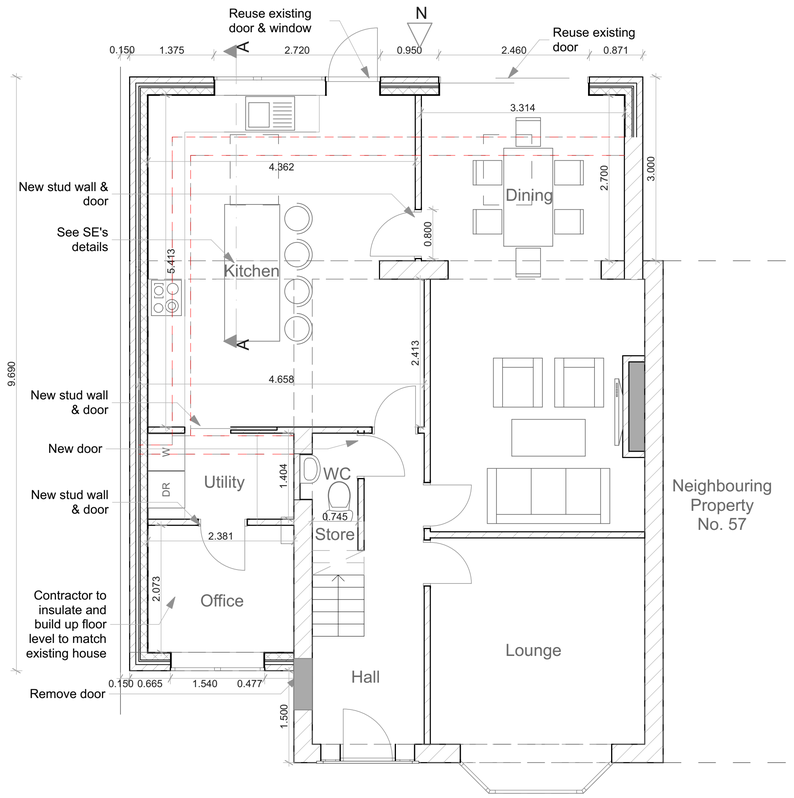
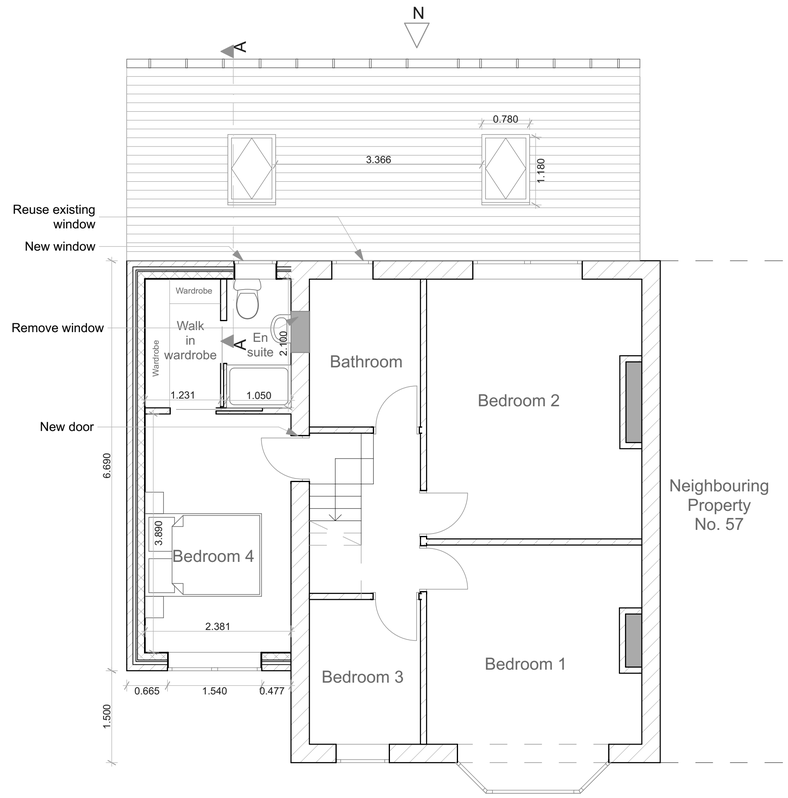


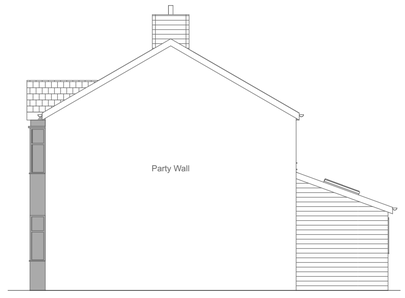
Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



