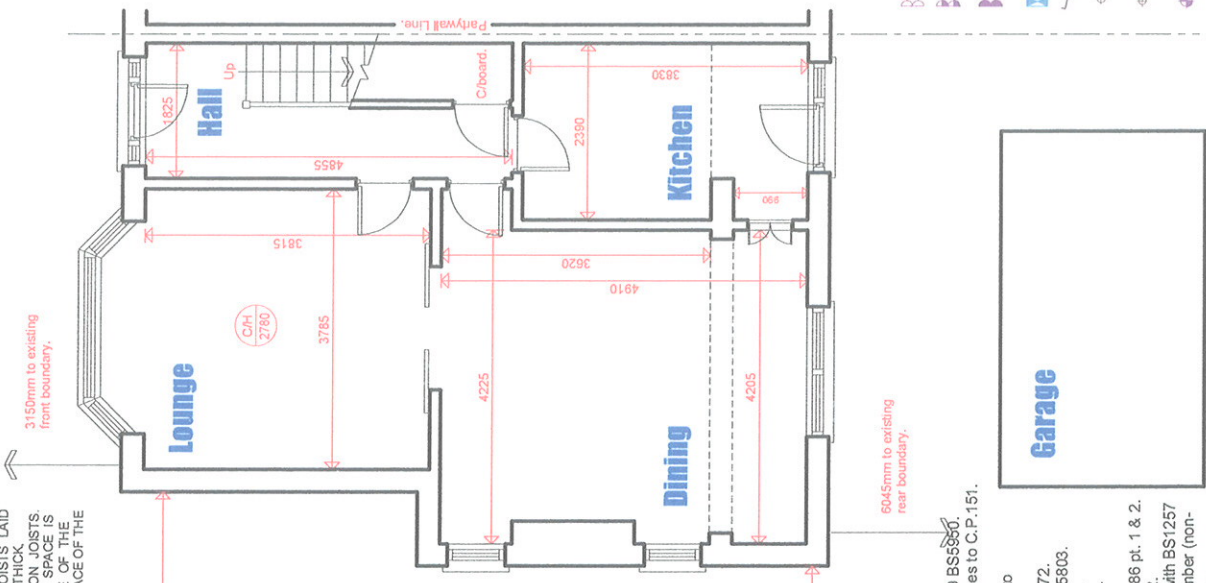


SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGE. CHANGING TO A MIN 100mm THICK LAY 1200 GAUGE DPM UPTO ADJACENT GROUND LEVEL. ANY JOINTS IN D.P.M TO HAVE A MIN 300mm LAP. LAY A MIN 50mm SLAB OF CONCRETE ON D.P.M ENSURING THAT FINISHED SURFACE IS AT LEAST LEVEL WITH THE ADJACENT GROUND LEVEL. (REDUCE GROUND LEVEL IF NECESSARY). WORKMANSHIP TO BE IN ACCORDANCE WITH BS5268. ALL JOISTS TO BE LAPPED OVER INNER LEAF SAT ON 100mm DEPT. 100mm WIDE DPC. FLOOR JOIST SIZE TO BE MIN 200x75 SC3 SPACED AT MAX 400 C.C.S. PROVIDE 150mm 'ROCKWOOL' INSULATION BETWEEN JOISTS LAID ON PLASTIC NETTING. NAIL MIN 18mm THICK 125mm WIDE 'T & G' FLOOR BOARDS ON JOISTS. NOTE - A MIN 150mm VENTILATION AIR SPACE IS REQUIRED BETWEEN THE UNDERSIDE OF THE FLOOR BOARDS AND THE UPPER SURFACE OF THE CONCRETE SLAB.

NOTE: DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS AND IS SUBJECT TO THE CONDITIONS COMBINED SYSTEM ASSUMED. CONFIRM WITH BUILDING INSPECTOR.

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.

