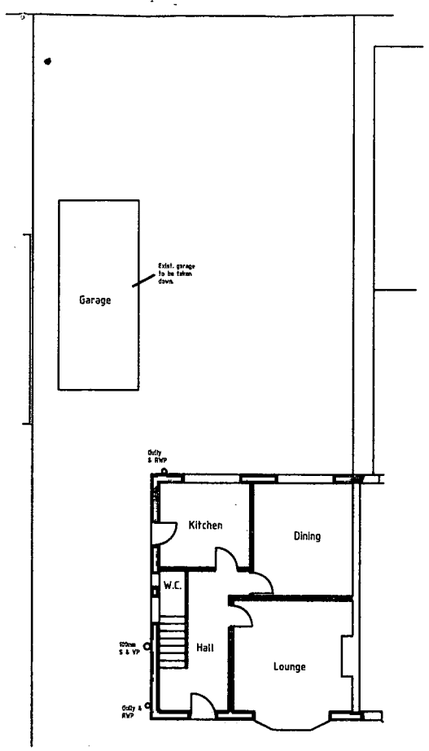
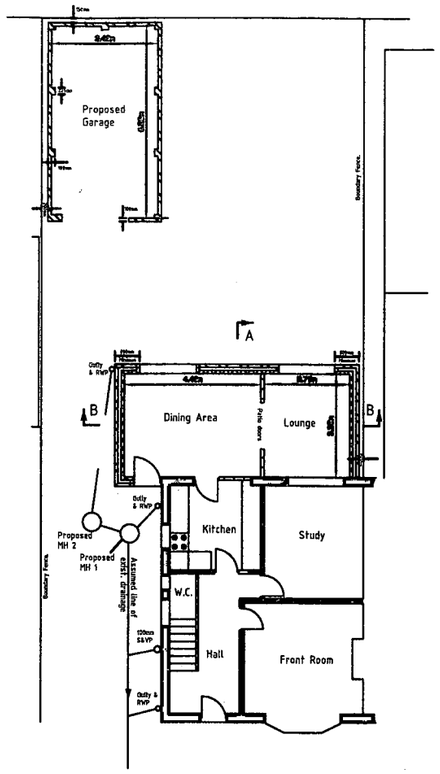
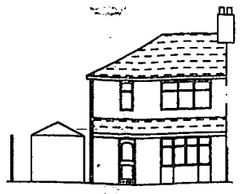


