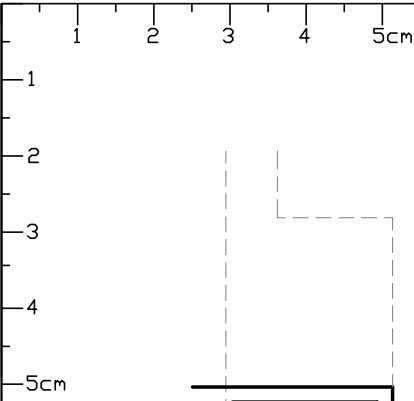
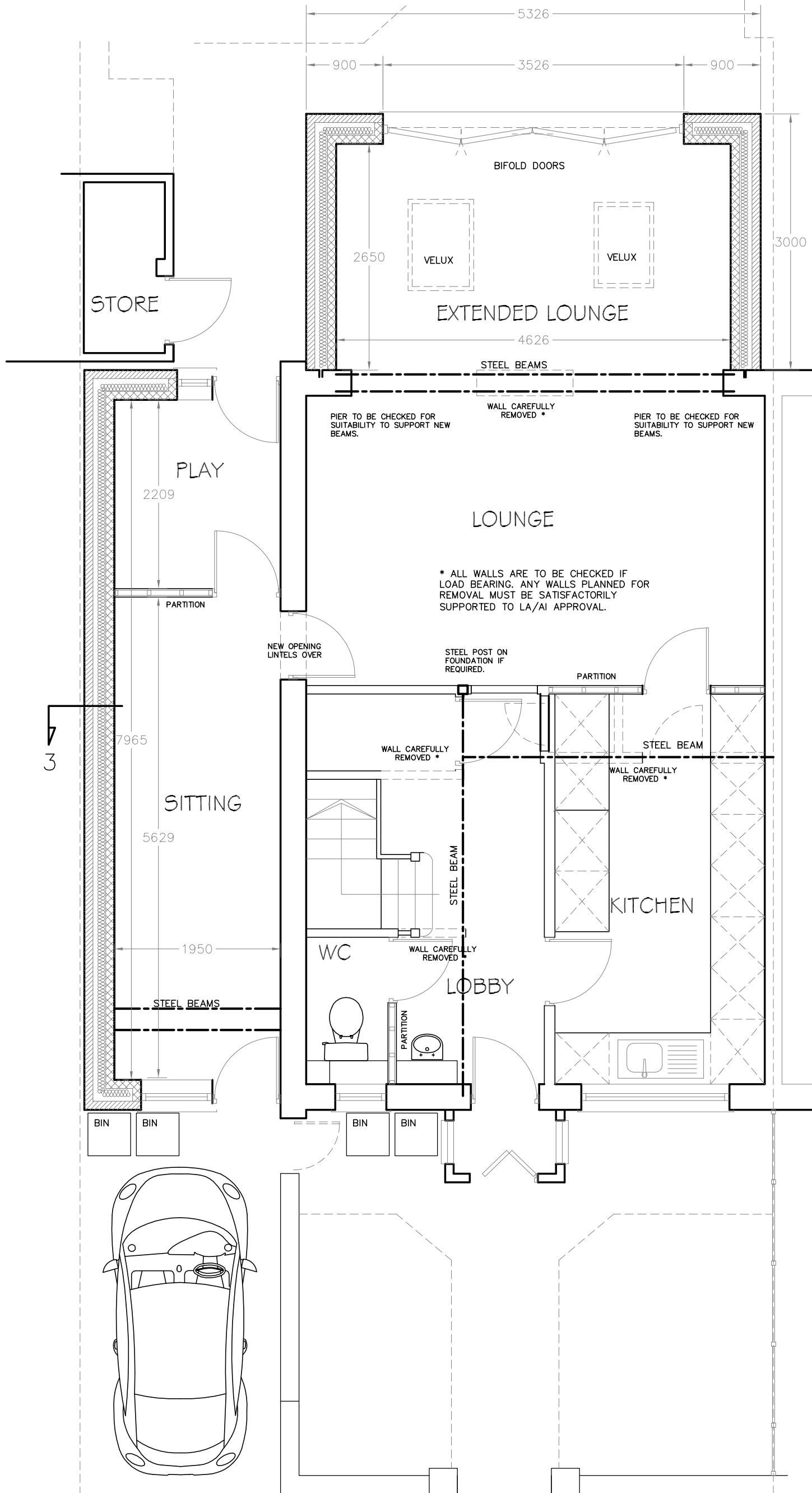




