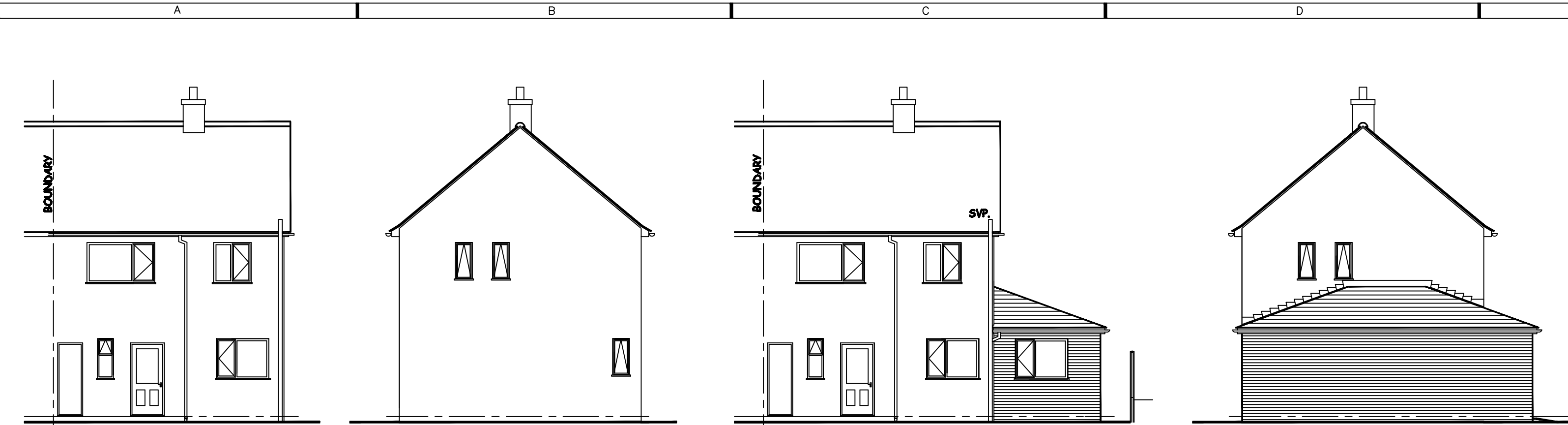


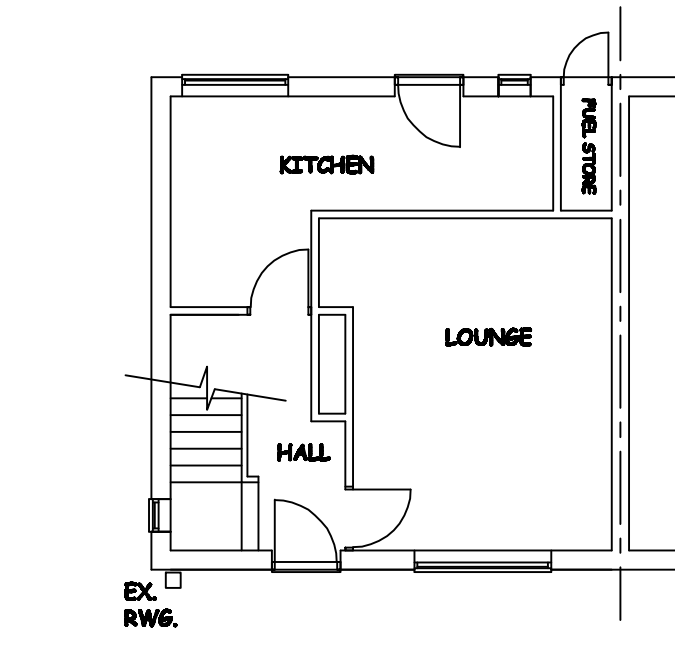


**REAR ELEVATION
(EXISTING)
scale 1:100**

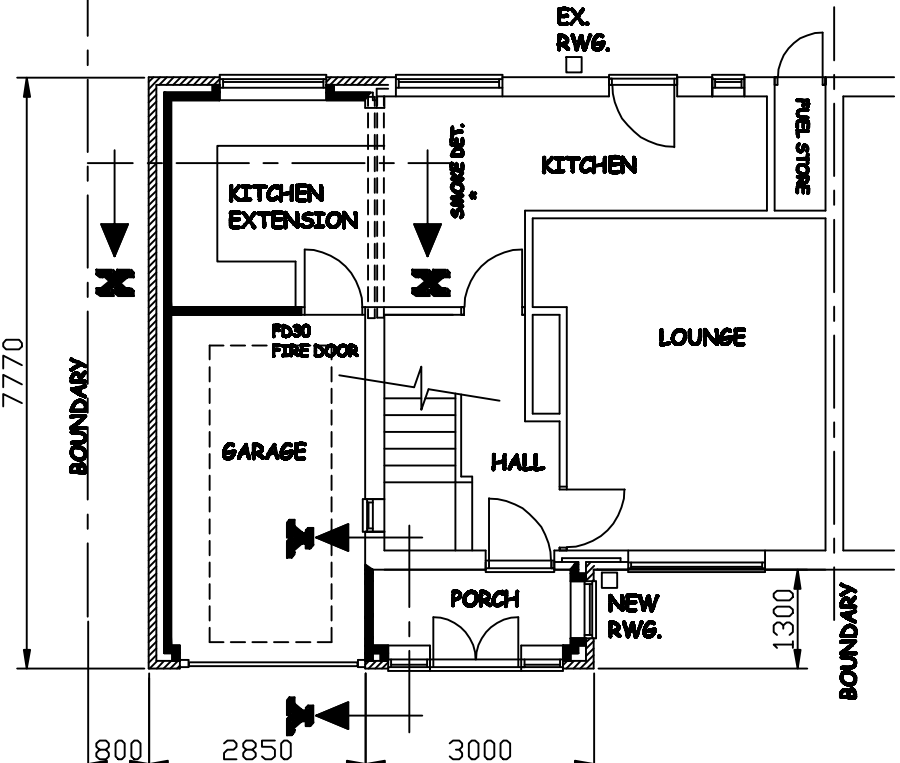
