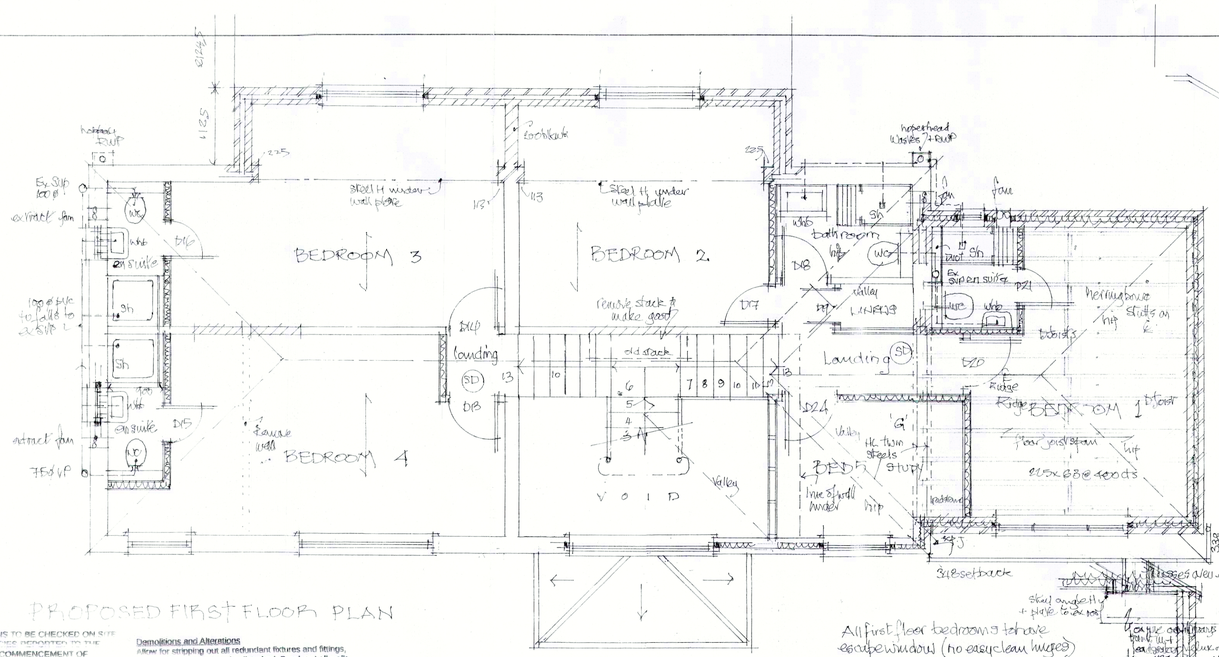
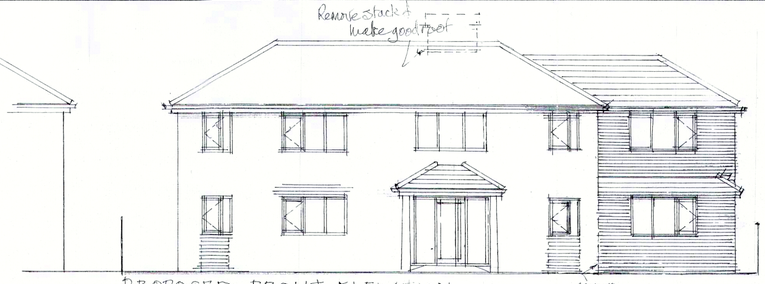
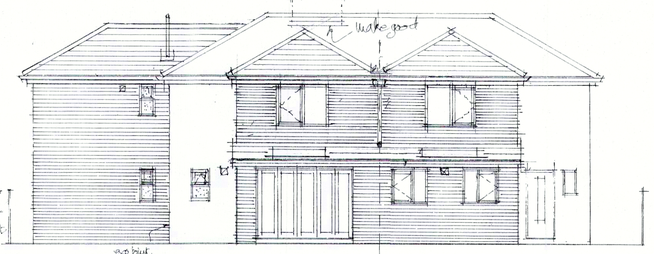