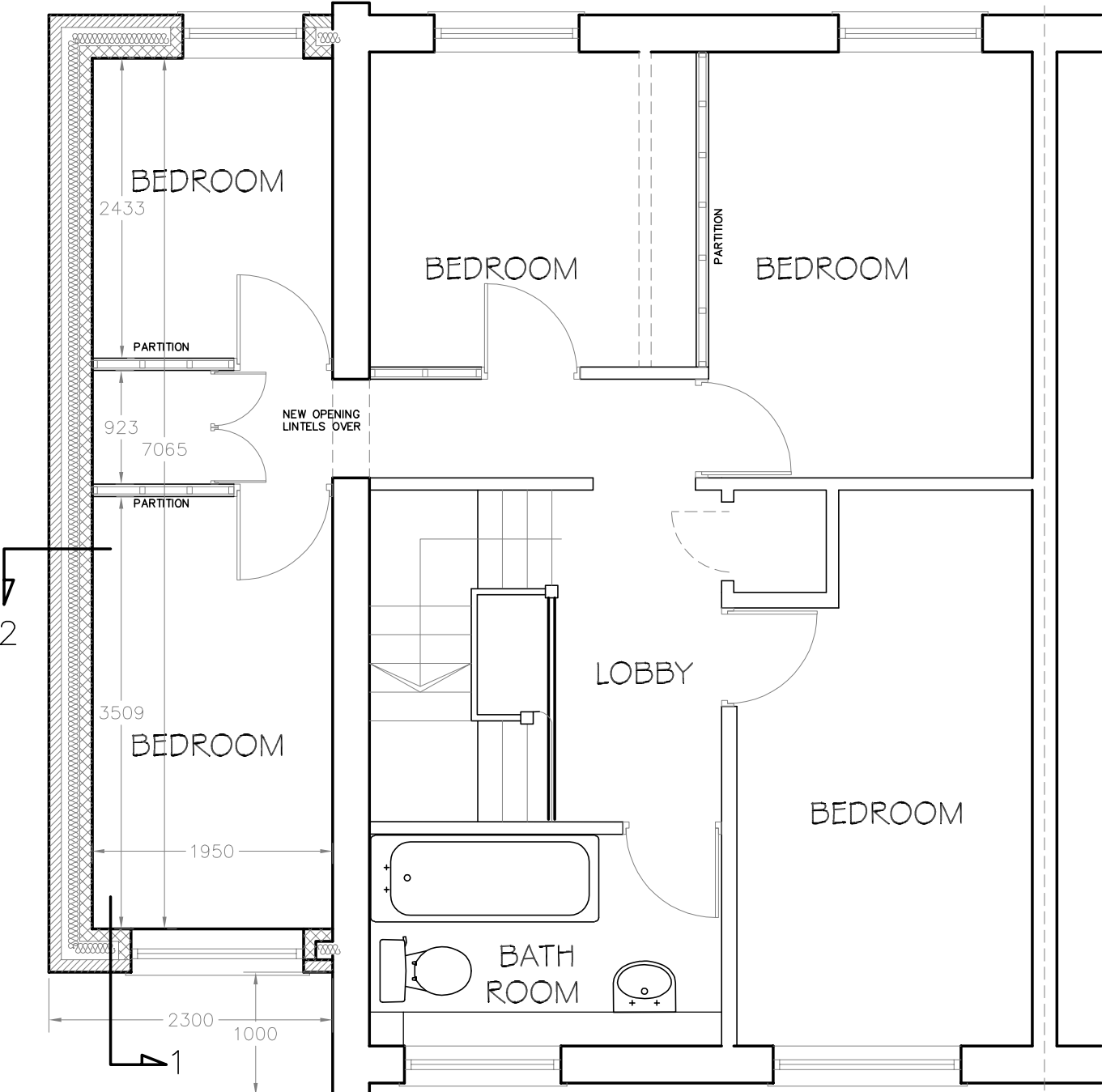
ISSUED FOR PLANNING



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



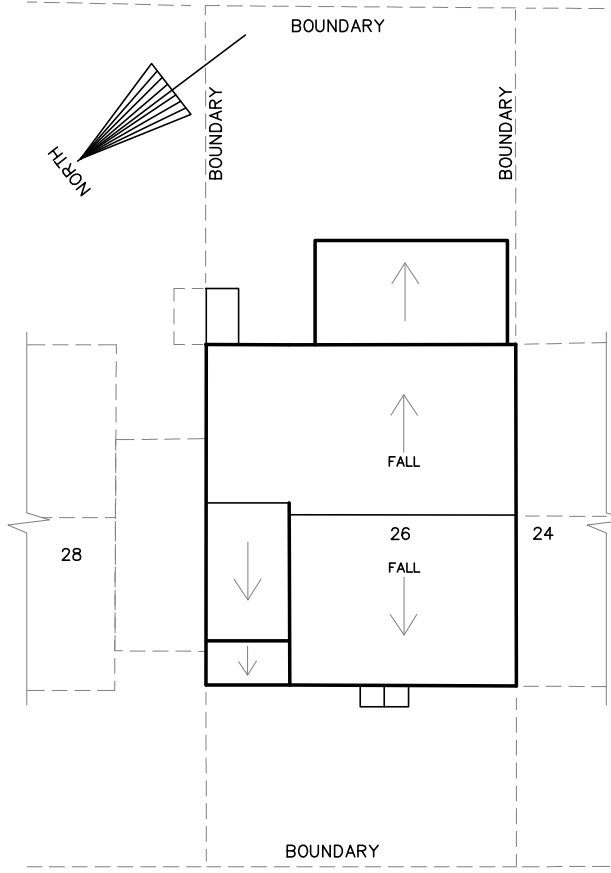
PROPOSED FRONT ELEVATION
SCALE 1:50



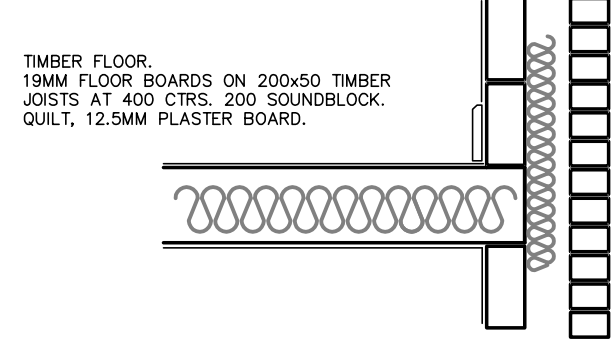
PROPOSED FIRST FLOOR PLAN
SCALE 1:50



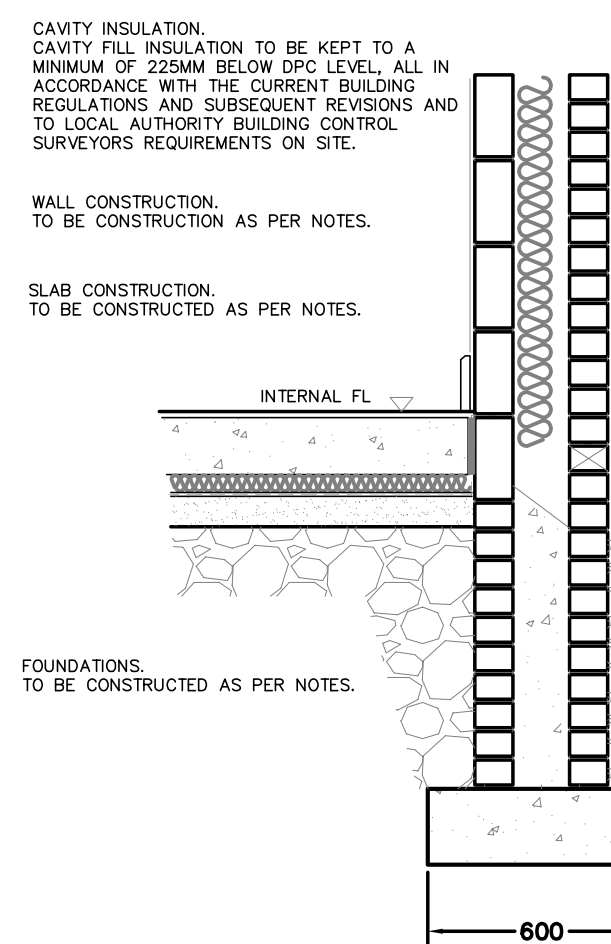
PROPOSED REAR ELEVATION
SCALE 1:50



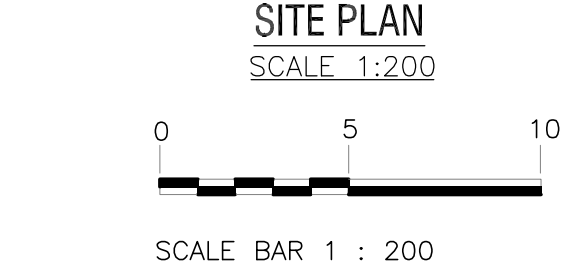
TYPICAL FLOOR DETAIL 2
SCALE 1:20



TYPICAL ROOF DETAIL 1
SCALE 1:20

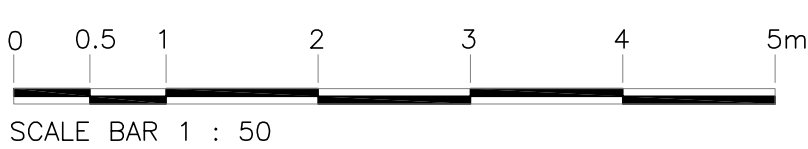


TYPICAL WALL/FOUNDATION DETAIL 3
SCALE 1:20



SITE PLAN
SCALE 1:200

SCALE BAR 1 : 200



SCALE BAR 1 : 50

NOTES

NO WORKS TO COMMENCE UNTIL FULL PLANNING IF APPLICABLE AND BUILDING REGULATIONS APPROVAL HAS BEEN GAINED