**SIDE ELEVATION
(EXISTING)
scale 1:100**

**REAR ELEVATION
(PROPOSED)
scale 1:100**

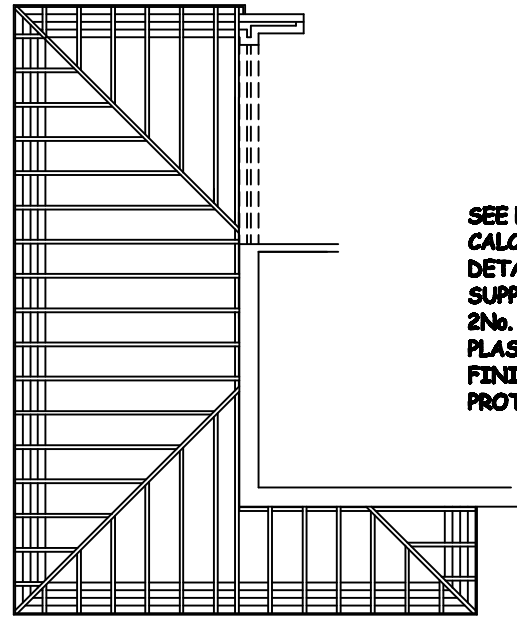
**SIDE ELEVATION
(PROPOSED)
scale 1:100**



