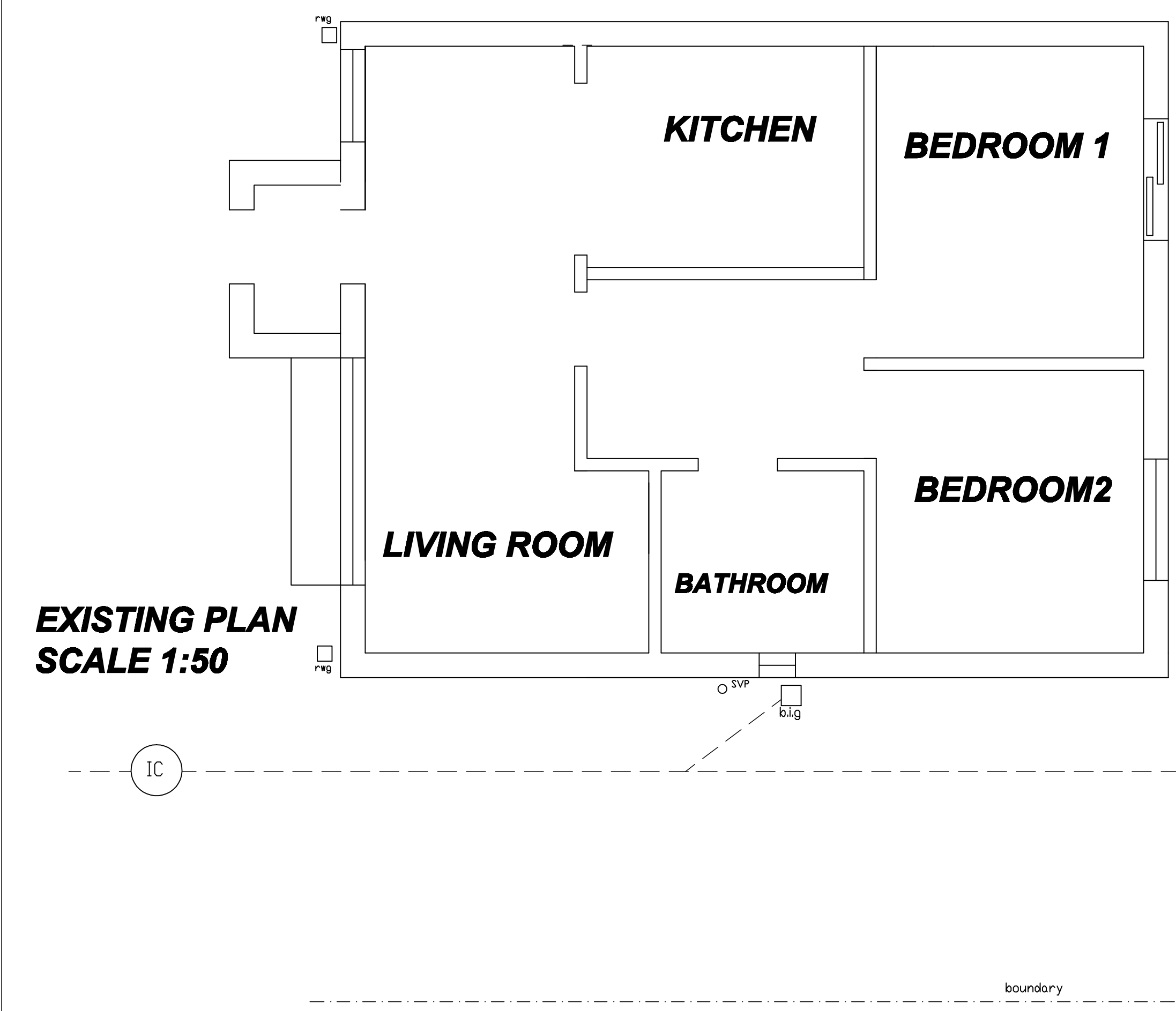
