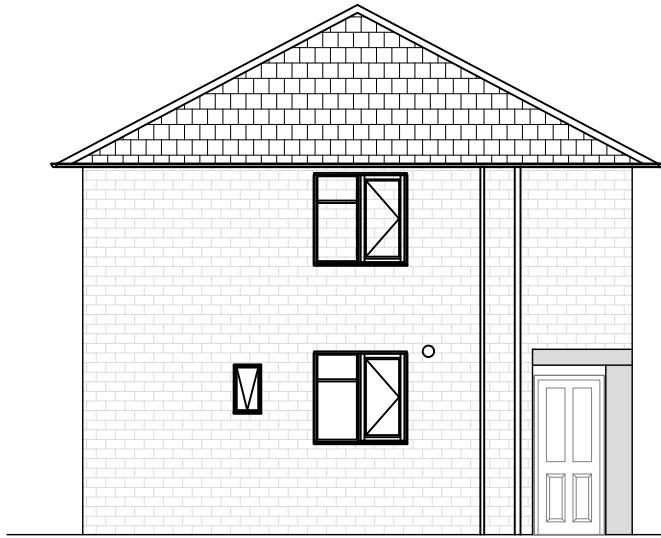
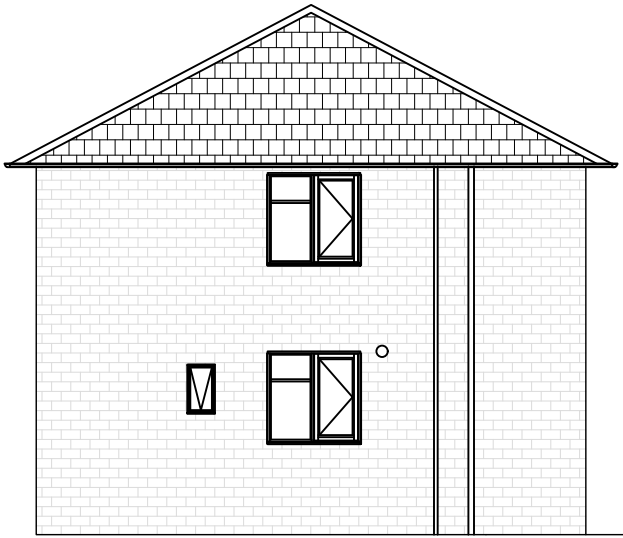
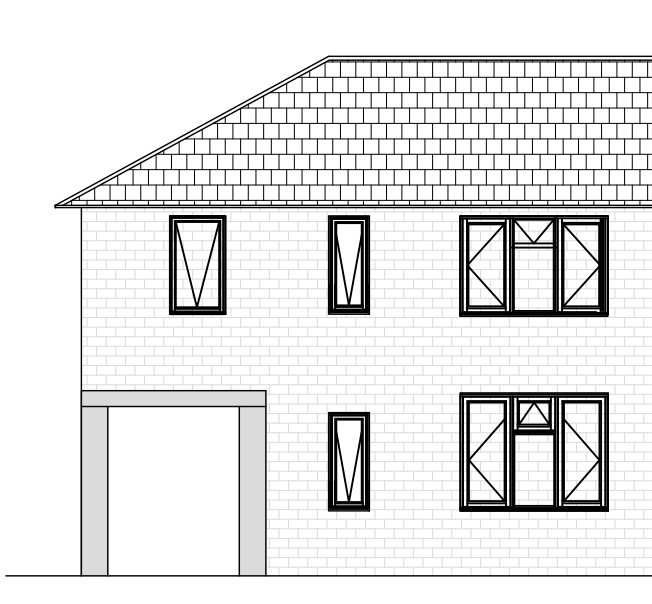




Existing Side Elevation



Proposed Side Elevation



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

NOTE: DRAWING SPECIFICATION IS BASED ON AN EXTERNAL SOLID WALL THICKNESS OF 400MM. CONTRACTOR IS TO VERIFY THIS PRIOR TO COMMENCING WORKS & REPORT ANY DISCREPANCY TO ESTATE AGENTS.

1. All interior dimensions including ceiling heights are taken to and from finished surfaces unless stated otherwise.
2. All levels and dimensions must be checked on site.
3. For any discrepancies with the information depicted in his drawing please contact Site/Project Manager.
4. Responsibility cannot be accepted or alterations made to this drawing without prior permission from Architectural Technologist (Victor),
5. These are planning drawings and room layout guidelines. They should not be used as a set of construction drawings.

CONCRETE PADSTONES REQUIRED AT ALL STEEL BEAM BEARING LOCATIONS. ALLOW FOR 440mm long x 100mm wide x 150mm deep. (unless noted otherwise)

INDICATES SPAN OF EXISTING TIMBER JOISTS

INDICATES SPAN OF EXISTING TIMBER RAFTERS. RAFTERS TO BE DOUBLED-UP AROUND ROOF LIGHTS. TIMBER RAFTERS & PURLINS TO BE RETAINED

INDICATES SPAN OF PROPOSED 50 x 200mm DEEP C24 TIMBER JOISTS @ 400mm CENTRES. JOISTS TO BE DOUBLED-UP UNDER TIMBER STUD PARTITION

INDICATES SPAN OF PROPOSED 50 x 150mm DEEP C24 TIMBER RAFTERS @ 400mm CENTRES. RAFTERS TO BE DOUBLED-UP AROUND ROOF LIGHTS

STRAPPING DETAIL

ALL FLOORS & ROOFS TO BE STRAPPED TO THE WALLS ALONG THEIR EDGES IN ACCORDANCE WITH SPECIFICATION IN BUILDING REGULATION APPROVED DOCUMENT A:

STRAPS SHOULD BE 30 x 5mm GALVANISED MILD STEEL STRAPS 1.2m LONG LAPPED AND FIXED OVER 4NO. JOISTS/RAFTERS & HELD TIGHT AGAINST MASONRY WALL. STRAPS SHOULD BE AT MAXIMUM 2.0m CENTRES UNLESS NOTED OTHERWISE. MINIMUM 38mm WIDE FULL DEPTH NOGGINS TO BE INSTALLED BETWEEN THE JOISTS/RAFTERS TO PREVENT

Project Title: Single Storey Extension and Principal elevation Alteration	
Address: 36 Osterley Road, Blackley M9 7BQ	
Drawing: Elevations	
Drawing No: 270719-03	
Drawn: Victor D.	Date: 12/07/21
Scale: 1:100	Paper Size: A3