PROPOSED FIRST FLOOR PLAN

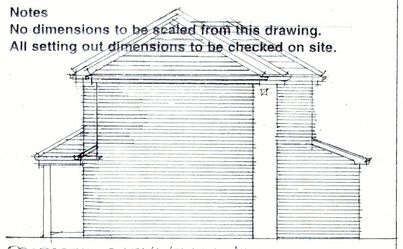


PROPOSED FRONT ELEVATION

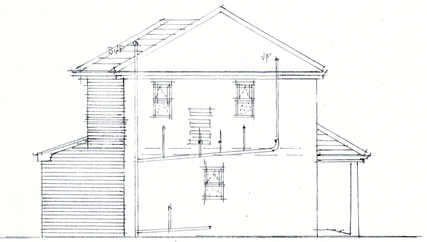


PROPOSED REAR ELEVATION

Notes
No dimensions to be scaled from this drawing.
All setting out dimensions to be checked on site.



PROPOSED GABLE ELEVATION



PROPOSED GABLE ELEVATION.

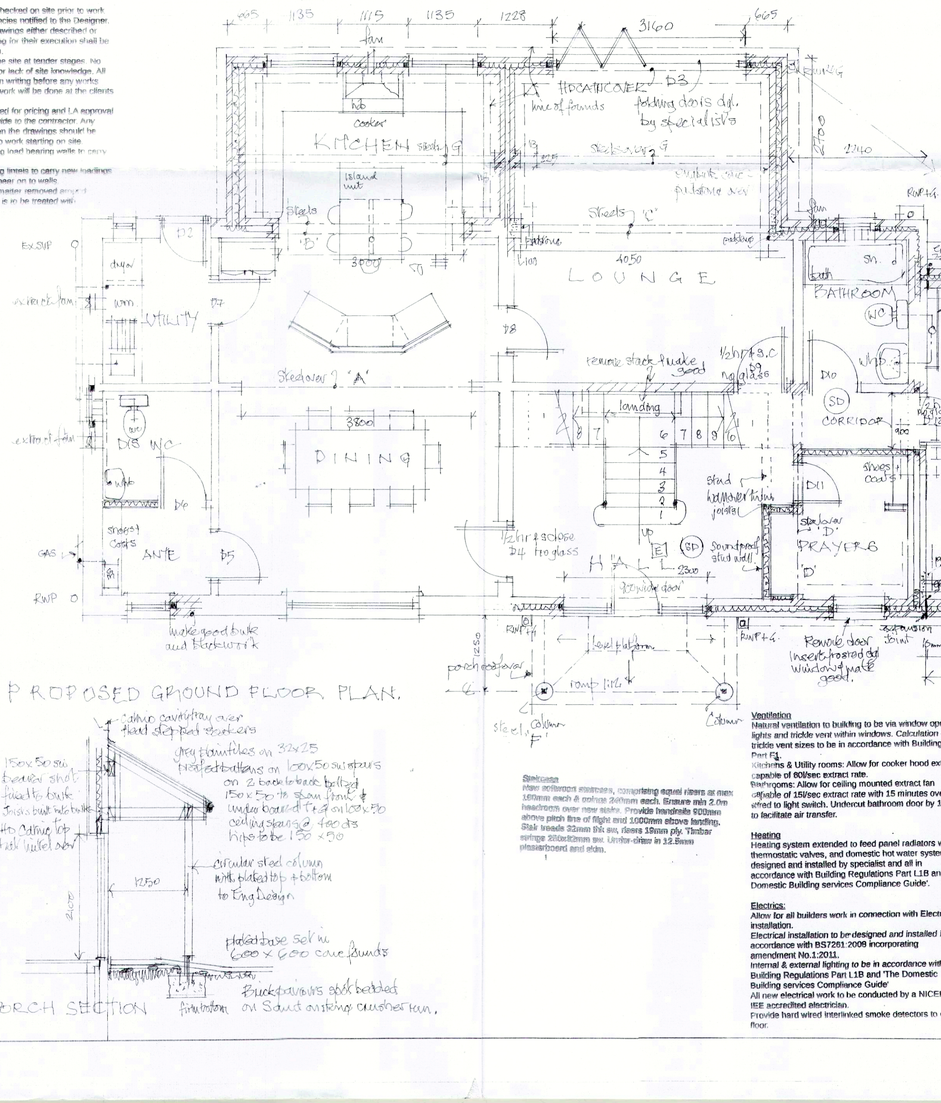
EXTENSIONS

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

Generally:
All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations, Relevant British Standards codes of practice, manufacturers instructions and recommendations, NHBC Recommendations and normal good building practices.
All dimensions are to be checked on site prior to work starting and any discrepancies notified to the Designer. All items shown on the drawings either described or implied including everything for their execution shall be included in the tender sum.
The contractor is to visit the site at tender stages, no allowances will be made for lack of site knowledge. All LA approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk.
