pipes to be UPVC Corsten version or similar approved.

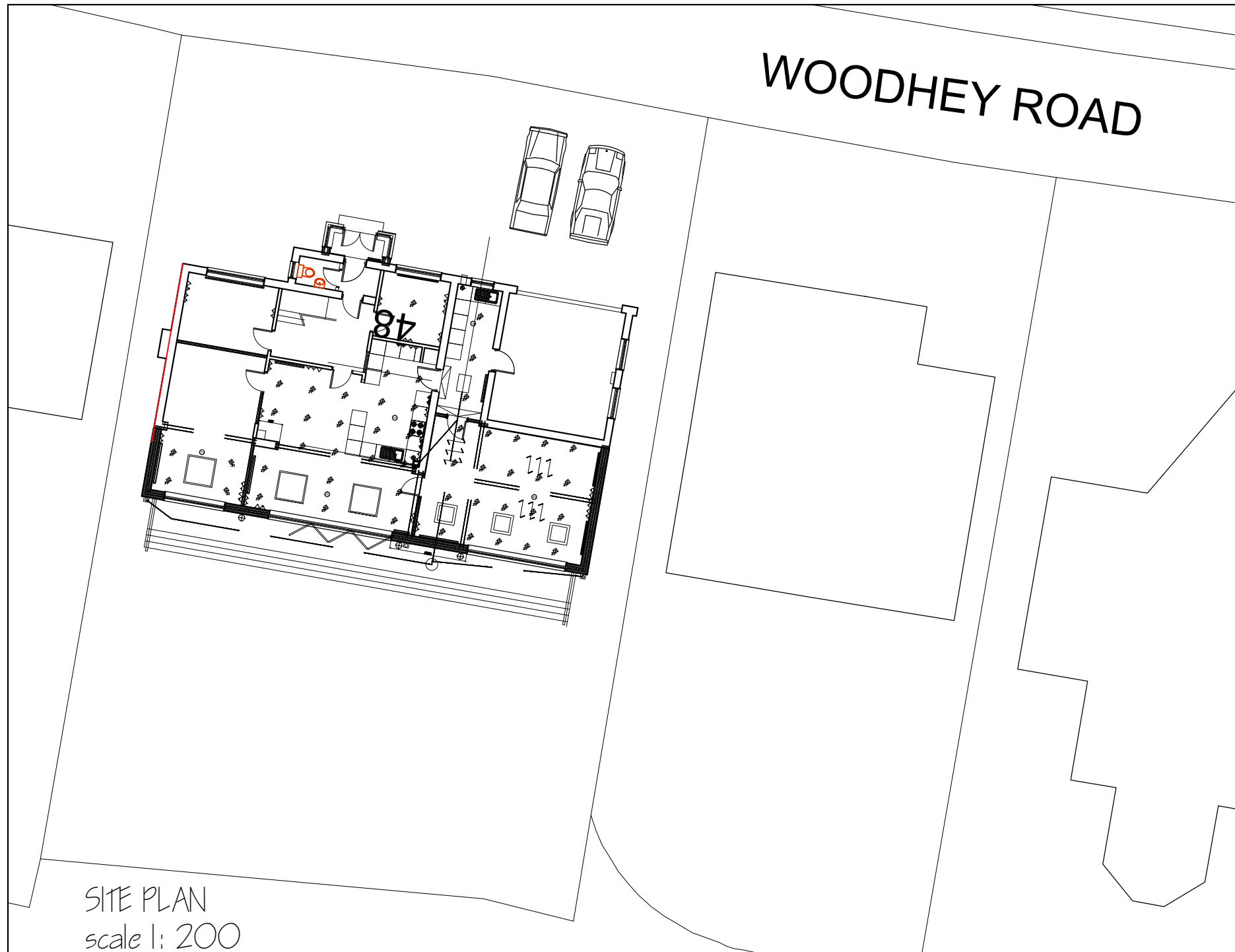
PLUMBING DETAILS
Where any new pipes combine the diameter of the waste pipe to be increased to min 50mm. 50mm pvc vent pipe to discharge 900mm above any opening within 3000 and be fitted with a cage pipe to be taken through the roof void and covering.
Bath room to incorporate mechanical extract ventilation capable of extracting at a rate of no less than 60m³ per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof (fixed with a condensation trap) 70mm soil pipes pass through floor rodding access points to be fitted at junctions with additional rodding access point at the base of pipe. Where relevant, soil pipes to be clipped to joints at max 200mm c/c at a 1:40 fall. Provide an insulated access trap for the purpose of maintenance and rodding points to be provided. Rodding access points within the roof void to be positioned as per building inspectors instructions. No opposed waste connections within 200mm of each branch. Kitchen sink to be provided with 75mm deep steel anti siph trap to discharge below grid level of trap and above water line.



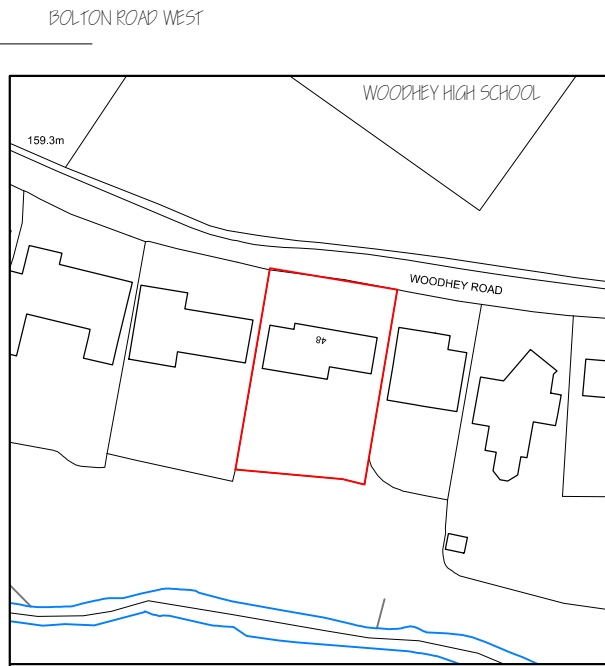
GROUND FLOOR PLAN



FIRST FLOOR PLAN

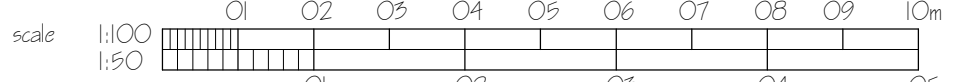


SITE PLAN
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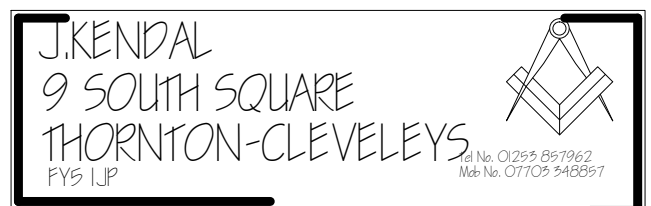


LOCATION PLAN
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LAYOUT AS EXISTING



ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE



Drawing Title
**PROPOSED SINGLE STOREY REAR
and FIRST FLOOR BED RM EXTN**
Project Title
**Mr and Mrs A. MIBELL
45 WOODHEY ROAD RAMSBOTTOM
BURY, BLO 9RB**

REV.	DRG. NO.
DATE	SCALE
SEPT 2021	1:100/1250 @ A1

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