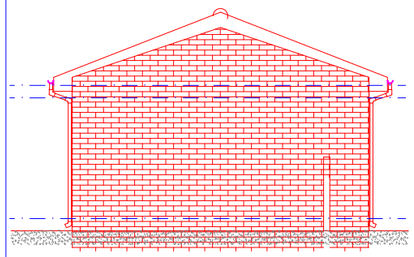
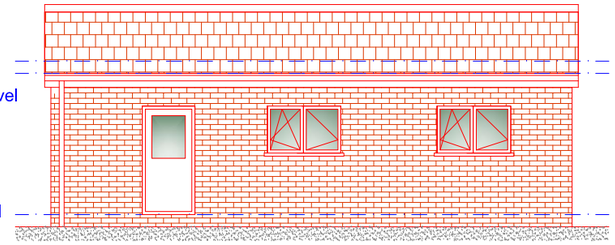
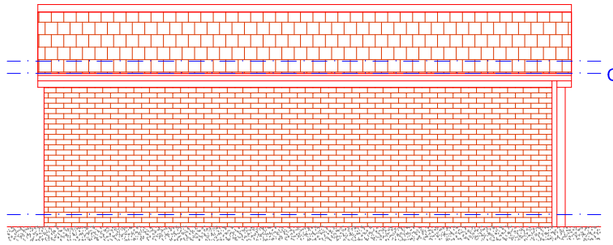
All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.



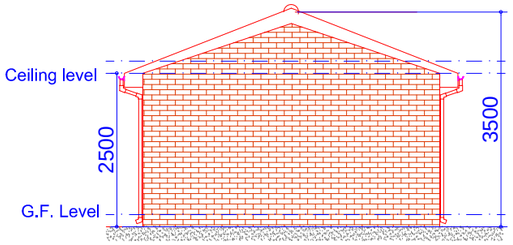
Proposed R/H Side Elevation
Scale 1:100



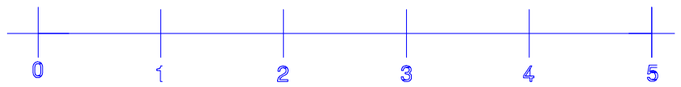
Proposed Front Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed L/H Side Elevation
Scale 1:100



ALL ELEMENTS OF CONSTRUCTION TO BE OF MINIMUM 1/2 hr. FIRE RESISTANCE

All windows to have openable casements equal to min. 1/20th floor area of room and to be fully weatherstripped all non-habitable rooms IE bathrooms, kitchen, utility. etc

Roof arrangement details within specification. Details to be confirmed with the Local Building Control Officer.

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer

Eaves ventilation to be type FV100 by 'Glidevale' = to 10,000mm2 / lin. metre free air space

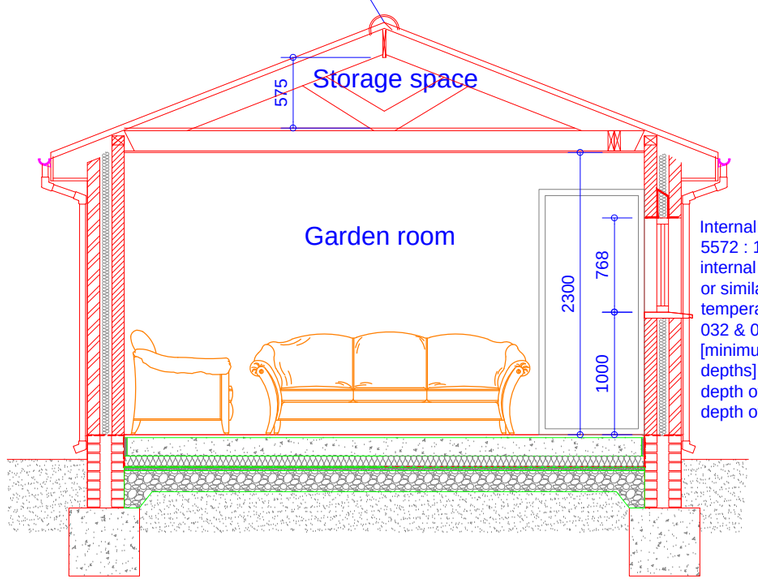
Rafters infilled with 100mm Celotex GA4000 insulation and 52mm PL4000 under rafters

Treated timber frame constructed using 100mm x 50mm head & sole plates and vertical studs

Cross flow ventilation provided to roof rafter space via proprietry eaves strip (continuous and dry ridge (5mm) ventilation systems levels at least to a min 25mm continuous wide strip

Lateral restraint provided to bottom truss chords parallel to external wall to be of 030x005mm MS straps, carried over min. 3 no. chords [with 050x100mm noggins under] at 2000mm centres.

wall construction to be of 300mm cavity construction outer skin to be of facing brick as exist. or similar approved, built at gauge to ensure horizontal alignment, 90mm cavity with 85mm dritherm 32 full fill cavity batts installed as work proceeds, inner leaf to be of 100mm thermalite turbo blockwork or similar approved. NOTE. cavity wall insulation to extend past DPC to top of cavity fill.



Internal drainage shall be to BS 5572 : 1978 and BS5414 all internal drainage to be by 'Bartol' or similar approved UPVC high temperature waste system, 100, 032 & 040mm as necessary [minimum trap sizes & seal depths] IE :
depth of seal 075mm
depth of seal 075mm

Proposed Section A-A
Scale 1:50

Note for Planning Department:

The annex will not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known.

Materials:
Walls - Brown mix commons
Doors - White UPVC DG
Windows - White UPVC DG
Roof - Concrete interlocking roof tiles

Rev	Date	Description
Issued For :		INFORMATION PURPOSES ONLY

Client
Mr. Leon Mayhew

Project
185 Slade Lane, Levenshulme. M19 2AE.
Proposed Annex to the rear garden.

Scheme - Drawing Title
Proposed Elevations and Sections.

02 — Drawing No. / Revision
Date 07.05.21
Scale 1:100,1:50 @A3

JK TECH SERVS
DOMESTIC, ARCHITECTURAL & SURVEYING SERVICES.
HOUSE EXTENSIONS, GARAGE/LOFT CONVERSIONS.
PLANS FOR PLANNING & BUILDING CONTROL
www.jktechservs.co.uk