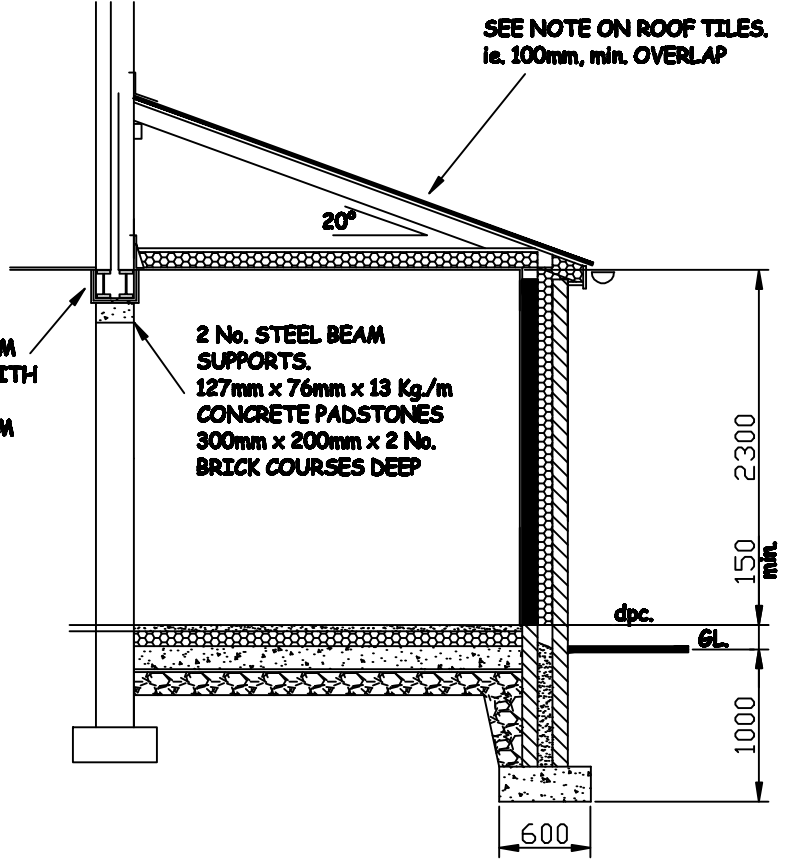
**GROUND FLOOR PLAN
(EXISTING)
scale 1:100**



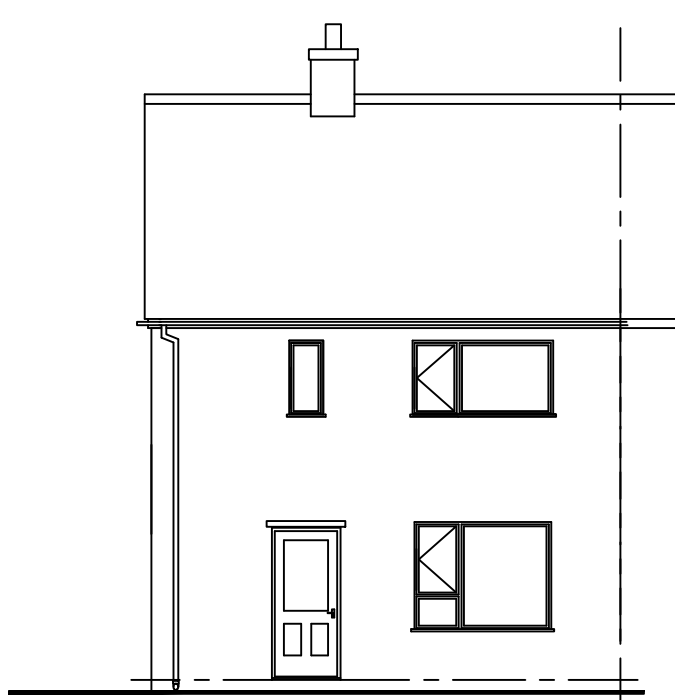
**GROUND FLOOR PLAN
(PROPOSED)
scale 1:100**