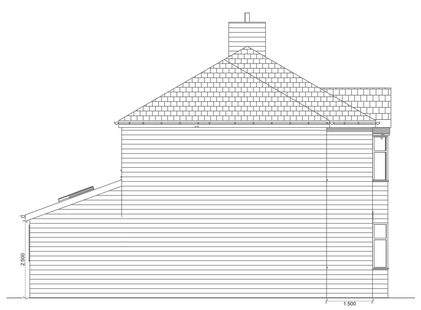
Proposed Rear (N) Elevation
Scale 1:100



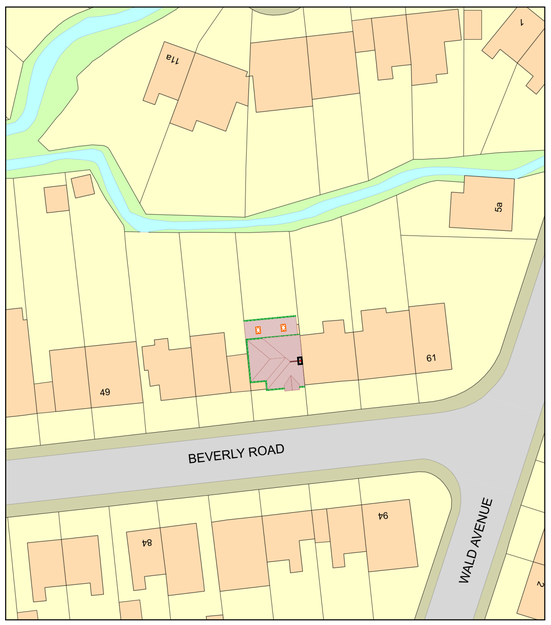
Proposed Side (E) Elevation
Scale 1:100



Proposed Front (S) Elevation
Scale 1:100

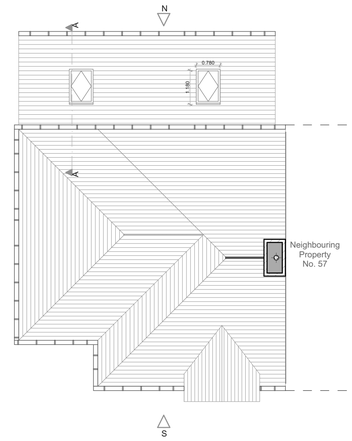


Proposed Side (W) Elevation
Scale 1:100



Proposed Site Plan
Scale 1:500

0 20
Metres



Proposed Roof Plan
Scale 1:100

IMPORTANT

> This drawing is copyright and remains the property of this practice
> Do not measure from this drawing, except for the purpose of planning
> All dimensions to be checked on site
> Positions of anything existing must be confirmed on site prior to proceeding
> Any structural elements drawn are indicative and should be calculated by a structural engineer

NOTES:

Contractor to investigate ground at earliest opportunity to assess most suitable footing and place cavity wall in best possible position to avoid damage to drains.

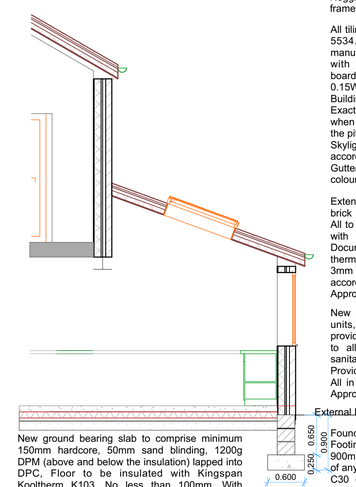
Steel RSJ to be designed by qualified structural engineer and fitted in accordance to his specification. Any steel work shown on these drawings is indicative.

Stud Partition constructions (ie. internal walls not required to be loadbearing) to comprise of 75mmx50mm timber studs with minimum 25mm mineral fibre between and finished with 12.5mm soundblock plasterboard and 3mm skim. All to the relevant manufacturer's recommendations/specification.
Noggins/strutting to be incorporated into stud framework as required.

All tiling to be carried out in accordance with BS 5534. All fixed in accordance with the manufacturer's instructions. Roof to be insulated with Kingspan Kooltherm K107 Insulation boards. No less than 100mm. All to achieve 0.15W/m2K.To be in accordance with the new Building Regulations Approved Document L. Exact pitch and tile to be determined by builder when timbers have been fitted. Drawings show the pitch at 20°. Tile to match existing house.
Skylight to be 1180mm x 780mm and to be fitted according to the manufacturers instructions.
Guttering- Half round plastic to match house colour.

Extension cavity walls constructed from 100mm brick to match existing as close as possible, an All to achieve 0.18W/m2K. To be in accordance with the new Building Regulations Approved Document L. and an internal skin of 100mm thermolite block, with 12mm plasterboard and 3mm skim. All to achieve 0.18W/m2K. To be in accordance with the new Building Regulations Approved Document L.

New windows and doors to be double glazed units, incorporating permavents in order to provide min. background ventilation of 8000mm² to all habitable rooms, and 4000mm² to all sanitary accommodation.
Provide Low E/Pilkington K glass double glazing. All in accordance with the Building Regulations Approved Document N.



New ground bearing slab to comprise minimum 150mm hardcore, 50mm sand blinding, 1200g DPM (above and below the insulation) lapped into DPC, Floor to be insulated with Kingspan Kooltherm K103, No less than 100mm. With 100mm minimum C30 concrete. All to achieve 0.18W/m2K
If house is found to be suspended floor, 100mm dia plastic pipes be laid under the proposed concrete slab, connecting the main house sub-floor void, to new air bricks in the extension walls

Foundations to be;
Footing no less than 750mm deep in sand, and 900mm in clay, and to be taken down to the invert of any drain within 1 metre of the foundation.
C30 concrete minimum 600mm wide x 250mm depth
Trench block 300mm wide x 450mm long x 215mm high
All to the Building Control Officers satisfaction

Proposed Sectional Detail A-A
Scale 1:50

Key

To be removed

Scale 1:100 @ A1

Scale 1:50 @ A1

0 1 2 3 4 5

The Exoterior group

Client
Mr Adeel Mirza
No.55 Beverly Road, Manchester
M14 6TH

Project
Proposed Two Storey Side & Single Storey Rear Extension

Drawing Title
Proposed Plans & Elevations

Date
October 2024

Drawing Scale
Various @ A1

Drawing Number
12/02/13 Proposed