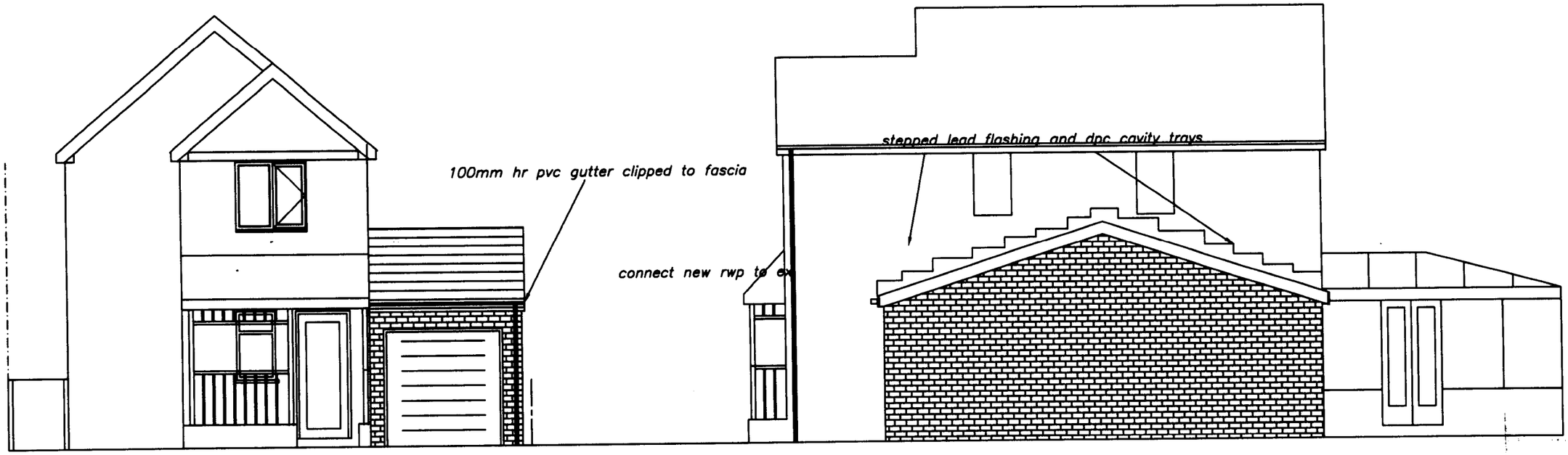
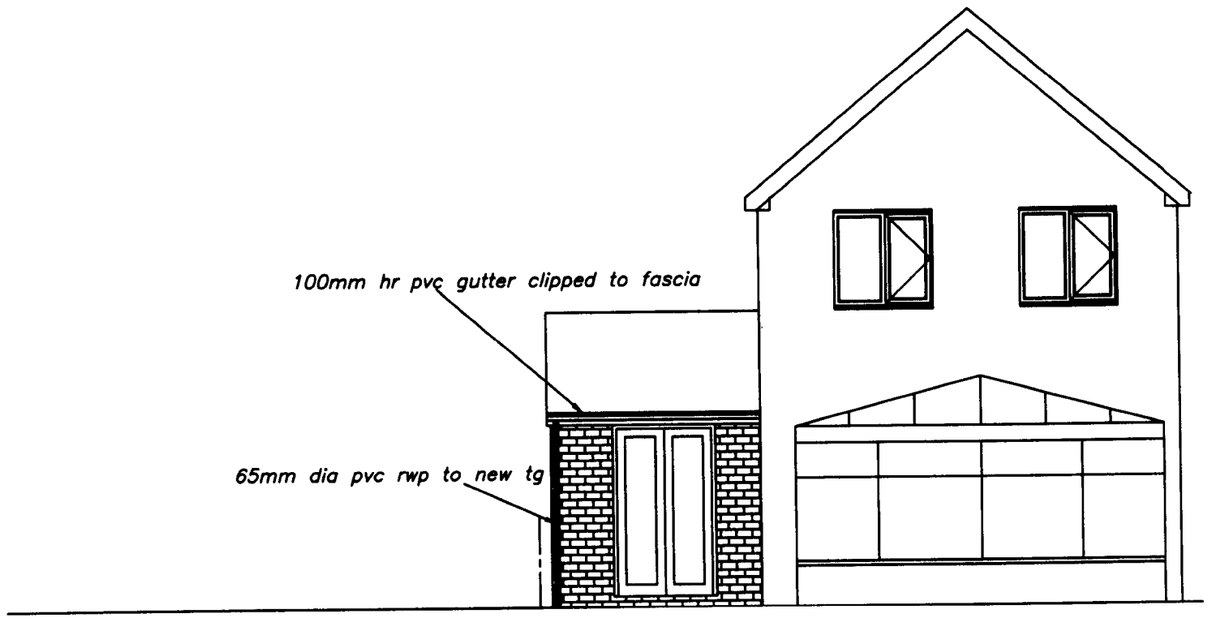


PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

ROOF CONSTRUCTION
Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on 100x50 rafters & ceiling joists@400mm ccs
100mm fibreglass quilt insulation draped between joists & 170mm draped across joists u/s to be finished with 13mm plaster-board and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides.

GARAGE FLOOR CONSTRUCTION
100mm concrete slab laid on 1200g visqueen continuous dpm lapped onto dpc on sand blinded consolidated hardcore.

GROUND FLOOR CONSTRUCTION U Value=0.22
100mm concrete slab laid directly over 100mm kingspan thermafloor TF70 on 1200g visqueen continuous dpm lapped onto dpc on sand blinded consolidated hardcore. 25mm insulated upstand to ext'n perimeter.

WALL CONSTRUCTION
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM FILLED) 100mm celcon walling blocks with stainless steel wall ties (16mm lightweight plaster) (brickwork only below dpc). Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings.U value=0.3

GARAGE WALL CONSTRUCTION
100mm wall comprising facing bricks piered as detailed on plan

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION(IF REQUIRED)HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
LES FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO LES FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED.ALL PROVISIONS OF THE PARTY WALL ACT 1966 (WHERE NECESSARRY TO BE ADHERED TO.

28 APR 2008

	INIT RECD	DATE

Proposed Single Storey Side Exten'n at 28,Capricorn Rd Blackley,Mancester for Mr.M.Southworth.

SCALE:-1.75 DATE:-April'08

les foey
BUILDING DESIGN CONSULTANTS

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