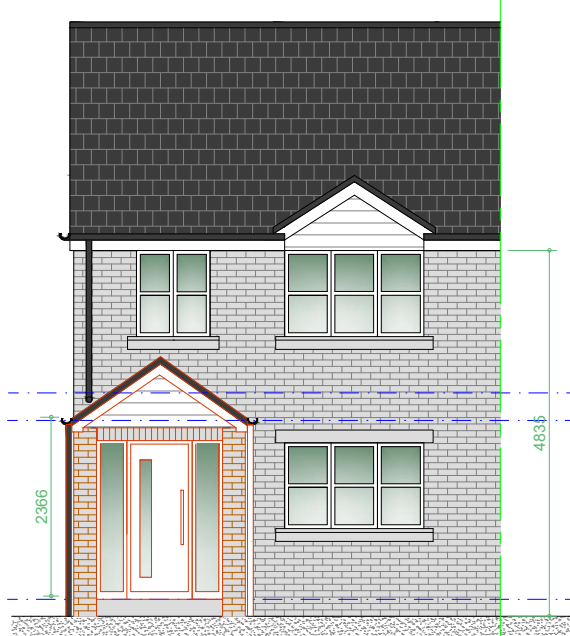


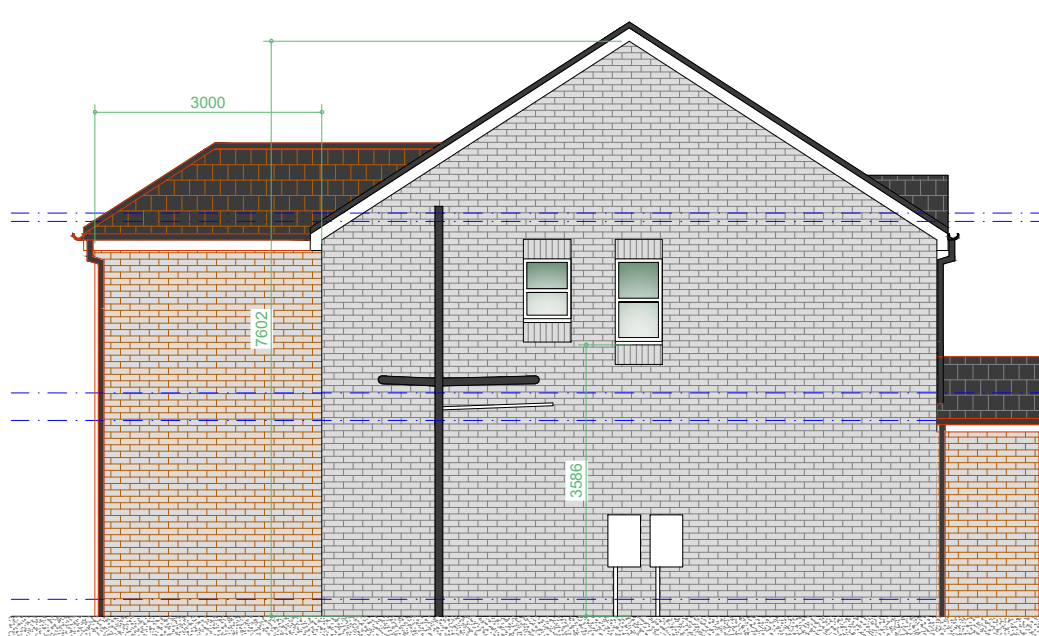
All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.