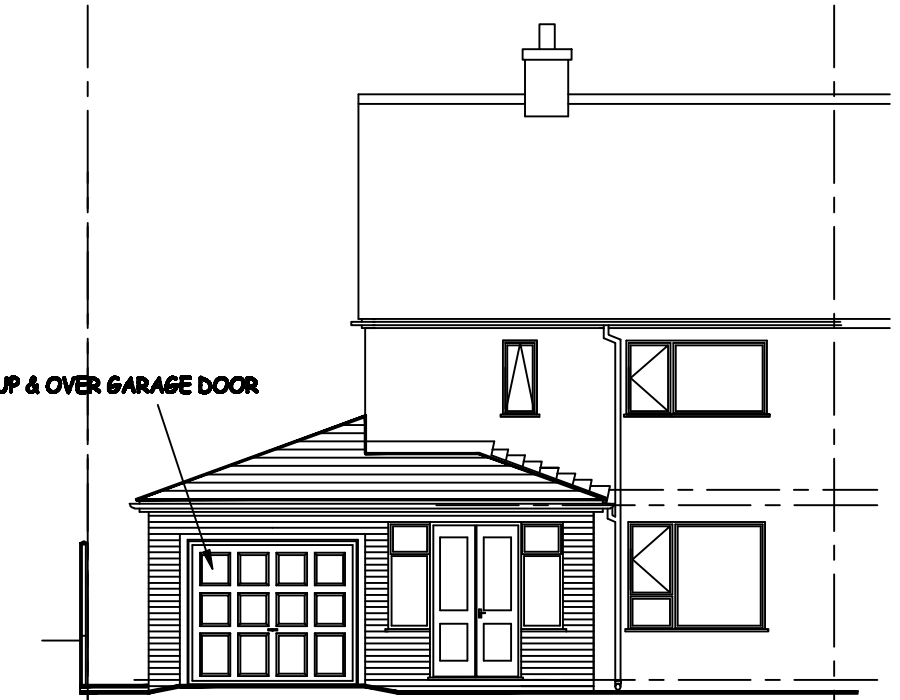
**ROOF PLAN
(PROPOSED)
scale 1:100**



**SECTIONAL ELEVATION X-X
scale 1:50**



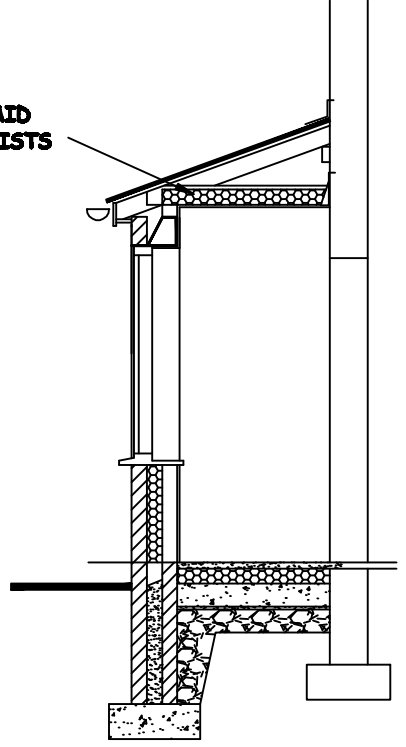
**FRONT ELEVATION
(EXISTING)
scale 1:100**



**FRONT ELEVATION
(PROPOSED)
scale 1:100**



**PORCH SIDE
ELEVATION
(PROPOSED)
scale 1:100**



**SECTIONAL ELEVATION Y-Y
scale 1:50**

NOTES

BRICKWORK: 300mm CAVITY BRICKWORK COMPRISING MATCHING FACING BRICK OUTER LEAF, 100mm. CAVITY COMPLETELY FILLED WITH KINGSPAN THERAWALL INSULATION BATT.), WITH 100mm. THERMALITE HE-STRENGTH 7 OR SIMILAR INSULATION BLOCK INNER LEAF. FINISHED INTERNALLY WITH 13mm LIGHTWEIGHT PLASTER & SKIM.
THE WHOLE TIED TOGETHER WITH BUTTERFLY TIES, SPACED AT 1000mm HORIZONTAL CENTRES & 450mm. VERTICAL CENTRES & STAGGERED, IN ACCORDANCE WITH APPROVED DOCUMENT "A".
INSULATED CAVITY CLOSERS TO BE FITTED ON ALL REVEALS TO EXTERNAL WALLS.

HORIZONTAL & VERTICAL DPCS. TO ALL EXTERNAL OPENINGS. DPC TO WALL TO BE A MINIMUM 150mm ABOVE GROUND LEVEL.

FOUNDATIONS: CONCRETE STRIP FOUNDATIONS TO ALL NEW BRICKWORK A MIN.1m. BELOW G.L. AS DETAILED.

FLOOR CONSTRUCTION: SUPERIOR FLOOR FINISH ON 40mm SAND CEMENT SCREED. ON 1 No. LAYER CELOTEX DOUBLE R. RF/75mm.RIGID UNDERFLOOR INSULATION BATT. OR SIMILAR APPROVED. ON 100mm. CONCRETE FLOOR SLAB REINFORCED WITH 2No. LAYERS OF A142 STEEL MESH. ON 1000g VISQUEEN dpm. ON SANBLINDING ON 150mm. SULPHATE FREE CONSOLIDATED HARDCORE.

