

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.

No dimension to be scaled off this drawing.

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

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.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
COMBINED SYSTEM ASSUMED. CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

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.

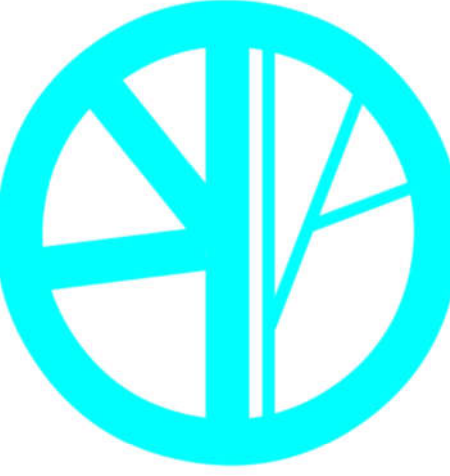
ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed operable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

ROOF LIGHTS
Min U-value of 1.4 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.40W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.



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Scale Bar in Metres.

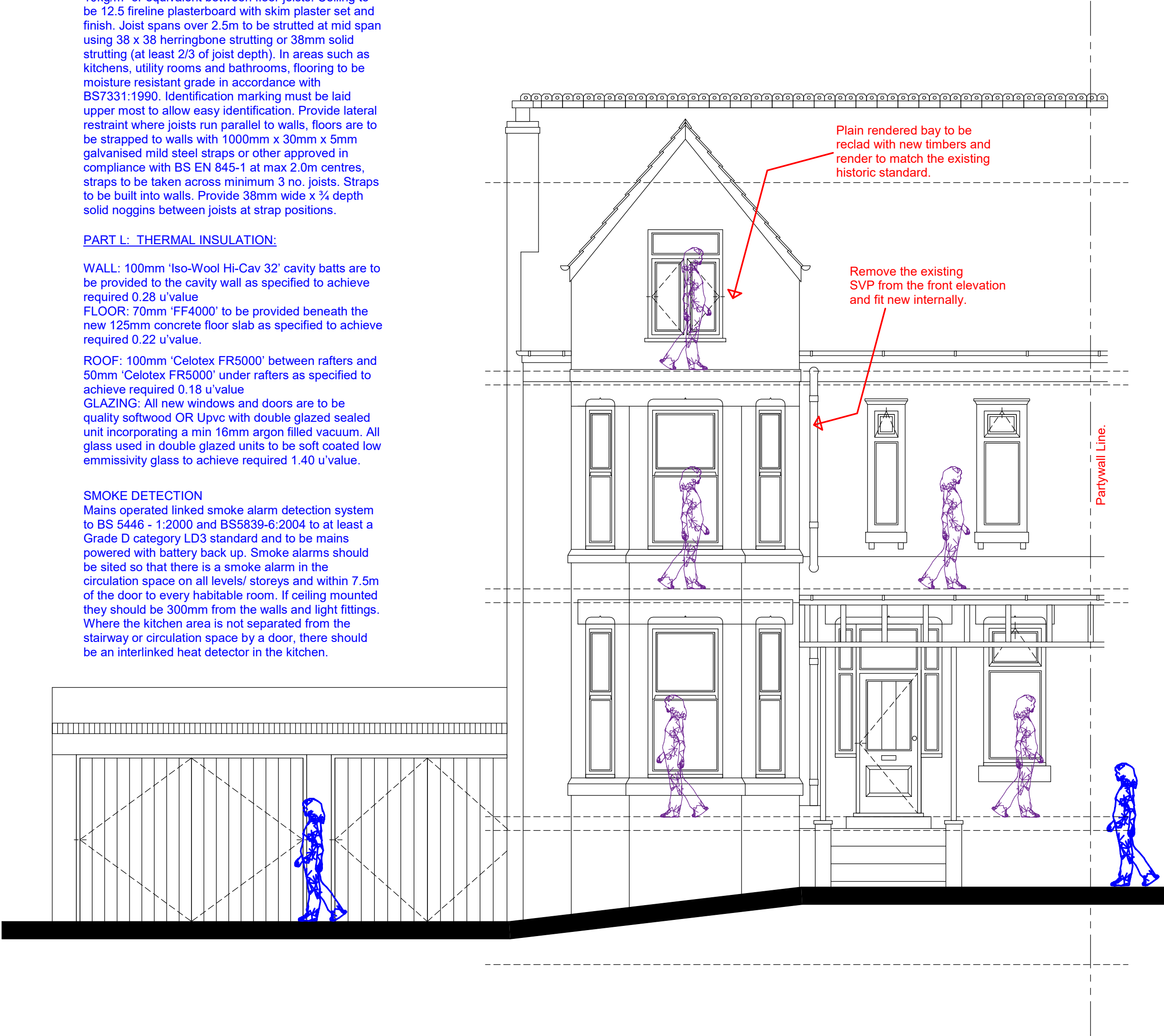


INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 150mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38 herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.

PART L: THERMAL INSULATION:
WALL: 100mm 'Iso-Wool Hi-Cav 32' cavity batts are to be provided to the cavity wall as specified to achieve required 0.28 u/value
FLOOR: 70mm 'FF4000' to be provided beneath the new 125mm concrete floor slab as specified to achieve required 0.22 u/value.
ROOF: 100mm 'Celotex FR5000' between rafters and 50mm 'Celotex FR5000' under rafters as specified to achieve required 0.18 u/value
GLAZING: All new windows and doors are to be quality softwood OR Upvc with double glazed sealed unit incorporating a min 16mm argon filled vacuum. All glass used in double glazed units to be soft coated low emissivity glass to achieve required 1.40 u/value.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS5839-6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

All dims are to be confirmed on site by builder.