ALL DIMENSIONS TO BE CHECKED BY BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS. DIMENSIONS TO BE ADJUSTED TO SUIT CLIENT AND SITE CONDITIONS.

REFER TO DRAWING AMR0309/25/01 FOR THE OTHER DETAILS.

EXTENSION ROOF CONSTRUCTION.
PROVIDE MAILEY MODERN OR SIMILAR APPROVED INTERLOCKING ROOF TILES TO MATCH EXISTING AND LOCAL AUTHORITY APPROVAL, ON 38X50MM TANAUSED BATTENS, ON BREATHABLE ROOFING FELT, TYVEK OR SIMILAR APPROVED WITH MINIMUM 200MM LAPS ON 175MM x 50 C16 TIMBER RAFTERS 450MM CENTRES, WITH 100 PIR CELOTEX KINGSFAN INSULATION BETWEEN JOISTS AND 47.5 KINGSFAN KODATHERM (WITH PLASTERBOARD) TO U/SIDE OF RAFTERS OR SIMILAR APPROVED. ROOF TILES TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS. ROOF TO BE VENTILATED AT HIGH LEVEL, FIXED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

FOUNDATIONS.
MINIMUM 600MM WIDE X 200MM THICK CONCRETE STRIP FOOTINGS TO A MINIMUM DEPTH OF 800MM BELOW EXTERNAL GROUND LEVEL. NEW CONCRETE STRIP TO BE PROVIDED BELOW EXISTING FOOTINGS, OR TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. ACTUAL WIDTH AND DEPTH OF FOUNDATIONS TO BE DETERMINED ON SITE AND AGREED WITH LOCAL AUTHORITY BUILDING CONTROL SURVEYOR. IF GROUND CONDITION IS FOUND NOT TO BE SUITABLE THEN NEW FOUNDATIONS ARE TO BE DESIGNED ALL IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. FOUNDATIONS TO BE TAKEN DOWN TO BELOW INVERT LEVEL OF DRAINS. FOUNDATIONS SIZE TO BE ADJUSTED ON SITE AS REQUIRED TO SUIT FUTURE ADDITIONAL STOREY EXTENSION, ALL TO LOCAL AUTHORITY BUILDING CONTROL SURVEYOR'S APPROVAL.

