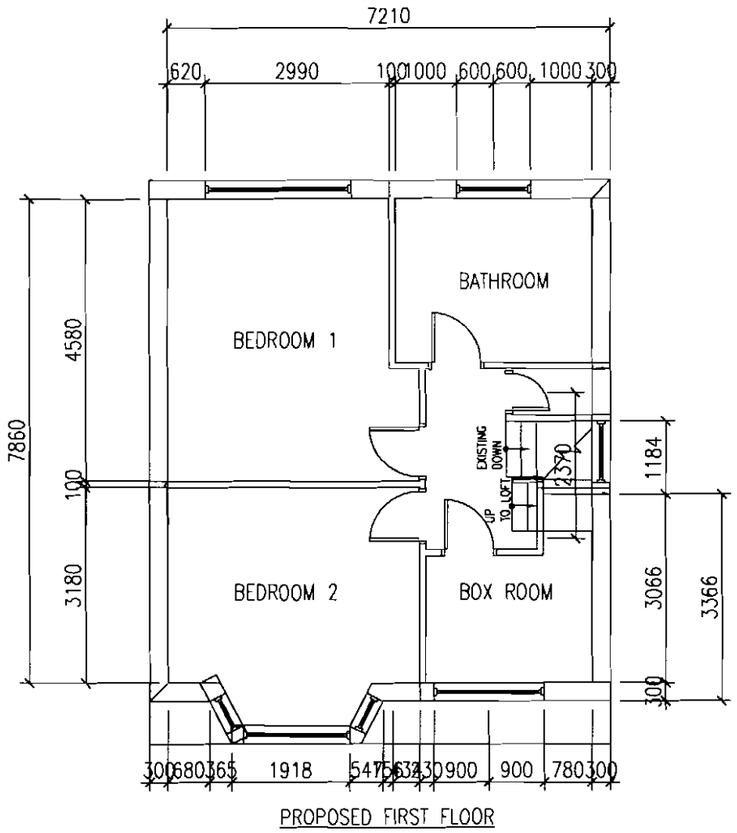
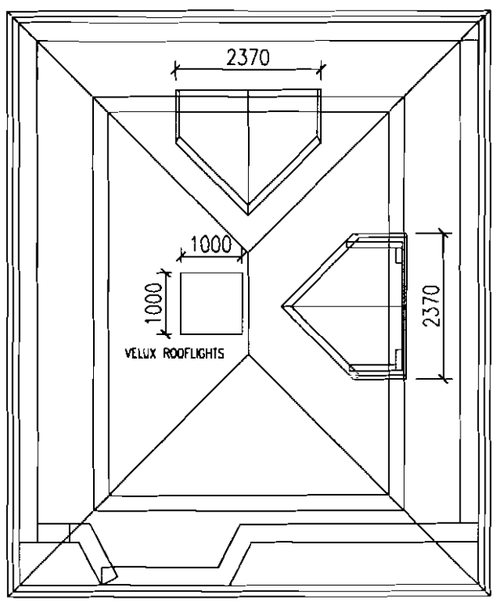
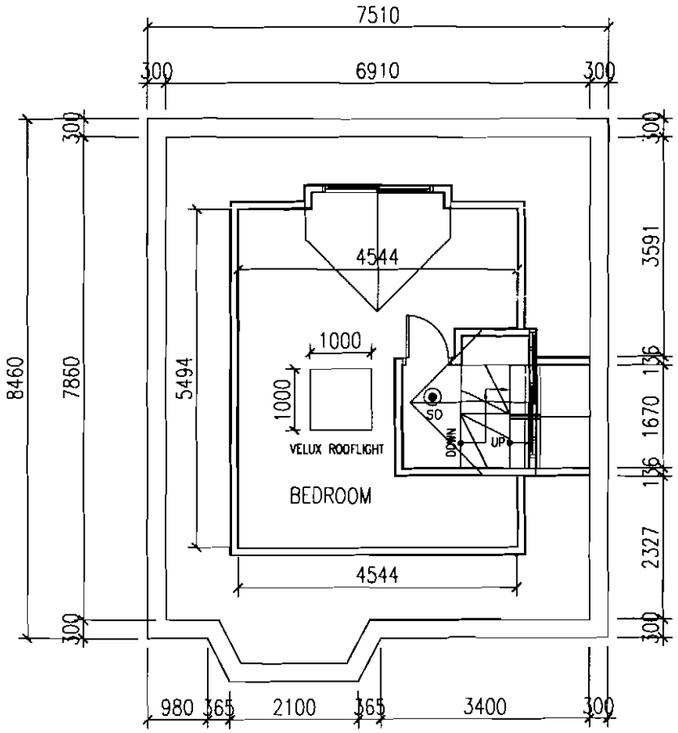


