

SCALE 1:50

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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

New Catnic CG 130/100 steel insulated lintel inserted over new door and window openings.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drainage run. Builder to ascertain position of existing drains and agree with building inspector connection details on site.

Red thick lines indicate support steelwork for new cavity wall above. Structural engineer to design support steelwork and padstones accordingly.

Broken lines indicate existing cavity wall to be partially removed to form larger opening into extension. Structural engineer to design support steelwork and padstones accordingly.

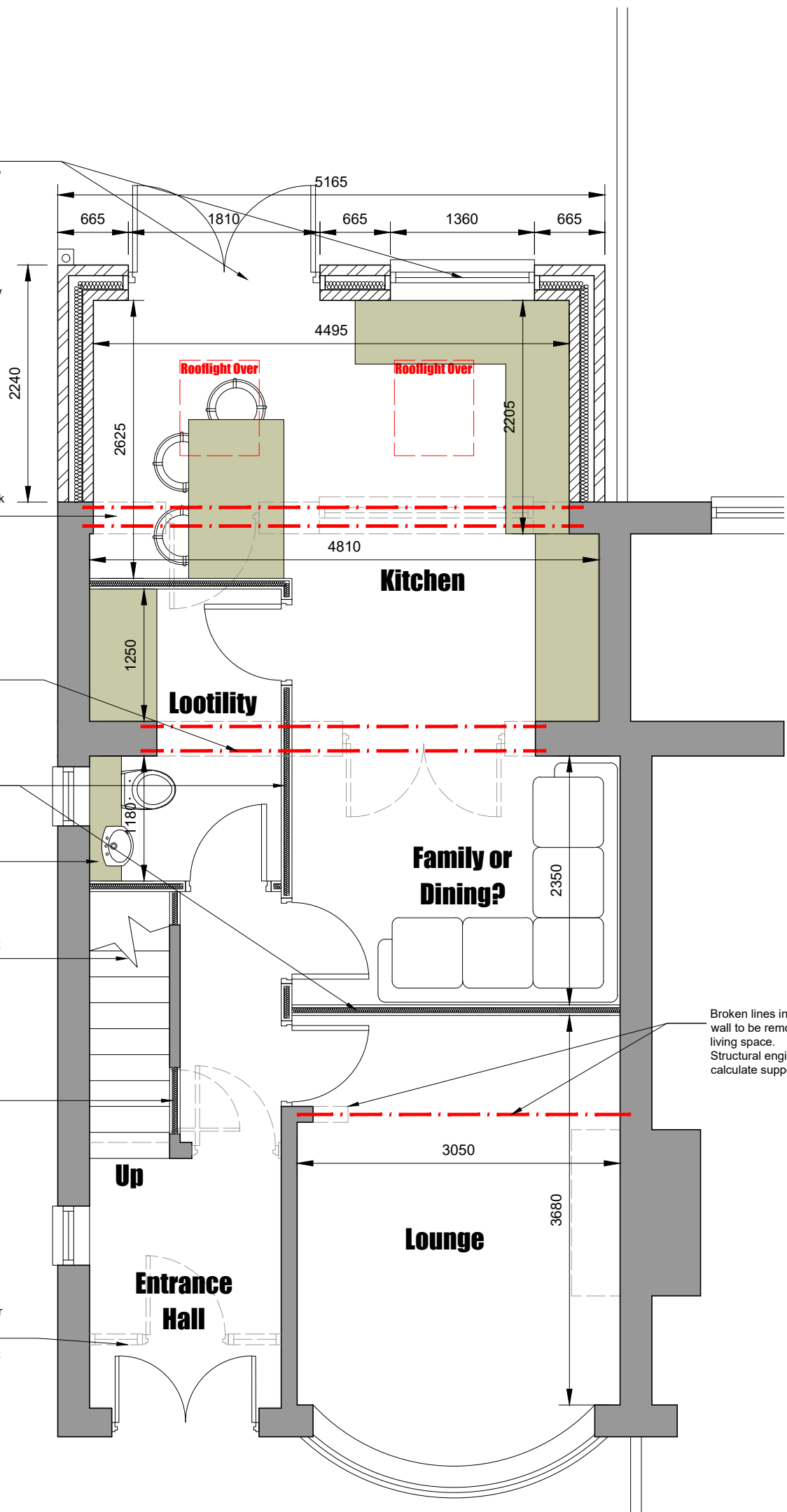
New stud walls to use 75x50mm timber studs. Line both sides with 1 sheet of 12mm ply and 1 sheet 12.5mm plasterboard and skim.

Drains to new utility and WC to connect into existing soil pipe on side of house.

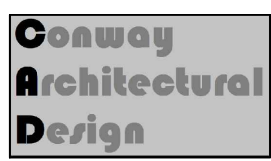
Remove existing staircase and make good timber floor joists. New timber staircase from ground to first floor to have a going of 245mm 13no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

Build up existing door opening using timber studs and 12mm plasterboard to both sides.

Broken lines indicate existing porch inner doors to be removed. Make up existing lower floor level up to existing ground floor level using 100x50mm C16 joists at 400mm centres fixed to floor. Insert 100mm Rockwool insulation between joists.



Broken lines indicate existing loadbearing wall to be removed to give a more open living space. Structural engineer to design and calculate support steelwork.



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JOB TITLE : 2 Storey Rear Extension
ADDRESS : 46 Assheton Road, Newton Heath
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 08.03.23