FASCIA AND SOFFIT BOARDS.
200X25MM TREATED FINISHED S/W FASCIA BOARD WITH ONE COAT STAIN ALL ROUND BEFORE FIXING AND ONE COAT AFTER FIXING. ~200X25MM TREATED FINISHED S/W SOFFIT BOARD WITH CIRCULAR SOFFIT VENTILATOR (CSV) BY CAVITY TRAYS AND FIXED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND ALL IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. ~100X65MM S/W TREATED WALL PLATE HELD DOWN WITH 1000MM LONG GMS STRAPS AT 1200MM CTRS. AND BEDDED IN MORTAR. STRAPS TO BE COVERED IN PLASTER MESH. ~1200XMM DEEP TERRAIN SYSTEM 2200 SQUARE SECTION GUTTER, COLOUR BLACK WITH 2252 SUPPORT BRACKETS; OUTLET INTO 62MM SQUARE DOWN PIPE.

EXTENSION WALL CONSTRUCTION.
CONSTRUCT EXTENSION IN POSITION SHOWN IN 365MM CAVITY CONSTRUCTION, 102.5MM THICK CLAY FACING BRICKS, TO MATCH EXISTING, 115MM THERMAGLASS CAVITY WALL 21 INSULATION AND 50 CLEAR CAVITY OR SIMILAR APPROVED, WITH AN INTERNAL LEAF OF 100MM THICK CELCON STANDARD OR SIMILAR APPROVED. TIED TOGETHER WITH 225MM LONG DOUBLE TRIANGLE 5MM STAINLESS STEEL WALL TIES, FINISHED 5MM 200AT PLASTER INTERNALLY, THE WHOLE TO ACHIEVE A 'U' VALUE OF 0.28W/M²K, ALL IN ACCORDANCE WITH PART L1B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE. TYPE 3 TIES ARE TO BE INSTALLED AT 750MM HORIZONTALLY AND 450MM VERTICALLY, ALL IN ACCORDANCE WITH PART A OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO DD140: PART 2: 1987. EXTRA TIES TO BE INSTALLED AT ONE PER 225MM SHOULD BE USED AT VERTICAL EDGES OF AN OPENING. ALL CONSTRUCTION TO BE BONDED INTO EXISTING AND CAVITIES RUNNING CONTINUOUSLY.

GLAZING.
ALL NEW WINDOWS ARE TO BE UPVC DOUBLE GLAZED, IN PILKINGTONS 'K' GLASS, WITH 16MM AIR GAP AND A "SOFT" LOW-E COATING, OR, DOUBLE GLAZING WITH 12MM AIR GAP, ARGON FILLED AND A "SOFT" LOW-E COATING, WITH TOUGHENED GLASS IN CRITICAL LOCATIONS, BETWEEN FINISHED FLOOR LEVEL, AND 800MM ABOVE THAT LEVEL, IN INTERNAL AND EXTERNAL WALLS, AND BETWEEN FINISHED FLOOR LEVEL, AND 1500MM ABOVE THAT LEVEL, IN A DOOR OR A SIDE PANEL TO EITHER EDGE OF DOOR. ALL TO COMPLY TO BS 6206: 1981 AND TO PART K OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. GLAZING TO ACHIEVE 1.6W/M²K, OR A WER OF BAND C OR BETTER ALL IN ACCORDANCE WITH PART L1 OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