Existing Front Elevation

ALL EXISTING LINTELS TO BE CHECKED FOR SUITABILITY TO SUPPORT THE ADDITIONAL LOAD. CONFIRM WITH THE APPROVED INSPECTOR.

Existing bay to be rendered with new timber tudor effect boarding to match the historic standard.

Roof tiles are to be match the existing and be laid in accordance with the manufacturers details. Note: tiles to match existing in colour, texture.

Code 4 lead valley gutter as spec.

Overhanging dentilled eaves to match the style of the existing dwelling.

Feature ridge tiles.

Roof tiles are to be match the existing and be laid in accordance with the manufacturers details. Note: tiles to match existing in colour, texture.

Smooth faced stock facing brickwork and mortar bed to match the existing.

Fascia, barge 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.

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

Builder to confirm the dpc level on site.

New side opening/folding timber garage doors painted with oil based exterior paint.

Builder to fit sandstone cills and lintels to match those of the existing dwelling.

Proposed Front Elevation

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Iso wool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooftlights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

PIPEWORK THROUGH WALLS
Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.
Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

BEAMS
Fit top flange of new beams directly beneath the existing ceiling. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nulifire S or similar intumescent paint to provide 1/2 hour fire resistance.

WALL TIES
All walls constructed with stainless steel vertical twist type retaining wall ties built in at 750mm ctrs horizontally, 450mm vertically and 225mm cts at reveals and corners in staggered rows. Wall ties to be suitable for cavity width and in accordance with BS 1243.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both leafs minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.4 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572.1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m 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 wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

BACKGROUND AND PURGE VENTILATION
Background ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within the window frame to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²
Purge ventilation - New Windows/rooftlights to have operable area in excess of 1/20th of their floor area, if the window opens more than 30° or 1/10th of their floor area if the window opens less than 30° Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO BATHROOM
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

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 bscp1 860. All timber (non-structural) to be vac-vactreated.
Decoration, apply 2 coats emulsion paint to walls & ceiling to bscp231.
Internal s.w. Primed & painted 2 coats gloss.
All services shall be connected in compliance with the statutory authority requirements.

PART TWO STOREY, PART THREE STOREY EXTENSION TO THE SIDE AND REAR OF THE EXISTING DWELLING + ALTERATIONS TO THE FRONT SIDE AND REAR GARDENS.

BUILDING PLANS
PROPOSED LAYOUTS

CLIENT :
MR CRAIG ELLABY
42 PRESTWICH PARK
ROAD SOUTH
PRESTWICH
MANCHESTER
M25 9PE

DRAWN:	DATE:	Job Reference:	REV:
	02/10/17		
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PART TWO STOREY, PART
THREE STOREY EXTENSION
TO THE SIDE AND REAR OF
THE EXISTING DWELLING +
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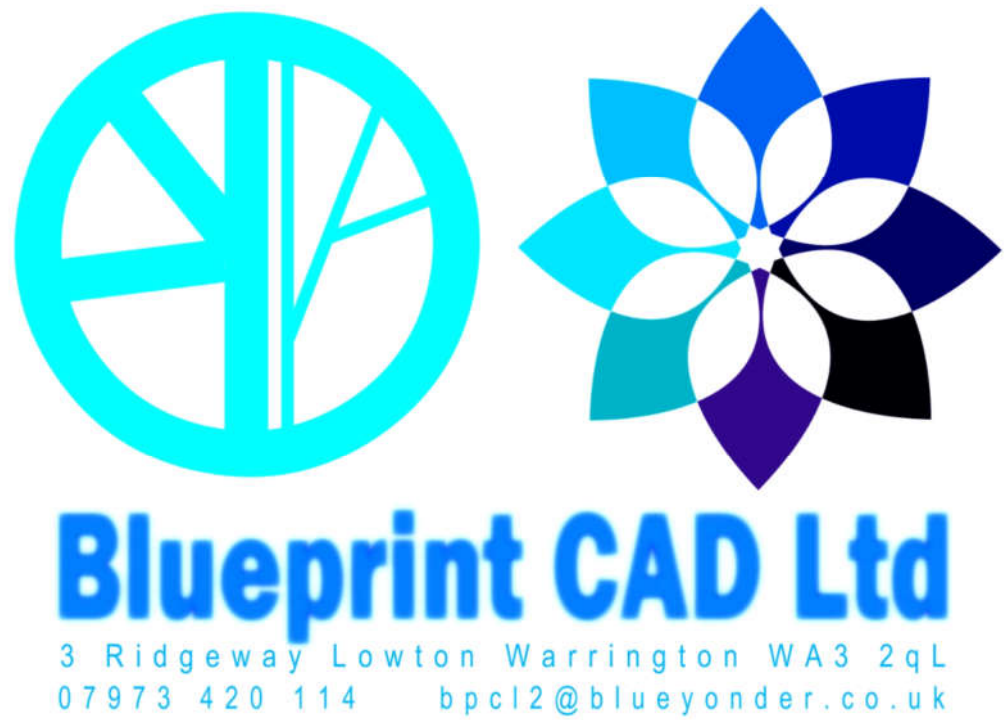
BUILDING PLANS
PROPOSED FRONT ELEVATION

CLIENT :
MR CRAIG ELLABY
42 PRESTWICH PARK
ROAD SOUTH
PRESTWICH
MANCHESTER
M25 9PE

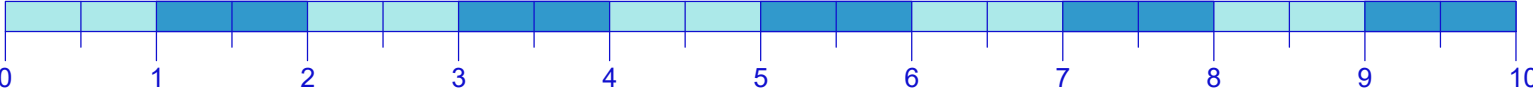
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Scale Bar in Metres.

