SUSPENDED TIMBER GROUND FLOOR:

STRIP SITE OF ALL DELETERIOUS MATTER AND VEGETABLE MATERIAL.
LAY MIN 50mm OF SHARP SAND AND COMPACT.
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). FLOOR JOISTS SUPPORTED ON INNER LEAF SAT ON A 'HYLOAD' PITCH POLYMER 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 JOISTS AND THE UPPER SURFACE OF THE CONCRETE SLAB.

STRUCTURE/UNDERPINNING/STEELWORK:

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.
ALL STEELWORK, SUPPORTING PIERS, AND FOUNDATIONS ARE TO BE DESIGNED BY THE CLIENTS STRUCTURAL ENGINEER.

LIGHTING EFFICACY:

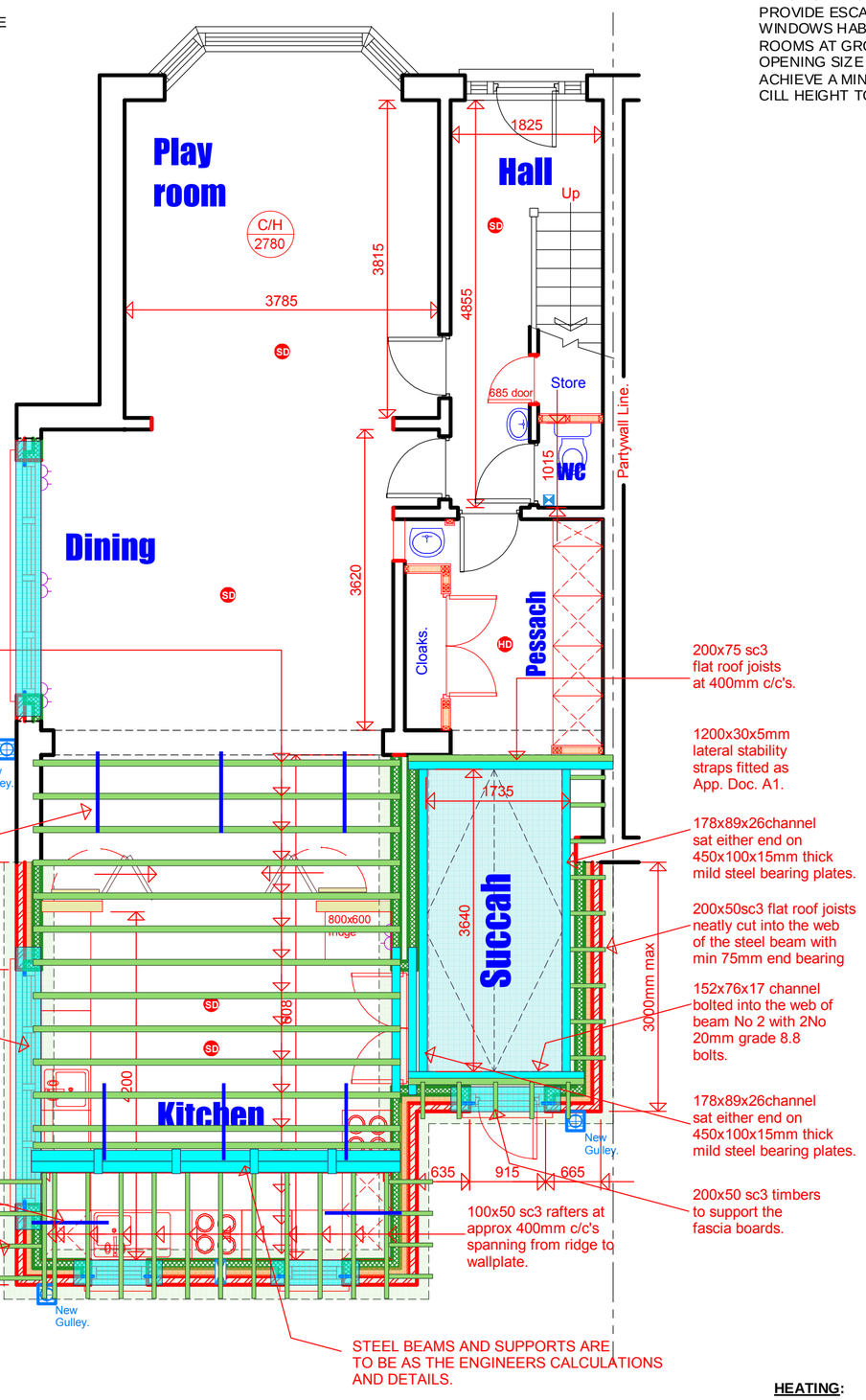
AT LEAST 1/4ter OF ALL NEW LIGHT FITTINGS WHICH TO BE INSTALLED WILL BE CAPABLE OF TAKING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EG FLOURESCANT AND COMPACT FLOURESCANT LIGHTING FITTINGS MEET THIS REQUIREMENT.
ALL EXTERNAL LIGHTING TO HAVE LAMPS WHICH DO NOT EXCEED A CAPACITY OF 150 WATTS AND SWITCH OFF WHEN THERE IS ENOUGH DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT.

