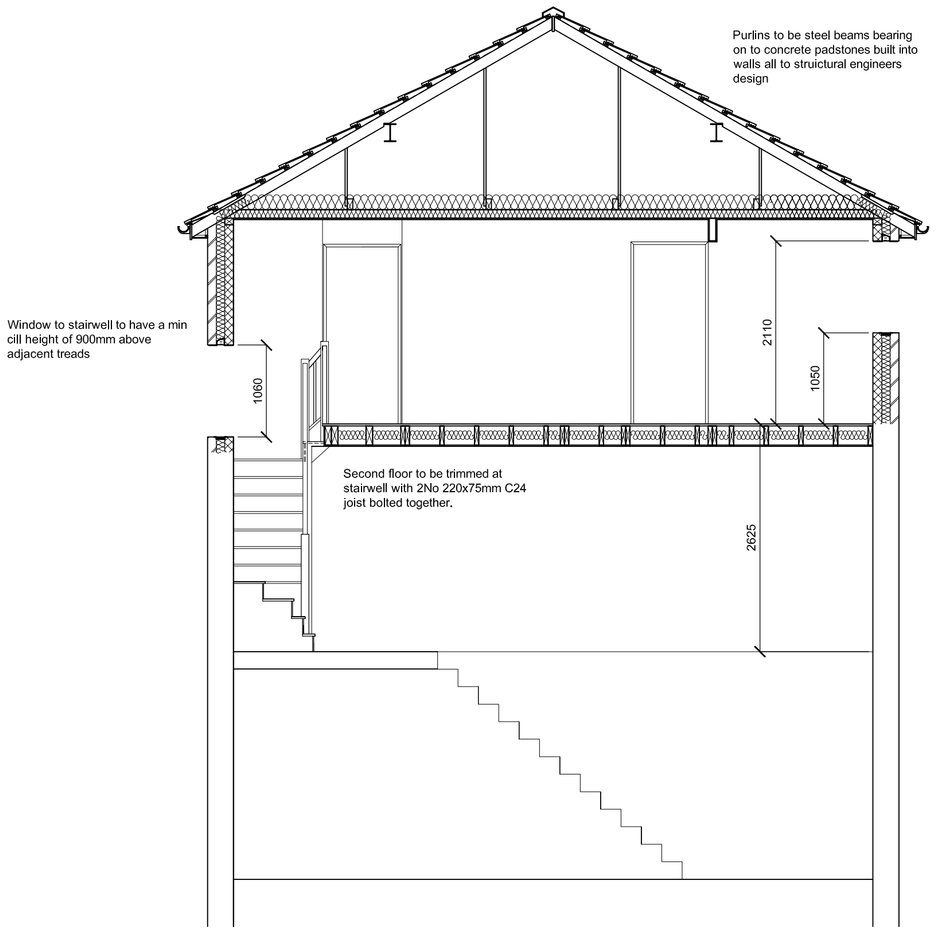
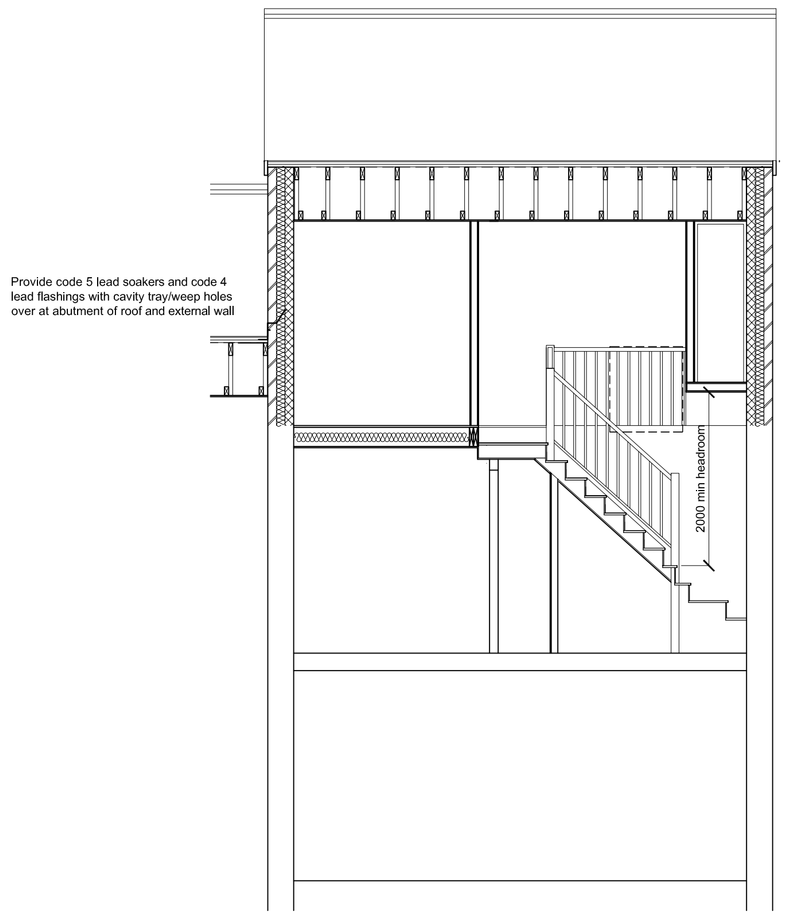
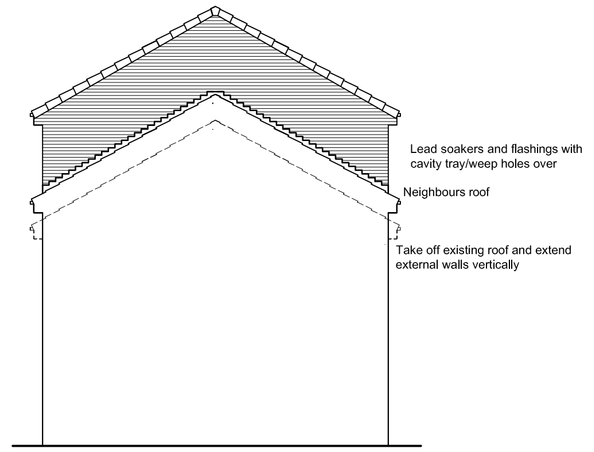


