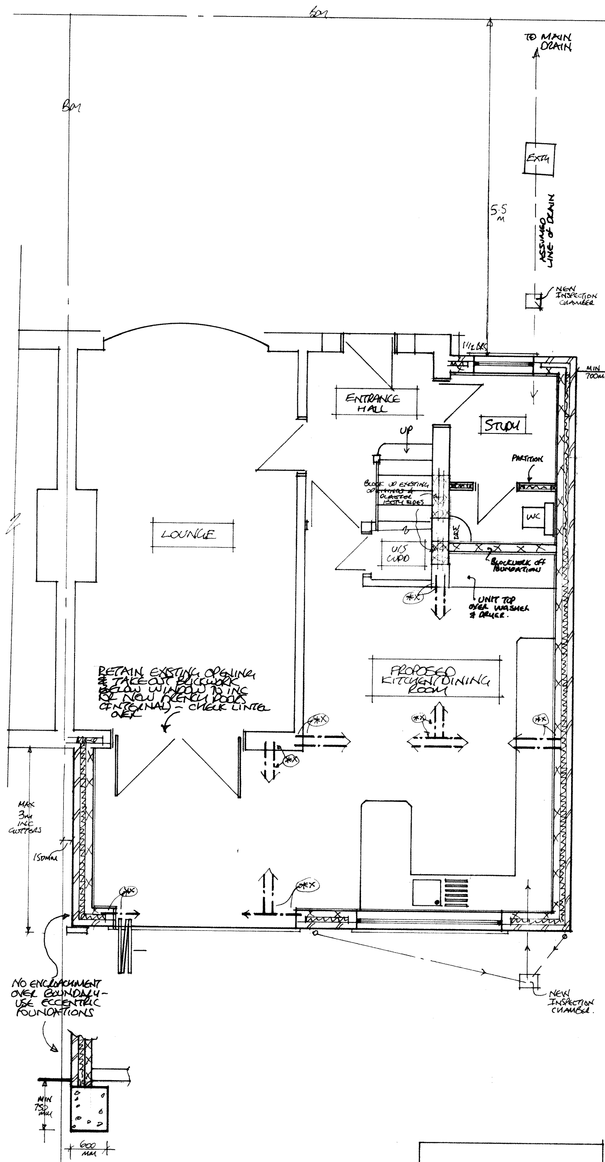
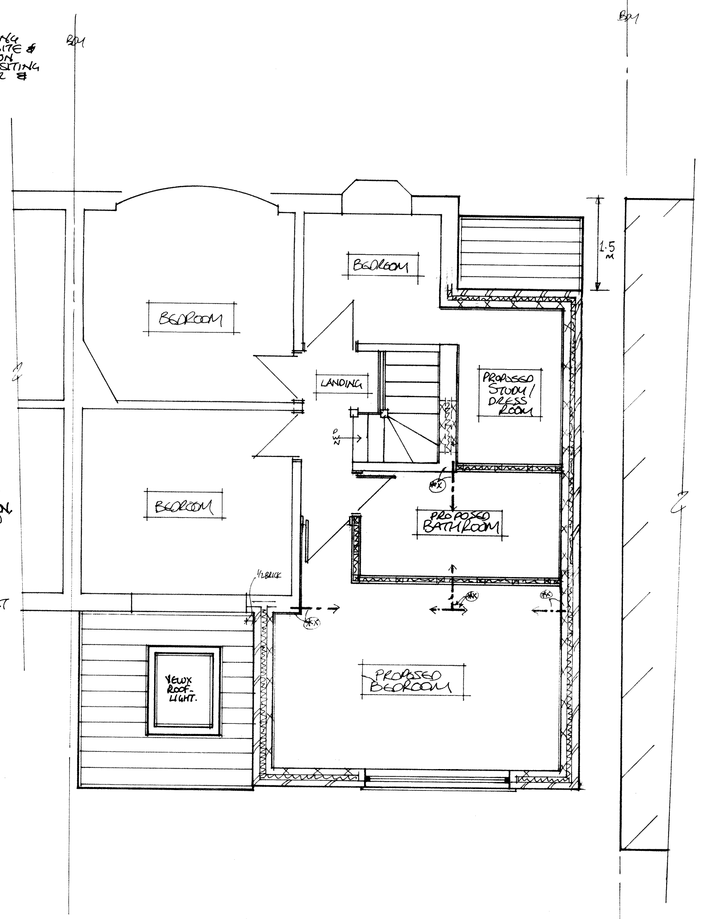
proposed first floor plan



