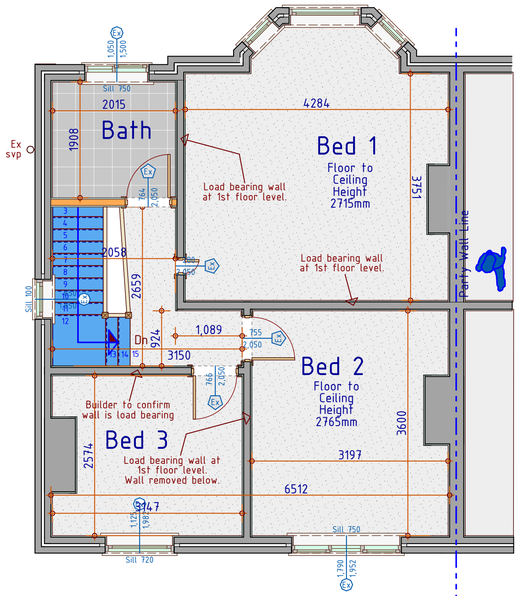
CLIENT :
MICHAEL PIMLOT
10 Manor Ave, whalley Range, Manchester, M16 8DX.
THE CONSTRUCTION OF DORMER LOFT CONVERSION AT THE REAR OF THE EXISTING DWELLING - HEIGHT TO BE KEPT BELOW THE EXISTING RIDGELINE + 2No VELUX ROOLIGHTS TO THE FRONT ROOF SLOPE.

Ref No: 3350/004
26/05/25

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1 Existing 1st Floor Layout

1:50

Builder to accurately position the stairs on site to achieve the minimum headroom requirements of Approved Document K of the Building Regulations.

The headroom on the whole of the existing staircase to the underside of the new stairs is to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

Fit wired in smoke detector/ sounders at all floor levels as shown. Fit heat detector in kitchen.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

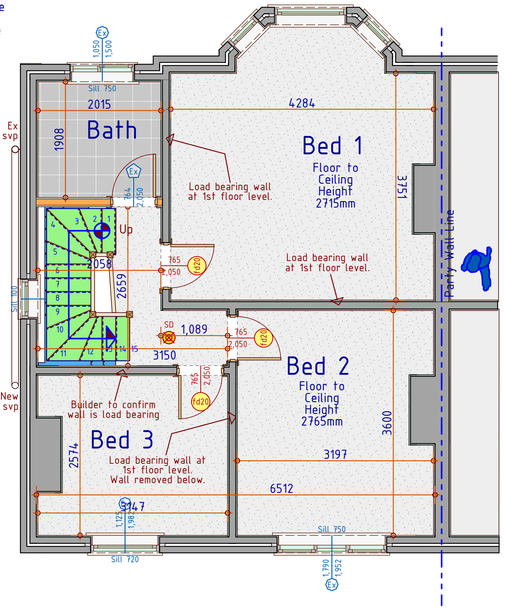
Underboard the staircase to 30 minutes fire resistance with 12.5mm fireline board and skim.

Headroom on landing to be min 1.900m measured from the centreline of the staircase in accordance with Approved Document K.

Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 750mm approx to outside of string. Stair to have 15 risers - builder to confirm on site.

Provide 900mm high guarding to the staircase/well. Balusters to be unclimable and vertical spaced so NOT to allow a 100mm dia sphere to pass through at any point.

Offset the stairs off the party wall to allow for the dormer support beams to be fitted tightly alongside gable & party walls.



2 Proposed 1st Floor Layout

1:50

Insulated access door to the existing loft area. Agree number with builder. 1No included in quotation.

Fit 1 No 'Velux' rooflight, Ref 1No GGU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

Builder to fit softwood balusters positioned so as not to allow a 100mm dia sphere through at any point. Height of handrail to be 900mm above F.F.L.

Construct new double winder timber staircase in strict accordance with BS 585 pt 1: 1989. Width 750mm approx to outside of string. Stair to have 14 risers - builder to confirm on site.