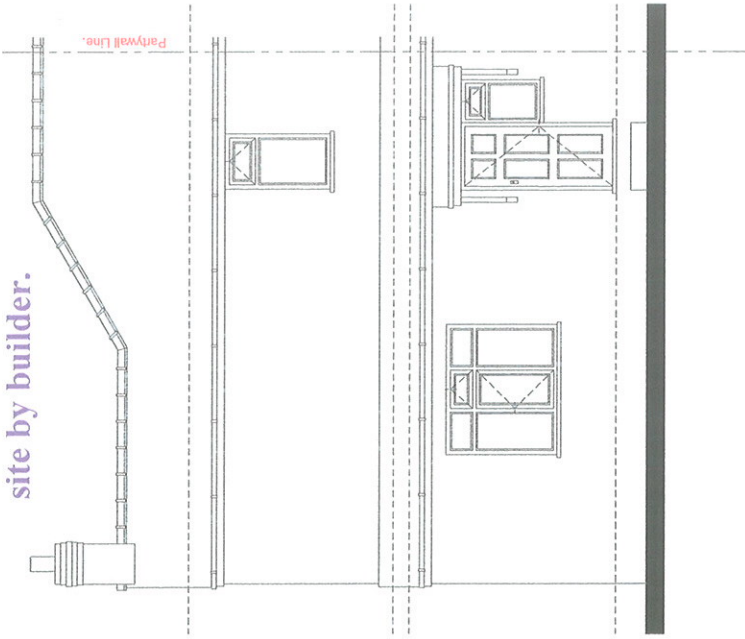


GENERAL NOTES:
Steelwork to comply with BS449 BS5850.
Windows to C. P. 153, doorframes to C.P.151.
Plastering to BS5492:1977.
R.W. & surface water drainage to BS5387:1983.
Int. drainage above G.L. to BS5572.
Thermal insulation to roof to BS5803.
Roof slates to BS473 550, 1971.
Sanitary fittings to BS6465 pt. 1.
Structural timber to BS5268.
Timber & workmanship to BS1186 pt. 1 & 2.
Glass to BS662 & BS6282:1082.
Brickwork to be in accordance with BS1257
Softwoods to BSCP1 860. All timber (non-structural) to be vac-vac-treated.
All services shall be connected in compliance with the Statutory Authority Requirements.

Existing Ground Floor Layout

HEATING:
SUITABLE HEATING AND PROVISION OF HOT WATER TO BE PROVIDED TO THE PROPOSED NEW EXTENSION. GAS SAFE REGISTERED PLUMBER TO DESIGN, INSTALL, INSPECT AND TEST TO ALL APPROPRIATE 'GAS SAFE' REGULATIONS THE NEW/EXTENDED SYSTEM AND ENSURE FULL SATISFACTORY WORKING PERFORMANCE TO THE OWNERS.
COMPONENTS, PLUMBER TO LASE, TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' APPROVED INSTALLER. TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOCUMENT J.

All dims are to be checked on site by builder.



Existing Rear Elevation

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 FRAME TO BE OF ALUMINIUM OR UPVC. THE GLASS TO BE OF MIN 4MM THICK PANE GLASS USED IN ALL WINDOWS AND DOORS. IS TO BE 'PILKINGTONS' TYPE GLASS. 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 IN LANS. WINDOW FRAME AND GLAZING U VALUE TO ACHIEVE A MIN COMBINED U VALUE OF 1.50. BUILDERS TO CONFIRM WITH MANUFACTURER ALL VELUX WINDOWS ACHIEVE A MINIMUM U' VALUE OF 1.40 W/M²K.
PROVIDE ESCAPE WINDOWS TO ALL 1st FLOOR ROOMS HABITABLE ROOMS AND INNER HABITABLE ROOMS AT GROUND FLOOR LEVEL. MIN CLEAR OPENING SIZE OF WINDOW TO BE 50x450MM TO ACHIEVE MIN AREA OF 2.25M². MIN FLOOR TO CILL HEIGHT TO BE 1300MM.

STRUCTURE/UNDERPINNING/STREELWORK:

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 building's structural engineer. All underpinning works and structural alterations are to be carried out in accordance with the relevant codes of practice 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.
ALL STEELWORK, SUPPORTING PIERS, AND FOUNDATIONS ARE TO BE DESIGNED BY THE CLIENT'S STRUCTURAL ENGINEER.

VENTILATION:

WINDOWS ARE TO BE TO THE CLIENTS DESIGN AND ARE TO HAVE AN OPENABLE AREA OF 1/20th THE FLOOR AREA OF THE ROOM CONCERNED. MINIMUM OF 17.50mm ABOVE FINISHED FLOOR LEVEL. EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 6000mm² VENTILATION AREA.
MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND. HOODS TO BE SPECIFICALLY FITTED IN COOKER KITCHEN.
TO THE BATHROOM FIT MECHANICAL VENT CAPABLE OF 15 LITRES/SEC OUTPUT RATING.
TO THE UTILITY ROOM FIT MECHANICAL VENT CAPABLE 30 LITRES/SEC OUTPUT RATING.