ROOF CONSTRUCTION: 20° PITCHED ROOF COLOUR MATCH TO EXISTING WITH MARLEY MODERN INTERLOCKING CONCRETE TILES WITH MIN. 100mm. OVERLAP , ON 50x40 TIMBER BATTENS ON NON TEAR SARKING UNDERFELT. SEE TIMBER SCHEDULE FOR DETAILS.
ALL STRUCTURAL TIMBERS TO STRESS GRADED & TANALISED OR TREATED WITH A PRESERVATIVE

LATERAL RESTRAINT: ALL ROOF TIMBERS TO BE ANCHORED BACK TO MASONRY USING GALV. MILD STEEL STRAPS @ 1000mm. MAX. CENTRES WHERE TIMBERS ARE AT RIGHT ANGLES & 2000mm. MAX CENTRES WHERE PARALLEL TO WALLS.

WINDOWS: ALL WINDOWS TO BE DOUBLE GLAZED. ALL WINDOWS TO HAVE TRICKLE VENTILATION. SAFETY GLASS TO FRENCH DOORS & SIDE CASEMENTS, IN ACCORDANCE WITH BS6206A. ALL GLAZING TO HAVE LOW "E" COATING.

LINTELS: CATNIC C/M4 OR SIMILAR COMBINED LINTELS OVER ALL EXTERNAL OPENINGS. REFS. FROM STANDARD CATNIC CATALOGUE.
FOR DETAILS OF STEEL BEAM SUPPORTS SEE SEPARATE ENGINEERS CALCS.

DRAINAGE: ANY NEW DRAINS TO BE 100mm. DIA. HEP-SLEEVE OR SIMILAR APPROVED. ON GRANULAR BACKFILL. ANY DRAINS PASSING UNDER BUILDINGS TO BE EXPOSED IF EXISTING AND CAPPED WITH 150mm. COVER CONCRETE, & SUITABLY ARCHED WHERE PASSING THROUGH BRICKWORK, AND SUITABLY PROTECTED AGAINST ANY SETTLEMENT.

INSULATION: 100mm. KINGSPAN INSULATION BATT. LAID BETWEEN CEILING JOISTS OR APPROVED EQUIVALENT, WHILST MAINTAINING 50mm FREE AIR SPACE AT EAVES FOR VENTILATION TO ROOF SPACE.

VENTILATION: EAVES VENTILATORS TO BE FITTED ON ALL SIDES ALLOWING FREE FLOW CROSS VENTILATION, EQUIVALENT TO A 10mm CONTINUOUS OPENING TO ROOF SPACE.
MECHANICAL VENTILATION TO KITCHEN PROVIDING A MIN. 30lt/sec.

RAINWATER GOODS: EXISTING GUTTERING FROM ROOF TO BE MOVED TO CATER FOR NEW EXTENSION. NEW 127mm Upvc. HALF ROUND GUTTERING & Ø 65mm DOWNPIPE TO EXTENSION.

SMOKE DETECTOR : TO BE FITTED IN ACCORDANCE WITH BS 5839 pt6, LINKED TOGETHER & CONNECTED TO MAINS ELECTRICITY VIA A BAMP FUSE

EFFICIENT LIGHTING WILL BE INSTALLED TO COMPLY WITH LATEST BUILDING REGS. ALL ELECTRICAL WORK WILL COMPLY WITH APPROVED DOC "P" AND CARRIED OUT BY A COMPETENT CONTRACTOR & REGISTERED UNDER THE SELF CERTIFICATION SCHEME.

EXISTING HEATING SYSTEM SHALL HAVE ADEQUATE CAPACITY TO SUPPLY ANY ADDITIONAL RADIATORS. ANY ADDITIONAL RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

TIMBER SHEDULE		
RAFTERS	125 x 47 @ 450 c/s	
CEILING JOISTS	125 x 47 @ 450 c/s	
HIP	200 x 40	
WALLPLATES	100 x 50	

A	FEB..2022	FIRST ISSUE FOR APPROVAL
REV.	DATE	COMMENTS
SCALE:	1:100 & 1:50	DRAWN BY: RGD

TITLE:
PROPOSED FRONT PORCH GARAGE & REAR KITCHEN EXTENSION
at:10. FURLONG ROAD MANCHESTER
M22 1UE.
for: Mr & Mrs. M.FODEN

Sheet Size A2	MC. 001 /22
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