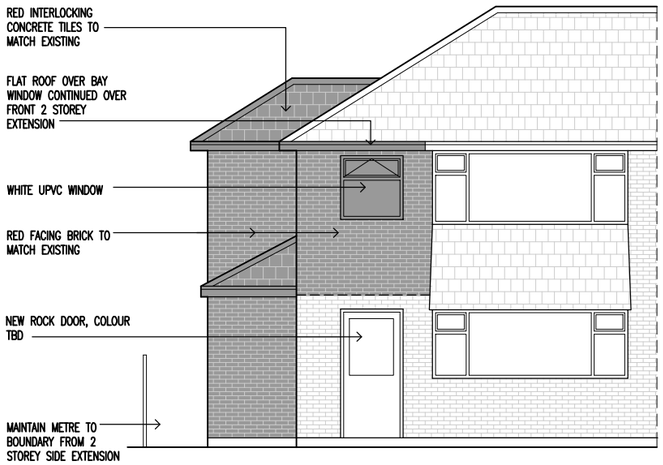
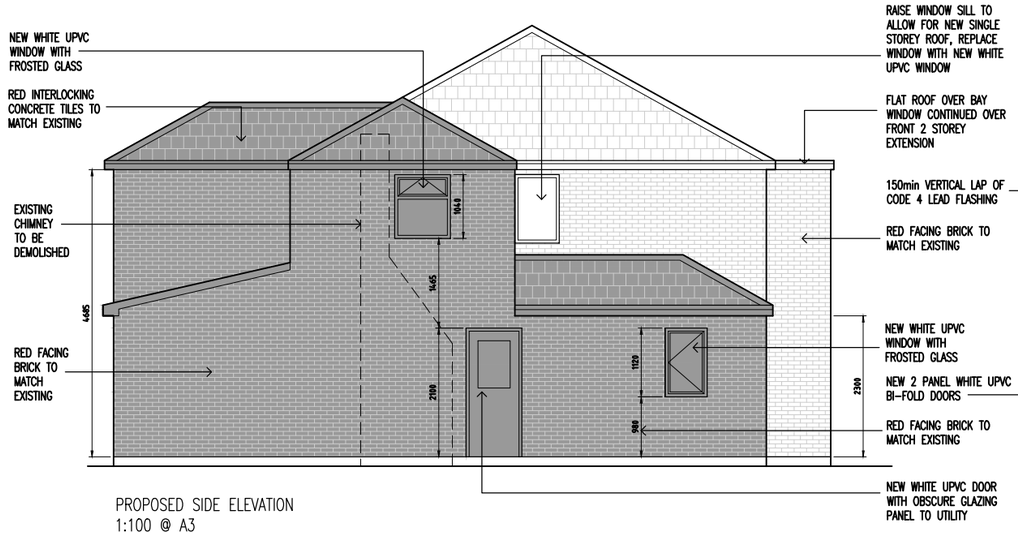
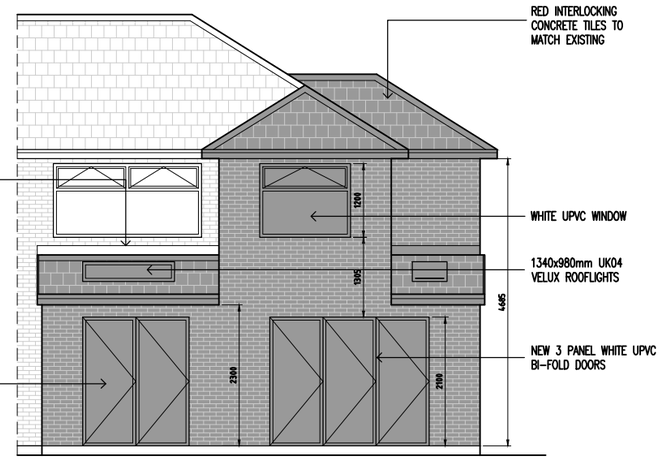



PROPOSED FRONT ELEVATION
1:100 @ A3




PROPOSED SIDE ELEVATION
1:100 @ A3




PROPOSED REAR ELEVATION
1:100 @ A3

ROOF CONSTRUCTION: REAR SINGLE STOREY
Roof finish to be Crest G10 Low pitch clay roof tiles to rear, sloping roof due to being 13° pitch, all fixed in accordance with the manufacturers instructions on 50x25mm treated battens on tyvek breather membrane, on 150x75mm C24 rafters Lateral support given to roof construction using 30x5mm galvanized mild steel vertical strapping at least 1000mm in length anchored to wall, wall plate and rafter, and strapping at least 1200mm fixed to the gable end wall and rafters all at intervals not exceeding 2m c/s.
Rafters fixed to 100x50mm wall batten. Rafters to be fixed using proprietary (Bat or similar) galv.steel clips on 100 x75mm treated wall plates bed in sand / cement mortar and strapped down at max 1800c/c with 900x30x5mm galv. steel "L" straps. Insulate between rafters with 90mm Kingspan K7 rigid insulation board, with 52.5mm Kingspan Kooltherm K118 Insulated plasterboard and skim finish to achieve min U-value of 0.16W/m.K. Roof space to be vented to provide the equivalent of 10mm continuous gap to the length of the eaves.
2no 1340x980 UK04Vvelux roof lights, with velux EAW 6000 low pitch insulated flashing solution for 13° pitch roof, to allow rooflight to pitch at 15°, all to manufacturers detail.
Double up rafters either side of each rooflight, with trimmer joists used to top and bottom of rooflight.