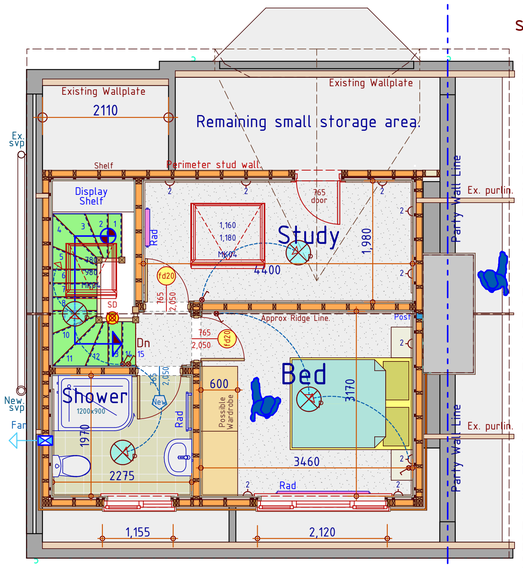
Headroom on landing to be min 2.000m measured from the centreline of the staircase in accordance with Approved Document K.

Maintain balustrading around the existing stairwell.

The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site. (As agreed in quotation.)

Existing party wall and new gable areas to be studded out to take 12.5mm plasterboard and skim finish. Infill with 90mm thick Celotex insulation.

All dims are to be checked on site by builder.



2 Proposed 2nd Floor Layout

1:50

Fit 2 No 'Velux' rooflight, Ref No GPU MK08 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

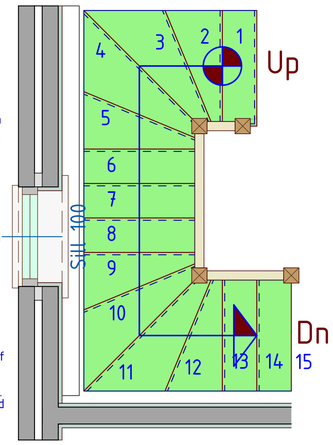
ALL HEATING AND HOT WATER PROVISION TO BE DESIGNED AND INSTALLED BY A 'GAS-SAFE' REGISTERED PLUMBER IN ACCORDANCE WITH ALL CURRENT REGULATIONS.

900mm high guarding with vertical balusters spaced at 100mm c/c's max.

Fit new appliances in accordance with BS 5572:1978 at to be connected to the ex svp. Extend existing svp min 900mm above any window within 3.000m. Provide rodding access at all changes of direction. Fit anti-syphon trap to whb. All pipework runs to be confirmed on site by the builder.

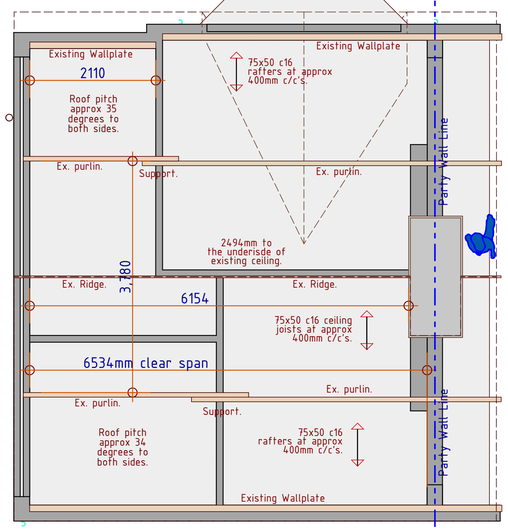
Low energy LED spot lights as agreed with the client. **ALL LIGHTING AND ELECTRICS AS AGREED IN DESIGNALOFT QUOTATION - ALL ELECTRICAL WORK SHOWN IS INDICATIVE AT THIS STAGE.**

Provide 15 litres/sec mechanical extract fan to bathhrom with 15 minute overun facility ducted to vent tile on roof covering.