PROPOSED FIRST FLOOR



PROPOSED ROOF WITH DORMER



PROPOSED LOFT

new balustrading to staircase landing to be min 900mm above finished floor level. max 100mm gap between vertical spindles

new timber staircase comprising of 13no. equal risers. max rise 220mm, min going 240mm. pitch not to exceed 42 degrees.

measure going at centre of tread. measure from curved stair line. Twice the dimension of riser + the going (2R + G) should be between 550 – 700mm to min 3no winders at landing of staircase.

handrail to be provided to at least 1 side of new staircase. handrail hieght to be min 900mm – 1000mm max above pitch of staircase

new roof construction: pitched roof approx 35 degrees with Marley interlocking tiles with min headlap of 75mm on 50 x 38mm sw battens on 1 layer sorking felt on 150mm x 50mm C16 sw rafters @ 400mm cts. fix 2no. C16 valley rafters to corners of roof. note: valley rafter to be back-strapped down foce of inner leaf with 2no. 38 x 6mm mild steel straps to help prevent roof spread fix 12.5mm foil backed plasterboard and skim to underside of 100 x 50mm C16 sw ceiling joists @ 400mm cts. Prop new sw ridge supported off new external wall to front and new purlin

new timber stud partitions, 12.5mm plasterboard and skim both sides of 75 x 50mm softwood framing. 50mm ISOWOOL insulation slabs between studs.

1no. VELUX rooflights installed to manufacturers specification. 100 x 75mm sw trimmers to form opening between rafters. Emergency VELUX to be a minimum 1700mm from eaves line. All glazing to roof lights to be toughened or laminated to BS 6206.

Loft floor construction: 22mm blockboard on 220 x 75mm C16 joists at 400mm cts. supported off existing loadbearing masonry wall. fix one row of Catnic herringbone joist struts at mid span. Double up joists under stud walls. Joists fixed to existing wall with Catnic hongers or built into wall. Galvonised joist hangers as follows. Brick – timber hangers to BS 6178. Timber – timber hanger to BS EN 10142

new balustrading to staircase landing to be min 900mm above finished floor level. mox 100mm gap between vertical spindles

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◉ New Smoke Detectors
SD New Smoke detectors to be mains powered, interlinked and hard wired. Smoke alarms to be in accordance with BS5446:Part 1 and installed on each floor in accordance with Clauses 1:10 to 1:15 of Building Regulations Approved Document B.

THIS DRAWING IS FOR PLANNING AND BUILDING REGULATIONS ONLY.

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Boundary positions must be verified by the client prior to construction if in doubt this must be checked with an accurate deed plan, for further verification consult the clients solicitor for clarification.

All the work is to be carried out in accordance to the current Building Regulations and Statutary legislations of the Local Authority Inspectors and all the materials and workmanship should comply with the appropriate codes of practice and the British Standards.

RECD
APPLIED
RECD 30 APR 2008

Issue Date:

Revisions

No.	Date	Description

Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
UK

Title :-
Proposed First Floor & Loft Floor Plans

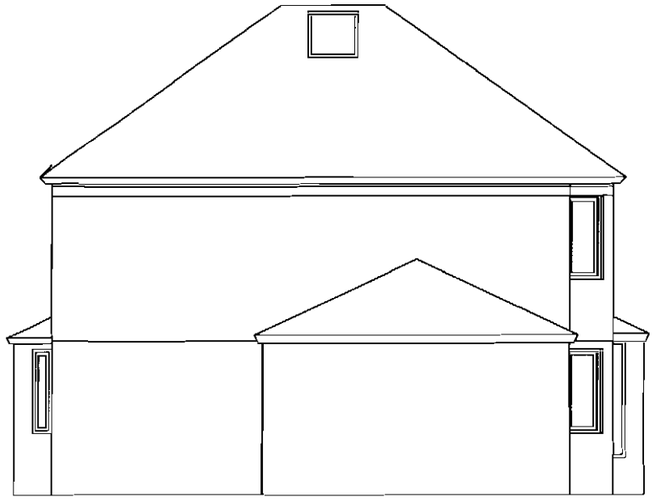
Project for :-
Mrs Shazia Karim

Project Title :-
Proposed Extension's at
26 ARDERN ROAD
CRUMPSHALL
M8 4FE

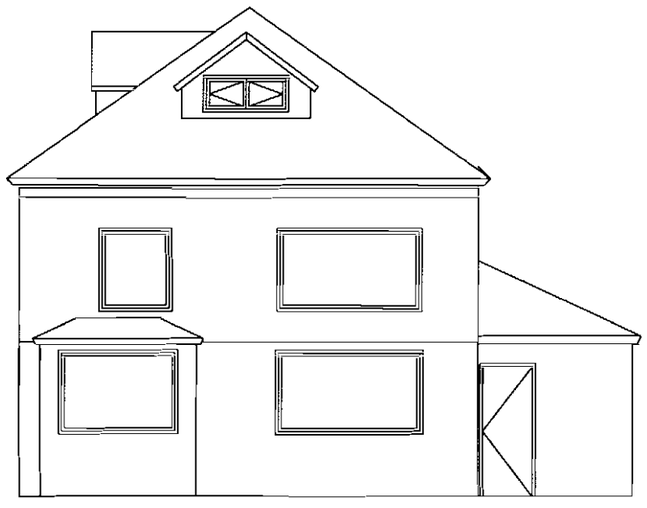
Date March 2008
Scale 1 : 100 Dwg NO. 02



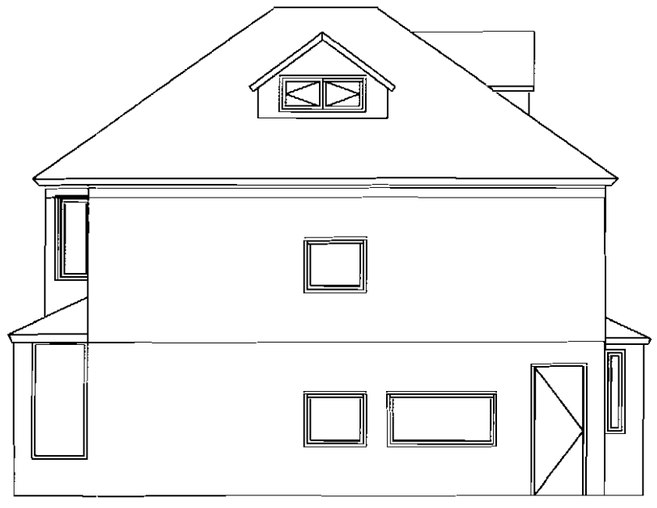
PROPOSED FRONT ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100



PROPOSED REAR ELEVATION
1:100



PROPOSED SIDE ELEVATION
1:100

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All the work is to be carried out in accordance to the current Building Regulations and Statutary legislations of the Local Authority Inspectors and all the materials and workmanship should comply with the appropriate codes of practice and the British Standards New Skirting / Archtratives to match the existing. Cavity close at top of walls with brick and DPC or Master Board on sand cement mortar.

Electrical Installation to comply with IEE Regulations.

Electrical power points 300mm above floor level expect where indicated in kitchen to be above worktop height.

External Walls.

Class A brick below dpc weak concrete cavity fill.Foundation to be grade C30p 750mm deep laid on firm ground and or below invert of any adjoining drains. Actual depth and size to be determined on site subject to ground conditions and accordance with the the Building Regulations and Satisfaction of the Local Authority Inspectors Depth to be determined subject to the adjoining foundations and existing cellar.

Extractor Fan

Kitchen bath room and toilets must be fitted with external mechanical / electrical fans . Electrical works must comply to the current Building Regulations and to comply with British Standards.

Foundations

The actual position and depth of all existing drains is to be determined on site at commencement of the work.Any drains under the building to be encased in 50mm C30p concrete minimum.Drains passing through walls to have RC lintel over new drainage to be 100mm diameter * Supersleeve*at 1:40 on granular bed.New gullies to be back - in - let type.

Rainwater pipes

Rainwater pipes fitted externally with joints between spigot and socket left unsealed.68mm pipe suitable for use with Deepflow.

Sanitary pipework

All sanitary pipework and drainage installation must satisfy Part H1 of the approved documents to the England, Wales and Northern Ireland Building Regualtions 1990 and building standards.

Roof Construction.

Pitched roof construction & Roooof Insulation details to be provided by supplier .