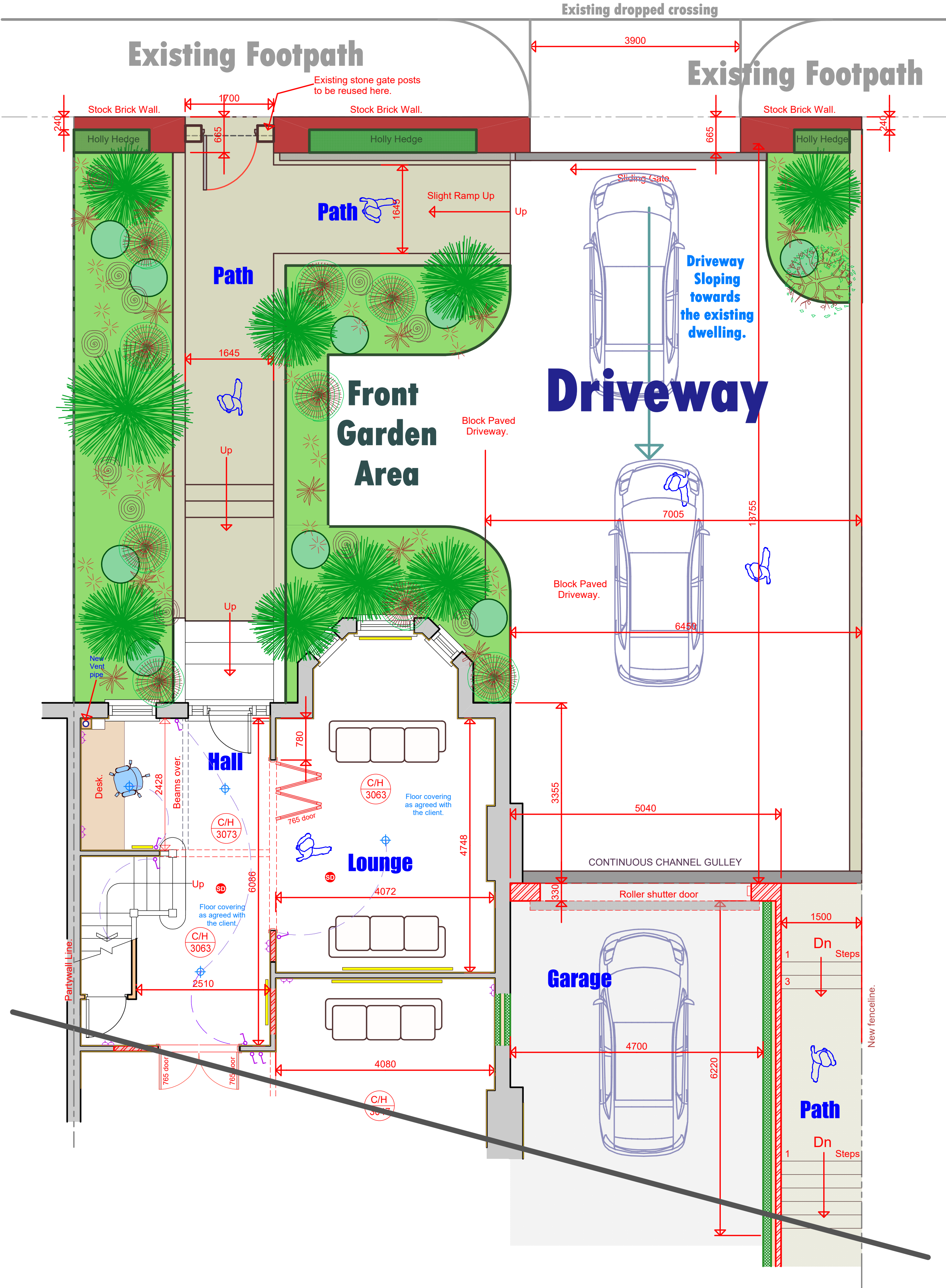


Legend

- Clematis 'Etoile Violette'
- Evergreen 'buxus sempervirens'
- Jamaica primrose 'Argyranthemum'
- Variegata 'Scrophularia auriculata'
- Voila Icequeen series + Narcissus 'Ice follies'
- Eucryphia x nymansensis 'Nymansay'
- Crambe Cordifolia



Proposed Fence/Gates to Front Elevation



Proposed Fence/Gates to Front Layout

Basement walls and floor:

All basement walls as shown to be tanked with 'wykamol 500 delta membrane system' complete underground waterproofing system for tanking existing/new basements. All work to be carried out in accordance with the manufacturers specific details. All damp proofing work to be backed with 25 years insurance backed guarantee. Basement floor to be constructed as follows. The existing floor slab is to be broken out and removed from site. A new 100mm thick floor slab is to be laid on the excavated to level compacted sub floor. **Under no circumstances are the existing foundations to be undermined, builder to confirm on site.** On top of the new floorslab lay 'wykamol 520 delta membrane system' in accordance with the manufacturers specific details. Lap with the wall membrane as manufacturers instructions. Lay 50mm thick 'celotex XR300' floor insulation on top of the membrane and finish with 18mm thick t&g moisture resistance chipboard.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

WALLS BELOW GROUND

All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

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 g/l 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 bscp1 860. All timber (non-structural) to be vac-vactreated. Decoration, apply 2 coats emulsion paint to walls & ceiling to bscp231. Internal s.w. Primed & painted 2 coats gloss. All services shall be connected in compliance with the statutory authority requirements.

