

SCALE 1:50

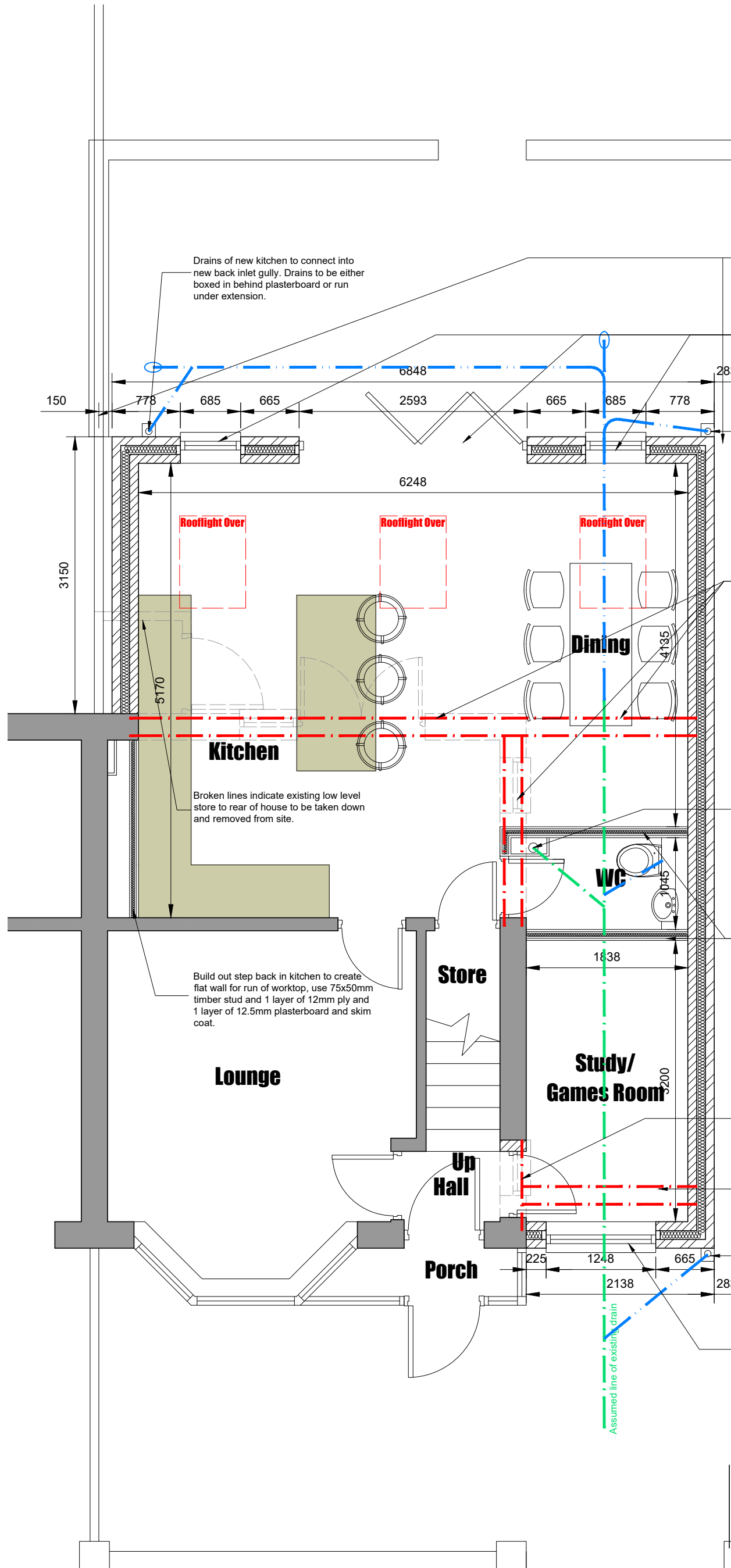
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All dimensions and levels to be checked on site. No building work is to be started until all relevant approvals are in place.

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



Builder to set out extension so foundations of whole extension are within land ownership of 12 Burgess Drive. Set out of brickwork to be checked and confirmed on site to suit. Brickwork also to be set out to keep overhang of main roof within land ownership of 12 Burgess Drive.

New Catnic CG insulated steel lintel inserted over new door and window openings. Structural engineer to confirm if additional wind posts are required due to openings to masonry ratio.

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

Broken lines indicate existing side cavity wall to be partially removed to form opening into extension. Rear cavity wall to be removed. Steelwork to support first floor extension above and rear and side cavity walls. Structural engineer to calculate steel support beams and concrete padstone size.

Existing soil pipe to be boxed in with access panel at base for rodding purposes.

New WC drain to connect into existing drainage run. Assumed position of existing drains shown.

Build new stud walls in 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides.

Door opening formed into extension through existing cavity wall. Partially build up window opening. Structural engineer to design steelwork as first floor steelwork will be spanning over opening.

Steelwork inserted to support cavity wall of first floor step back. Structural engineer to calculate steel support beams and concrete padstone size.

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

New Catnic CG insulated steel lintel inserted over new window opening.



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JOB TITLE : 2 Storey Side, Single Storey Rear Extension
ADDRESS : 12 Burgess Drive, Failsworth
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 21.11.23

JOB NO./
DWG NO.

797-07