Existing plan



Proposed plan



Exist. Front Elevation



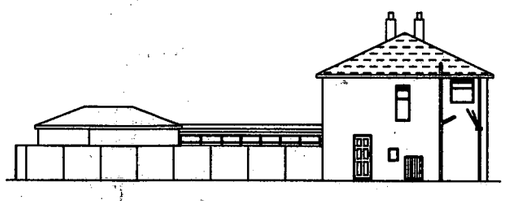
Existing Rear Elevation



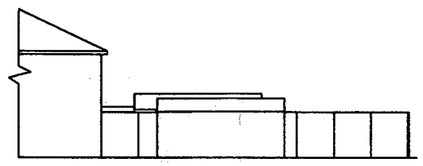
Proposed Front Elevation



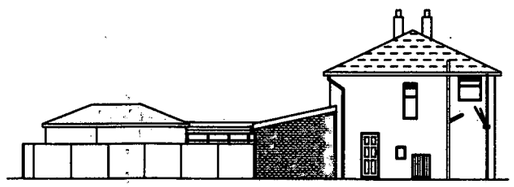
Proposed Rear Elevation



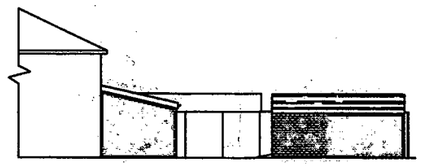
Existing South Elevation



Existing North Elevation



Proposed South Elevation



Proposed North Elevation

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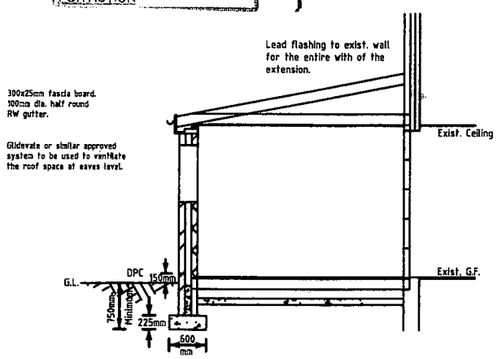
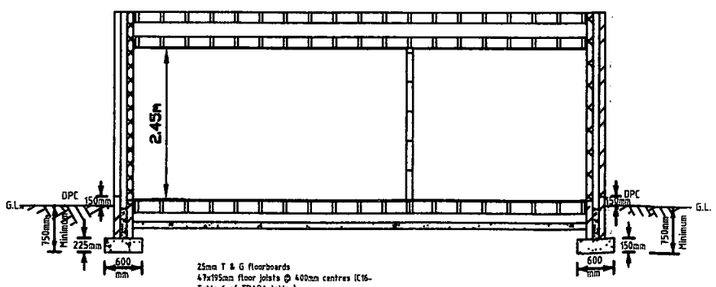


Section A - A

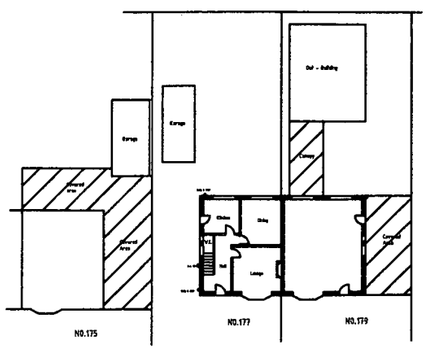
Roof Construction

Forticrete Centurion low pitch (or similar approved) roof tiles.
Pitch of roof to be 12 degrees.
38x25mm timber battens on top of roof felt.
Externally graded bitumen roofing felt to B.S. 747 to top of rafters.
47x170mm rafters @ 400mm centres (C16-Table 28 of TRADA tables).

38x170mm Ceiling joist @ 400mm centres (C16-Table 8 of the TRADA tables)
270mm Rockwool or similar approved insulation between ceiling joists.
12.5mm Foil backed plasterboard to ceiling to be plastered and skimmed.



Section B - B



Plan of Adjoining Properties

Scale = 1:250 @A1 and 1:500@ A3.

NOTES

1. Do Not scale from this drawing.
2. The Contractor must check all dimensions on site prior to starting any works.
3. All new brickwork to match and bond existing. The proposed walls to achieve "U" value of 0.30W/m2K.
4. New external walls to be 300mm thick, consisting of 100mm brickwork outer leaf, 100mm cavity with 100mm drytherm or similar insulation and 100mm thermolite or similar blocks to inner leaf.
5. Internal face of inner leaf to have 10mm plaster & skim.
6. Stainless steel double trinangular wall ties at 750mm horizontal & 450mm vertical centres. Ties at reveals to be at 300mm centres.
7. All new cavities to be suitably closed and protected by DPC.
8. Catnic or similar lintols to be provided over the new door & window openings.
9. Minimum bearing to any beam or lintol to be 150mm.
10. Where proposed timber partition walls run parallel to the floor joists, these should be supported on double joists (bolted together).
11. Any drains within the building to be protected by 150mm concrete.
12. Foundations within 1.0metre of any drains to be taken down to invert level.
13. 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
14. All drain/ sewer pipes below ground shall be a minimum of 100mm diameter.
15. Proposed windows to be 1.225x0.920m. 1/20th floor area to open).
16. New windows assembly to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
17. All new fixture and fittings including doors and door openings shall be in accordance with B.S. 8300-2009, Design of Buildings for Disabled.
18. All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
19. All gas work to be undertaken by a trained person who is on the "Gas safe Register."
20. All new radiators to be fitted with thermostatic valves.

No	DATE	DRAWN	REV'D ENG.	AMENDMENT
P5	17.01.2012	AUH		Title amended on request of Planning Dept.
P4	05.01.2012	AUH		Proposed extension changed from detached to an attached extension following consultation with the Local Planning Department. Also sections added.
P3	20.09.2011	AUH		Kitchen added & Elevations amended.

CLIENT: Mr. M.H. Ahmad

PROJECT: 177 Withington Road, Whalley Range, Manchester. M16 8EF

DRAFTER: | ENGINEER: A. Ul-Haq

TITLE: Proposed Single Storey Rear Extension and Relocation/ Reconstruction of Exist. Garage. (Sheet 1 of 2)

