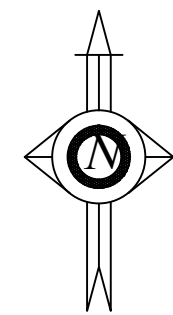
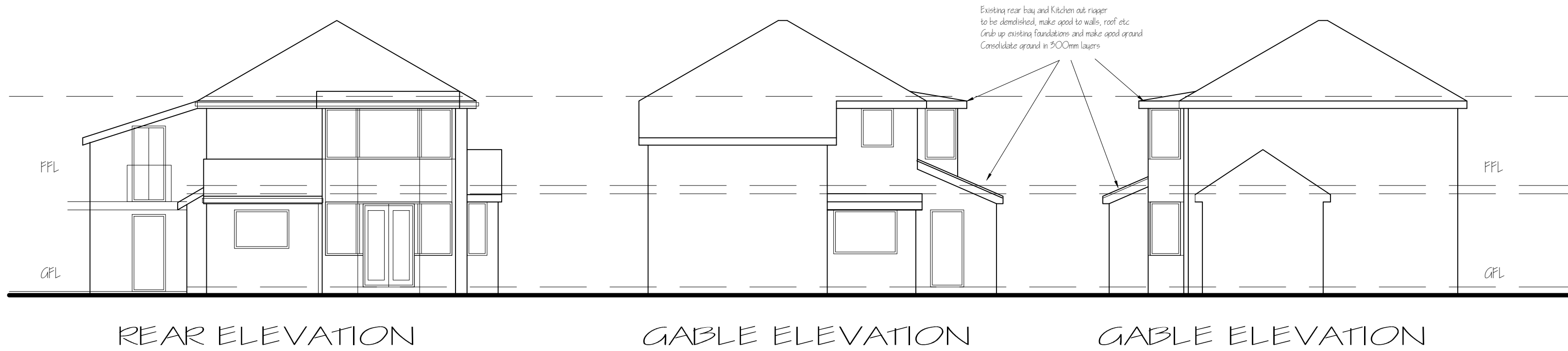
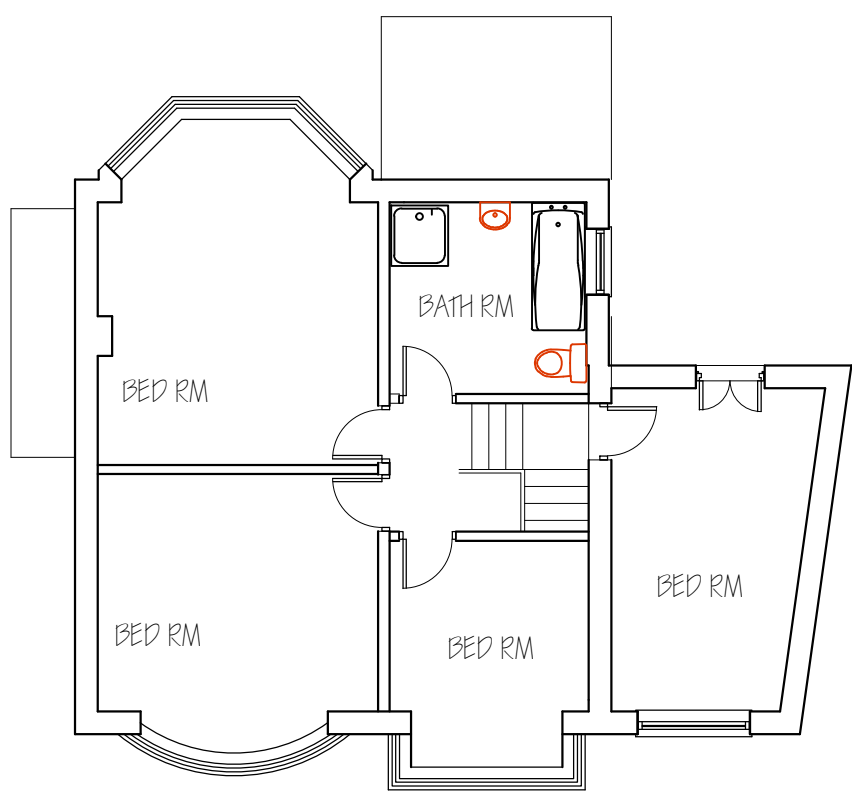
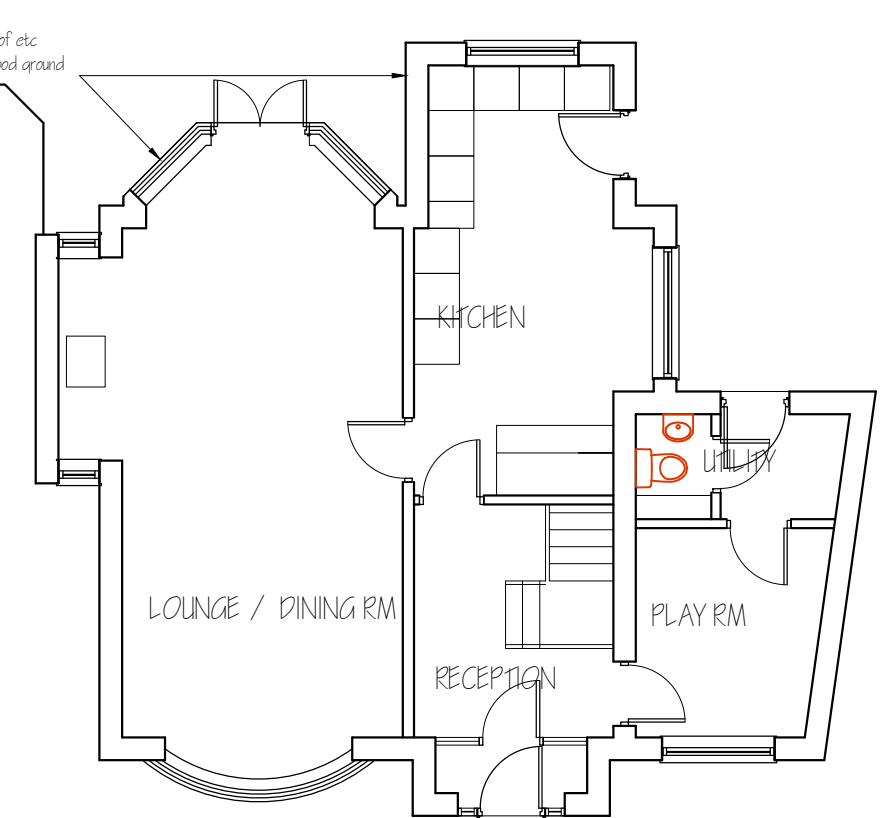


THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD USE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERWRITERS AND ANY OTHER RELEVANT BODIES, TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE. ANY MODIFICATIONS, AS A RESULT TO BE AGREED. ALL DIMENSIONS TO BE CHECKED ON SITE. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS. ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY. ALL WORK TO COMPLY WITH REQUIREMENTS OF CONVENTS OR AGREEMENTS RELATED TO THE PROPERTY. NONE OF THE WORKS SHOULD ENCROACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER. THE CONTRACTOR IS TO ENSURE AND CONFORM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS. THE CLIENT IS TO HAVE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES.



LOCATION PLAN
scale 1:1250



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 relevant Construction Details as produced by the DTU.

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 is 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 not the case it shall be deemed that the works identified or referred by the drawing and specification are included within the overall price submitted by 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 agreed 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.

Party Wall Act 1996
The proposed works fall within the provisions of the Party Wall Act and as such the Building Owner shall obtain consent from any Adjoining Owner affected by the works. The client's attention is drawn to the requirements and responsibilities of the Party Wall Act where the works are to be adjacent to a party wall or boundary. Client is to ensure that all obligations and notices are served on adjacent parties before works commence.

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 8303 and manufacturer's recommendations. Where a drain passes through or under a load-bearing wall, a RC lintel is to be provided. All drainage runs are assumed lines, the correct position of existing drainage is to be confirmed on site.
3) All waterproofing/insulation etc. to be extended/reinstated 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) Tackle vents to habitable rooms to be minimum 8000 mm².
7) Provide and fix new loft access doors complete with catch and draught seals.
8) All glazing to conform to part N of F4 of the approved documents.
9) All timber to be SC2 unless stated with preservative treatment.
10) All FSLs to be bolted to concrete padstones and encased in 30 minutes fire resistant Fireline board.
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 floor/ceiling insulation (3 layers 100mm thick cross batt) to all roof voids.

GENERAL NOTES
All materials and construction works are to comply with the current BS standards and codes of practice. Building regulations requirements (where applicable) schedules and specifications. All materials and proprietary goods shall be suitable for their purpose and shall be stored mixed and fixed 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 are 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 clauses in BS6000 series and 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 / floors 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-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 rubbish 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 underground services available within the site cut edge therefore the main contractor will be responsible for carrying out all necessary investigations before execution of the works, in particular - excavation works.

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 voids to terminate 900mm above. New inspection chamber to be added as shown on drawing. Level fluting where pipe passes through roof. 40mm dia waste to sink & bath, 20mm to waste basin. Pipes exceeding 20m in length to be 50mm dia. All fittings to have 75mm or higher traps. Sub stacks to terminate above flood level of highest fitting with automatic air venting valve.