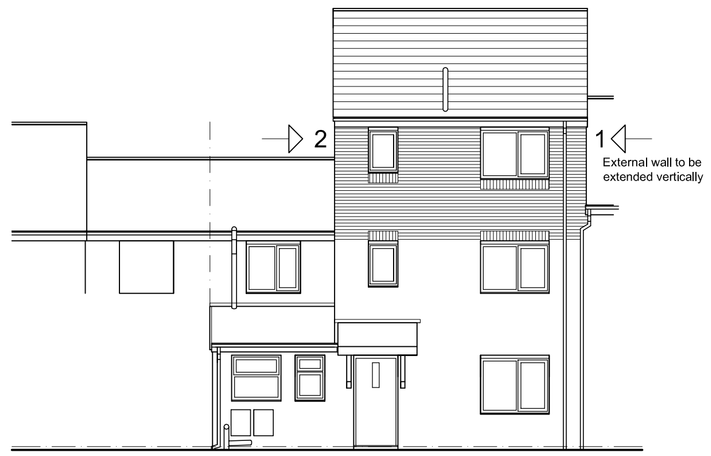
SECT ION A - A (1:50)



SECT ION B-B (1:50)



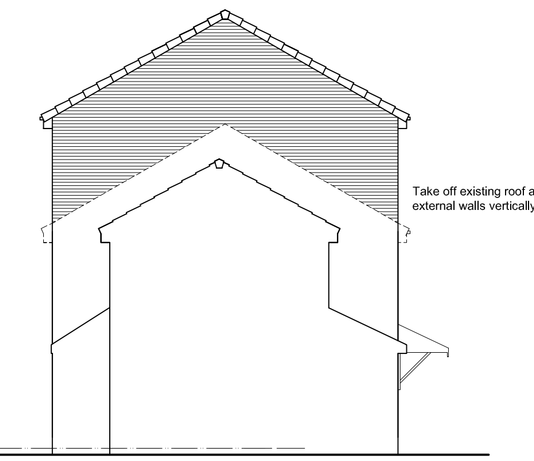
ELEVATION 1 (1:100)



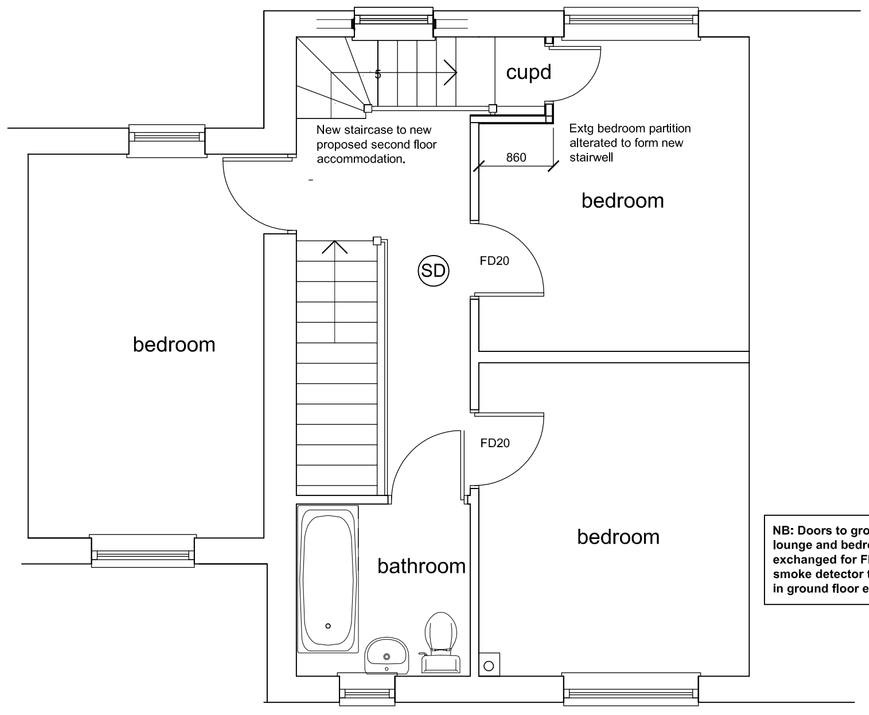
FRONT ELEVATION 1 (1:100)



REAR ELEVATION 1 (1:100)

