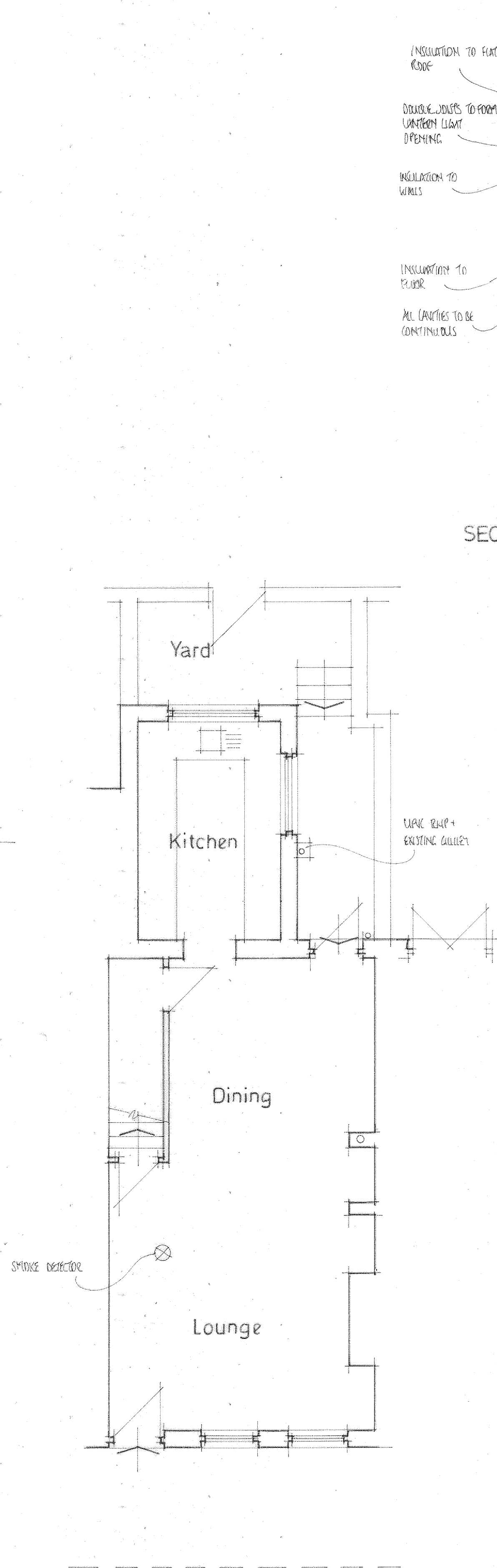
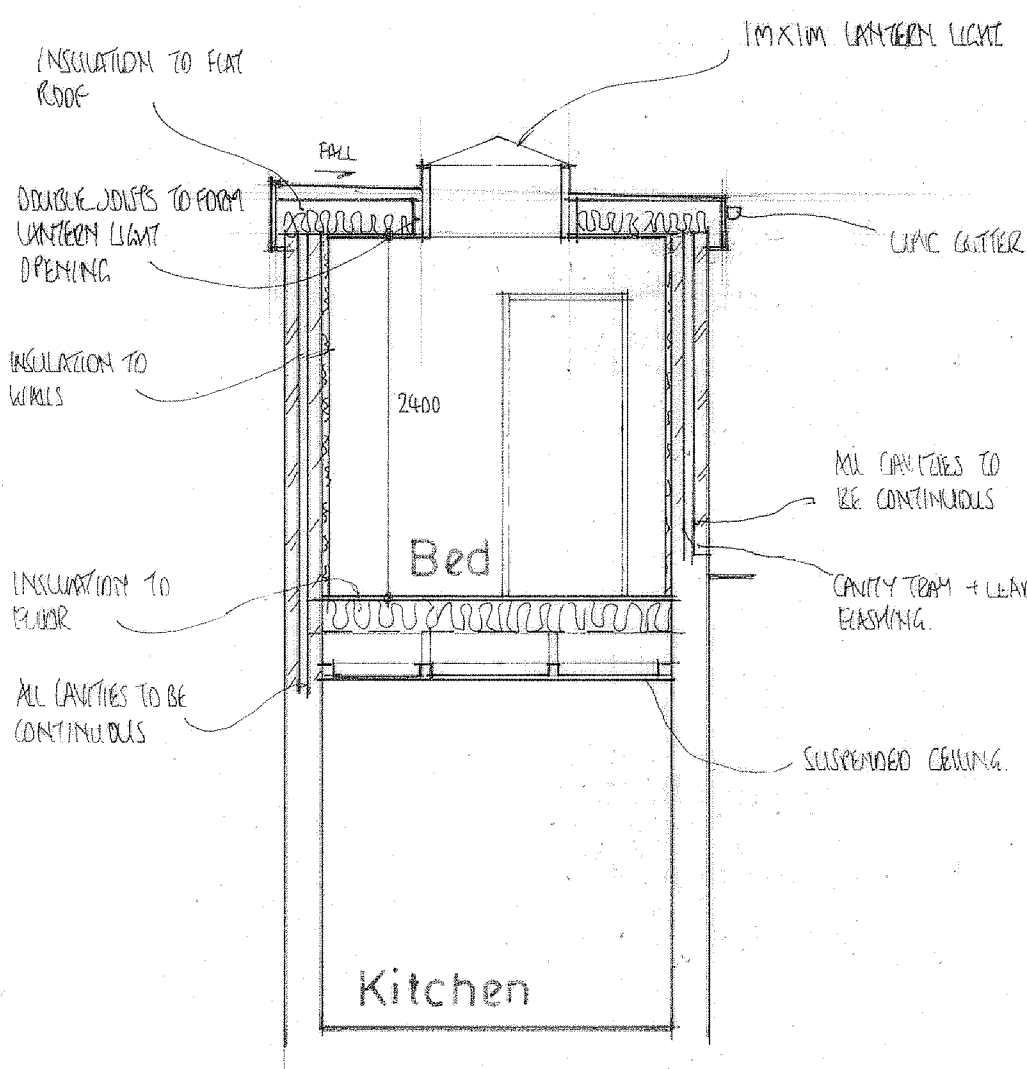