VENTILATION.
ALL NEW WINDOWS ARE TO BE PROVIDED WITH OPENABLE LIGHTS WITH A TOTAL AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA. ALL NEW WINDOWS ARE TO BE FITTED WITH TRICKLE VENTS PROVIDING A MIN. AREA OF 8000MM². IN ADDITION KITCHEN TO BE PROVIDED WITH MECHANICAL VENTILATION GIVING A MIN EXTRACTION RATE OF 60L/SEC. SIMILARLY WC TO BE PROVIDED WITH 50L/SEC. ALL IN ACCORDANCE WITH PART F OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

UNITS.
PROVIDE INSULATED STEEL UNITS TO BS 5977 WITH DUPLEX CORROSION PROTECTION AND INTEGRAL DPC. INSTALL UNITS (REF: CATNIC CU70/100) ON A MORTAR BED ALLOWING A MIN. 150MM END BEARING AT EACH END. RAISE INNER AND OUTER LEAVES OF MASONRY TOGETHER WITH 2N0. WEEP HOLES OVER OPENINGS. ALL NEW UNITS TO BE ENCASED IN 12.5MM FIRING BOARD OR SIMILAR APPROVED TO ACHIEVE 1/2HR FIRE PROTECTION, ALL IN ACCORDANCE WITH PART B OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS. ALL UNITS ARE TO BE INSTALLED ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS AND TO LOCAL AUTHORITY BUILDING CONTROL SURVEYORS REQUIREMENTS ON SITE.

DAMP PROOF COURSE.
PROVIDE A SUITABLE HORIZONTAL DPC COMPLYING TO BS 743 TO EXTERNAL CAVITY WALL AND INTERNAL BLOCK WALLS. POSITIONED 150MM ABOVE EXTERNAL FINISHED GROUND LEVEL, STEPPED WHERE NECESSARY AND AS SHOWN ON DRAWINGS. PROVIDE HORIZONTAL AND VERTICAL INSULATED DPC'S TO ALL OPENINGS IN EXTERNAL WALLS, WITH THERMABATE OR SIMILAR APPROVED CAVITY CLOSER, OR TO LOCAL AUTHORITY BUILDING INSPECTORS REQUIREMENTS ON SITE.

WALLS BELOW DPC.
WALLS BELOW CONCRETE STRIP AND TWO COURSES BELOW EXTERNAL GROUND LEVEL TO BE CONSTRUCTED IN 300MM THICK DUXO SUPERFRENCH BLOCKS, OR SIMILAR APPROVED, LAID ALL IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS, AND LOCAL AUTHORITY BUILDING INSPECTORS REQUIREMENTS ON SITE.

DRAINAGE.
ABOVE GROUND: 50MM DIA. WASTE PIPE TO SINK, W/B AND BATH WITH 75MM DEEP SEAL TRAP, BELOW GROUND: 100MM DIA. VITRIFIED CLAY PIPES WITH PUSH FIT POLYPROPYLENE COUPLINGS TO BS 65. POLYPROPYLENE INSPECTION CHAMBERS AND S.L.O. ALL BY HEFORTH, IC COVER AND FRAME, CAST IRON TO BS 497 PART 1 MEDIUM DUTY, DOUBLE SEAL. ACCESS GULLY WITH INTEGRAL BACK INLET TO TAKE R.P. SINK WASTE AND YARD SURFACE WATER. ALL DRAINS BELOW SLAB/BUILDING TO BE ENCASED IN MIN. 100MM CONCRETE SURROUND. DRAINS TO BE LAID AT 1:40MIN. FALL, AND TO ALL IN ACCORDANCE WITH PART H OF THE CURRENT BUILDING REGULATIONS AND SUBSEQUENT REVISIONS.

SMOKE DETECTORS.
NEW MAINS WIRED SMOKE DETECTORS WITH BACK UP BATTERIES TO BE PROVIDED

PROPOSED SIDE VIEW
(FACING No24)
SCALE 1:50

Revision	Description	Date
Architectural & Structural Services		
PROPOSED DOUBLE STOREY SIDE & REAR EXTENSION		
PLANS, ELEVATIONS & SECTIONS DETAILS.		
26 BETHNALL DRIVE, FALLOWFIELD, MANCHESTER.		
Drawn HK	Checked LW	Approved Date APR 2025
Scale AS SHOWN	Drawing No. AMR 0415/25/02	Revision