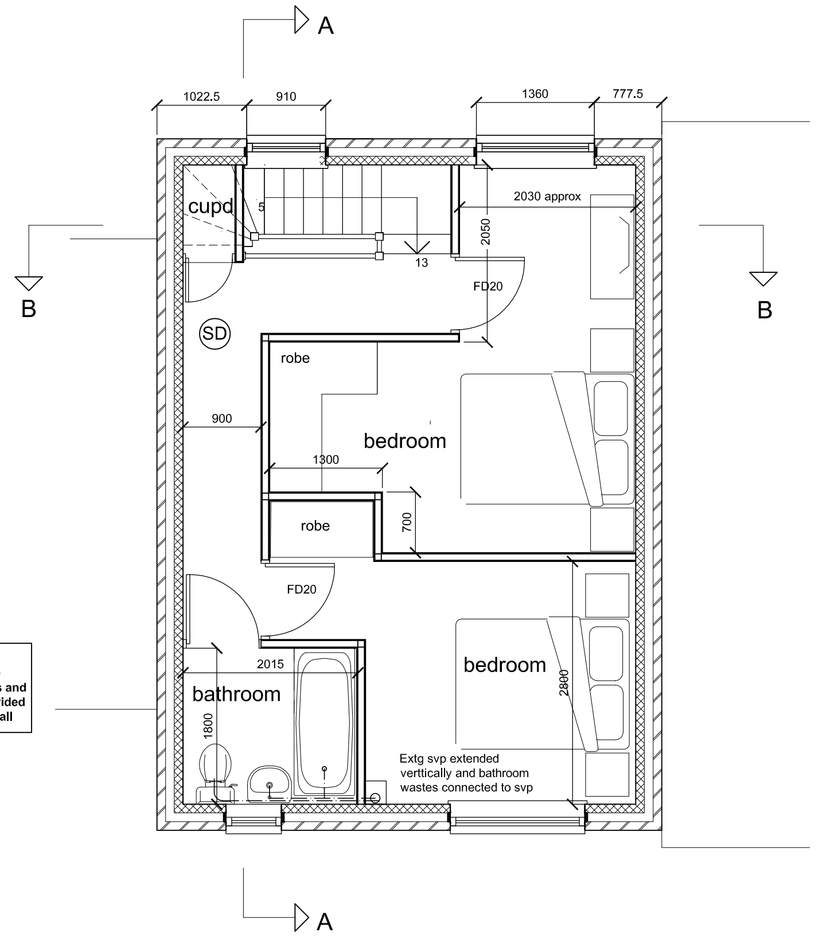


ELEVATION 2 (1:100)



NB: Doors to ground floor lounge and bedroom to be exchanged for FD20 doors and smoke detector to be provided in ground floor entrance hall

FIRST FLOOR PLAN (1:50)



SECOND FLOOR PLAN (1:50)

CONSTRUCTION NOTES

ROOF: to be concrete interlocking tiles to match existing on 38x25mm s/w battens on breathable roofing felt on 125x47mm C24 softwood rafters at 400mm centres at 30 deg pitch (to match extg), secured to 100x75 eaves wall plate strapped to walls at 2000mm max centres with 30x5mm galvanised mild steel strap. Rafters running parallel to external walls to be strapped to blockwork at 1500mm max centres. Straps to be 30x5mm galv ms sections, taken across 3No rafters with noggins of size to match and secured between rafters.Straps to be screwed to rafters and noggins. Steel purlins to be to engineers design.
Provide over fascia vents to provide the equivalent of 25mm continuous vent along entire eaves with proprietary felt support trays, and provide ridge with 5mm continuous ventilation.
Ceilings to be 97x47mm SC16 timber joists at 400mm centres and 125x63mm binders at 1800mm max centres supported from rafters as indicated with hangers at 1600mm max centres. Underdraw ceiling joists with 12.5mm foilbacked plasterboard and skim finish. Insulate roof voids with 1 layer of 100mm fibre glass between ceiling joists overlaid with 170mm fibre glass laid counter to ceiling joists. Ensure insulation does not obstruct air flow with the use of vent trays. U value of roof to be 0.16W/m2K.

RAINWATER GOODS: Provide eaves gutters, and 63mm rainwater pipes to match existing.

CAVITY WALL: Construct new cavity walls off existing walls of outer leaf 102.5mm facing brickwork to match existing tied across 100mm cavity to inner leaf of 100mm Thermalite Hi-Strength 7 blockwork with stainless steel cavity wall ties set at 450mm vertically & 750mm horizontally, and at 300mm centres vertically within 225mm of opening reveals. Close cavities at jambs and cills with proprietary insulated cavity closers. Provide new IG factory insulated steel lintels over new window and door openings with 150mm min end bearing and cavity tray over. Insulate cavity with 100mm Crown Dritherm full fill cavity slab 37 insulation. U value 0.28W/m2K. Brickwork cavities to be fire stopped at roof level. Wall insulation to be carried up to meet roof insulation. Maintain continuity of cavities at junction with existing external walls.