* CHECK ALL NEW / EXISTING DRAINAGE POSITIONS ON SITE & LINK IN AS NECESSARY ON SITE IN ACCORDANCE OF VISITING BUILDING CONTROL OFFICER & CONTRACTOR.



* CONTRACTOR TO DISCUSS ON SITE POSITION OF SOIL WITH NEW EXTENSION FOR BEST LINES OF NEW DRAINAGE.

* KITCHEN TO BE DESIGNED BY SPECIALIST AS PER CLIENTS REQUIREMENTS

ADJACENT PROPERTY

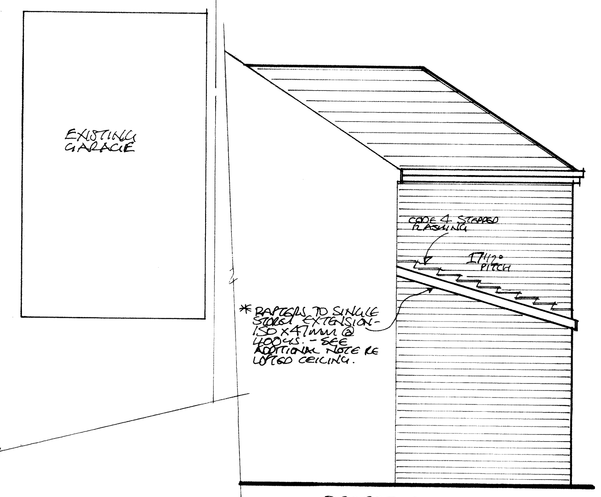


proposed rear elevation



proposed front elevation

* WINDOWS & DOORS TO MATCH EXISTING HOUSE TYPE AS NEAR AS POSSIBLE & AS PER CLIENTS DESIRE. REQUIREMENTS - TO COMPLY FULLY WITH CURRENT BUILDING REGULATIONS. INC. ALL NOTCHING OF LINTELS / STEELS OVER NEW OPENINGS TO THE SATISFACTION OF THE VISITING BUILDING CONTROL OFFICER.

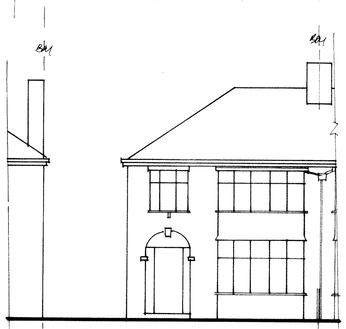


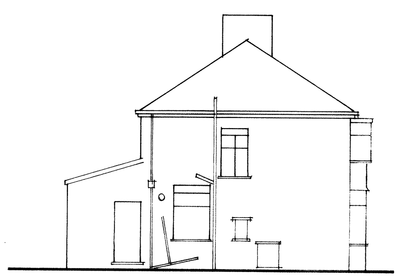
* BATTENS TO SINGLE STOREY EXTENSION 150 x 47mm @ 400 c/s. SEE ADDITIONAL NOTE RE LIFTED CEILING.

PROPOSED
view 'a'