The drawings are to be used for pricing and LA approval purposes only and as a guide to the contractor. Any suspected discrepancies on the drawings should be notified to the client prior to work starting on site.
Check adequacy of existing load bearing walls to carry new loading.
Check adequacy of existing lintels to carry new loadings particularly where beams bear on to walls.
Site to have all vegetable matter removed prior to building works and ground is to be treated with weedkiller.

Demolitions and Alterations
Allow for stripping out all redundant fixtures and fittings, and making good all works disturbed. Break out all walls as indicated on plans, and provide all necessary protection and propping. Make good all works disturbed.

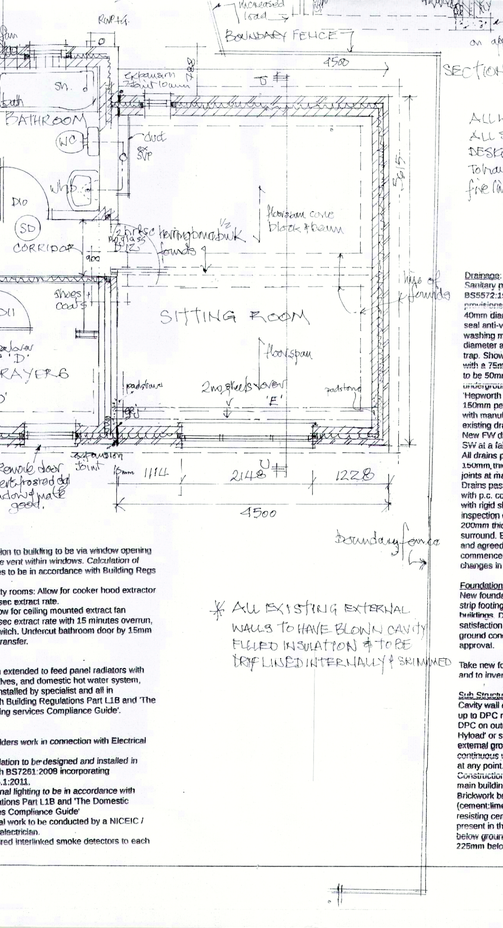
Existing brickwork to be cleaned up and re-pointed as necessary in existing adjacent walls: include for raking out joints to 25mm deep and repointing with struck joints using 1:1:6 cement / lime / sand mortar.