7 Stair Plan

1:20



4 Existing 2nd Floor Layout

1:50

BUILDER TO FIT THE THE FLOOR JOISTS AS LOW AS POSSIBLE TO CREATE THE AXIMUM POSSIBLE HEADROOM IN THE PROPOSED DORMER LOFT CONVERSION - CONFIRM HEIGHT WITH CLIENT BEFORE PROGRESSING FURTHER.

BEAM No 1
203x102x23kg/m UB sat on 450x100x20mm bearing plates at either end and approx centrally off load bearing walls in 3 positions.

MainTrimmer:
3No 150x75 c24 timbers bolted together with 10mm bolts at 400mm c/ c's.

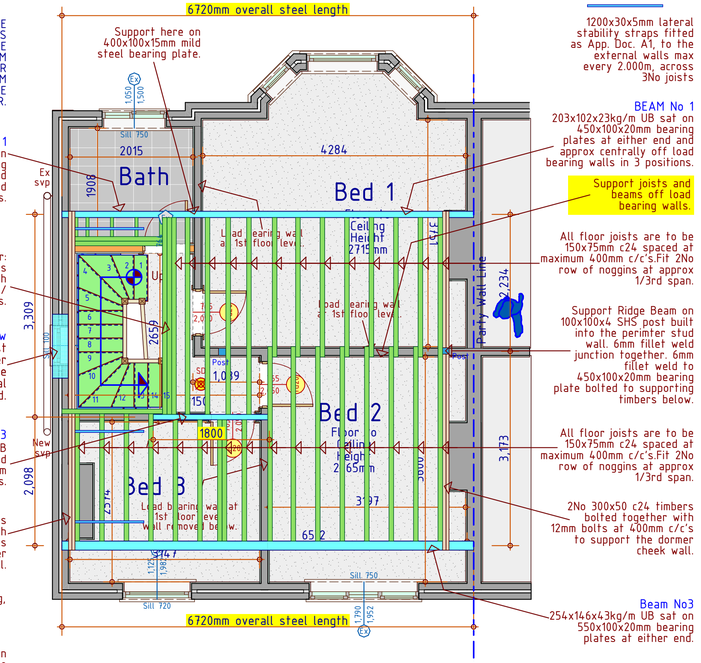
Beam Over Window
Builder to confirm thast the existing lintel over small window is adequate to support any additional load.

Beam No3
1No 127x76x13kg/m UB Sat either end and mid span on 350x100x15mm mild steel bearing plates.

2No 300x50 c24 timbers bolted together with 12mm bolts at 400mm c/c's to support the dormer cheek wall.

Make good all disturbed surfaces to match existing, including skirting boards and architraves around door.

Check the existing lintels on site to confirm capability to support the proposed rear dormer wall, floor, roofs. CONFIRM ON SITE ONCE EXPOSED.



5 Proposed Floor Member Layout

1:50

1200x30x5mm lateral stability straps fitted as App. Doc. A1, to the external walls max every 2.000m, across 3No joists

BEAM No 1
203x102x23kg/m UB sat on 450x100x20mm bearing plates at either end and approx centrally off load bearing walls in 3 positions.

Support joists and beams off load bearing walls.

All floor joists are to be 150x75mm c24 spaced at maximum 400mm c/c's.Fit 2No row of noggins at approx 1/3rd span.

Support Ridge Beam on 100x100x4 SHS post built into the perimter stud wall. 6mm fillet weld junction together. 6mm fillet weld to 450x100x20mm bearing plate bolted to supporting timbers below.

All floor joists are to be 150x75mm c24 spaced at maximum 400mm c/c's.Fit 2No row of noggins at approx 1/3rd span.

2No 300x50 c24 timbers bolted together with 12mm bolts at 400mm c/c's to support the dormer cheek wall.

Beam No3
254x146x43kg/m UB sat on 550x100x20mm bearing plates at either end.

