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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

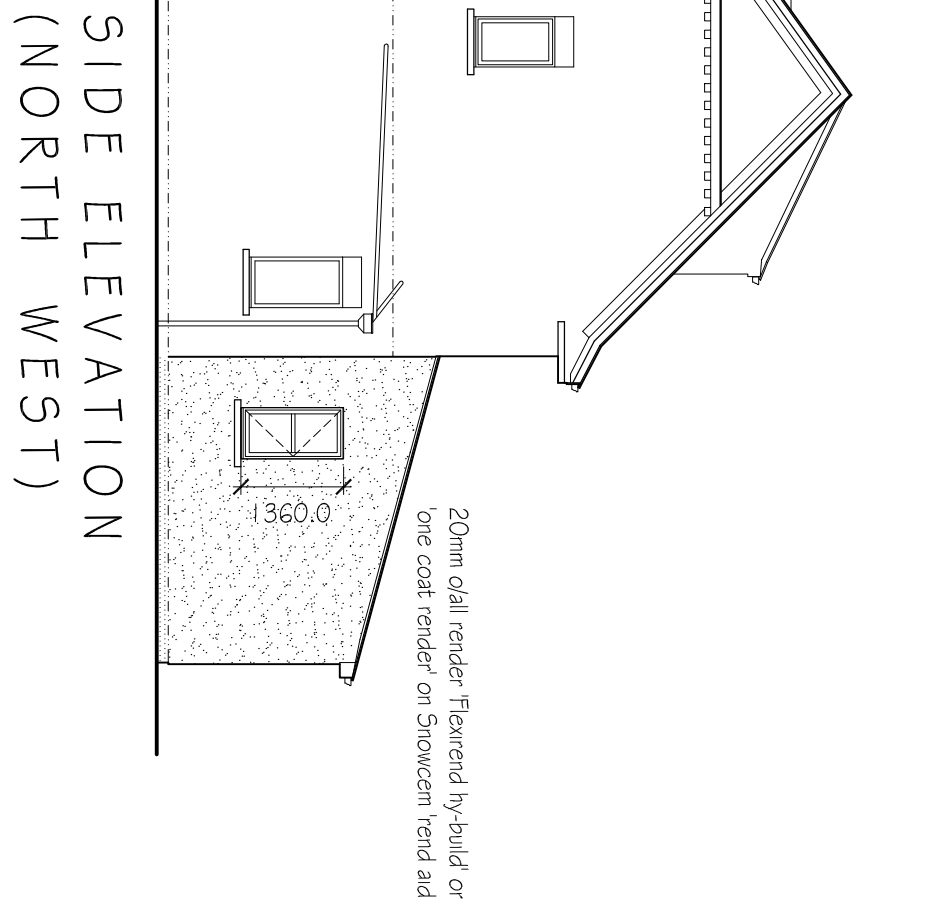
Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

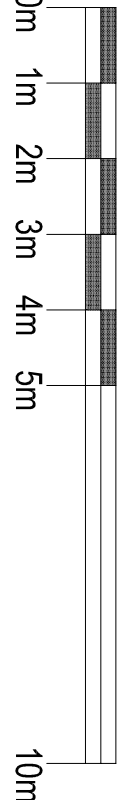
As with all construction projects the CDM 2015 regulations apply and the Principal Designer must ensure that the issue of a notification to the HSE is made in accordance with the regulations. The Principal Designer may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act notice as applicable to adjoining property owners as required in the Party Wall Act 1996. The building owner is to ensure that the notice is served in the presence of the party walls prior to commencement of the proposed works.

REAR ELEVATION
(SOUTH WEST)SIDE ELEVATION
(SOUTH EAST)