RECD 30 APR 2008

Issue Date:

Revisions

No.	Date	Description

Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
UK

Title :-
Proposed Elevations

Project for :-
Mrs Shazia Karim

Project Title :-
Proposed Extension's at
26 ARDERN ROAD
CRUMPSHALL
M8 4FE

Date March 2008
Scale 1 : 100 Dwg N0. 04

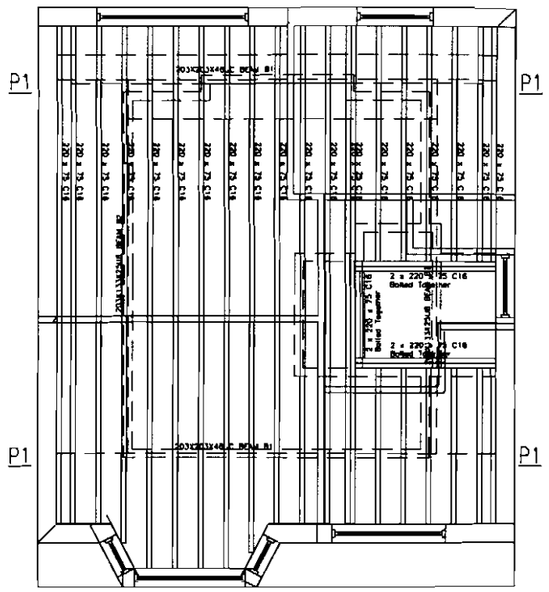
Catnic joist hangers to be used where joists are fixed to trimmers/beams and around chimney breost.
Brick – timber hongers to BS 6178.
Timber – timber hanger to BS EN 10142

New floor: 22mm sw floor boards fixed to 220 x 75mm C16 floor joists (size shown on joist plan) @ 400mm cts. Set new floor joists approx 20mm above existing ceiling to allow for deflection and fix existing ceiling joists to new joists.
The min bearing length @ supports for floor joists should be 35mm.

provide Catnic herringbone strutting or soild strutting at least 38mm thick and not less thon ¾ the depth of joist. provide 1 row of strutting at mid span

fix new floor joists from B2 to wallplate to provide new floor to emergency egress window.

PADSTONE
P1 400x100x150DEEP



PROPOSED LOFT FLOOR DETAILS

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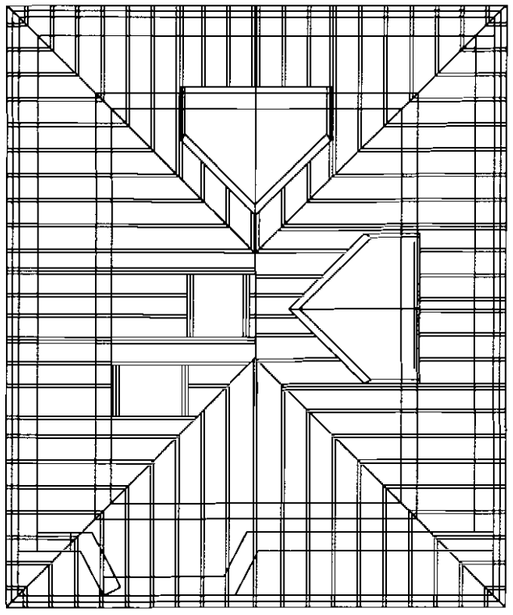
EXISTING ROOF MODIFIED TO TAKE DORMER & ROOF LIGHTS



PROPOSED ROOF DETAILS

volley gutters between new roofs – Code 5 leod floshing on 600mm x 19mm plywood board – with min 100mm tile overhang to boord. fix 38 x 25mm sw batten / Cleat approx 50mm under tile, from tile edge and dress leadwork aver. Alternotivley use Morley Dry Valley Trough with Comb filler strip fitted in accordonce with Manufacturers specificotion.

new roof construction: pitched roof approx 40 degrees with Morley interlocking tiles with min headlap of 75mm on 50 x 38mm sw battens on 1 layer sorking felt on 150mm x 50mm C16 sw rafters @ 400mm cts. fix 2no. C16 valley rafters to corners of roof. note: valley rafter to be back–stropped down face of inner leaf with 2no. 38 x 6mm mild steel straps to help prevent roof spreod fix 12.5mm fail bocked plasterboard and skim to underside of 100 x 50mm C16 sw ceiling joists @ 400mm cts. Prop new sw ridge supported off new externol wall to front and new purlin

2no. VELUX M04 rooflights installed to manufacturers recommendations. 100 x 75mm sw DOUBLE trimmers to form opening between rafters.
All glazing to roof lights to be toughened or laminoted to BS 6206.

100 x 75 mm sw wallplate fixed to masonry inner leaf with 38 x 6mm m.s straps at 600mm centres.

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Revisions

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Home Sweet Home
Architectural Design Service
428 Cheetham Hill Road
Cheetham Manchester M8 9LE
UK

Title :-
Proposed Loft Floor & Roof Plans

Project for :-
Mrs Shazia Karim

Project Title :-
Proposed Extension's at
26 ARDERN ROAD
CRUMPSHALL
M8 4FE

Date March 2008
Scale 1 : 100 Dwg NO. 05