1.00 GENERAL ITEMS:

1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works. It is recommended, however, that the Contractor visits the premises prior to submitting his Tender. It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works. Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained. 1.02 The Works are indicated upon the following drawings 330/001,2,3,4,5,6. 1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions. 1.04 Any damage caused by the Contractor or his Sub Contractors shall be made good at his own cost, and to the full satisfaction of the Client. 1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract. 1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition. 1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations. 1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice. 1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works. 1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy condition. 1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions. 1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement. 1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items. 1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

NOTES

1. Refer to all relevant specifications. 2. Do not scale. Work only from figured dimensions. The Contractor will be responsible for taking all necessary measurements on site relating to the existing construction. 3. This drawing is 'as proposed' the Contractor must visit the site to establish the nature of the existing construction, and the extent any propping required, before tendering and carrying out works on site. 4. In order to prepare this drawing, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time existing construction be exposed which does not agree with this drawing or dimensions vary then Engineer should be informed immediately. The Contractor should ensure that there is good liaison at all times between himself and the engineer. 5. All drains and their connections are to be checked for soundness and if necessary replaced using extra strength 'Hepseal' or 'Hepseal', or similar in a minimum of 150mm stone bed and surround. If necessary replace gullies and set in a minimum of 150mm concrete bed and surround. N. B. Any drain found to be defective, outside the scope of the work and not affecting the stability of the property, but which requires replacement, will be the responsibility of the Insured unless agreed by the owner. 6. **STABILITY OF EXISTING STRUCTURE.** The Contractor is to be responsible for the stability of the existing building and earthworks on the site, and must take all necessary precautions to safeguard the stability at all times. 7. **UNDERPINNING NOTES** EXCAVATION BELOW THE LEVEL OF THE EXISTING FOUNDATIONS MUST BE CARRIED OUT IN STAGES IN ACCORDANCE WITH THE STRUCTURAL ENGINEERS DETAILED DRAWINGS. NO SUCH EXCAVATION AT ANY STAGE IS TO BE COMMENCED WITHOUT THE STRUCTURAL ENGINEERS PRIOR APPROVAL AND UNTIL THE PREVIOUS STAGES HAS BEEN COMPLETED.

EXTRACT TO UTILITY ROOM

To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

STRIP FOUNDATION

The foundation design is dependent upon the actual site conditions uncovered once foundation excavation works have commenced on site. Builder to confirm all foundation works with the approved inspector prior to the placement of any concrete. Foundations are only to be concreted after Building Inspector approval of on-site work. All sizes are provisional and to be agreed on site with the Building inspector. Provide 375mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2 and be C35 grade. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

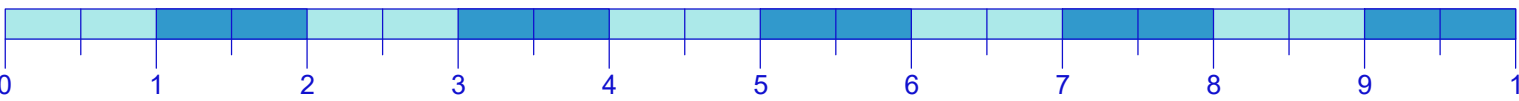
BEAMS AND ELEMENTS OF STRUCTURE

Fit top flange of new beams directly beneath the existing ceiling. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the calculations and details. New steel beams and the elements of structure are to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or alternatively painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

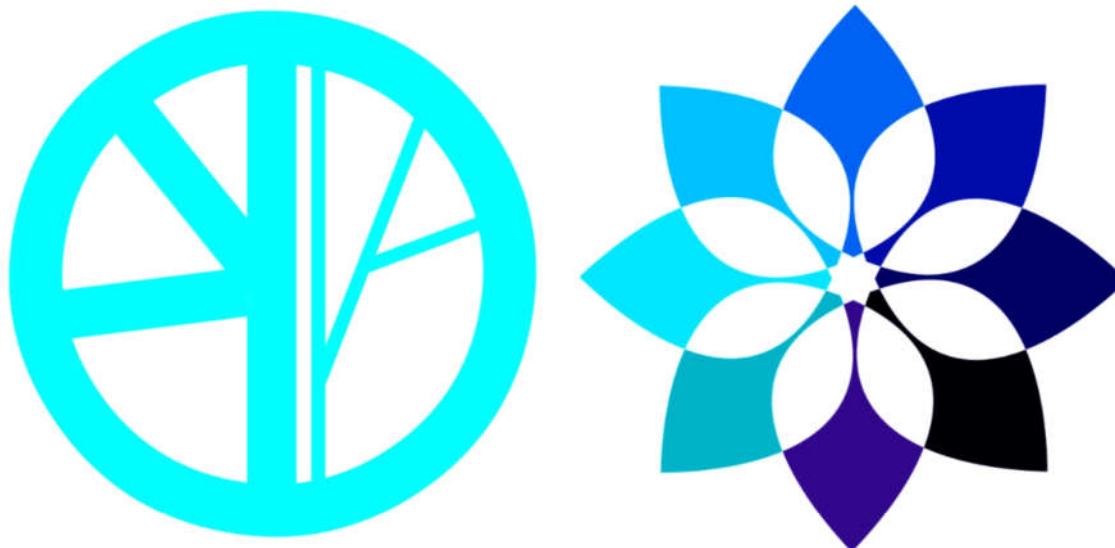
Full Fill Cavity Wall

To achieve minimum U Value of 0.28W/m²K New cavity wall to comprise of 105mm facing brick to match existing. Full fill cavity with 100mm 'Iso-Wool Hi-Cav 32' cavity insulation batts as manufacturer's details. Inner leaf to be 100mm solid concrete block. Internal finish to be 12.5mm plasterboard on dabs.