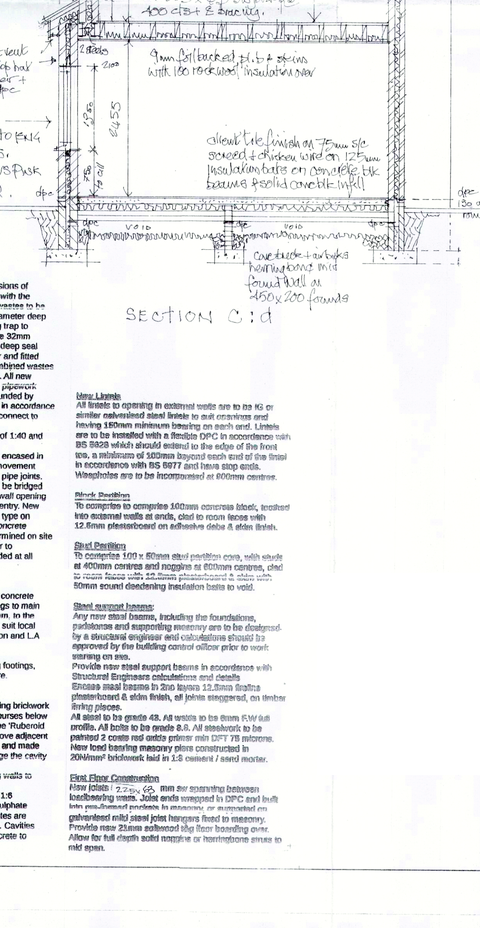
PROPOSED GROUND FLOOR PLAN.

PORCH SECTION

All first floor bedrooms to have escape window (no easy clean hinges)



SECTIONS A:B



SECTION C:D

ALL DIMENSIONS IN mm
ALL STEELS TO BE NEW TO ENG DESIGN & ON PARTIONS.
To have nogging & 2 layers Pink fire line board to give 1HR.

Ventilation
Natural ventilation to building to be via window opening lights and trickle vent within windows. Calculation of trickle vent sizes to be in accordance with Building Regs Part F1.
Kitchens & Utility rooms: Allow for cooker hood extractor capable of 60l/sec extract rate.
Bathrooms: Allow for ceiling mounted extract fan capable of 15l/sec extract rate with 15 minutes overrun, wired to light switch. Undercut bathroom door by 15mm to facilitate air transfer.

Heating
Heating system extended to feed panel radiators with thermostatic valves, and domestic hot water system, designed and installed by specialist and all in accordance with Building Regulations Part L1B and 'The Domestic Building services Compliance Guide'.

Electrics:
Allow for all builders work in connection with Electrical installation.
Electrical installation to be designed and installed in accordance with BS7261:2008 incorporating amendment No.1:2011.
Internal & external lighting to be in accordance with Building Regulations Part L1B and 'The Domestic Building services Compliance Guide'
All new electrical work to be conducted by a NICEIC / IEE accredited electrician.
Provide hard wired interlinked smoke detectors to each floor.

Staircase
New softwood staircase, comprising equal risers at max 160mm each & going 240mm each. Ensure min 2.0m headroom over new stairs. Provide handrails 900mm above pitch line of flight and 1000mm above landing. Stair loads 3.0kn/m sq. class 10mm ply. Timber strings 200x40mm on. Under-draw in 12.5mm plasterboard and skim.

Foundations
New foundations to be 600 x 200mm insitu concrete strip footings, fully bonded to existing footings to main buildings. Depth of footings to be min 900mm, to the satisfaction of the Building Inspector and to suit local ground conditions subject to soil investigation and L.A approval.

Take new footings down to invert of existing footings, and to invert level of any drain within 1 metre.

Sub Structure:
Cavity wall construction in class B engineering brickwork up to DPC reverting to facing brickwork 2 courses below DPC on outer leaf. Damp proof courses to be 'Ruberoid Hyload' or similar approved, min 150mm above adjacent external ground level, with 100mm min laps and made continuous with DPM. DPC's are not to bridge the cavity at any point.
Construction to be fully bonded with existing walls to main buildings.
Brickwork below ground level to be laid in 1:1:6 (cement:lime:sand) mortar upto dpc level. Sulphate resisting cement is to be used where sulphates are present in the ground or in the ground water. Cavities below ground to be filled with weak mix concrete to 225mm below DPC level.