NOTE:
DRAINAGE LAYOUT PROVISIONAL AND IS SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
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.

VALLEY GUTTER:

FIT 18x250 TIMBER VALLEY BOARDS BETWEEN RAFTERS. LAY 4mm PLY LINING TO EXTEND MINIMUM 255mm EACH SIDE OF VALLEY. VALLEYS ARE TO BE FORMED WITH MAX 1500mm LONG CODE 4 LEAD LINING SHEETS, LAPPED MIN 250mm, SUPPORTED BY PLY LINING. THE ADJACENT TILING TO BE NEATLY CUT AND BEDDED ONTO PLAIN TILE STRIPS, LEAVING A CLEAR CHANNE L APPROX 125mm WIDE. DRESS LEAD LINING NEATLY INTO GUTTER.



Proposed Floor/Roof Layout.

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 'PILKINGTONS OPTITHERM SN' SOFT COATED LOW EMMISSIVITITY 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/M^{2O}K.
PROVIDE ESCAPE WINDOWS TO ALL 1ST FLOOR WINDOWS HABITALE ROMS AND INNER HABITALE 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.

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

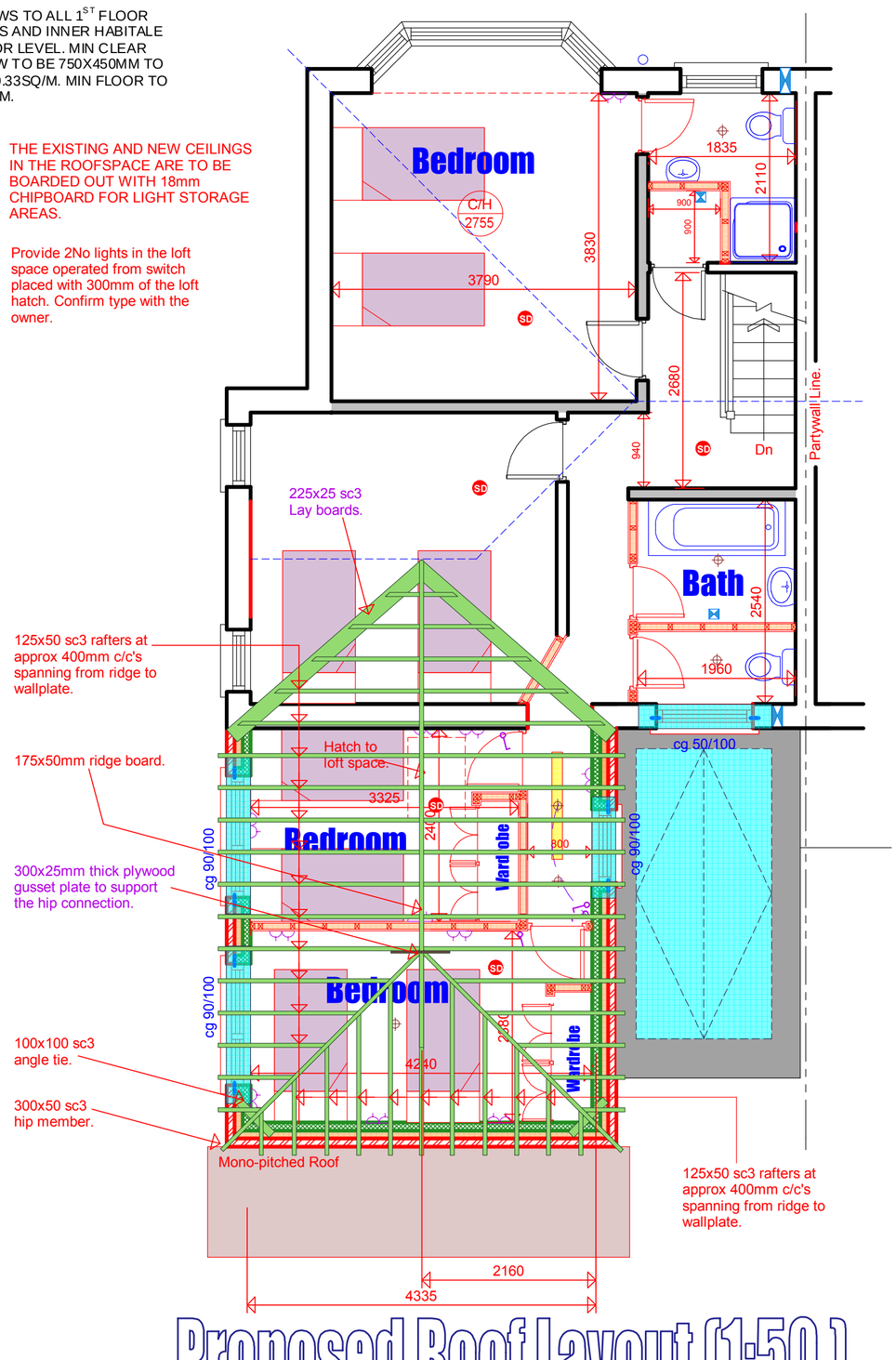
The position of the below ground drainage has been assumed. The contractor is to determine the exact position of the drainage on site and the direction of flow. Agree all drainage work with the Building Inspector prior to carrying out any work.