SCALE | DRAWING No: 2011/05 | DATE: Apr.11 | AMDT: P3

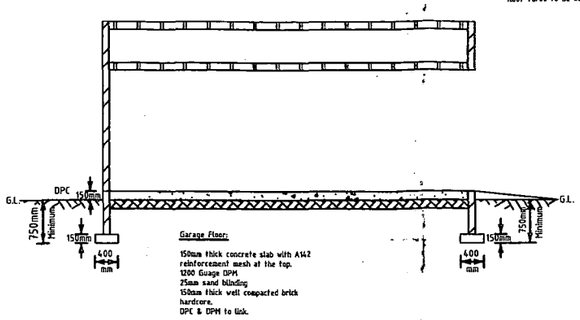
Scales at A1:
Plans = 1:100
Elevations = 1:125
Sections = 1:50

Scales at A3:
Plans = 1:200
Elevations = 1:250
Sections = 1:100

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15cm A1
FULL SIZE ON ORIGINAL

Garage Roof Construction:

Marley Malvern or similiart approved roof tiles.
Pitch of roof to be 20 degrees.
38x25mm timber battens on top of roof felt.
Externally graded breathable bitumen roofing felt to top of rafters.
Roof Turss to be designed by others

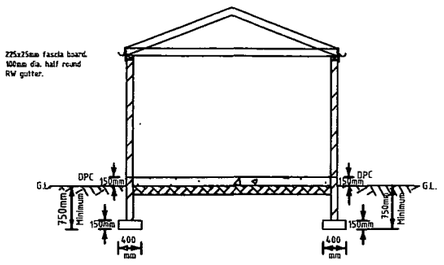


Garage Floor:

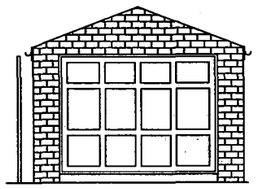
150mm thick concrete slab with A142 reinforcement mesh at the top.
1200 Guage DPM
25mm sand blinding
150mm thick well compacted brick hardcore.
DPC & DPM to link.

Long Section through Garage

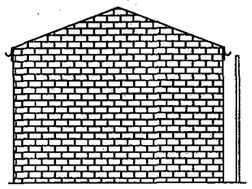
225x25mm fascia board.
100mm dia. half round RW gutter.



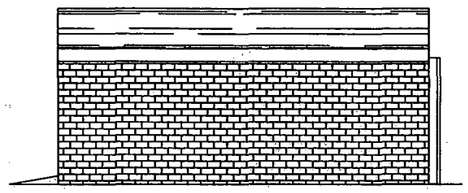
Typical Cross-Section of Garage



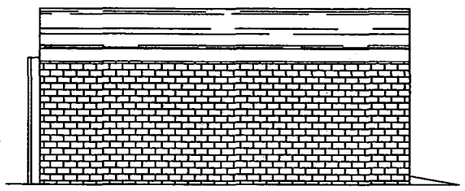
Front Elevation of Garage



Rear Elevation of Garage



Proposed North Elevation

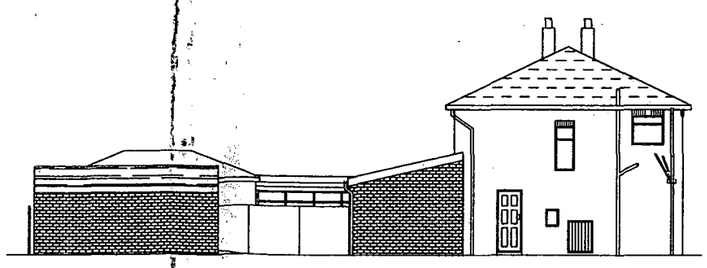


Proposed South Elevation



Proposed Rear Elevation showing the Garage

Scale = 1:200



Proposed South Elevation sowing the Proposed Garage

Scale = 1:200

Scale 1:100 unless noted otherwise.

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 cm

FULL SIZE ON ORIGINAL

A3.

NOTES

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No	DATE	DRAWN	REV'D ENG.	AMENDMENT
P3	17.01.12	AUH		Elevations of garage added and Description amended, on the request of the Planning Dept.
P2	05.01.12	AUH		Sections of the proposed extenshion and Plan of adjoining properties moved to sheet 1. The plan of proposed flat deleted. The drawing sheet size changed from A1 to A3.
P1	20.09.11	AUH		Kitchen added to the plan and a typical section of garage added.

CLIENT
Mr. M.H. Ahmad

PROJECT
177 Withington Road, Whalley Range, Manchester. M16 8EF

DRAFTER

ENGINEER
A. Ul-Haq

TITLE
Proposed Single Storey Rear Extension and Relocation/ Reconstruction of Exist. Garage.
Sheet 2 Of 2

SCALE	DRAWING No	DATE	AMDT
1:100	2011/05	Apr.11	P3