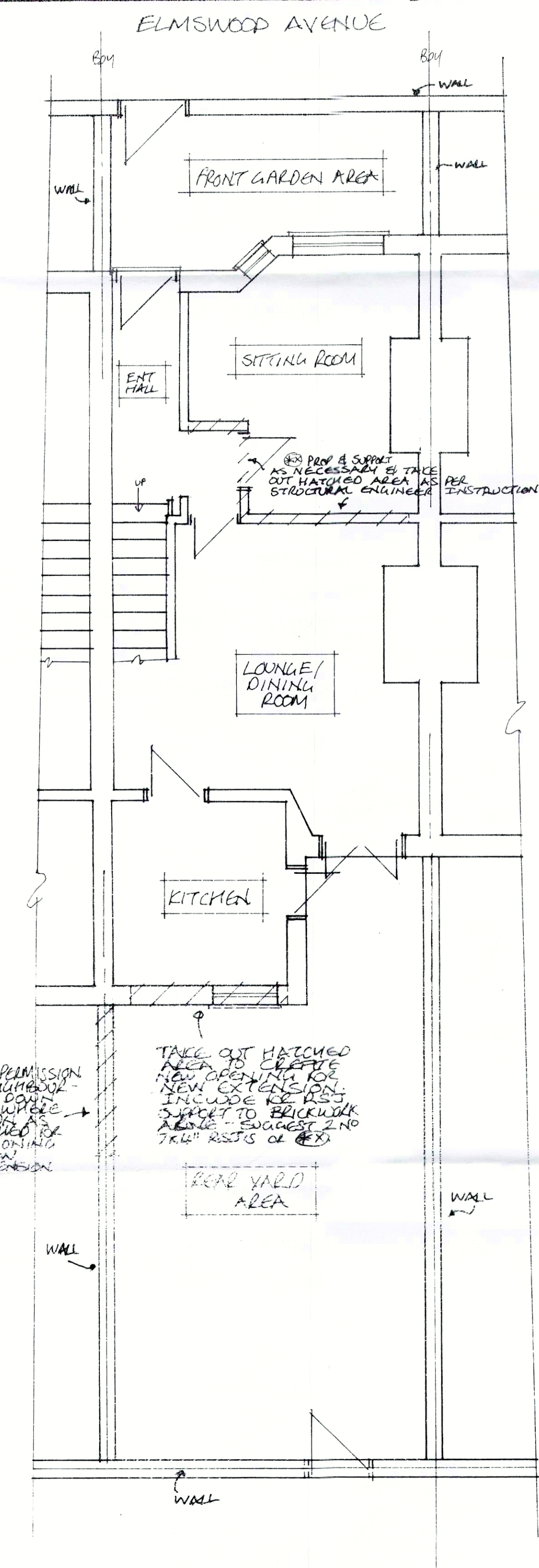




EXISTING GROUND FLOOR PLAN

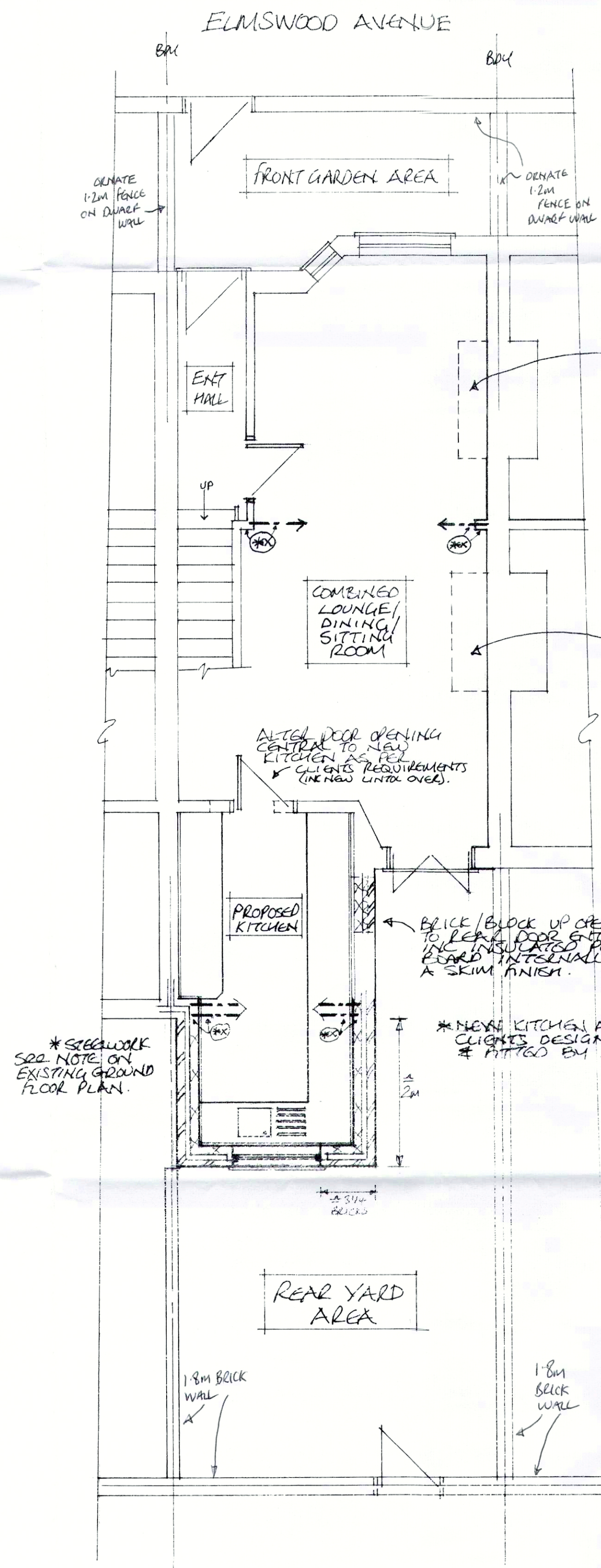
4EAM/001