ALL EXISTING EXTERNAL WALLS TO HAVE BLOWN CAVITY FILLED INSULATION & TO BE DRY LINED INTERNALLY & SKIMMED

Drainage:
Sanitary pipe work is to comply with provisions of BS5572:1978. Foul drainage is to comply with the provisions of BS9301:1995. Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm diameter running trap to washing machine. Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap. Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm. WC wastes 100mm diameter. All new underground drainage to be in 100mm VC pipework 'Hepworth Supersleeve', laid on and surrounded by 150mm pea shingle granular bedding, laid in accordance with manufacturer's instructions to falls to connect to existing drainage system.
New FW drains are to be installed at a fall of 1:40 and SW at a fall of 1:80.
All drains passing beneath extension to be encased in 150mm thick concrete with flexcell board movement joints at max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lintel in each leaf; mask wall opening with rigid sheet material to prevent vermin entry. New inspection chambers to be Hepworth PPIC type on 200mm thick concrete base with 150mm concrete surround. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement. Access points to be provided at all changes in direction.

Lintels:
All lintels to opening in external walls are to be IG or similar galvanised steel lintels to suit cavity and having 150mm minimum bearing on each end. Lintels are to be installed with a flexible DPC in accordance with BS 8329 which should extend to the edge of the front bed, a minimum of 100mm beyond each end of the lintel in accordance with BS 6677 and have stop ends.
Weepholes are to be incorporated at 600mm centres.

Brick Partition
To comprise to comprise 100mm concrete block, bonded into external walls at ends, clad to room faces with 12.5mm plasterboard on adhesive dabs & skim finish.

Stud Partition
To comprise 100 x 50mm stud partition core, with studs at 400mm centres and noggins at 600mm centres, clad to room faces with 12.5mm plasterboard & skim finish. 50mm sound deadening insulation batts to void.

Steel support beams:
Any new steel beams, including the foundations, padstones and supporting masonry are to be designed by a structural engineer and calculations should be approved by the building control officer prior to work starting on site.
Provide new steel support beams in accordance with Structural Engineers calculations and details
Encase steel beams in 2no layers 12.5mm firerite plasterboard & skim finish, all joints staggered, on timber lining pieces.
All steel to be grade 43. All welds to be 6mm FW full profile. All bolts to be grade 8.8. All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.
New load bearing masonry piers constructed in 20N/mm² brickwork laid in 1:3 cement / sand mortar.

First Floor Construction
New joists / 225w x 50 mm sw spanning between load bearing walls. Joist ends wrapped in DPC and built into pre-formed pockets in masonry or supported on galvanised mild steel joist hangers fixed to masonry. Provide new 22mm softwood chip floor boarding over. Allow for full depth solid noggins or herringbone struts to mid span.

Alterations to existing masonry walls
Make good cavity walls around new openings etc in construction to match existing.
Allow for blown fibre insulation to existing cavities where none exists on completion of works, by specialist.

Masonry External Walls: Brickwork or render outer leaf
New cavity wall comprising outer leaf of 102mm thick brickwork to match existing, laid stretcher bond in 1:1:6 cement/lime/sand mortar with bucket handle jointed pointing;
Render outer leaf walls: Outer leaf of 100mm blockwork with K-Rend through coloured mortar system to outer leaf.
100mm cavity with 60mm ~~kingspan XPS~~ insulation installed in accordance with manufacturer's instructions; inner leaf of 100mm concrete blockwork Celcon or equivalent with nom. 15mm plaster finish. Provide tie wall tie to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at every 300mm vertical centres within 225mm of wall openings. Cavity closers to be 'Thermabate' with integral vertical damp proof course, installed in accordance with manufacturer's instructions. Cavities to be fire stopped at roof level with 9mm masterboard or equivalent cement based particle board.
Cavity trays and closers to be stylized with pre-formed section units and provided as all unprotected lintels.
Stop ends are to be provided at cavity trays. Weepholes are to be provided in outer leaf immediately above the cavity tray with not less than two over each opening or open perpendicular every fourth joint or equivalent.
Allow 150mm and bearings for lintels.
Lead work details and fixings to be in accordance with the Lead Developments Association recommendations and treated with patination oil. At junction of wall and roof, flashings are to be raised up to 150mm min. above roof level with laps of not less then 100mm.