1 : 100 SCALE



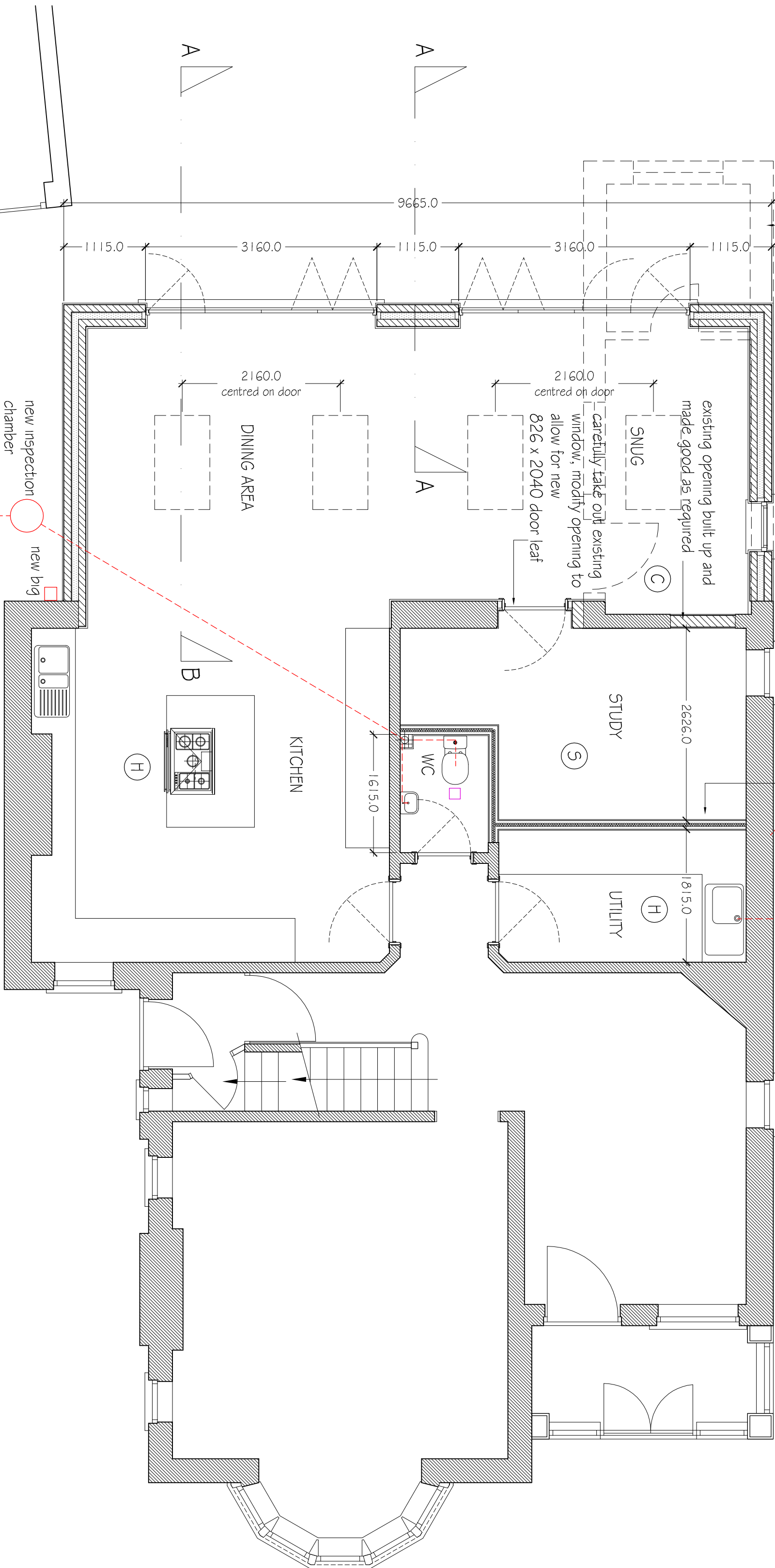
existing single storey extension to be taken down complete and make good as required, all drainage which is not used to be taken up and or capped off

new 120 x 38 timber stud partition with 12.5mm plasterboard both sides and 50mm Isover insulation

connect to existing system

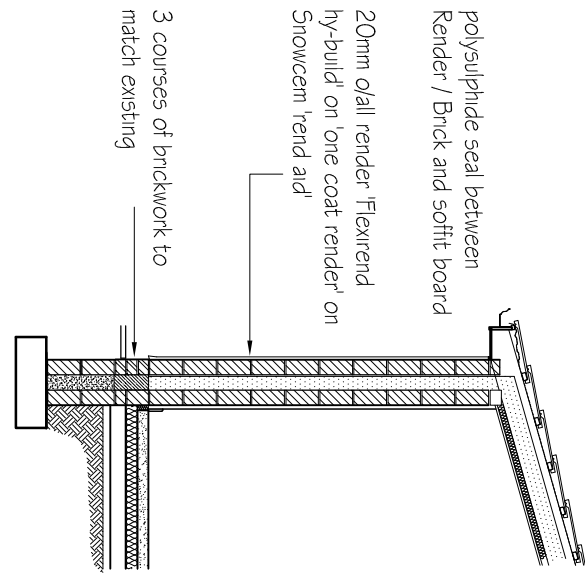
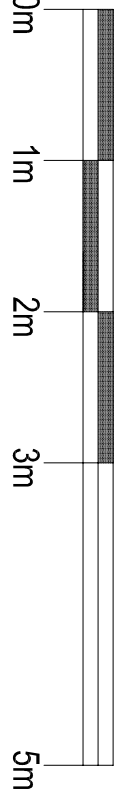
existing opening built up and made good as required

carefully take out existing window, modify opening to allow for new 826 x 2040 door leaf

