

ELECTRICAL INSTALLATION: the whole of the electrical installation is to be in accordance with IEE regulations and also Building Regulations, Part P in accordance with BS.7671. A certificate is to be forwarded to the Local Authority following completion of the electrical work.

ROOFLIGHTS: double glazed Velux or similar, fixed in accordance with the manufacturers instructions, provide all necessary lead flashings, trims etc. roof timbers doubled up either side of rooflight.

FLASHINGS: and soakers to be in Code 4 lead. All leadwork to comply to BS.1182:1982 and to be in accordance with the Lead Development Associations guide - Lead Sheet in Buildings.

TIMBER: all carcasing timber to be graded in accordance with BS.5268: Part 2: 1984, all external timber/joinery to be treated with a pressure impregnated clear preservative to BS.1282:1985. all cut ends, joints etc. must be flood coated with preservative prior to building in. all external fixings to be non ferrous type.

Sizes and strengths of all materials, and workmanship to comply fully with all current, relevant Building Regulations and B.S. Codes of Practice.

Contractors must check all building and site dimensions, sewer details and levels before commencing any site works or fabrication works.

RAINWATER GOODS: Gutters and RWP to match those existing, RWP taken to a rodable back inlet gully

WINDOWS AND GLAZING: pvcu framed windows to clients requirements. Sealed double glazed units, min. 16mm. air gap. low 'e' coating, all glazing below 800mm. to be safety glass and all glazed elements of walls to comply with Building Regs. A.D.- L.1.

existing felt flat roof removed and replaced with new Firestone EPDM single ply roofing

EPDM roofing taken up beneath the existing flashings

existing pitched roof

New rooflights to clients choice of min. 150mm. high upstands

new pvc fascias and rainwater goods

EPDM flat roof

(existing height)

rendered walls to match the existing walls

pvc framed double glazed windows with opening lights

rendered walls, brick plinth courses facing brick plinth to match the existing plinth

RWP

Side Elevation scale: 1/100th

DRAINAGE: surface water drainage to be in accordance with BS. 8301. Access rodding points provided at all changes of direction or gradient. Drains passing beneath a building to be totally encased in 150mm. concrete.

DRAINAGE runs, gradients etc. to be agreed on site with the Building Inspector once the existing drainage and connections to sewers have been investigated.

plasterboard and skim internal lining around the new rooflight

new rooflight in the existing roof

store removed if required by the client

200 x 50mm. roof joists

rooflight

Proposed Extension

'flush' threshold for wheelchair access 1000mm. wide door.

paved terrace space

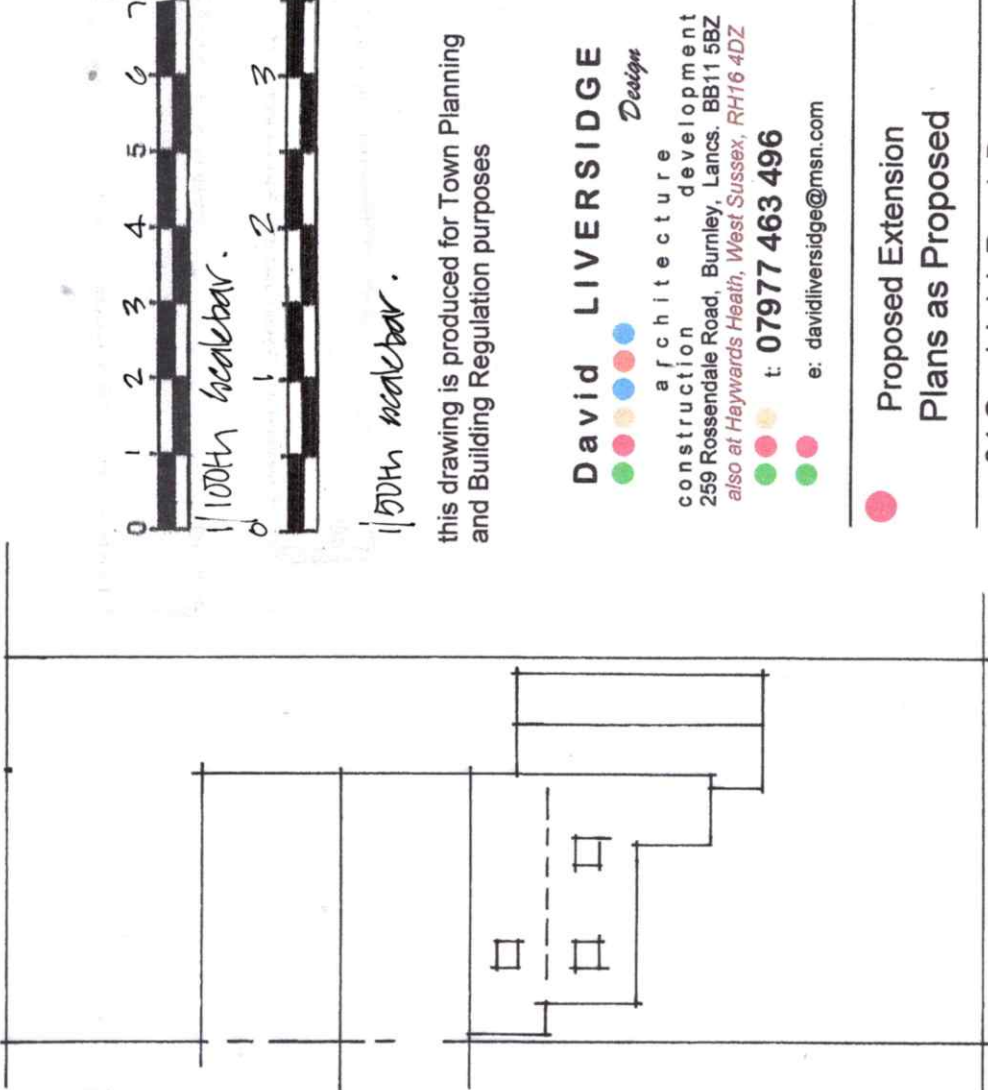
terrace laid to fall away from the building

internal wall finishes to be agreed with the client

garden space

100mm. underground drain connected to the existing drainage system

Floor Plan scale: 1/50th



Site Plan/Roof Plan scale: 1/200th



1:100th scale bar.



1:100th scale bar.

1:100th scale bar.

this drawing is produced for Town Planning and Building Regulation purposes

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Proposed Extension
Plans as Proposed

34 Scarisbrick Road, Burnage,
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for Mrs. D. Matthews

scale: 1/100th 1/50th @ A3 drawing no:

date: August 2020

20/74/2