Roof (2 no.) in valley plattfect trusses by Spacelinks at 600 ctrs. 50 x 25 mm treated battens @ 5 no. Redland Roofing felt with ridge vents. All BS.

Structural timbers and joists:
Notches and holes in structurally supported floor and roof joists should be in accordance the following:
Notches should be no deeper than 0.125 times the depth of a joist and should be no closer to the support than 0.07 of the span, nor further away than 0.33 times of the span.
Holes should be no greater diameter that 0.25 times the depth of the joist and should not be less than 3 diameters apart, and should be located between 0.25 and 0.4 times the joist span from a support.

Sloping Pitch Roof
Concrete interlocking tiles to match existing be fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nilvent breather membrane on
50 x 12.5 mm sw rafters at 400mm crs, bearing at eaves onto 100 x 75mm sw wallplate strapped down to head of walls using 30 x 5mm galvanised mild steel straps at 2.0m crs, and bearing at apex on 100 x 50mm sw pole plate bolted to wall.
Gable walls to be strapped back to roof using 30 x 5mm galvanised MS straps at max 2.0m centres, taken over 3No. rafters and turned over uncut block into cavity.
All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5 :1989.

Roof windows to be Velux integra roof window installed in accordance with manufacturer's instructions including all flashings and linings, etc, and trimming of existing roof timbers
Fascias and soffits in painted WBP plywood / treated sw. Rainwater goods black uPVC to match existing.

Insulated soffits
Carry out insulation works to underside of roof to comprise 125mm 'Kingspan Kooltherm K7' insulation inserted between rafters; Under- draw roof in 'Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate.

Insulation to pitched roof void
Allow for 2No. layers 200mm. glass fibre quilt to pitched roof void, laid at right angles to each other on 20mm gauge wire mesh laid over and fixed to ceiling joists.

Sliding/Folding doors:
New PPC finish aluminium, timber, or uPVC sliding folding system by specialist with double glazed units.

Doors & Windows:
New windows in timber or uPVC, incorporating 8000mm trickle vents & 0.33m2 side opening light, minimum 450mm width and height for emergency escape purposes.
Provide 50 x 25mm sw curtain rail battens positioned 100mm above window heads internally.

Glazing:
To be in accordance with Part N -
Double glazing to comprise outer pane with low 'E' coating, 20mm airspace, and inner leaf clear float glass.
Internal doors incorporating glazing (and glazing within doors) to be of laminated or toughened safety glass to BS6206:1981 Clause 5.3. Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

Internal doors:
New doors to be client choice FD20 fire doors fitted in treated frame assemblies.
Gerenal internal door to be FD30s.
Sliding doors to use Hilleldem Coburn 'hideaway' pocket door frame kit.

(S) Smoke detector to each level.
(E) Hall to have blanket Emergency light.

Job Title
ALTERATIONS & EXTENSIONS to 2/4, WERNETH AVENUE, FALLOWFIELD MANCHESTER, M147BF for MR, ISLAM MOHAMMED

Davenport and Flinn
Planning & Design Consultants, Surveyors
Chartered Architects
3A Hamnett Street Hyde SK14 2EX 0161-368 3064

Drawing Title
EXISTING PLANS, ELEVATIONS, SECTIONS AND NOTES

Date	Scale	Job No.	Drg No.	Rev.
JAN '24	1/50 / 1/100	6480	2.	'B' D.F. '24

REV 'A' Jan '24 Alt to bathroom & balcony.
REV 'B' Feb '24 Alt to rooms + elevations / planners requests.
REV 'C' June '24 Sundry Notes Added.
REV 'D' March '25 First floor layout + alts to kitchen.