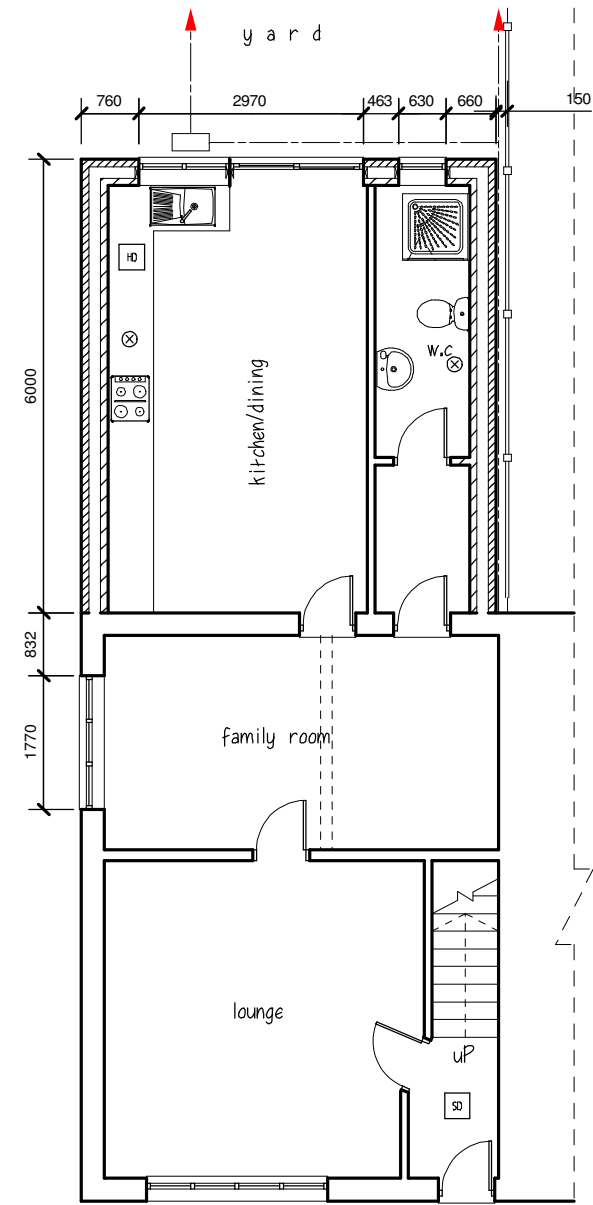
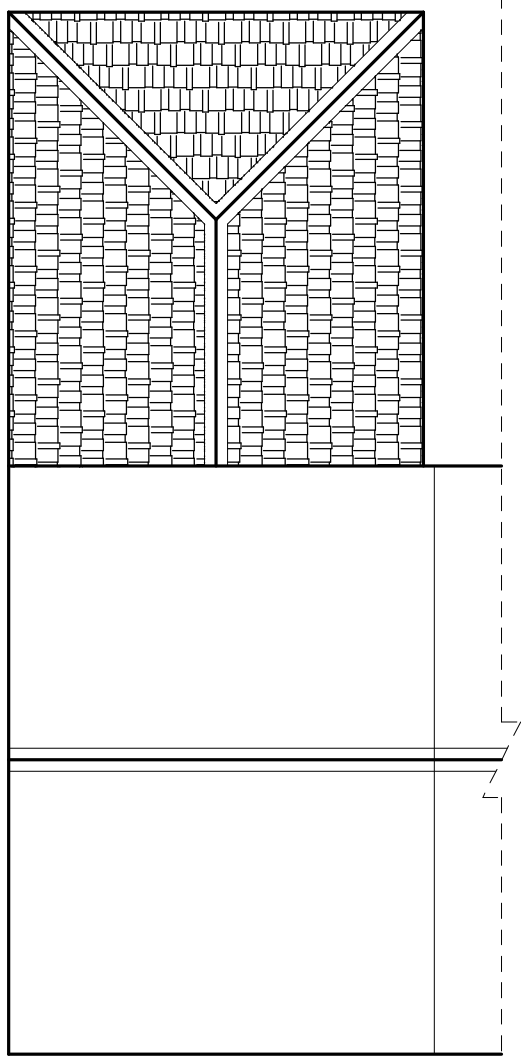
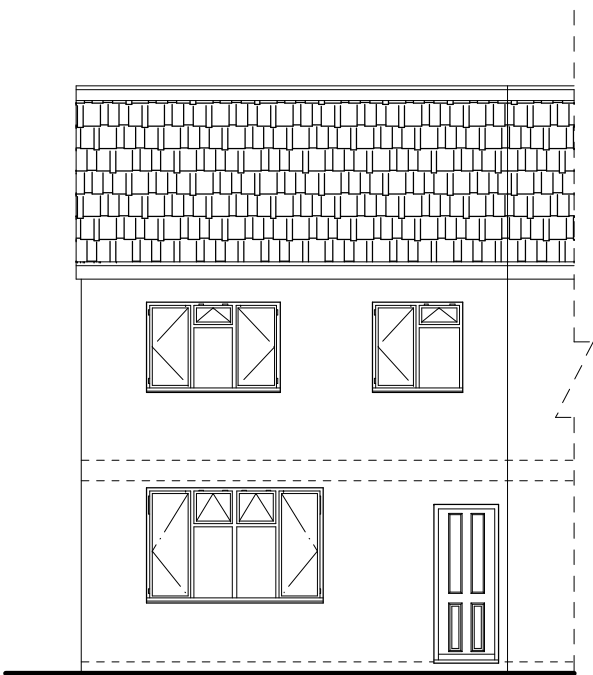