FOUNDATIONS: Expose existing foundations and modify as necessary for new loadings to Building Control Officers satisfaction.

NEW SECOND FLOOR to be formed of 22mm t and g floor sheets on 220 X47mm C24 grade timber joists at 400mm centres. Provide additional joists, under partitions running parallel floor joists .Joists running parallel to external walls to be strapped to blockwork at 1500mm max centres. Straps to be 30x5mm galv ms sections, taken across 3No joists with noggins of size to match and secured between joists.Straps to be screwed to joists and noggins. Provide 2 rows of 38mm thick x 150mm (min depth) strutting between joists at one third span . Provide 100mm min thickness of mineral wool of minimum density of 10kg/cu.m in the floor cavity.Underdraw joists with 12.5mm plasterboard and skim.

STAIRCASES: New staircase to have 13No risers (approx 202mm) and 225 mm going with 25mm nosing. Staircases to have uniform width and length of landings to be not less than staircase width. Winders to have equal tapers with minimum going of 50mm and going in mid pitch (width) of at least 225mm. Provide balustrading with handrail set 900mm above pitch line with balusters being spaced with gaps not in excess of 99mm gaps.Minimum clear headroom to be 2000mm.

PARTITIONS To be 75x50mm s/w studs with12.5mm plasterboard and skim both sides. Partitions to have sound absorbent layer suspended within partitions cavities with 25mm (min) thick mineral wool batts of min density of 10Kg/cu.m. where indicated on plan

FIRE DOORS: All doors to rooms of the hallway and landings to be 20 mins fire resisting with self closers (FD20).

STRUCTURAL STEEL to be encased in 2 layers plasterboard and skim to give half hour fire resistance.

WINDOWS: New habitable rooms to have a min openable window area of 5% of the rooms floor area and to have trickle ventilators to give 8000mm2 background ventilation. Windows to new bedrooms to be escape windows and to have a clear opening height and width of not less that 450mm and an area of not less than 0.33sqm. Cill heights to be between 800mm and 1100mm above floor levels.

GLAZING: Double glaze new windows. Double glazing units to have 16mm Argon filled gap between panes of glass and to have low emmissivity coating. Draught strip window. Glazing to windows below 900mm above floor level to be in laminated glass and in accordance with Part K of the Building Regulations. U value of windows to be 1.6W/sqmK

PLUMBING: All new wastes to have 75mm deep antivac traps sizes: 32mm dia to lb. 110mm OD waste for w.c. All to be connected to extg 110mm OD soil pipe which is to be extended vertically to terminate 900mm above roof

HEATING: Extg boiler and balanced flue to be retained. Radiators to new rooms a to be fitted with thermostatic valves.

ELECTRICAL WORKS to be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the latest Edition of the IEE wiring guidance, and Building Regulations Part P (Electrical Safety), by a member of the DCLG Competent Person Scheme. The competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. The Client must receive both a copy of the 'Self certification certificate' and a BS 7671 Electrical Installation Test Certificate.

SMOKE ALARMS to be provided at all floor levels as indicated and are to be mains operated from a dedicated circuit, interlinked and to have battery back up.

LIGHTING: Provide energy efficient lighting in new rooms with the fittings taking lamps having a luminous efficacy grater than 40 lumens/circuit watt.

VENTILATION: Provide new mechanical ventilation to new bathroom. to provide 30l/sec extraction to outside air.

DRAINAGE: All new rainwater pipes to discharge to existing gulleys.

Client: **MRS FONG**

Project: **PROPOSED SECOND FLOOR EXTENSION**

Address: **84 DERBY STREET, CHEETHAM HILL, M8 8JW**

Drawing: **PROPOSED PLANS SECTIONS & ELEVATIONS**

Drg No: 1880/102 Date: Jan 2022 Scale: 1:50 & 1:100 @A1 half @A3

Brian Elwell & Co Building Surveying & Architectural Services

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All dimensions for setting out are to be checked on site.

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