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.

THE EXISTING AND NEW CEILINGS IN THE ROOFSPACE ARE TO BE BOARDED OUT WITH 18mm CHIPBOARD FOR LIGHT STORAGE AREAS.

Provide 2No lights in the loft space operated from switch placed with 300mm of the loft hatch. Confirm type with the owner.



Proposed Roof Layout (1:50.)

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 REQUIEMENTS. PLUMBER TO LIASE COMPLETELY WITH OWNER AT ALL TIMES AND SUBMIT ALL REQUIRED DOCUMENTATION TO APPROVED INSPECTOR UPON COMPLETION OF WORK.
ALL RADIATORS TO BE FITTED WITH THERMOSTSATIC RADIATOR VALVES.
ALL WORK TO BE CARRIED OUT BY A 'GAS-SAFE' APPROVED INSTALLER, TO GAS BOARD REGULATIONS AND PROVISIONS AND APPROVED DOUMENT J.

INSTALLING PLUMBER TO NOTIFY THE APPROVED INSPECTOR, NOT LATER THAN 30 DAYS AFTER COMPLETION, THAT THE BUILDING SERVICES HAVE BEEN COMMISSIONED IN ACCORDANCE WITH A PROCEDURE APROVED BY THE SECRETARY OF STATE.
ALL QUALIFIED BOILERS TO HAVE AN 'SEDBUK' VALUE/BAND OF OF '90%, BAND A'.
ALL PIPEWORK, INCORPORATED IN THE WATER/HEATING SYSTEM, THAT IS SITUATED IN AN UNHEATED SPACE IS TO BE SURROUNDED IN 40 mm OF INSULATING MATERIAL (MIN CONDUCTIVITY 0.045 W/mk.)
ALL WORK TO BE CARRIED OUT BY A 'GAS SAFE' CERTIFIED ENGINEER/PLUMBER.

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, WITH SOME OF THE OPENING LIGHT BEING A MINIMUM OF 1750mm ABOVE FINISHED FLOOR LEVEL.
EVERY ROOM TO BE PROVIDED WITH A TRICKLE VENT PROVIDING A CLEAR 8000mm^2 VENTILATION AREA.

- MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AT A RATE OF NOT LESS THAN 60 LITRES PER SECOND (NOTE;- 30 L/SEC IF FITTED IN COOKER HOOD) TO BE PROVIDED TO THE 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.

CONTRACTOR TO ENSURE THE FOLLOWING:
CDM REGULATIONS:
THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. BLUEPRINT CAD LTD OFFER NO CDM SERVICE AND ACCEPT NO RESPONSIBILITY FOR OWNER/BUILDER FAILURE TO FULFIL THEIR OBLIGATIONS.
BUILDER/OWNER TO CONFIRM WITH 'HSE' WHETHER PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPOPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED O BE EMPLOYED.
CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANING SUPERVISOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
THE CDM REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:

- LAST LONGER THAN 30 DAYS; OR
- INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

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 FAULTY TO BE TAKEN UP, RELAYED AND RECONSTRUCTED AND RETESTED UNTIL SATISFACTORY. TESTING WILL BE BY WATER GENERALLY AS LAID DOWN IN B.S. 8301 : 1985.