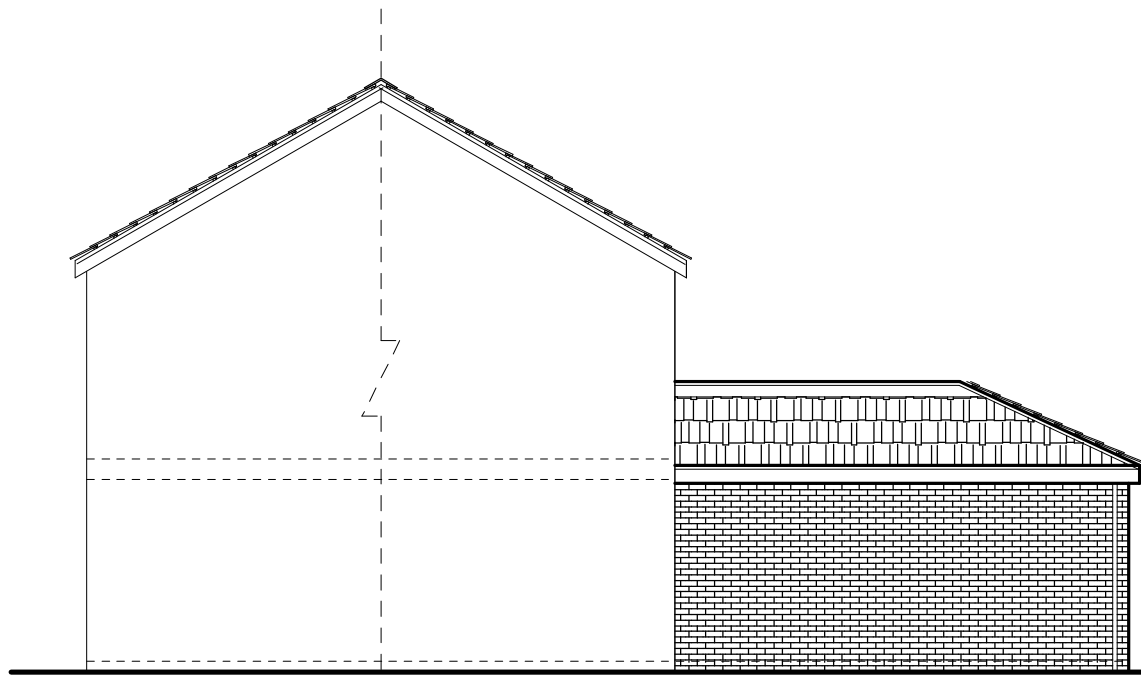
Proposed ground floor plan



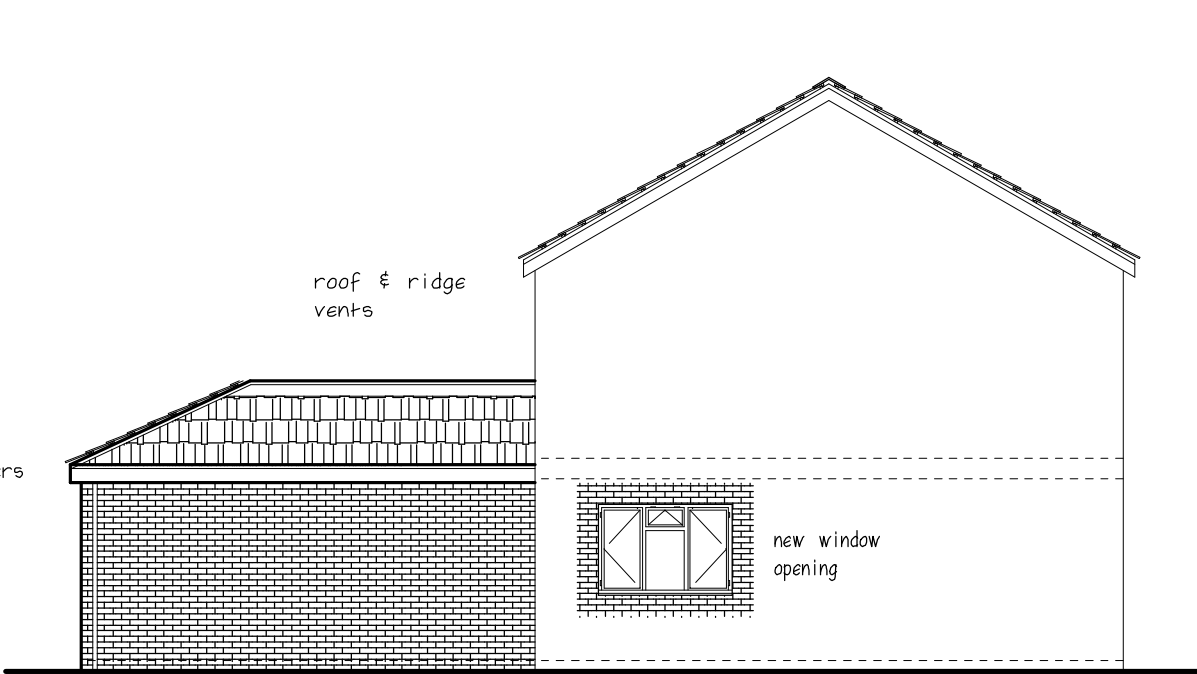
Proposed roof plan



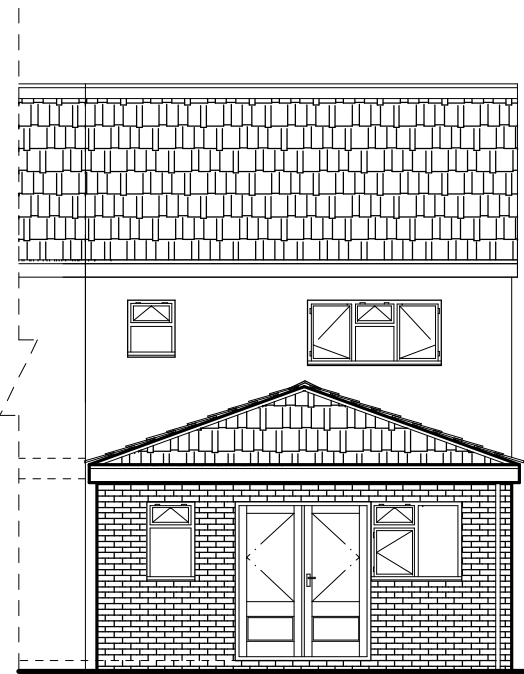
Proposed front elevation



Proposed side elevation (East)

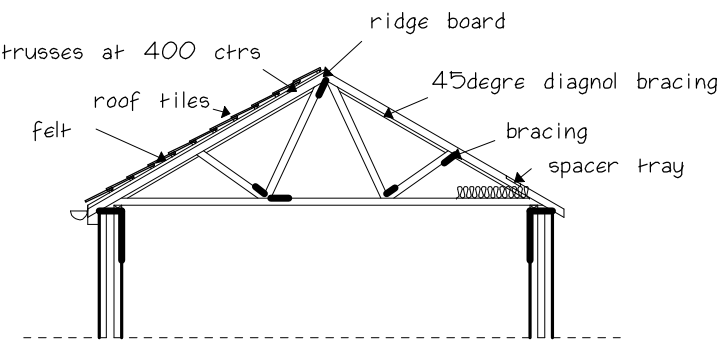


Proposed side elevation (West)