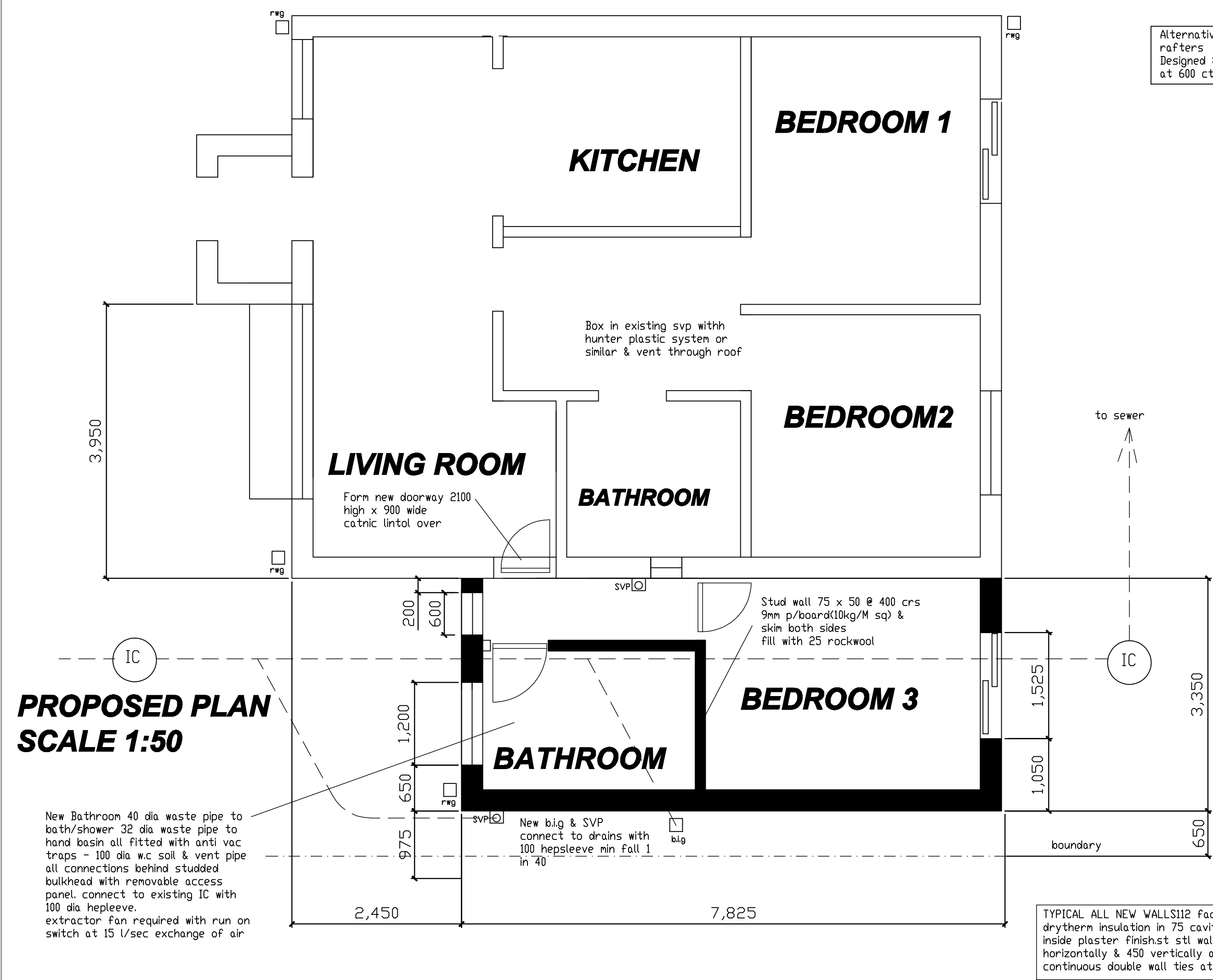