ABOVE GROUND DRAINAGE
Above ground drainage to comply with BS.5572:1978 for sanitary pipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction. All plumbing to be to BS 5572.

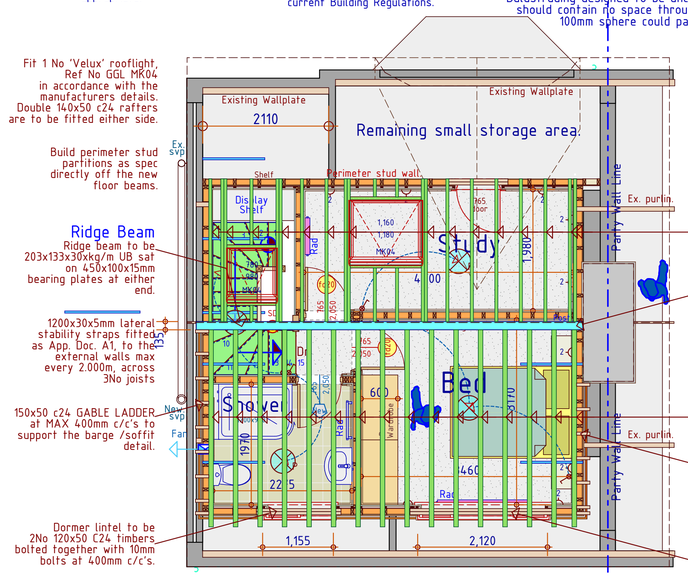
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Washing machine and dishwasher - stand pipe 50mm
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

ROOF LIGHTS
Min U-value of 1.30 W/m²K.
Velux Roof-lights to be top hung, manually operated, with white polyurethane internal finish, required flashing unit & fitted with standard safety double glazed option achieving min U-value of 1.30 W/m²K . Roof lights to be fitted in strict accordance with 'Velux' installation instructions with rafters doubled up to either side and fitted with suitable flashings etc.

NEW AND REPLACEMENT WINDOWS
New and replacement windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.30 W/m²K. The door and window openings should be limited to 25% of the extension floor area plus the area of any existing openings covered by the extension.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.30W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be foughened or laminated safety glass to BS 6206 and Part N of the current Building Regulations.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 200mm, min going 225mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.



6 Proposed Roof Member Layout

1:50

Fit 1 No 'Velux' rooflight, Ref No GPL SK06 in accordance with the manufacturers details. Double 140x50 c24 rafters are to be fitted either side.

Build perimeter stud partitions as spec directly off the new floor beams.

Ridge Beam
Ridge beam to be 203x133x30kg/m UB sat on 450x100x15mm bearing plates at either end.

1200x30x5mm lateral stability straps fitted as App. Doc. A1, to the external walls max every 2.000m, across 3No joists

150x50 c24 GABLE LADDER at MAX 400mm c/c's to support the barge /soffit detail.

Dormer lintel to be 2No 120x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.

All timbers are to be kept a minimum of 50mm from the chimney breast. Builder to confirm on site.

140x50 c24 rafters are to spaced at max 400mm centres nailed alongside the existing with 90x4mm ring-shank nails at 250mm centres.

Support Ridge Beam on 100x100x4 SHS post built into the perimter stud wall. 6mm fillet weld junction together.

150x75 c24 flat roof joists are to spaced at max 400mm centres, provide 2No row of noggins at approx 1/3rd span. Noggins to be 150x50. Joists to be supported off joists hangers off the new ridge beam.

150x50 c24 GABLE LADDER at MAX 400mm c/c's to support the barge /soffit detail.

Dormer lintel to be 2No 120x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's x continuous mild steel flitch plate sandwiched between.

FIT RADIO INTERLINKED SMOKE/ HEAT DETECTORS IN STAIRWELL ENCLOSURES AS AGREED WITH THE APPROVED INSPECTOR. ALL DETECTORS ARE TO BE WIRED TOGETHER AND HAVE BATTERY BACK-UP. WHEN ONE DETECTOR IS ACTIVATED ALL DETECTORS ARE TO SOUND.