Scale Bar in Metres.

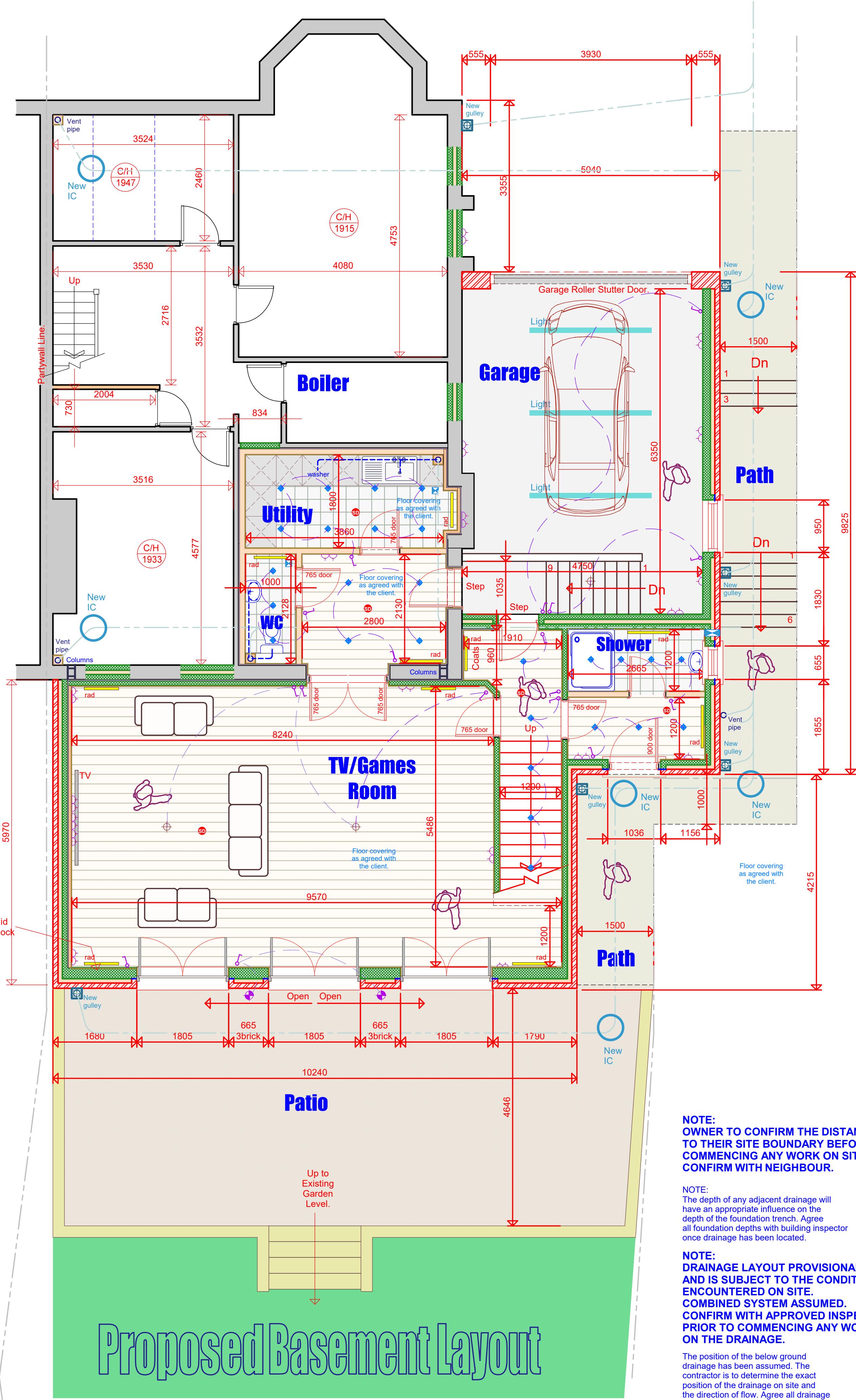


All dims are to be confirmed on site by builder.



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ALL WIRING FITTINGS ARE TO BE FROM THE 'MK LOGIC PLUS' RANGE OR AS AGREED WITH CLIENT. ALL IN WHITE OR AS AGREED WITH THE CLIENT.

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

CORGI REGISTERED PLUMBER FIT NEW BOILER IN ACCORDANCE WITH APP. DOC. J. CONFIRM FINAL POSITION WITH THE OWNER AND BUILDING INSPECTOR.

ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

Indicates extract fan in ceiling ducted through to outside air.

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

BUILDER TO CONFIRM THE ACTUAL POSITION OF THE SITE BOUNDARY UPON COMMENCEMENT OF BUILDING WORK AND AGREE WITH CLIENT AND NEIGHBOUR.

New boiler fitted by 'Gas-Safe' Plumber.

Energy efficient brushed chrome downlighters with dimmable transformer.

100w external lamps as agreed with client.

Wired in smoke detector/sounder.

Wired in heat detector/sounder.

Fused socket

Double switched socket min 400mm above f.l.l.

Double switched socket high level (above worktop.)

Extract fan with overrun facility.

One way light switch.

External power supply, i.e. Aquatex 56 Colortec socket, or similar approved.

MK pendant light fitting.

Brass external tap fitted by 'Gas-Safe' plumber.

New radiator sized by plumber.

ALL FOUNDATIONS ARE TO BE TAKEN DOWN TO A DEPTH AS AGREED WITH THE BUILDING INSPECTOR. CONFIRM DEPTH WITH CLIENT FOR ANY FUTURE WORK.

Connect new drainage to the existing with the required adaptors.

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.

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

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.

NOTE: DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

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.

EXISTING TO NEW WALL Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.