SANITARY PIPEWORK:

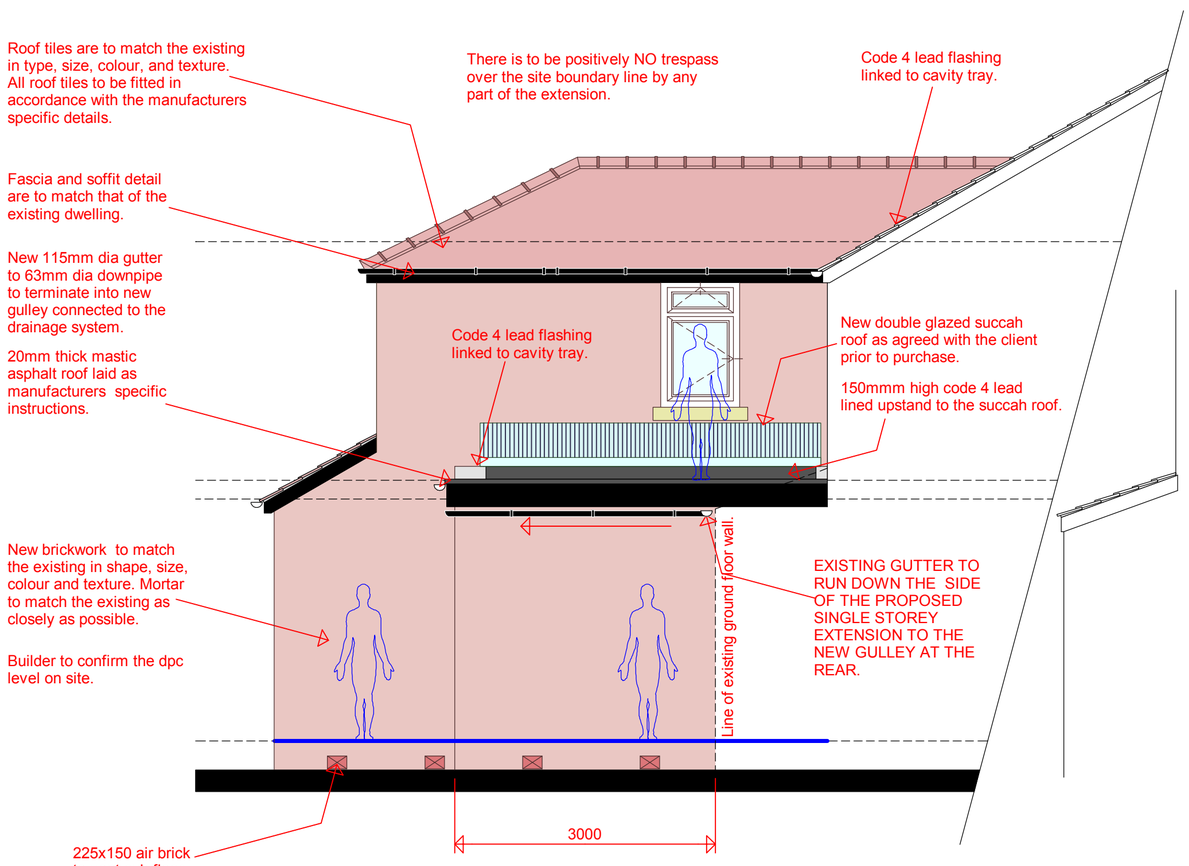
MIN BRANCH PIPE DIAMETER SIZES.
WASH BASIN 40 mm
SHOWER/BATH 40 mm
TOILET 100 mm
ALL APPLIANCES CONNECTED INTO THE NEW SVP.
ALL APPLIANCES TO BE FITTED WITH 75mm DEEP SEAL ANTI-SIPHONIC TRAPS (EXCEPT W.C). RODDING EYES TO BE PROVIDED AT ALL CHANGES OF DIRECTION TO WASTE RUNS. MAX LENGTH OF SANITARY WASTE RUNS TO BE 3000mm (INDICATED ON PLANS) UNLESS OTHERWISE SPECIFIED. GROUND FLOOR WASTES TO BE TAKEN ALL SANITARY PIPEWORK TO BE CARRIED OUT IN ACCORDANCE WITH B.S. 5572 : 1978. 100mm DIA S.V.P. TO TERMINATE MIN 900mm ABOVE HEAD OF OPENABLE WINDOWS WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO SANITARY PIPEWORK CONNECTION WITHIN 200mm OF WASTE BRANCH CONNECTION INTO S.V.P.

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 Blueprint CAD Ltd 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 'Hepsleve' 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 their 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.

1.00 GENERAL ITEMS:

1.01 Every endeavour 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.
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 Any discrepancies within the project are to be reported to Blueprint CAD LTd for resolution.
1.12 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.
1.13 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.
1.14 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
1.15 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.



Proposed Side Elevation

CLIENT:
TTT
2CHELTENHAM CRESENT
SALFORD
M7 4PF

CONSTRUCTION OF A TWO STOREY + SINGLE STOREY SUCCAH 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: 21/02/11	Job Reference:	REV: I
CHKD:	SCALE: 1:100	DRAWING No: 330/003	