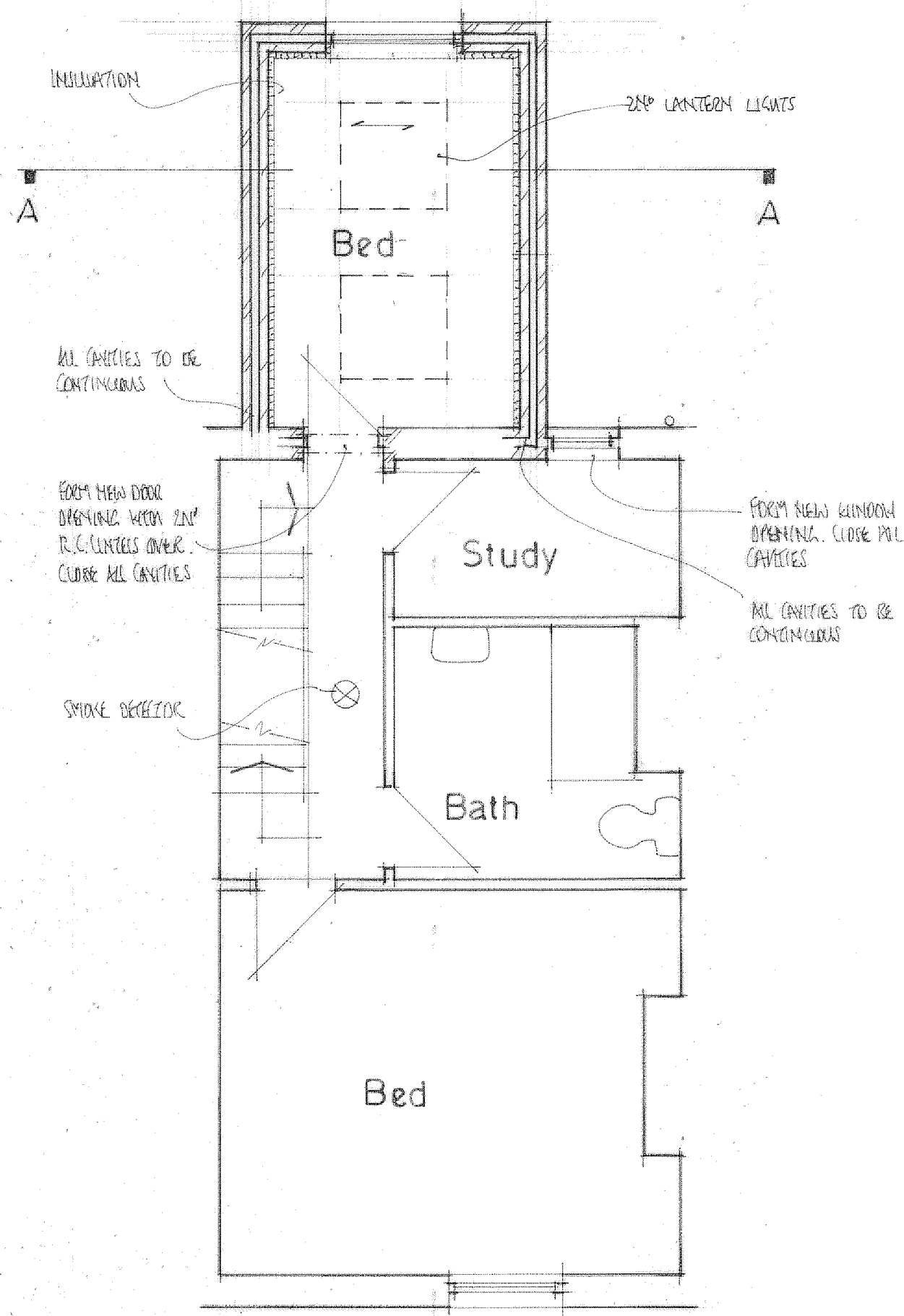




