

IMPORTANT NOTE: THIS DRAWING IS A DRAFT COPY.
IT HAS BEEN PREPARED FOR THE CLIENT'S
COMMENTS ONLY AND IT HAS THEREFORE NOT BEEN
APPROVED UNDER ANY STATUTORY REGULATIONS

VAULTED CEILING (150MM KINGSPAN INSULATION)
APPROVED SLATES FOR 15 DEGREE ROOF PITCH ON 25 X 50MM
TANALISED BATTENS ON NILVENT OR OTHER APPROVED BREATHABLE
MEMBRANE ON 150 X 50 SV ROOF JOISTS AT 400 CTS. BIRDsmouth
RAFTERS OVER 120 X 75 SV WALLPLATE AND ENSURE WALLPLATE IS
STRAPPED TO WALL. PROVIDE 100MM THICK KINGSPAN INSULATION
BETWEEN RAFTERS AND 50MM SAME TO UNDERSIDE. ENSURE A 50MM
CLEAR VENT GAP BETWEEN ROOF COVERING AND INSULATION.
PROVIDE A VAPOUR BARRIER TO WARM SIDE OF INSULATION.

NOTE: CONTRACTOR TO REFER TO STRUCTURAL ENGINEERS
CALCULATION DOCUMENT FOR ALL STRUCTURAL DETAILS.
STRUCTURAL CALCS TO BE FORWARDED TO BUILDING CONTROL
BODY FOR APPROVAL. PROVIDE CONDITIONAL APPROVAL.
REFER TO APPROVED DOC 'A' - STRUCTURE:
REQUIREMENT A1: LOADING
REQUIREMENT A2: GROUND MOVEMENT
REQUIREMENT A3: DISPROPORTIONATE COLLAPSE

TRUSS ROOF:
APPROVED SLATES FOR 30 DEGREE ROOF PITCH ON 25 X 50MM
TANALISED BATTENS ON NILVENT OR OTHER APPROVED BREATHABLE
MEMBRANE ON PRE-FAB ROOF TRUSSES TO BS 5268. CALCS TO
BE SUBMITTED TO BUILDING CONTROL BODY FOR APPROVAL.
PROVIDE 300MM THICK QUILT INSULATION BETWEEN CEILING JOISTS.

ANY FOUNDATIONS, LINTELS OR BEAMS CARRYING AN
INCREASED LOAD ARE TO BE EXPOSED ON SITE AND IF
NECESSARY STRENGTHENED OR REPLACED TO THE
SATISFACTION OF THE BUILDING CONTROL SURVEYOR.

- Q.R. FL. LEVEL
- 0
- SITE LEVEL
- 150
- T.O. FOUNDS
- 1000
- B.O. FOUNDS
- 1150

HIGH LEVEL VENTILATION EQUAL
TO CONTINUOUS STRIP 5MM VENTS
TO BE PROVIDED BY
PROPRIETARY TILE VENTS

25MM CONTINUOUS
SOFFIT VENTS.

DINING

SECTION B-B

WALLPLATE LEVEL
5325

10MM CONTINUOUS
SOFFIT VENTS.

300MM THICK QUILT
ROOF INSULATION

VENT TRAYS

10MM CONTINUOUS
SOFFIT VENTS.

PORCH ROOF:
APPROVED SLATES FOR 35 DEGREE ROOF PITCH ON
25 X 50MM TANALISED BATTENS ON NILVENT OR OTHER
APPROVED BREATHABLE MEMBRANE ON 125 X 50 SV
ROOF JOISTS AT 400 CTS. PROVIDE 300MM THICK QUILT
INSULATION BETWEEN AND OVER CEILING JOISTS TO
HABITABLE AREA.

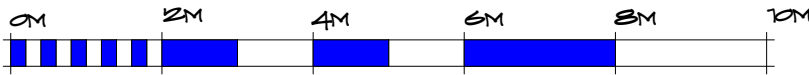
FIRST FL. LEVEL
2650

DPC'S TO BE BEDDED BOTH SIDES IN MORTAR
AND SEALED TO FLOOR MEMBRANE. UPPER AND
VERTICAL DPC'S TO LAP OVER LOWER OR
HORIZONTAL DPC'S. DPC'S MUST NOT PROJECT
INTO CAVITIES WHERE THEY MAY COLLECT
MORTAR AND BRIDGE THE CAVITY.