Alternative Roof spec use trussed rafters
Designed & braced to BS5268 pt3 at 600 cts

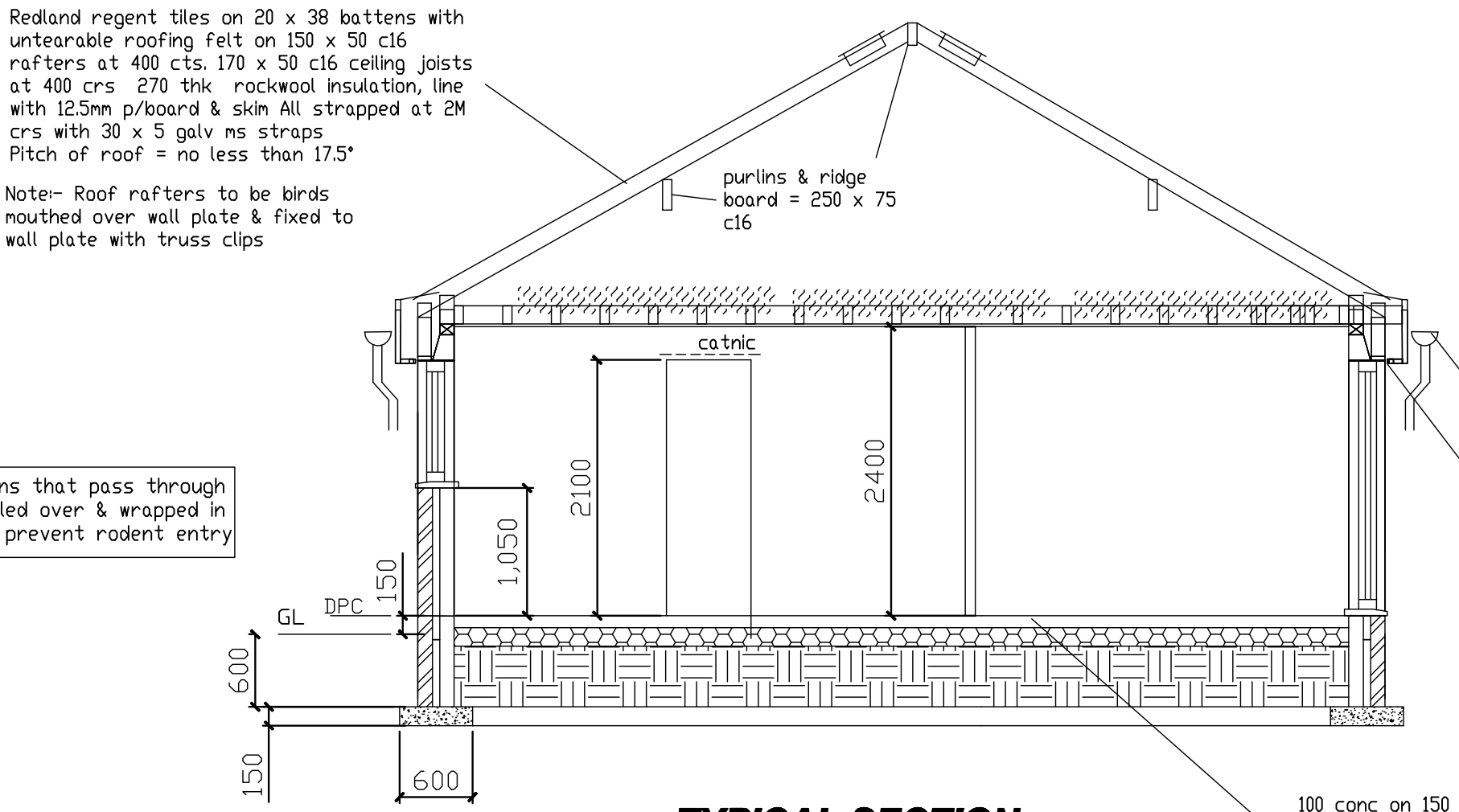
Redland regent tiles on 20 x 38 battens with untearable roofing felt on 150 x 50 c16 rafters at 400 cts. 170 x 50 c16 ceiling joists at 400 cts. 270 thick rockwool insulation, line with 12.5mm p/board & skim. All strapped at 2M crs with 30 x 5 galv ns straps.
Pitch of roof = no less than 17.5°
Note:- Roof rafters to be birds mouthed over wall plate & fixed to wall plate with truss clips