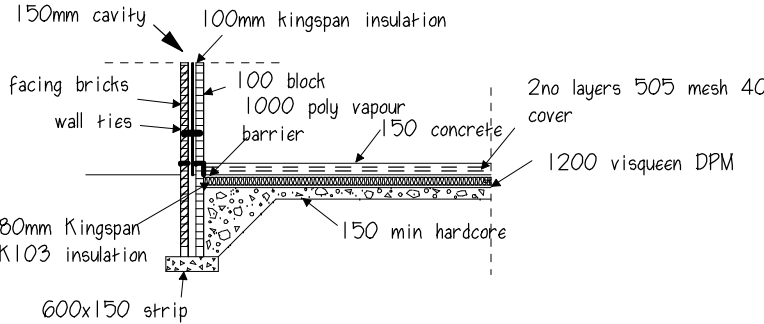


Proposed rear elevation

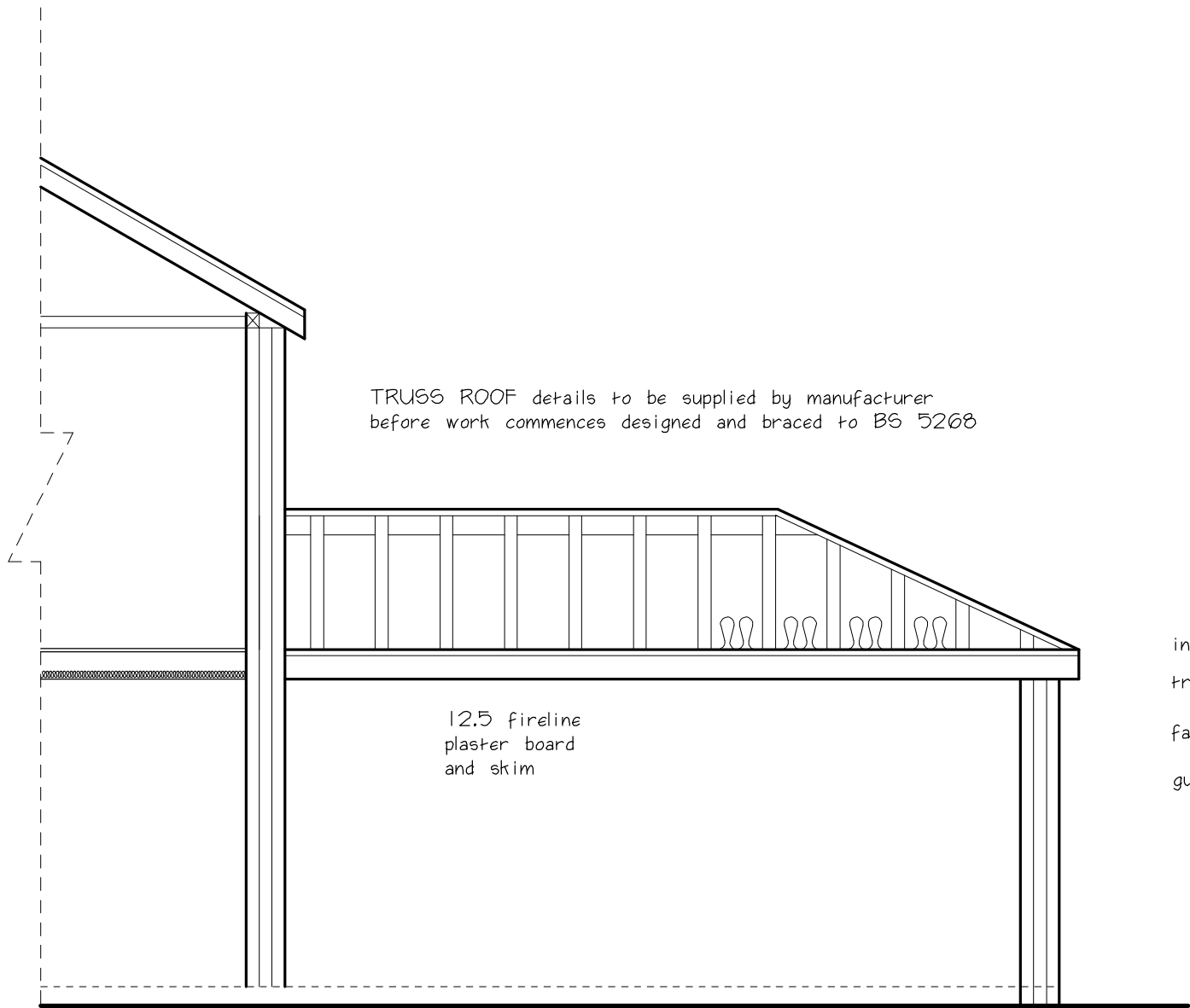
TRUSS ROOF details to be supplied by manufacturer before work commences designed and braced to BS 5268



SECTION THRO TRUSSED ROOFING AREA



FOUNDATION DETAIL



Proposed side elevation cross section scale:1:50

Velux window:
To be installed in positions shown on x section front side of the roof slope. Velux window (type GPLP06) to form part of the emergency escape window to be located max 1700mm away from eaves gutter and min 800mm above floor level. Exact position to be decided on site with approval from LA building inspector.