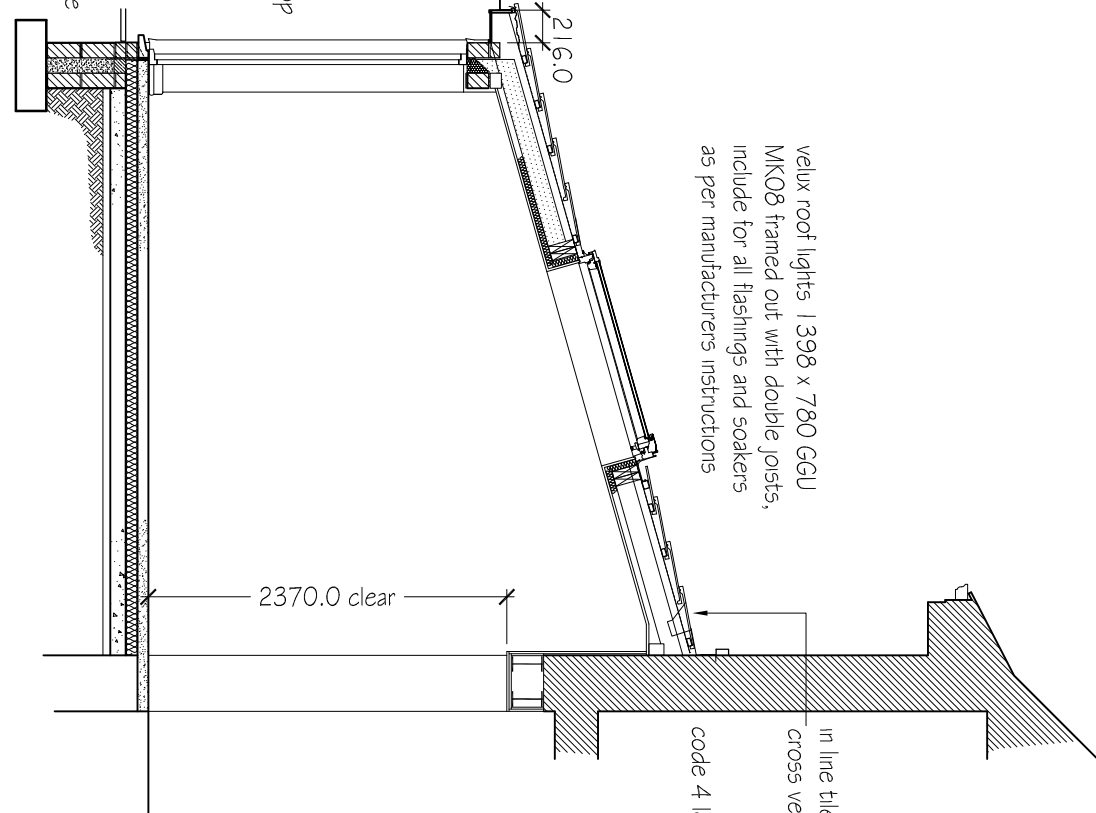


GROUND FLOOR PLAN

1 : 50 SCALE



SECTION A - A



SECTION B - B

NEW ROOF (coldroof):

Cast concrete interlocking roof tiles on 25.60 SW battens or Tyvek Super underlay on 170 x 47 rafters at 16 pitch. Also include for new soffits, fascias, and all required ventilation. roof insulation to be 120mm Kingspan Isotherm K107 between rafters and finished 125mm Gypsolite K107 ceiling plasterboard on 11.1.16 with 5mm finish, giving a U value Wm² K not exceeding 0.15.