Note:- any drains that pass through wall to be linteled over & wrapped in mineral wool to prevent rodent entry

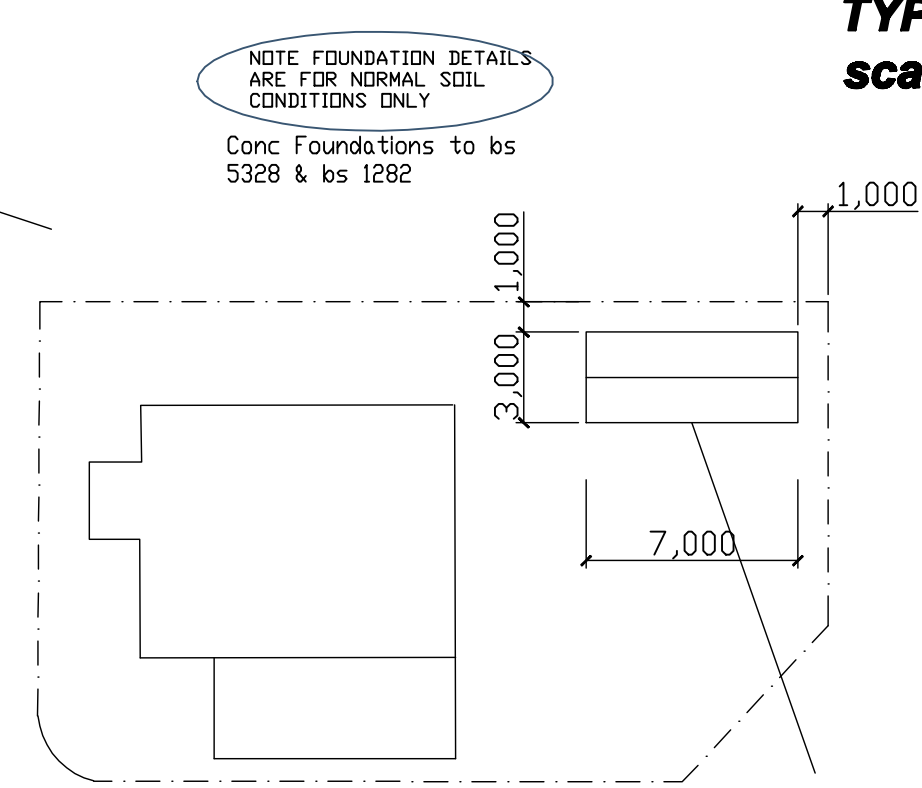
NOTE: FOUNDATION DETAILS ARE FOR NORMAL SOIL CONDITIONS ONLY
Conc Foundations to bs 5328 & bs 1282

TYPICAL ALL NEW WALLS: 112 facing brick with drythern insulation in 75 cavity 125 turbo block inside plaster finish. stl wall ties required 900 horizontally & 450 vertically all cavities to be continuous double wall ties at reveals