PROPOSED SINGLE STOREY PITCHED ROOF EXTENSION

4 ELMSWOOD AVENUE, MANCHESTER M14 1JR.

SCALE 1:50

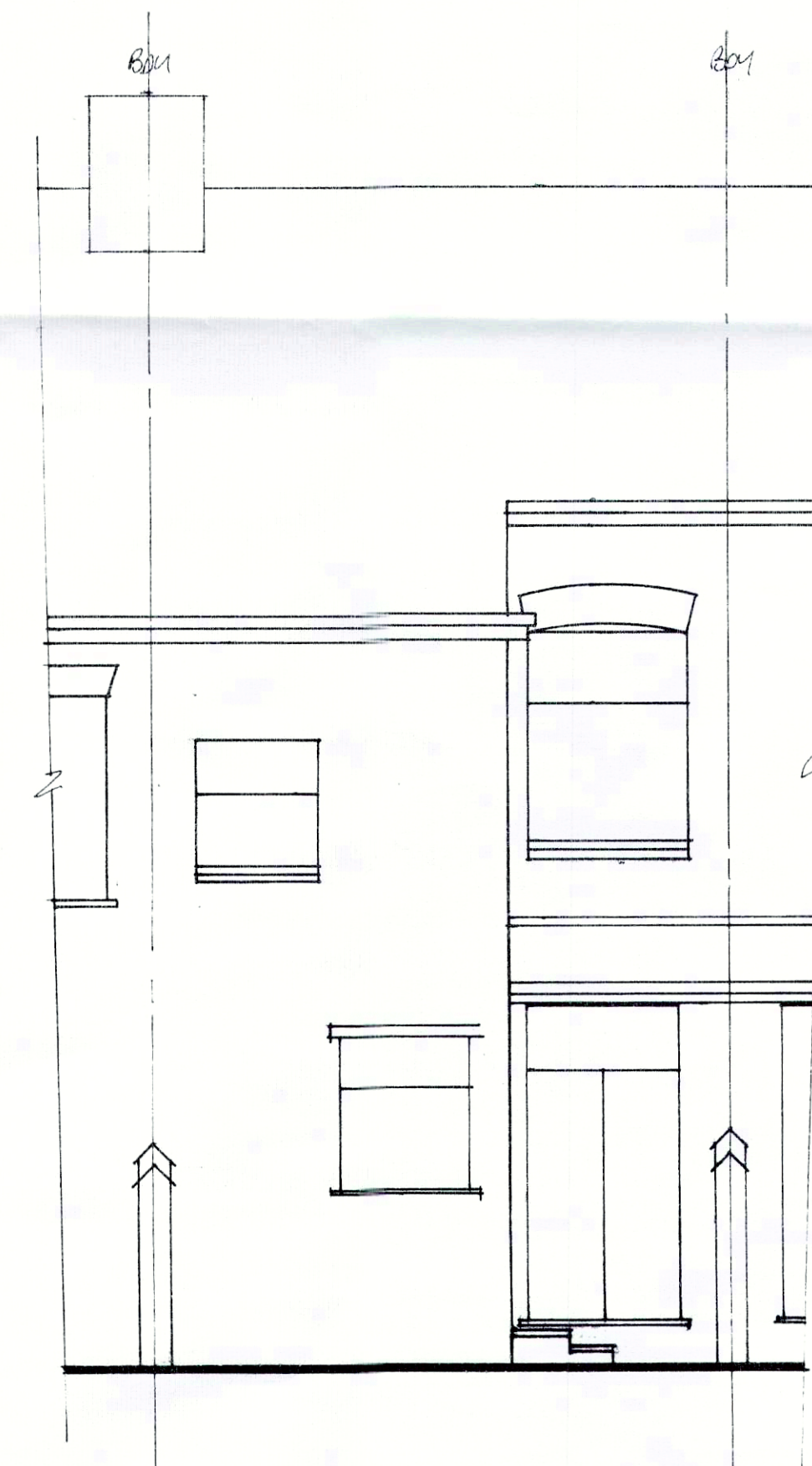
NOTES:



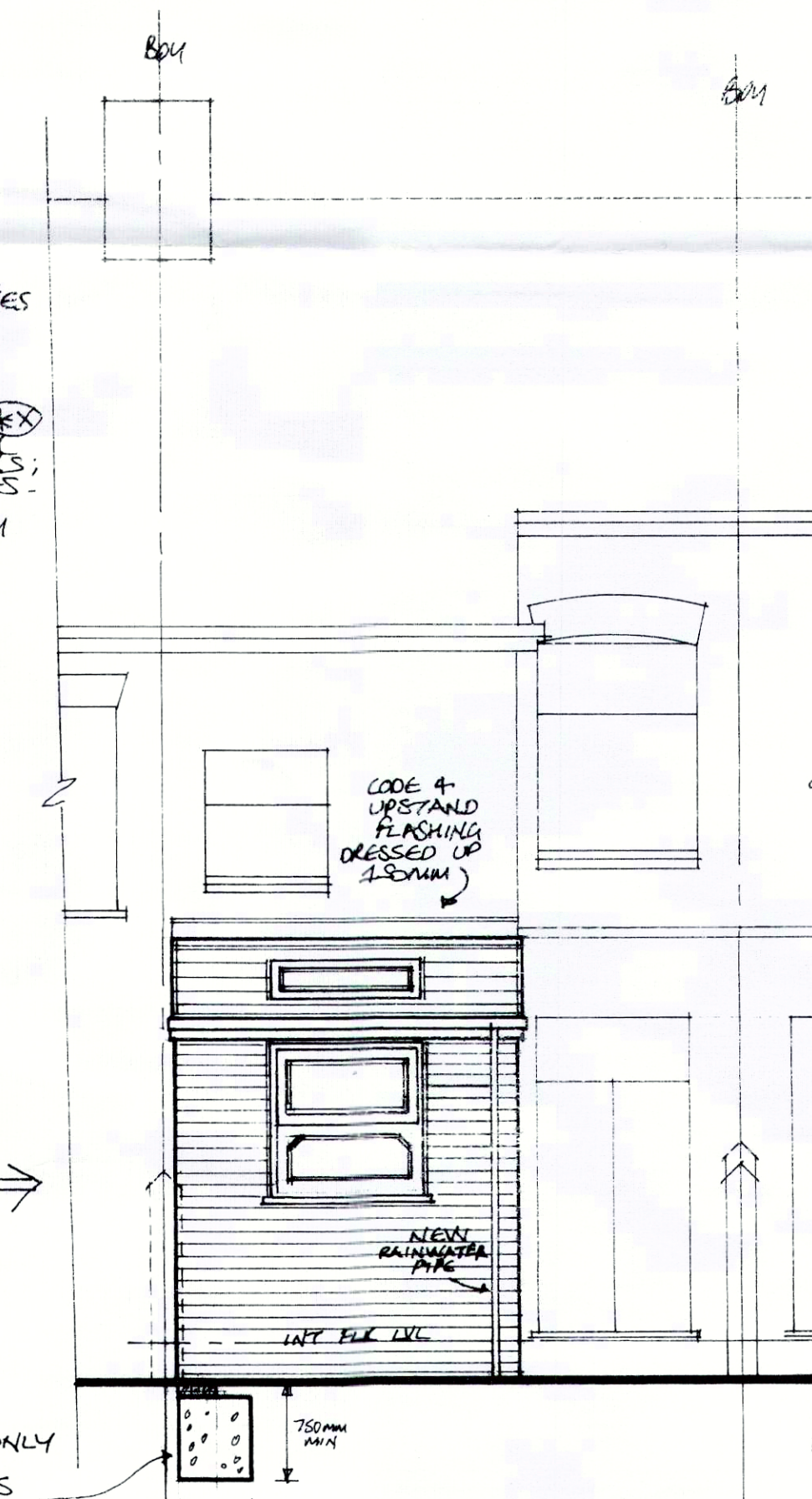
PROPOSED GROUND FLOOR PLAN
INC SITE PLAN

