

NOTE: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION ITEMS WITH THIS DRAWING. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCS & DETAILS. THE STRUCTURAL DETAILS / CALCS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION.

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS

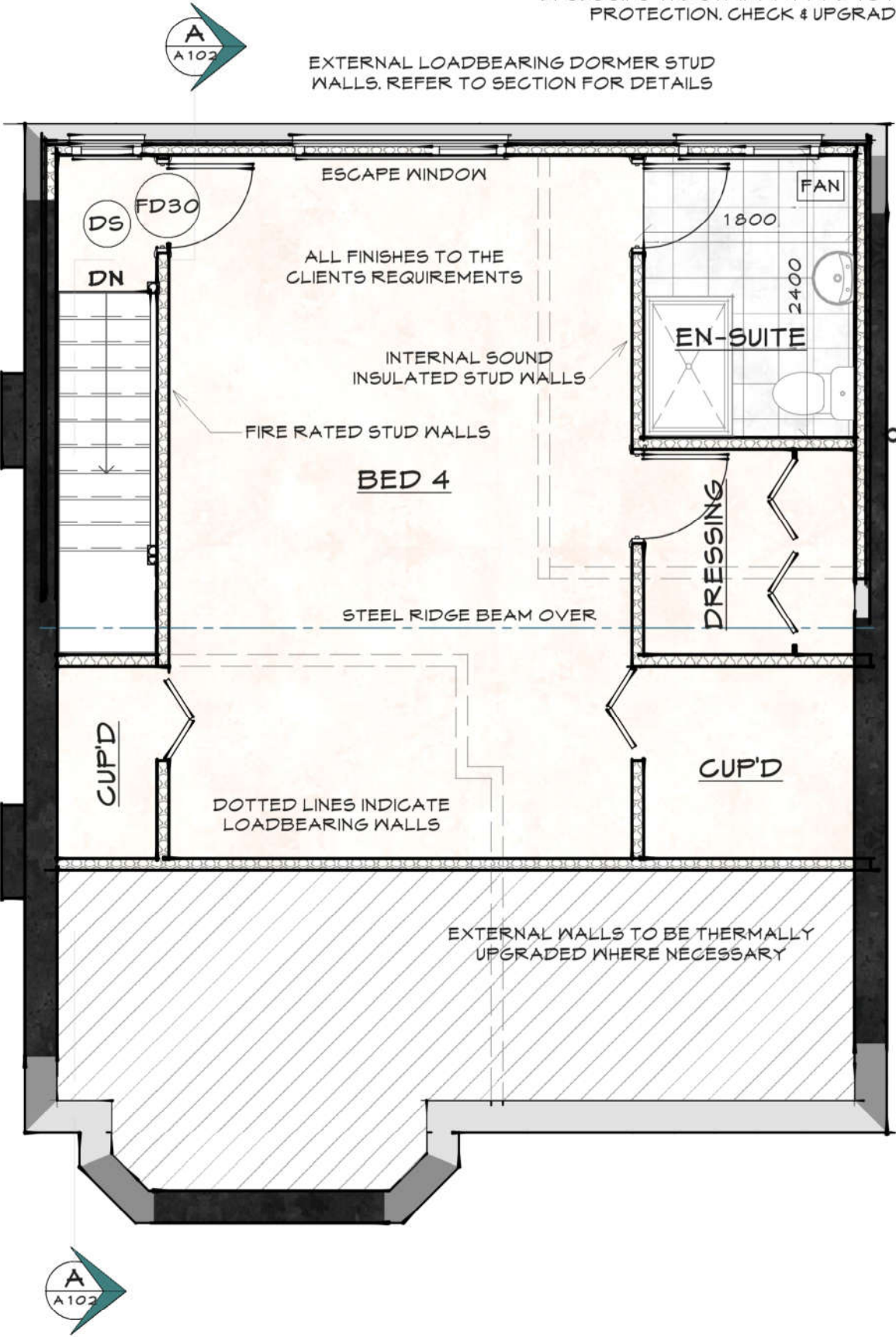
LINTELS: REFER TO SPECIFICATION NOTE No. 9 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIC BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIC CG 110/125 LINTELS OVER OR OTHER APPROVED.

STAIRCASE: REFER TO SPECIFICATION NOTE No. 16 FOR FURTHER TECHNICAL DETAILS. STAIRCASE OPENING & HEIGHT DIMENSIONS ARE TO BE MEASURED ON SITE BY SPECIALIST MANUFACTURER. MANUFACTURER IS TO CONFIRM COMPLIANCE WITH APPROVED DOCUMENT 'K' OF THE CURRENT BUILDING REGULATIONS. WIDTH OF LANDINGS TO BE NO LESS THAN WIDTH OF STAIRS

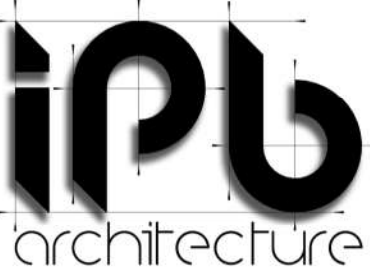
WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS

FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS. FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.

FIRE RESISTING STUD PARTITIONS: ALL STUD PARTITIONS ENCLOSING THE STAIRWAY TO BE CONSTRUCTED WITH 75 X 50MM S.N. STUDWORK WITH FULL-FILL QUILT INSULATION BETWEEN STUDS LINED WITH 12.5MM THICK PLASTERBOARD & SKIM. ALL EXISTING PARTITIONS ENCLOSING THE STAIRWAY ARE TO ACHIEVE 30 MINS FIRE PROTECTION. CHECK & UPGRADE IF NECESSARY



PROPOSED SECOND FLOOR PLAN
SCALE 1:50



HEAD OFFICE
LEIGH, GTR. MANCHESTER
TEL: 01942 609893
MOB: 07802 620922
mail@ipbarchitecture.com
www.ipbarchitecture.com



PROJECT:
EXTENSION
37 SANDHURST AVE
W. DIDSBURY
M20 1ED

PREPARED FOR:
MR & MRS ALLWOOD
PROJECT No: IPB 1221

REV.	DESCRIPTION	DATE	BY
------	-------------	------	----

DRAWN BY: IPB	REVIEWED BY: IPB
---------------	------------------

ISSUE DATE: 11/03/21	SCALE: 1:50
----------------------	-------------

SHEET TITLE:
2nd FLOOR PLAN

SHEET NUMBER:	REVISION:
A203	