NORTH

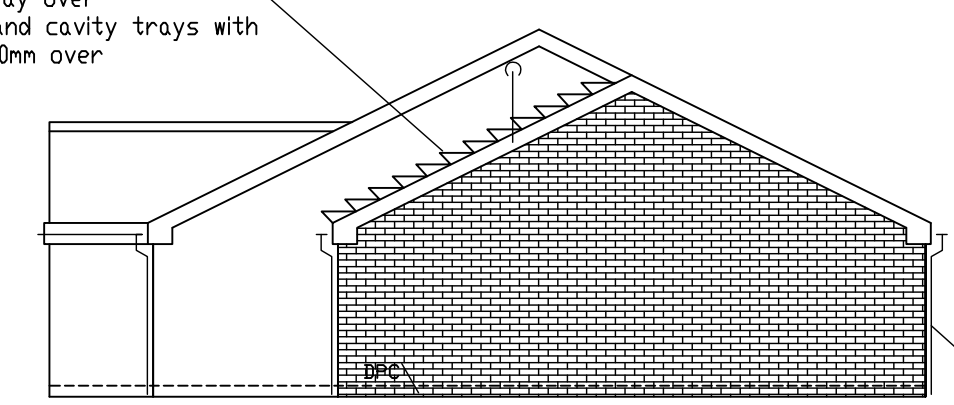
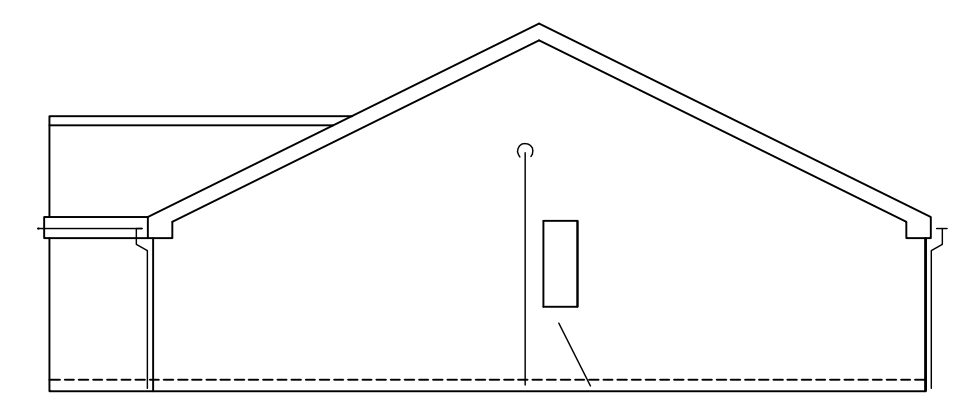
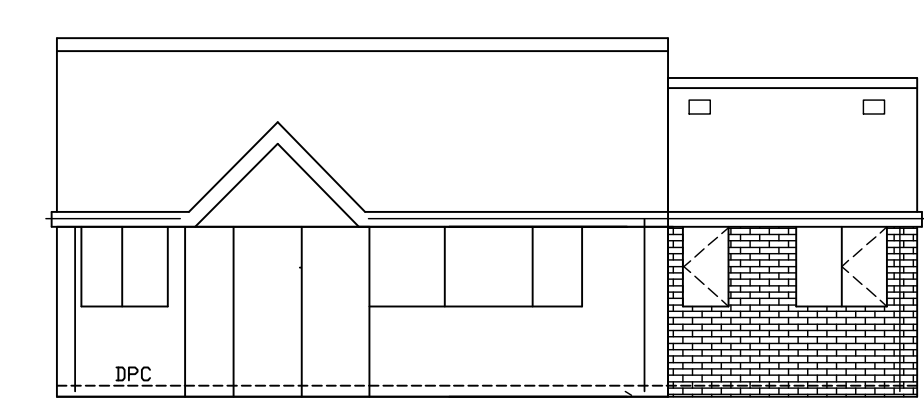
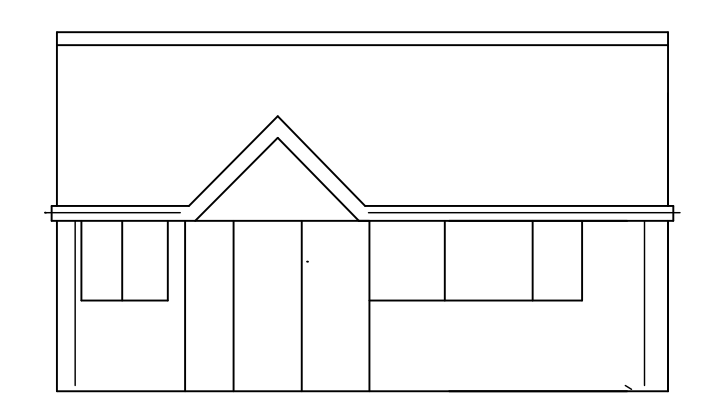


100 conc on 150 hardcore/blinding 1200g visqueen membrane lapped to dpc 140 jobsite on membrane JABLITE turned up 25mm at edge of slab to avoid cold bridging - VENT TO AIR BRICKS IF NECESSARY WITH 100 DIA PVC PIPES weak conc fill to 230 below dpc