Proposed Ground Floor Layout

FOUNDATION

NO ENCROACHMENT ONTO THE NEIGHBOURING LAND PERMITTED.
FOUNDATIONS ARE ONLY TO BE CONCRETED AFTER APPROVED INSPECTOR APPROVAL OF ON SITE WORK. ALL SIZES ARE PROVISIONAL AND TO BE AGREED ON SITE WITH THE APPROVED INSPECTOR.
MIN DEPTH 900mm. MIN WIDTH 600mm. ACTUAL FOUNDATION DESIGN WILL DEPEND ON SITE CONDITIONS.
FOUNDATIONS ARE TO BE FILLED WITH MIN 200mm OF CONCRETE. NOTE - WHERE DRAINS ARE PRESENT, THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT OF THE DRAIN OR TO SUCH A DEPTH WHERE NO BUILDING LOAD IS TRANSFERRED ONTO THE DRAIN, WHERE SULPHATES ARE PRESENT IN THE GROUND, SULPHATE RESISTING CEMENT IS TO BE USED IN THE MIX OF CONCRETE. ALL FOUNDATIONS ARE TO BE CARRIED OUT ACCORDING TO BS 8100: 1985 WHERE OTHER THAN STRIP FOUNDATIONS ARE BEING USED. WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS FOUNDATION DESIGN INFORMATION.

DRAIN TESTING:

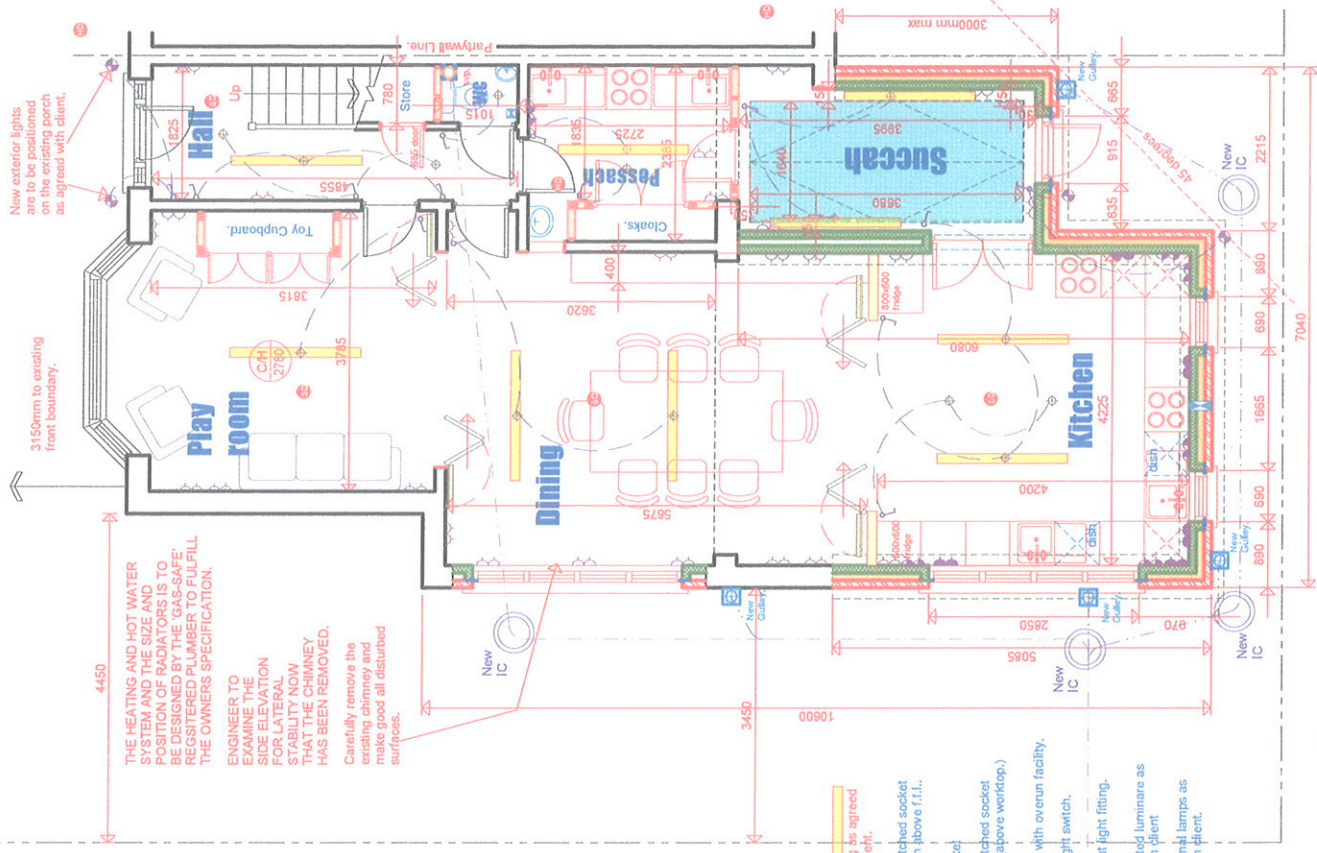
THE WHOLE OF THE DRAINAGE SYSTEM SHALL BE TESTED WHEN LAID AND AGAIN ON COMPLETION TO THE SATISFACTION OF THE APPROVED INSPECTOR. ANY LENGTHS, FITTINGS OR CONSTRUCTION FOUND TO BE DEFECTIVE SHALL BE REPAIRED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER. GENERALLY AS LAID DOWN IN B.S. 8301: 1985.