ROOF CONSTRUCTION: 2 STOREY SIDE/FRONT EXTENSION PITCHED ROOF
To pitched roof, finish to be red clay roof tiles , all fixed in accordance with the manufacturers instructions on 50x25mm treated battens on tyvek breather membrane, on 150x75mm C24 rafters Lateral support given to roof construction using 30x5mm galvanized mild steel vertical strapping at least 1000mm in length anchored to wall, wall plate and rafter, and strapping at least 1200mm fixed to the gable end wall and rafters all at intervals not exceeding 2m c/s.
Rafters fixed to 100x50mm wall batten. Rafters to be fixed using proprietary (Bat or similar) galv.steel clips on 100 x75mm treated wall plates bed in sand / cement mortar and strapped down at max 1800c/c with 900x30x5mm galv. steel "L" straps.
Use 150x50mm Ceiling joists and Insulate between and over joists with 300mm rockwool insulation to achieve a U-value of 0.18W/m.K. Roof space to be vented to provide the equivalent of 10mm continuous gap to the length of the eaves.
Proposed flat roof across front to be constructed from 1.2mm single ply rubber membrane on 120mm Kingspan Thermaroof TR27 LPC/FM insulation on external quality plywood decking, on vapour control layer, on 150x75mm C24 joists at 400mm c/s. Treated timber firrings strips cut to 1:60 min gradient, laid to falls to gutter.
Joists underdrawn with 15mm plasterboard and skim finish.

GROUND FLOOR :
New 50 mm sand:cement floating screed on separating membrane over 150mm rockwool, thermal rockfloor on dpm over 150 concrete ground bearing slab on minimum 200 well compacted hardcore. to achieve a u-value of 0.18 w/m2k

**FOUNDATIONS:**
**Foundations to be 225mm thick Gen3 strip concrete in accordance with approved document A min.600mm wide. Concrete to project min. 150mm from wall face. Underside of foundation to be 750mm below finished ground level or as recommended by structural engineer. Excavation to be taken down to suitable load bearing strata to the satisfaction of the building inspector.**

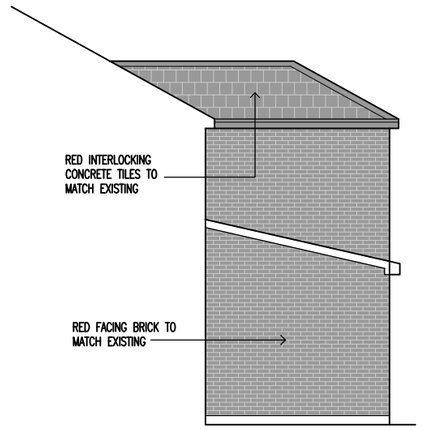
**PAINT GRADE TIMBER DOORS (INTERNAL)**
**strength class - medium duty**
**door leaf to have a solidcore construction faced either side with 4mm plywood and provided with blocking for fixing of ironmongery.**
**Door leaf is to be primed with 1no. coat of thinned lacquer and finished with 3no. full clear polyeurethane lacquer coats.**
**New internal timber door frames are to be formed from ex50x125mm hardwood to bs1186, class 1, dimensions of finished frame to comply with bs4787:part1:1980. the stops are to be formed integral to the frame. the frames are to be rebated as required to accept fire (FD30) or acoustic seals.**
**the frame is to be primed and gloss painted.**

**ARCHITRAVES**
**all doors are to be fitted with 25x75mm architraves. where there is no return on the jamb the architrave is to be scribed to create a bead profile.**
**Architraves are to be formed from softwood and are to be painted as for door frames.**

**INTERNAL WALLS:**
**Non-Loadbearing walls to be stud partitions and to have 75mm sw timber studs between linings with an absorbsent layer of mineral wool of minimum thickness of 25mm and minimum density of 10kg/m . 12.5mm Plasterboard of minimum mass per unit area of 10kg/m should also be provided each side with skim finish. Moisture resistant plasterboard used to En-Suites and bathroom..**
**Existing Ground Floor wall foundations are to be exposed to ascertain suitability for proposed loads.**

**EXTERNAL WALLS BELOW D.P.C:**
**Approved foundation grade 100mm thick block or concrete common inner and outer skin with 100mm cavity filled with lean mix concrete to ground level with proprietory plastic weepholes at max 900c/c.**

**EXTERNAL WALLS:**
**Brick / cavity / block wall construction. 100mm Facing brick to match existing brick on house, with 100mm cavity filled with 80mm rockwool insulation and 100mm inner leaf of Thermalite Shield Blockwork with plasterboard and skim finish to achieve a U-Value of 0.26 W/m2K. SS Butterfly wall ties @ max 450x750mm vertical/horizontal centres adjacent to opening. any openings to be finished with a thermabte cavity closure. Where new walls abut existing walls, a continuous cavity is to be formed to eliminate cold bridging.**




PROPOSED REAR/SIDE ELEVATION
1:100 @ A3

0 2 4 6 8 10m
1:100

| Rev | Amendments | Date | Ints |
|---|---|---|---|
| C2 | Revisions after planning comments | 14.12.21 | MG |
| C1 | Revisions after planning comments | 14.10.21 | MG |

Mark Gordon Design + Associates

Project
15 QUEENSWAY
MANCHESTER, M19 1QP

Drawing Title
PROPOSED ELEVATIONS

Drawn TW
Checked –
Date JUN 2021
Scale@A3 1 : 100
Drawing No. 15Q/303/BR
Rev. C2