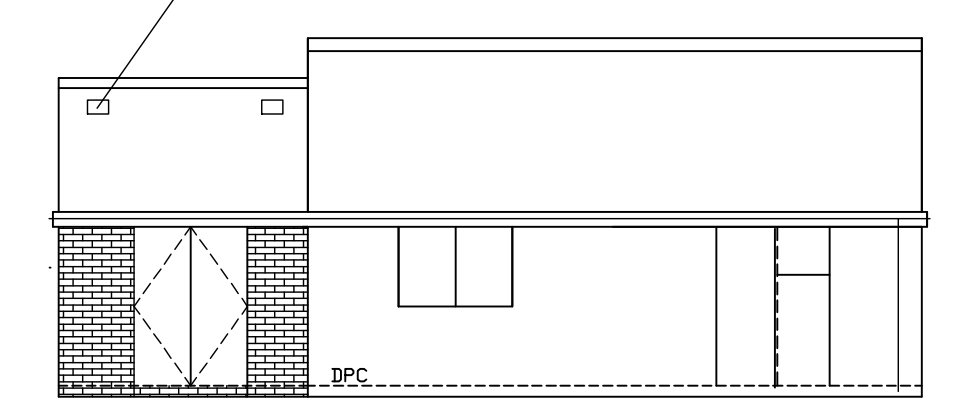
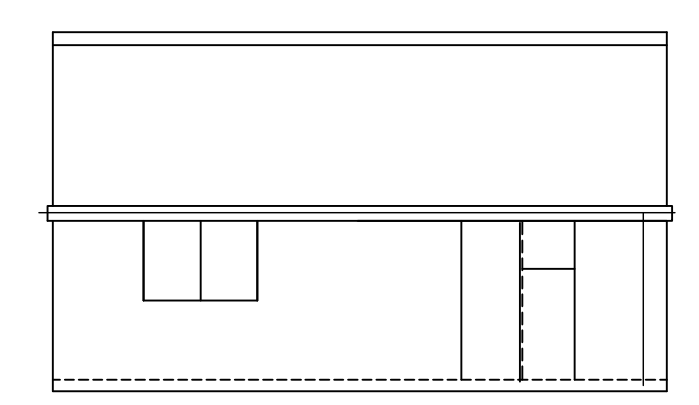
DETACHED GARAGE
BRICK CONSTRUCTION TILED ROOF TO MATCH EXISTING HOUSE

ALL SCALES 1:100 AT A1 UNLESS STATED



4lbs stepped lead flashing code 4 with cavity tray over with 150 upstand cavity trays with weep holes 900mm over

rwp to existing surface water drains
If a dual system is used this must be maintained



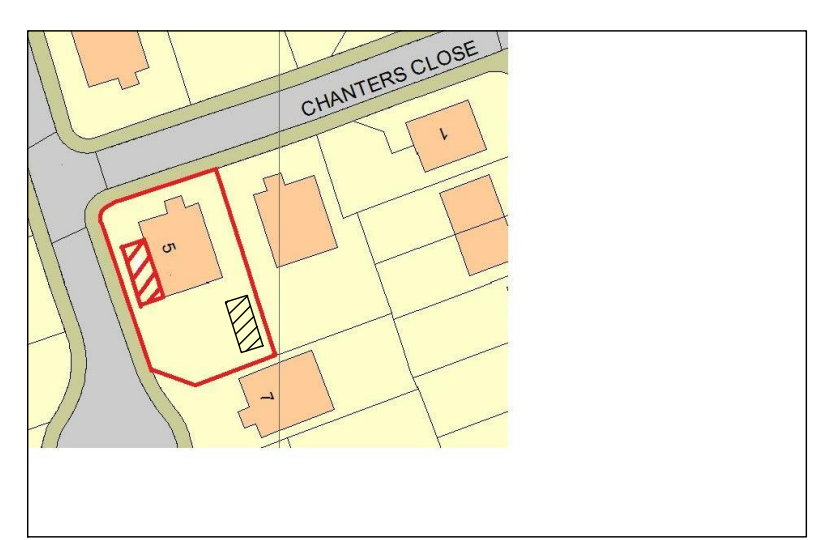
4 TILE VENTS REQUIRED IN HIGH POINT OF ROOF