Glazings:
Dormer windows to form emergency escape with min opening of 850mm x 500mm. Upvc double glazing AB2.

All side window and door glass to be safety glazing. Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be "h" Pilkington glass fitted with 22mm air gap filled with Argon gas and soft low e coating to achieve a U value of 1.4w/m2k.

Plumbing:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head, to discharge directly into existing system via 110mm diameter rest bend.

New beams:
New ridge beam and beam to front of dormer see structural Engineers notes.

ROOF CONSTRUCTION:
Concrete interlocking tiles or Marley grey roof tiles on 37x25 s/w ood battens @ max 600mm centres vertical and horizontal. Void between framework to be filled in with 100mm fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr fr. Double up floor joists below partition walls around stairs and bairis
150mm fibre glass insulation between joists and a further 150mm laid across @ right angles to each other and 45mm fire line plaster board, skim and finish ceiling. 225mm x 75mm Upvc fascia board under gutter, leaving 50mm gap at eaves for ventilation, (U value of 0.15/m2) code 4 lead flashing and cavity tray at abutment.

Walls:
All internal timber partition to be constructed of 50mm x 75mm s/w ood battens @ max 600mm centres vertical and horizontal. Void between framework to be filled in with 100mm fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr fr. Double up floor joists below partition walls around stairs and bairis

Smoke detectors:
Install automatic smoke detectors to mains power and battery backup and intrinked where shown on plan.

Heat detector: HD
Fit one main's wired heat detector to kitchen to BS 5839 Part 1

Dormer FDG
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.

GENERAL NOTES:
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes
1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun, any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriate standard and code of practice/ agreement certificate.
4. windows to be not less than 1/10th of the floor area to habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on sight before any works are put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14. 90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" insitu concrete padstone.
17. cornice or other approved linels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (1703/h).
19. permission required in writing from affected neighbours before plans are submitted or any work is put in-hand on under-taken which ever comes first.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding, there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

Disclaimers:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

BEAMS:
Blast clean, prime & paint all steelwork before fixing.
Builder to provide adequate support pairs below beams
Where parallel beams used use 100x5300 Ms restraint bars fixed to both flanges at each and mid-span by welding or bolting with M20 8.8 bolts.
DRAWING AMENDED FOR PLANNING 19/01/2024

Foundations:
600mm x 150mm concrete strip footings to project at either side, FDNS taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

FLOOR:
65mm screed on 1000 grade poly vapour barrier on 80mm Kingspan Kodtherm K103 (U value of 0.18/m2k), with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joins to be taped and taken up inside face and linked into DPC, above 150mm above ground level over 150mm concrete slab with 1200 gauge A142 (BS 5923) mesh 40 cover, 50mm sand blinding on 150 graded builders hardcore.

Wall construction kitchen:
Brickwork match existing house outer leaf with a 150mm minimum cavity with 100mm kingspan insulation block (U value of 0.18W/m2K. 100mm thick high strength 7k thermalite turbo block or 100mm celcon block inner leaf and finish internally with 12.5mm plaster board and skim.

Cavity wall ties:
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to eaves and verges reveal and cut block openings.

Linels:
Suitable IG linels over new window and door openings min 150mm end bearing with cavity tray over

Rain water:
110mm diameter half round gutter 68mm diameter rainwater pipe.

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings. Installed and tested by a person competent to do so IE NC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

Plumbing:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance.
All pipe works in roof space to be insulated in accordance to BS 5422:1977

Drains:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 1:40 fall.

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The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.



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Scale: 1:100 Page 2/2 (A1)

Drawing no: 2061

Proposed layout

Location: 5 Stiups Lane, Rochdale, OL16 4XR

Prop: Rear single storey extension

Client: MR. TIPU SULTAN

Date: July 2024

please do not scale drawing