- * ALL TIMBERWORKS AS PER APPROVED TRADA BOOKLET. RAFTERS TO BE MIN 150 X 38MM @ 400CS. USE TILE (IE MARRLEA MODERN SMOOTH) AS PER MARRLEA SPECIFICATIONS. COLOUR TO MATCH EXISTING MAIN ROOF AS NEAR AS POSSIBLE, ON BATTENS, ON THREE BREATHABLE FELT.
- * ROOF TO BE 'LOFTED' WITH 50MM AIR GAP FILM 100MM KINGSPAN ROOFTHERM K7 BETWEEN RAFTERS & G/L. 50MM R10 BOARD BELOW. ACTUAL THICKNESS 125MM INC 12.5MM PLASTERBOARD & SKIM FINISH.
- * RAFTERS TO BE BIRD-SMOOTHED OVER 100 KTSMM TIMBER WALLPLATES SECURED TO BLOCKWORK WITH GALVANISED STRAPS, 30MM WIDE X 5MM X 1M LONG @ 1200CS. RAFTERS ALSO TO BE BIRD-SMOOTHED OVER PILEPLATE & SPOKE-PILE PLATE TO BE 100 KTSMM & TO BE BOLTED TO WALL.

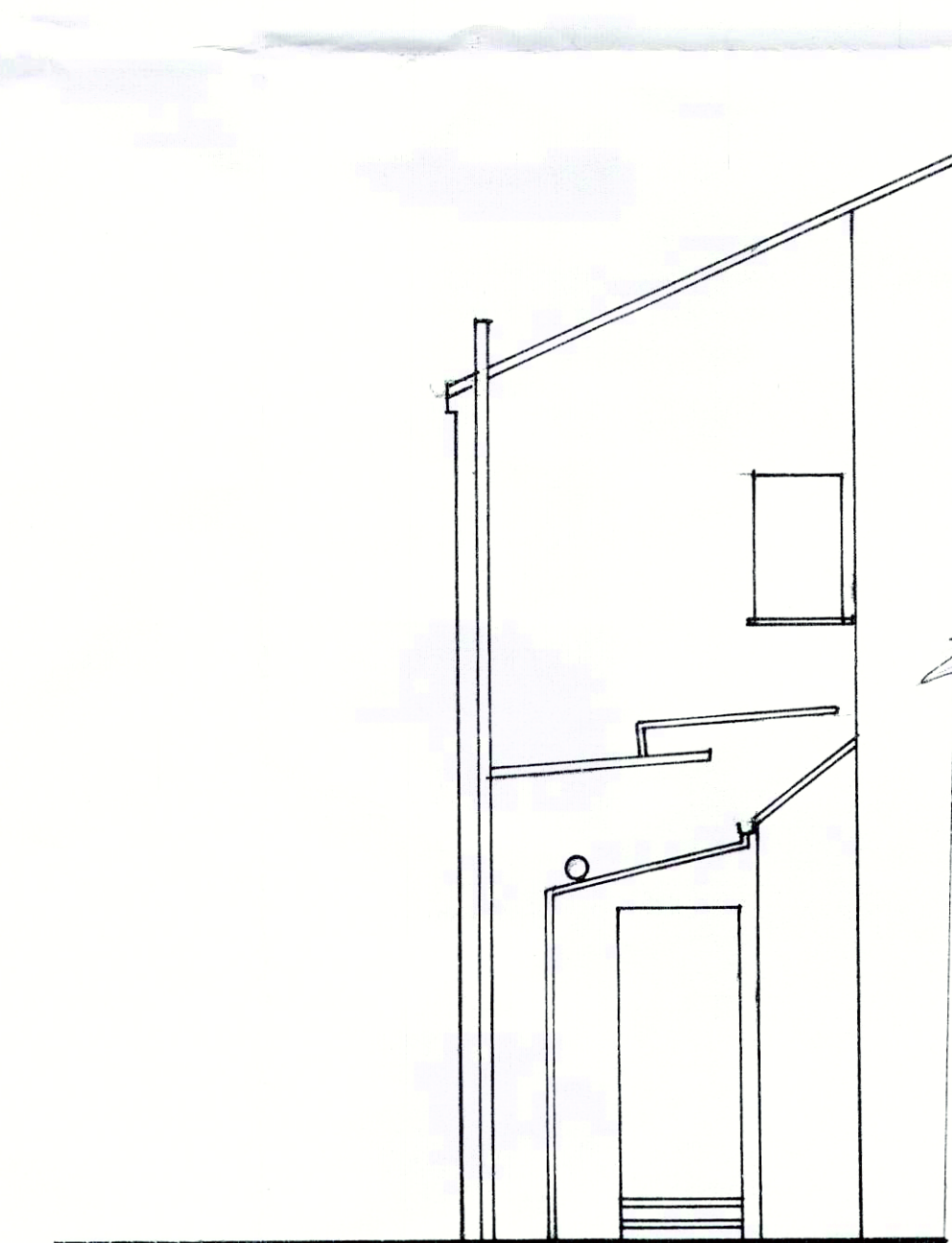
ON BOUNDARY ONLY
USE ECCENTRIC
FOUNDATIONS AS
SHOWN



EXISTING REAR ELEVATION

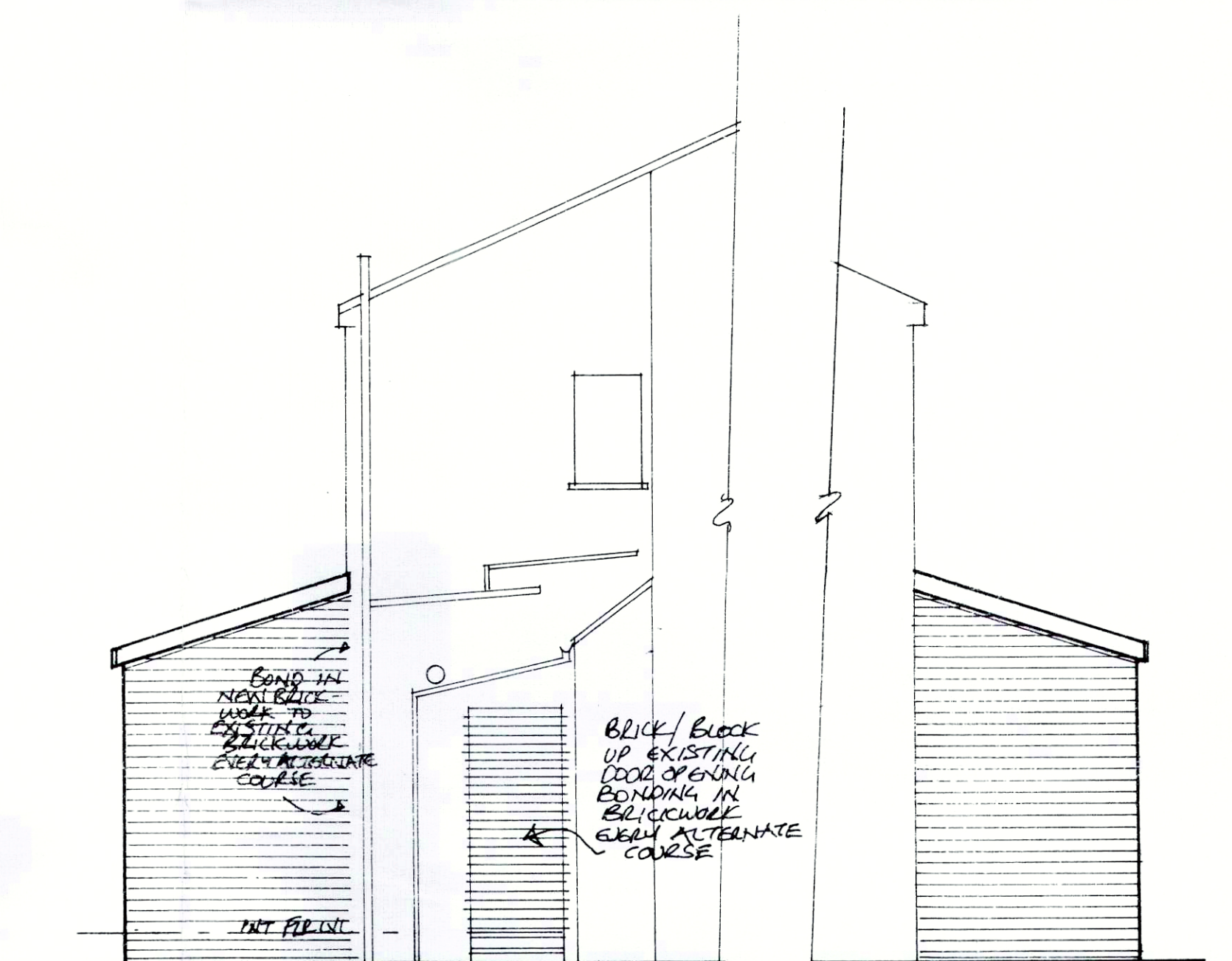


PROPOSED REAR ELEVATION



EXISTING REAR ADDITION SIDE ELEVATION

- * NEW DOORS & WINDOWS FITTED AS PER MANUFACTURERS INSTRUCTIONS - DESIGN AS PER CLIENTS REQUIREMENTS & TO COMPLY FULLY WITH CURRENT BUILDING REGULATIONS INC BE CERTAIN WINDOWS OVER ALL DOOR/WINDOW OPENINGS AS PER CURRENT CATEGORY SPECIFICATIONS WINDOWS & 4.0 VALUE OF WINDOW FITTING ENERGY BAND (B) MINIMUM.



PROPOSED REAR ADDITION
SIDE ELEVATION.

PROPOSED VIEW
(A).

- * 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 ANY DIFFERENT SPECIFICATIONS TO THE ONES SHOWN WITHIN THESE DOCUMENTS THEN THEY MUST GET THE RELEVANT PERMISSION FROM THE VISITING BUILDING CONTROL OFFICER (VBCO) CONTRACTOR TO DISCUSS WITH VBCO IF HE REQUIRES ANY PHOTOGRAPHS OF ANY PART OF THE CONSTRUCTION.
- * ALWAYS TAKE MEASUREMENTS ON SITE & NOT DIRECTLY FROM THE DRAWING.
- * REQUEST FOR BUILDING REGULATIONS AT LEAST 2-4 WEEKS PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE & ARRANGE FOR MEETING BETWEEN CONTRACTOR & VBCO ON SITE TO DISCUSS DRAWING & WORKS PROGRAMME

PLANNING AND
BUILDING CONTROL
02 JUL 2025