GENERAL NOTES

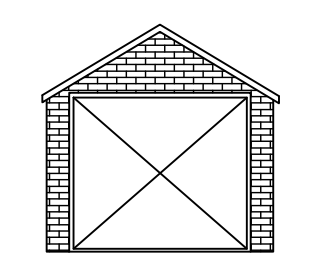
- 1 All external openings to have horizontal & vertical d.p.c.s
- 2 Cavities closed with header course and insulated
- 3 All lintols to have 2- 9mm plaster board & skim
- 4 Windows to have opening lights 1/20 th of floor area minimum. (in total) with trickle vents 8000 mm square, all to be double glazed low e glass 16mm between panes
- 5 Any drains passing under structure to have 6" concrete bed/surround
- 6 All dimensions to be checked & agreed on-site prior to start by builder \ client.
- 7 All work to comply with current building regs
- 8 Foundations to go to down to invert level of drain if within 1M
- 9 Any glass below 800mm to be toughened glass & all french & patio doors & combination windows
- 10 all lintols & cavity closers to be insulated
- 11 thermostatic valves fitted to radiators & consideration to be given to energy efficient lighting 1 per every 4 fittings or 1 per 25M sq of floor area which ever is the greater

ANY WORK STARTED BEFORE PASSING OF PLANS IS DONE AT OWNERS OWN RISK
THIS DRAWING IS FOR PLANNING PERMISSION & BUILDING REGS APPROVAL ONLY.
ALL DIMENSIONS CHECKED ON SITE PRIOR TO START BY BUILDER & CLIENT

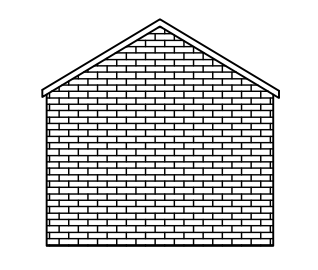
ALL WIRING & ELECTRICAL WORK WILL BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE 17TH EDITION WIRING GUIDANCE & BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME AUTHORISED BY ODPM A COPY OF THE ELECTRICAL CERTIFICATE WILL BE REQUIRED BY THE LOCAL AUTHORITY BUILDING CONTROL WITHIN 30 DAYS OF COMPLETION



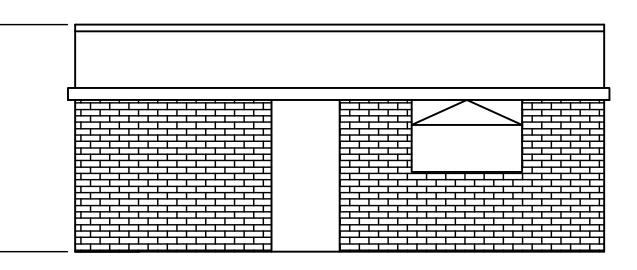
O & S PLAN 1:500



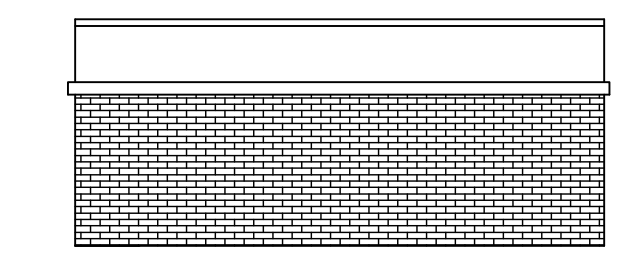
PROPOSED FRONT VIEW



PROPOSED SIDE VIEW



PROPOSED SIDE VIEW



PROPOSED SIDE VIEW

**MR PAUL WRIGHT
NO 5 CHANTERS CLOSE
HIGHER BLACKLEY
MANCHESTER M9 6UY
SINGLE STOREY EXTENSION TO SIDE
FORMING BATHROOM & BEDROOM &
DETACHED GARAGE AT REAR**

 **TELE (01204) 491487
MOBILE 07834 772689
Architectural Services**