DRAINAGE
100mm UPVC underground drainage (Hepworth or similar approved) with flexible joints connected to IC. Provide rodding access points. Encase internal SVP with 3mm galvnlz plate lined, complete access point cover and removable access point cover. Soil waste pipe complete with slow bend and to discharge to main drains. Sanitary pipe work cages to be fitted to top of SVP in metal. WC pipe work must not allow light to pass through. Sub stackers may connect to sanitary pipe work, pipes to be minimum 20mm 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 RC lintels over. All drains under building to be encased in 150mm concrete, C20/25 with flexel movement joint at each collar. Pipes passing through walls to be bridged over with 2 course deep RC lintels, 50mm clear opening to be masked both sides with rigid plate to prevent ingress of vermin or soil. New drainage to be Hepworth Super Sleeve or similar approved with 100mm diameter pipes, C20 to be Hepworth (polypropylene) Super Sleeve 100mm 900mm deep with 100mm diameter flange. Four drains at minimum: 1.40 fall and surface water drains at minimum 1:20 fall. ICs over 850 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 checked 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 bedrock points to be 1:2 cement/sand mix. Semi-enclosed gully with filter baskets to discontinue/turn 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 8303 and manufacturer's recommendations. All drain runs are assumed lines (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 or foul & rain) and that there is no combination of above ground water systems. All 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 falls - bedded and installed 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 C20 to have double level ball cover fitted and C20 in traffic areas to have heavy duty covers fitted. All gullies to be back filled and roadable - wastes to discharge below gully but above water line. Drainage runs indicated on drawing are assumed - checks to be made on site to determine exact locations before works commence. All redundant drainage 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 or foul & rain) and that there is no combination of above ground water systems. 100mm dia SVP to be provided as indicated - accessible rodding eye to be based and to all changes of direction. SVP to discharge with caged outlet 900mm above windows or rooflights. Weathered date fitted to roof penetration. All relief valves (where specified) to be installed above the flood level of highest appliances overflow and in accordance with manufacturers instructions. SVP casing to be demountable for waste pipe maintenance and rodding access. Rainwater goods to be min 100mm gutters connecting to 75mm dia raps - installed to manufacturers recommendations. Where wastes are fixed in roof void - it installed and draught sealed access hatch in ceiling for maintenance access.

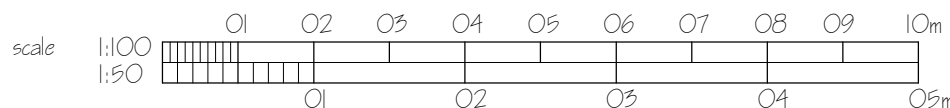
IC
IC concrete ring system on 200mm concrete base and haunching complete with cast iron cover double sealed and medium duty. Polypropylene chambers are only to be used to a depth of maximum 1200mm with 450mm diameter cover, all bases to be concrete with haunching and bedded as applicable. Cover slabs to BS691, minimum reinforcement A42 mesh with covers to suit usage. Rubber pipes to be used where required. Lintels over drains passing through walls ends of runs not terminating in an IC shall be fitted with rodding access points. Provide rodding access points to base of all SWPs. Concrete base slab min 150mm thick C20/25 concrete bedding C20/25 bedded with 40mm granular. Note - Inspection Chambers located internally to be fitted with double seal 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. Sgw or other equal and approved under ground drain pipe work from 2 Nos rodding gullies with grated access plates as indicated to take waste discharge from kitchen and remainder from roof. All drainage, to be approved and inspected by L.A.B.C.O. prior to covering up. Drains to be replaced / taken to existing mains new boundary, including IC and rodding eye as necessary to suit site conditions. Provide rodding access at the junction to the base of internal / external s.w.p. as required.

SANITARY PIPEWORK
Sanitary pipe work in accordance with BS5572 and soil pipes and accessories with BS4514, 100mm diameter SVP positioned internally and surrounded in 25mm minimum glass fibre sound insulation quilt. If in a habitable room 10 x 35 softwood frame duct, covered with 5mm 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 Air resistance valve by Manley Extrusions or similar approved. Discharging directly into an inspection chamber via 100mm red lined. WC waste connected by 100mm pipe to SVP or direct to drain. UPVs, baths and sinks to have 75mm deep seal anti-vac trap discharging respectively through 20mm, 40mm and 40mm diameter waste pipe to SVP or directly to BS2. Branch connections from washing machines to be 30mm dia with washing machine trap. Combined branch connections to be min 50mm dia with length of 20mm dia branch 1.7m, max length of 40mm dia. 4 Drs. 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 Canden terrain or similar approved.

PLUMBING DETAILS
Where any two pipes connect 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 60lps per sec which may be operated intermittently. Where vertical extract ventilation is used discharge pipes through a roof / fitted with a condensation trap (where soil pipes pass through floors 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 posts at max 1000mm c/c at min 1:40 fall Provide an insulated access trap for the purpose of maintenance and rodding points repair. Rodding access points within the roof void to be positioned as per building inspectors instructions. No opposed waste connections within 200mm of wc branch, kitchen sink to be provided with 75mm deep seal anti vac trap to discharge below gully level of trap and above water line.

SITE PLAN scale 1:200

LAYOUT AS EXISTING



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



Drawing Title
PROPOSED TWO STOREY REAR EXTN

Project Title
M5 S. HARGREAVES
141 HEYWOOD ROAD, PRESTWICH
MANCHESTER, M25 1LF

REV.	DRG. NO.
DATE	SCALE
SEPT 2025	1:100, 200, 1250 @ A1