EXTRACT FOR SHOWER ROOM

Provide mechanical extract ventilation to shower room ducted to external air capable of extracting at a rate of not less than 15 litres per second. Vent to be connected to light switch and to have 15 minute overrun if no window in the room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C

W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch, to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

Proposed Basement Layout

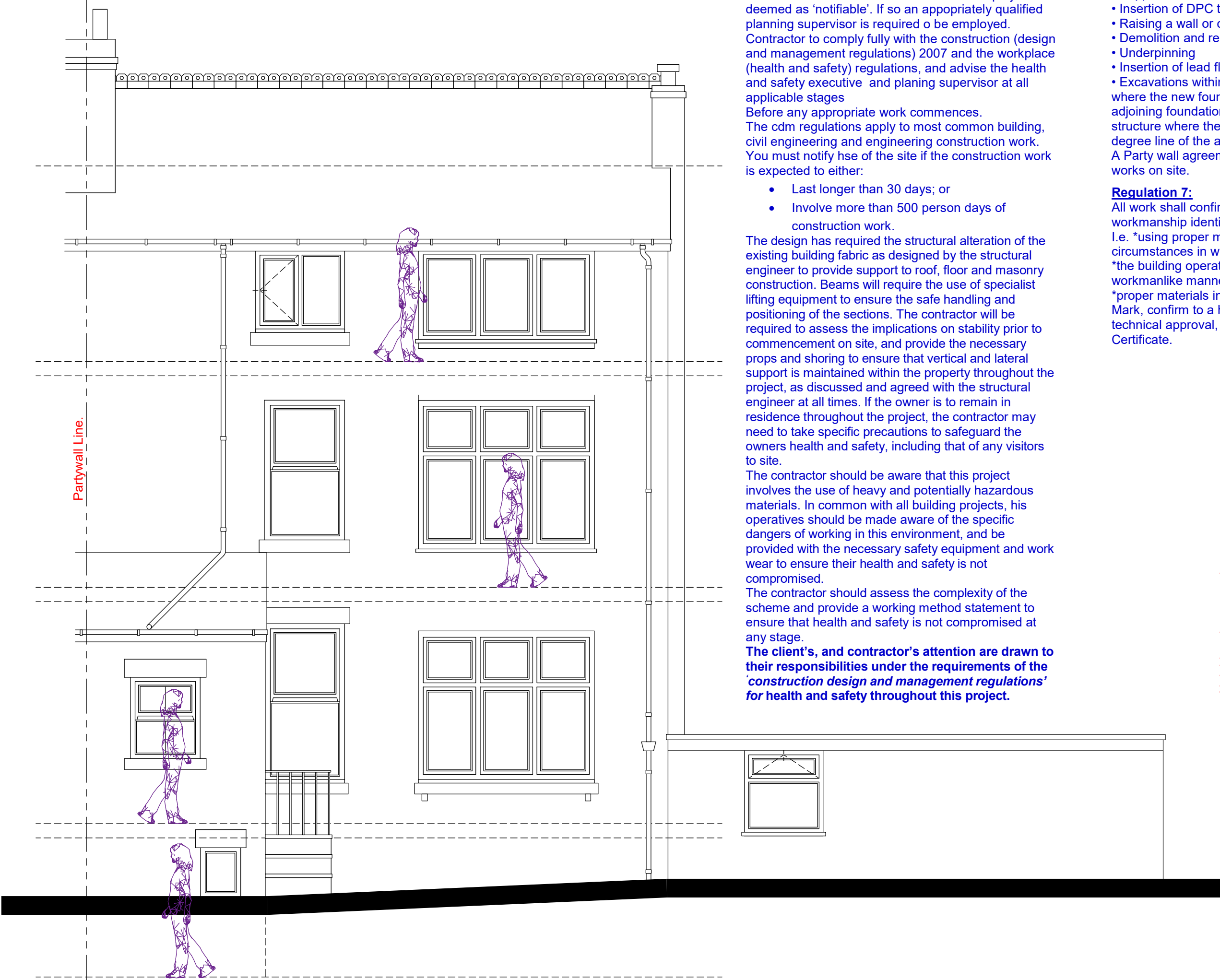
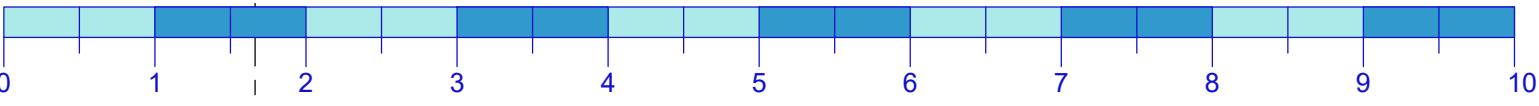
PART TWO STOREY, PART THREE STOREY EXTENSION TO THE SIDE AND REAR OF THE EXISTING DWELLING + ALTERATIONS TO THE FRONT SIDE AND REAR GARDENS.

BUILDING PLANS
PROPOSED LAYOUTS

CLIENT :
MR CRAIG ELLABY
42 PRESTWICH PARK
ROAD SOUTH
PRESTWICH
MANCHESTER
M25 9PE

DRAWN:	DATE: 26/01/17	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/005	B

Scale Bar in Metres.



Existing Rear Elevation

All dims are to be confirmed on site by builder.

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

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.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. COMBINED SYSTEM ASSUMED. CONFIRM WITH APPROVED INSPECTOR PRIOR TO COMMENCING ANY WORKS ON THE DRAINAGE.

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.