DORMER CHEEKS AND WALLS:
Construct 100x50 stud frame @ 400mm c/ c's. Line stud frame internally with 'YBS SUPERQUILT' multi foil insulation and cross battens to achieve u'value and stop thermal bridging, finish with visquene vapour barrier and finish with 12.5mm plasterboard and skim. Externally line frame with plain tile hanging on 38x25 battens in accordance with the manufacturers details on 'Tyvek' roofing membrane nailed to 18mm marine quality plywood nailed to the 100x50sc3 stud frame. The dormer cheeks facing the party wall are to have 30 minutes fire resistance either side. Between the stud frame and plywood fit 1no layer of 9.5mm 'superlux' to provide 30 minutes fire resistance.
Between the vertical studs fix 90mm thick 'celotex GA 4100' roof insulation.

DORMER FLAT ROOF :
On the top of the flat roof joists provide 50x50 cross battens and firring pieces to give min falls of 1:60. Fix 19mm marine grade plywood to the top of the firrings. Weather protect with ICOPAL Technoforch System to comply with Broof (t4) roofing membrane applied in strict accordance with the manufacturers instructions with 25 year guarantee. Between flat roof joists lay/fix 90mm thick 'celotex GA4100' roof insulation ensuring a min 50mm clear air vent space above insulation.
Line flat roof joists internally with 'YBS SUPERQUILT taping all joints and fixing in strict accordance with the manufacturers instructions and nail 50x38 cross battens at 400mm c/s's to the underside of the insulation/rafters before finishing work with 12.5mm 'duplex' plasterboard and 5MM skim finish.

PITCHED ROOF VENTILATION
Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation.

FLAT ROOF VENTILATION
Cross-ventilation to be provided on opposing sides by a proprietary eaves ventilation strip equivalent to 25mm continuous with fly proof screen. Flat roof insulation is to be continuous with the wall insulation but stopped back to allow a 50mm air gap above the insulation for ventilation.

MEANS OF ESCAPE:
The existing stairs terminate at ground floor in the main hallway which leads directly to a final exit (front door.) Provide self contained smoke detector/sounder in the ground, and 1st floor hallway permanently wired into the existing wiring system and interconnected to the heat detector positioned in the existing kitchen.

INTERNAL STUD PARTITIONS
90mm x 50mm softwood treated timbers studs at 400mm cts with 50 x 90mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² debackersity acoustic soundproof quilt tightly packed (eg. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

BATHROOM WALL FINISHES:
All walls and ceilings in bathrooms and en-suite are to be lined with 12.5mm thick 'Knauf Aquapanel' or similar cement based particle board prior to finishing with tiling as agreed with the client or cement based skim finish.

FLOOR:
P5 22mm thick water resistant chipboard flooring OR 125mm softwood floorboards (as agreed with the builder in the quotation) screwed to softwood floor joists as detailed on the floor joist layout as the manufacturers instructions. Between bottom of joists staple chicken wire to support 100mm thick 'Rockwool Sound Slab' insulation. This is to be applied to the whole of the 1st floor ceiling area as App. Doc. B. to achieve a modified 30 minutes fire resistance for the existing first floor ceiling construction as agreed with the Approved Inspector.

RAINWATER DRAINAGE
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes

8 Legend

- HD — Wired Heat detector
- SD — Wired Smoke detector
- Light switch as agreed with the client.
- Fused Socket
- 2-C — Double Socket as agreed with the client.
- Light fitting as agreed with the client.
- Light — Light fitting as agreed with the client.
- External Light fitting as agreed with the client.
- Rad — New Radiator fitting as agreed with the client.
- Extract fan ducted through external wall.
- Fan

9 Scale Bar

5 4 3 2 1 0

1:50