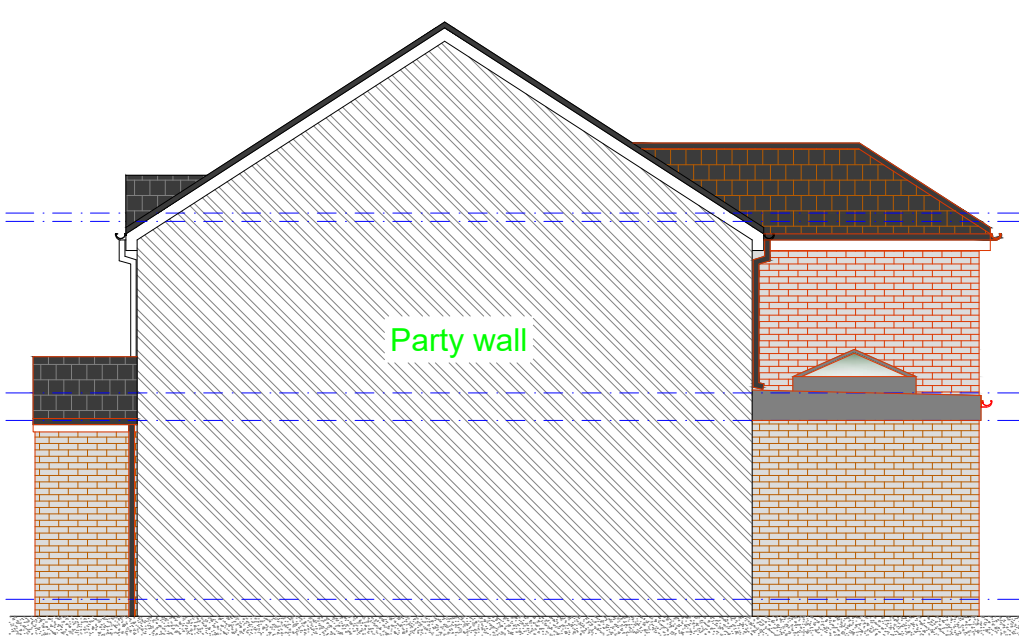
Proposed Front Elevation
Scale 1:100



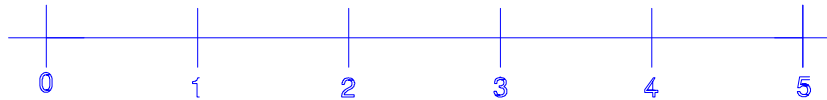
Proposed Rear Elevation
Scale 1:100



Proposed L/H Side Elevation
Scale 1:100



Proposed R/H Side Party Wall Elevation
Scale 1:100



ALL ELEMENTS OF CONSTRUCTION TO BE
OF MINIMUM 1/2 hr. FIRE RESISTANCE

All windows to have openable casements equal to min. 1/20th floor area of room and to be fully weatherstripped all non-habitable rooms IE bathrooms, kitchen, utility, etc

Kingspan Thermabate Cavity Wall Closers (or equivalent) will be used.

Eaves ventilation to be type FV100 by 'Glidevale' to 10,000mm² / lin. metre free air space

Lateral restraint provided to bottom truss chords parallel to external wall to be of 030x005mm MS straps, carried over min. 3 no. chords [with 050x100mm noggins under] at 2000mm centres.

wall construction to be of 300mm wide o/all comprising 102.5mm wide facing brick outer leaf, 100mm wide cavity partially filled with 90mm thick Kingspan Kooltherm K106 Cavity Board insulation retaining a 10mm wide residual cavity and 100mm wide Thermalite or similar load-bearing blockwork inner leaf.

NOTE. cavity wall insulation to extend past DPC to top of cavity fill.

NOTE, Positions of proposed drainage runs and types of drainage indicated on drawings are provisional only, and may be altered to suit site conditions. Contractor to check invert & position of existing drainage systems to ensure adequate fall & to ensure BCO is satisfied with proposed drainage layout, fall and site inverts before excavation of drainage runs

Run the ceiling joists side to side to support ridge and leave all the existing roof structure in tact where possible and place lay boards on top. (Max. span of 150mm x 50mm ceiling joists is 3.2m so hang at these centres).

Provide 300mm thick Rockwool insulation to roof void

Ceiling construction to be of 012mm plasterboard fixed at max. 200mm centres with large head galv clout nails [50mm] with fibataped joints and skimmed to a true flat surface.

Bedroom 4

Timber first floor construction to be of a layer of minimum 100mm 'Rockwool' between (see engineers report for timber sizes) C16 floor joists at 400mm centres above ceiling finish, which is to be of one layer of 012mm 'Gyproc-Wallboard' fixed to proposed floor joists with 'Gyproc Drywall Timber Screws' at maximum 200mm centres & incorporating fibre glass reinforced self-adhesive scrim FT50 & final finishing coat of 005mm 'Thistle Multi-Finish'

Note: Ground conditions to be investigated to determine the foundation type and depth and to be approved by Building Control Officer

Floor slab insulation 100mm Celotex GA4000 insulation

Internal drainage shall be to BS 5572 : 1978 and BS5414 all internal drainage to be by 'Bartol' or similar approved UPVC high temperature waste system, 100, 032 & 040mm as necessary [minimum trap sizes & seal depths] IE : depth of seal 075mm depth of seal 075mm

Glass reinforced plastic (GRP) system with a current BBA or other approved accreditation on 18mm exterior plywood on firings to give a 1:40 fall 165mm Celotex XR4000 insulation Vapour control layer 18mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall

Dining room

Take new foundations down to invert level of any adjacent drains or drains running under the proposed new extension.

Cross flow ventilation provided to roof rafter space via propriety eaves strip (continuous and dry ridge (5mm) ventilation systems levels at least to a min 25mm continuous wide strip

ELECTRICITY service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of electricity cables with UK Power Networks (plans@ukpowernetworks.co.uk) before commencing on site, position of service cable to be marked on site, and also on copy of plans.

WATER supply to be located & isolated prior to removal of any pipework, water supply pipe to be adequately protected froaccidental / wilful damage at all times, contact United Utilities 0845 746 2200

GAS service into existing buildings., care must be taken when any excavation is taking place near these positions. Confirm position of gas supply pipe with Transco 01204 - 546900, before commencing on site, position of service pipe to be marked on site, and also on copy of plans, once position of pipe has been established. IN AN EMERGENCY CALL 0800 111999 IMMEDIATELY

Maintain any existing floor ventilation from the existing dwelling with 100mm dia PVC duct over / under new floor and extending telescopic air vents and air bricks with cavity trays over at maximum 1500mm centres. all vegetable strip to be removed from site of slab & ground to be treated were necessary with proprietary weedkiller

Proposed Section A-A
Scale 1:50

Proposed Section B-B
Scale 1:50

Materials -
Walls - Brown mix commons
Roof - Concrete interlocking roof tiles and GRP
Windows - White UPVC DG
Doors - White UPVC DG

Rev	Date	Description
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Issued For : INFORMATION PURPOSES ONLY

Client
Mrs. Chelsey Jackson

Project
4 West Close, Unsworth,
Bury. BL9 8DQ
Proposed two storey rear, single storey rear extension and front porch.

Scheme - Drawing Title
Proposed Section and Elevations.

03
Drawing No. Revision Date 22.01.26
Scale 1:50, 1:100 @A2



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