Structure/underpinning/steelwork:

A structural engineer is to appraise the existing and new building structure to ensure that is capable of supporting the new loadings without any adverse affect to the existing structure. 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. Blueprint cad ltd's responsibilities are to obtain planning permission, and obtain building regulations approval for the proposed building work. No site inspections are to be made by blueprint cad ltd to inspect any building work as it progresses on site. The responsibility of build quality is the builders and to be checked for quality by the owner of the owners representative at all appropriate stages.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

Part a: superstructure

External wall construction to be 100mm facing brickwork as agreed with client, 100mm cavity, 100mm internal leaf of concrete blockwork. 100mm insulation (Iso-Wool Hi-Cav 32) to be fixed to cavity face of inner leaf. No cavity required

Stainless steel vertical twist type wall ties to be provided at min 750mm c/c's horizontally. 450mm c/c's vertically, reduced to 300mm within 225mm from the sides of all openings.

Compressive strength of brick outer leaf to be min 20 n/mm²

Compressive strength of blockwork inner leaf to be min 7 n/mm² unless specified otherwise by structural engineer. Use 'thermatite hi-strength 7' or similar approved for the inner leaf.

Mortar to comply with bs5628pt. 1: 2005 and match the existing in colour and texture as closely as possible.

Lateral support at roof level to be provided by 30x5mm. Galvanised mild steel straps at not more than 2.000m c/c's taken over the first three rafters. Fit 100x50 noggins between rafters under straps.

Roof covering to be laid in accordance with relevant code of practice and manufacturers details, on 38x25mm sc3 treated s.w. Tile battens on, 'tyvek' breathable roofing membrane on rafters nailed to 100x50mm wallplate with 2no 90x4mm nails. Wallplate to be

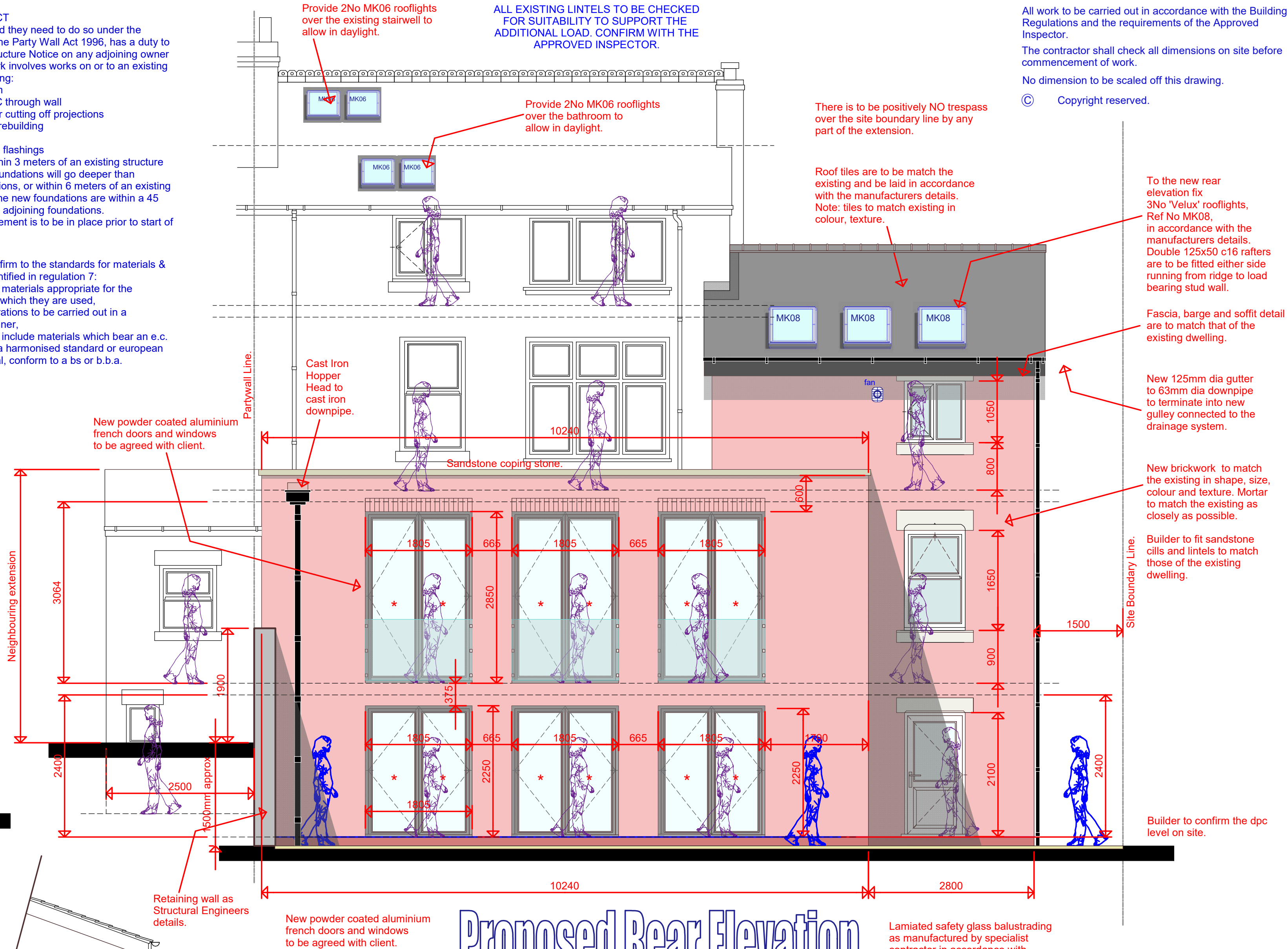
securely strapped to blockwork inner leaf by 1200x30x5mm galvanised mild steel straps at 1800 mm c/c's. Straps taken min.1200mm down wall. For all roof timber sizes see the rafter layout and the ceiling joint layout.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

Regulation 7:

All work shall conform to the standards for materials & workmanship identified in regulation 7: I.e. "using proper materials appropriate for the circumstances in which they are used, "the building operations to be carried out in a workmanlike manner, "proper materials include materials which bear an e.c. Mark, confirm to a harmonised standard or european technical approval, conform to a bs or b.b.a. Certificate.