INTERNAL WALLS:

300mm cavity work comprising 100mm block outer leaf finished with 20mm flinted fly-bulld one coat render on snowcam vent and, non 100mm cavity and 100mm block inner leaf (min. density 1350 kg/m³) finished with one layer of 12.5mm plasterboard (min. surface density 10 kg/m²) and sram on dabs from 25mm gull, stainless steel wire ties positioned in a diamond pattern at 750 horizontal and 450 vertical, 300 vertical at openings 150mm from reveal, insulation to be 90mm (10mm residual cavity) giving a U value Wm² K not exceeding 0.17, cavities closed with thermastate insulated closures. Block strength / density to be confirmed by Engineer

GROUND FLOOR:

Non 60mm here re-reinforced sand cement screed (and level with existing floor level) with 30mm rigid insulation to edge on 300 gauge staggered separation layer on 80mm Kingspan Isotherm K103 floor board insulation (or as applied) on 2200 gauge staggered separation layer which is dressed up and topped with 40mm 100mm concrete floor on 100mm Kingspan Isotherm K103 floor board insulation. 125mm hardcore which is to be clean, wet and slumped etc. all giving a U value Wm² K not exceeding 0.17.

LINTOLS:

Lintols to be Keystone PK 30 or similar approved. Installation to be to manufacturers instructions / recommendations. Suitability of all lintols to be determined prior to commencement of contract by manufacturer and or engineer as applicable.

WINDOWS:

PVCU windows to match existing finished in white with glazing as follows:- double glazing overall thickness to be max. 24mm (35.0 Ray attenuation) Windows - 4mm glass 6 to 16mm air cavity and 4mm glass 25.0 Ray + 4mm U value Wm² K not exceeding 1.4 Windows to use low E glass in accordance with part 4 of the Building Regulations. Safety glass to BS 6206 to be fitted where cars are over 1600mm from finished floor, and glazing to doors lower than 1500mm.

INTERNAL DRAINAGE (as applicable):

Wash basin --- 32mm dia. waste 75mm deep seal trap Sink --- 40mm dia. waste 75mm deep seal trap Internal soil and vent pipes open to air terminating a min of 900mm above highest window head level (within 3m) and finished with a perforated cover. Mator fibercer valve to all bath traps fitted close to outlet to prevent colonisation of waterborne pathogens and to ensure temp. of water leaving outlet does not exceed 48°C to comply with Part G of the Building Regulations

DETAILED:

Please note that all construction details are to comply with the guides set down in the DETFA and DETK ROOF DETFA) handbook issued by The Stationery Office. Therefore pressure casting of this building may not be necessary.

A smoke alarm should be fitted within 7.5m of each habitable room and a standby power supply eg. battery is required with visual and audible signal of power failure. No smoke alarm should be fitted more than 3.0m from a room door.

CDM REGULATIONS - DOMESTIC CLIENTS:

- On a project where there is more than one contractor the client duties must be carried out by the Principal Contractor.
- Or the Principal Designer where there is a written agreement that they will fulfil these duties.
- If the domestic client fails to make the appointments the duty of Principal Designer falls to the designer in control of the pre-construction phase.

NOTIFICATIONS:

- As far as possible if it is scheduled to:-
- Last more than 30 working days and have more than 20 workers working simultaneously at any time.
- The client must give this notice as soon as practicable prior to construction phase commencing.
- Exceed 500 person days.
- The client must ensure the up to date copy is displayed in the construction office.

NOTE: ALL EXISTING DRAIN RUNS TO BE DETERMINED ON SITE AND ANY MODIFICATIONS TO THESE RUNS TO BE AGREED ON SITE WITH BUILDING INSPECTOR ALSO ALL REDUNDANT DRAIN RUNS TO BE TAKEN OUT AND SEALED OFF AS REQUIRED.

NEW RUNS AND CONNECTIONS TO BE DETERMINED ON SITE AND AGREED WITH BUILDING INSPECTOR AS NECESSARY

NOTE: ALL STEELWORK, SUPPORTS AND ASSOCIATED BUILDING WORKS ARE TO BE TO ENGINEERS DETAILS. CONTRACTOR TO USE WITH ENGINEER TO DETERMINE SUITABILITY OF ALL WALLS / EX FOUNDATIONS.

NEW RUNS AND CONNECTIONS TO BE DETERMINED ON SITE AND AGREED WITH BUILDING INSPECTOR AS NECESSARY

CLIENT
GLBY HOMES

A	DIMENSIONS (mm)	1 JUNE 22
REV	DESCRIPTION	CHECK DATE

PROJECT

Proposed Single Storey Rear Extension to
Carrick, Rochedale Road, Milnrow, Rochedale

DRAWING

Plans and Elevations for
Construction / Building Regulations

SCALE	DATE	DRAWN	CHECKED
1:50 @ A1	May 2022	agw	
DRAWING NO.	CD REFERENCE NO.	REVISION	
R0732-04		A	