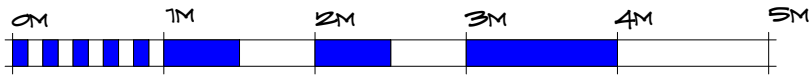
- Q.R. FL. LEVEL
- 0
- SITE LEVEL
- 150
- T.O. FOUNDS
- 1000
- B.O. FOUNDS
- 1150

IT IS ASSUMED THAT GROUND CONDITIONS ARE SUITABLE FOR
STANDARD STRIP FOUNDATIONS. ALTERNATIVE FOUNDATIONS ARE TO
BE DESIGNED BY QUALIFIED STRUCTURAL ENGINEERS. CONDITIONAL
APPROVAL SOUGHT FOR SPECIALIST DESIGNED FOUNDATIONS.

SECTION A-A



VISUAL SCALE 1:100 @ A2



VISUAL SCALE 1:50 @ A2

CONTRACTUAL NOTES:

GENERAL:
THIS DRAWING IS THE COPYRIGHT OF IPB ASSOCIATES AND IS NOT TO BE REPRODUCED
WITHOUT PERMISSION. THIS DRAWING IS INTENDED FOR THE PURPOSE OF OBTAINING
LOCAL AUTHORITY PLANNING AND/OR BUILDING REGULATION APPROVAL ONLY AND IT IS
NOT THEREFORE INTENDED TO BE COMPLETE FOR PRICING PURPOSES. IT SHALL NOT
BE ACTED UPON UNTIL IT HAS BEEN APPROVED UNDER THE ABOVE STATUTORY CONSENTS.
SHOULD THE OWNER OR BUILDER COMMENCE WORK WITHOUT THE ABOVE APPROVALS IN
PLACE THEN THEY DO SO AT THEIR OWN RISK.
NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS
AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING
REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR OTHER
SPECIALIST DRAWINGS PROVIDED. PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN
STRICT ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS AND THE CURRENT
BRITISH STANDARDS & CODE OF PRACTICE.
ANY DISCREPANCIES FOUND ON THESE DRAWINGS ARE TO BE REPORTED TO THE DESIGNER
IMMEDIATELY.

SPECIFICATION
THE CONTRACTOR MUST REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR
THE STRUCTURAL CALCULATION DOCUMENT FOR ALL DETAILED CONSTRUCTION ITEMS.

MAIN CONTRACTOR TO ENSURE THE FOLLOWING:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT
IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING
WORKS DESCRIBED ON DETAILED DRAWINGS. IT IS TO CLEARLY IDENTIFY ITEMS OF
WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF
WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND
OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL
TIMES. NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL
WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS 2000. ALL
ELECTRICAL WORKS IS TO BE INSTALLED AND CHECKED BY FULLY QUALIFIED, I.E.E.
REGISTERED ENGINEERS. ALL GAS SUPPLIES AND INSTALLATION ARE TO BE CARRIED
OUT BY GAS-SAFE REGISTERED ENGINEERS.

EXISTING STRUCTURES:
THE CONTRACTOR SHOULD EXAMINE THE EXISTING BRICK/BLOCK WALLS TO CONFIRM
THEIR SUITABILITY TO TAKE THE LOAD FROM ALL STEEL AND OR TIMBER BEAMS AND
OTHER STRUCTURAL MEMBERS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL
LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR
TO COMMENCING WORK.

REGULATION 2:
ALL WORK SHALL CONFORM TO THE STANDARDS FOR 'MATERIALS AND WORKMANSHIP'
IDENTIFIED IN REGULATION 2; I.E. USING PROPER MATERIALS APPROPRIATE FOR THE
CIRCUMSTANCES IN WHICH THEY ARE USED; THE CONTRACTORS OPERATIONS ARE TO BE
CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS
WHICH BEAR AN E.C. MARK, CONFORM TO A HARMONISED STANDARD OR EUROPEAN
TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.B.A. CERTIFICATE(S).

PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE
REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE
NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN
EXISTING PARTY WALL INCLUDING:
□ SUPPORT OF BEAM
□ INSERTION OF DPC THROUGH WALL
□ RAISE WALL OR CUT OFF PROJECTIONS
□ DEMOLITION AND REBUILDING
□ UNDERPINNING
□ INSERTION OF LEAD FLASHINGS
□ EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW
FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF
AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE
OF THE ADJOINING FOUNDATIONS.
IT IS NECESSARY THAT A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO START
OF WORKS ON SITE. THE DESIGNER OF THESE DRAWINGS CANNOT BE HELD LIABLE IN
ANY EVENTUALITY FOR FAILURE TO DO SO.

IPB ASSOCIATES
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PROJECT:
PROPOSED 2 STOREY SIDE AND
SINGLE STOREY REAR EXTENSION AT:
3 KING EDWARD AVENUE
CLOSEOP
SK13 7QE



CLIENT: MR & MRS MEADOWCROFT

TITLE: PROPOSED SECTIONS

ISSUE DATE: JUNE 2012

DWG SHEET No: 3

PROJECT REF: IPB/12/908

DWG SHEET SIZE: A2

SCALE: 1:50

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