Proposed Rear Elevation

Glazing:

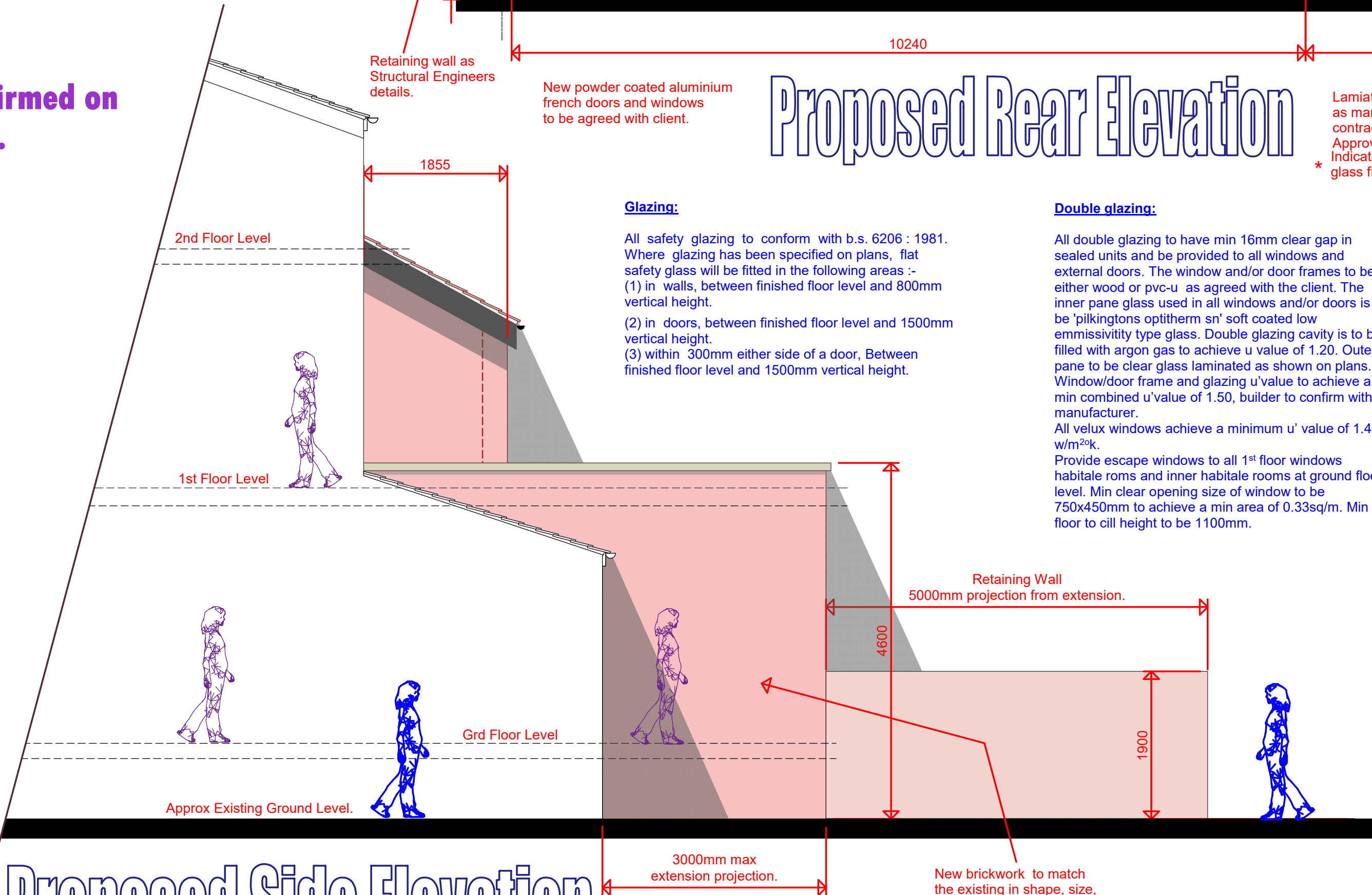
All safety glazing to conform with b.s. 6206 : 1981. Where glazing has been specified on plans, flat safety glass will be fitted in the following areas :-
(1) in walls, between finished floor level and 800mm vertical height.
(2) in doors, between finished floor level and 1500mm vertical height.
(3) within 300mm either side of a door, Between finished floor level and 1500mm vertical height.

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 'pilkington 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/m²°k. 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.

DOOR BETWEEN HOUSE AND GARAGE
Door between garage and house to be FD30 self closing with a 100mm step down into garage, fitted with 3 steel hinges and intumescent strips. Construction between house and garage to be 30 minutes fire resisting.

Laminated safety glass balustrading as manufactured by specialist contractor in accordance with Approved Document K1
* Indicates class B laminated safety glass fitted as App. Document. N.



Proposed Side Elevation

WHEN LOOKING FROM THE NEIGHBOURS PROPERTY

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.

No dimension to be scaled off this drawing.

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PART TWO STOREY, PART THREE STOREY EXTENSION TO THE SIDE AND REAR OF THE EXISTING DWELLING + ALTERATIONS TO THE FRONT SIDE AND REAR GARDENS.

BUILDING PLANS
PROPOSED LAYOUTS

CLIENT :
MR CRAIG ELLABY
42 PRESTWICH PARK
ROAD SOUTH
PRESTWICH
MANCHESTER
M25 9PE

DRAWN:	DATE: 02/10/17	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/002	B