CLIENT:			
TTT			
2CHELTENHAM CRESENT			
SALFORD			
M7 4PF			
CONSTRUCTION OF A TWO STOREY + SINGLE STOREY SUCCA H EXTENSION AT THE REAR OF THE EXISTING DWELLING + ALTERATIONS.			
BUILDING FLOOR PLANS EXISTING ELEVATIONS			
SITE ADDRESS:			
6 MOWBRAY AVE			
PRESTWICH			
MANCHESTER			
M25 0LP			
DRAWN:	DATE:	Job Reference:	REV:
CHD	21/02/11		H
SCALE:	DRAWING No		
1:100	330/001		

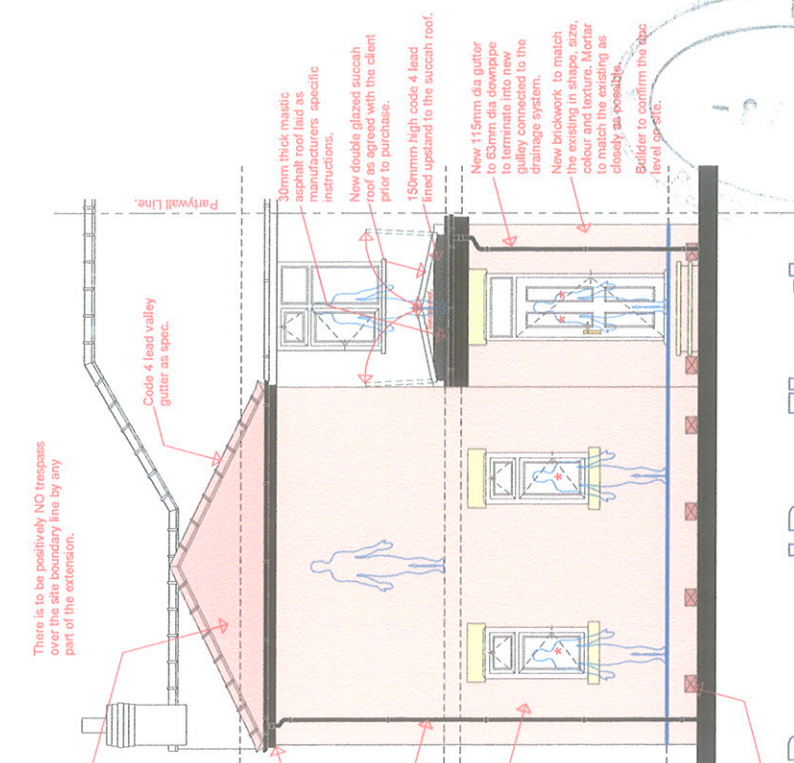
NOTES:

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.

Indicates self contained smoke detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.
Indicates self contained Heat detector/alarm unit permanently wired to the existing electrical system with battery back up. All smoke detectors are to be interlinked.
Cavity wall constructed as specification.
The position of the below ground drainage has been assumed. The 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.



Proposed Ground Floor Layout



Proposed Rear Elevation

53872

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