proposed ground floor plan

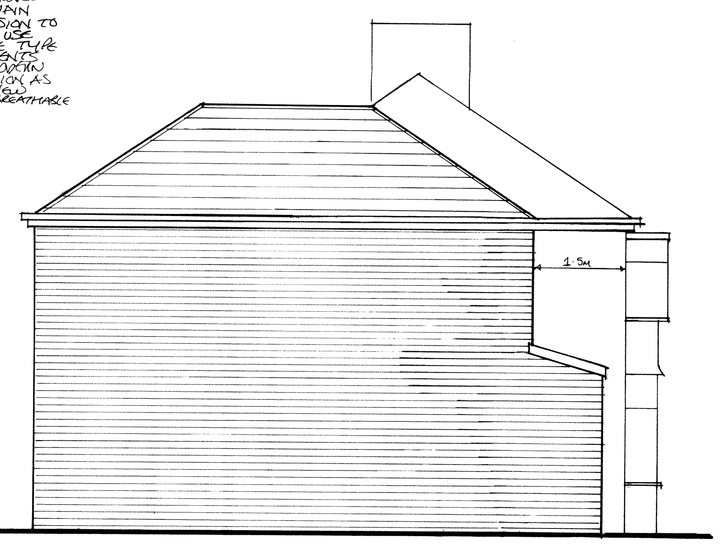




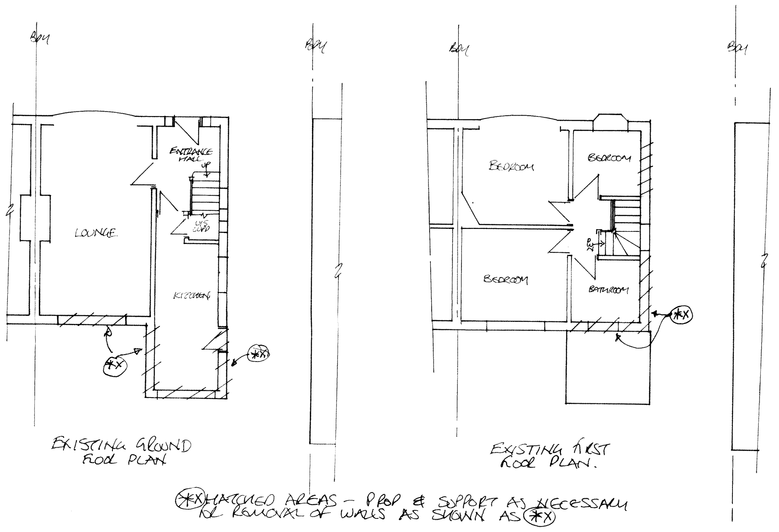


* ALL TIMBERWORKS AS PER APPROVED DOCUMENT BOOKLET - RAFTERS TO MAIN ROOF & SINGLE STOREY EXTENSION TO BE 150 x 47mm @ 400 c/s. - USE TILE TO MATCH EXISTING HOUSE TYPE OR TOTALLY DIFFERENT AS CLIENTS REQUIREMENTS - USE MARLEY MODEN SMOOTH ON SINGLE STOREY EXTENSION AS PER MARLEY SPECIFICATIONS - NEW BRICKWORK ON BATTENS / ON THREE BREATHABLE FELT.

* NEW ROOF TO SINGLE STOREY EXTENSION TO BE LIFTED WITH 50mm AIRLAND FOAM MULTI BREATHABLE FELT MIN 150mm FINISH BETWEEN RAFTERS & BELOW FINISH BETWEEN RAFTERS (INTERNALLY) & FIXED AS PER MANUFACTURERS SPECIFICATIONS OVER 100 x 50mm TIMBER WALL PLATES SECURED TO BRICKWORK WITH RAWLBOLTS M12 STUDS 300mm LONG x 8mm x 1 m LONG @ 1200 c/s. RAFTERS ALSO TO BE BIRDSMOUTHED OVER POLEPLATE (100 x 50mm) & SCREW POLEPLATE TO BE BOLTED TO WALL.



proposed gable elevation



EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN.

(*X) HATCHED AREAS - PROP & SUPPORT AS NECESSARY FOR REMOVAL OF WALLS AS SHOWN AS (*X)

* DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION BOOKLET & ANY STRUCTURAL CALCULATIONS - NO WORKS TO COMMENCE WITHOUT THESE DOCUMENTS & ANY REQUIRED APPROVALS. IF CONTRACTOR USES DIFFERENT SPECIFICATIONS TO THE ONES SHOWN WITHIN THESE DOCUMENTS THEN THEY MUST SEEK THE RELEVANT PERMISSION FROM THE VISITING BUILDING CONTROL OFFICER.

proposed two storey/single storey hipped roof extension.
5 arnfield road, withington, m/c.
scales - existing 1-100 proposed 1-50.