GROUND FLOOR PLAN



SECTION A-A



FIRST FLOOR PLAN

Demolish
Carefully take down existing pitched roof and prepare site for new building works.

Brickwork good building practice
All new brickwork to be bonded to existing and cavities to be maintained - alternatively use proprietary bolted starter anchor system together with inserted insulation V.a.p.c. (installed in accordance with manufacturers recommendations)
All return corners to be min 665mm unless otherwise indicated
Proprietary stainless steel double triangle wall/vertical twist ties to be provided to cavity walls at maximum 450mm vertical centres and 750mm horizontal centres - staggered across wall elevation. 225mm max vertical centres at reveals. Ties to be long enough to have 50mm minimum embedment into wall. Proprietary insulation clips to be provided to suit cavity insulation system. Wall ties to comply with BS-1234:1978. All lintels to have 150mm end bearing and all timbers to have 100mm min end bearing.

Cavity walls 100mm cavity with insulated plasterbd (U value 0.18W/m2K)
Cavity walls to be 300 mm overall construction to comprise of 102 mm outer skin of facing brickwork with inner skin of 100 mm Celcon Solar blockwork. Both skins laid on 1:6 mortar mix with plasticizer and bonded together with Ancon Stofix RT2 cavity wall ties, suitable for cavities up to 100 mm wide, staggered in alternate rows and spaced 750 mm horizontally and 450 mm vertically. All cavities closed at eaves, door and windows openings with Thermabate or similar insulated cavity closer. Full Fill 100 mm cavity with 100mm DriTherm 32 Ultimate Fix to inner leaf 47.5mm insulated plasterbd on dabs to provide a maximum "U" value of 0.18W/m2K. Plasterboard returned into all window and door openings and with continuous band of adhesive around all openings at base and heads of wall and at external corners, in accordance with Accredited Construction Details with details checked on site to maintain quality assurance. All new internal solid walls to comprise of 100 mm skins of dense concrete blockwork (7KN) with 12.5 mm Gyproc Wallboard on dabs with skim finish.

Existing Structure
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead' and 'live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

Cavities
To be continuous with existing closed at eaves with Superlux

Cavity closer
Insert Xpsfoam XCC insulated cavity closer to all new openings all as document 1 2013. Width and fixing to suit opening

Flat roof Vented
To be Firestone rubber EPDM roofing (or similar) fully adhered with roller applied bonding adhesive in accordance with manufacturer's instructions on 19 mm exterior grade plywood decking with sw firings to give fall of 1:60. Provide 150 x 50 mm sw flat roof joists at max 450 mm centres, trim out with double joists around any roof openings.

Insulation to vented flat roof
Provide 100mm thick Kingspan thermopitch TP10 between+70mm Thermopitch TP10 under+12.5 plasterbd. 50mm air gap between top of insulation and top of joists. Provide 32.5mm Kingspan Kooltherm K108 insulated plasterboard ceilings with skim finish to underside of flat roof joists to give a 'U' value of 0.15W/m2K.

Straps
Strap down all roof timbers i.e. Wall plate, rafters ceiling joists etc with galvanized mild steel gang nail straps at max 2m centres and at first floor level across first two joists giving lateral restraint to walls.

New opening
Break open existing walls at first floor level from floor to ceiling to form new opening as shown and provide and insert lintel to form new door opening as indicated on plan, over supported both ends concrete padstones. Make good brickwork, plaster, floor and ceiling. Include for all necessary temporary support during execution of the works. See structural engineer's details and calculations. Upon exposing brickwork if any discrepancies appear regarding steelwork notify architect for reassessment. Note any changes or costs incurred are solely the responsibility of the client. Assumptions on existing construction have been made with the limited information obtained during survey.

First Floor
22 mm moisture resistant tongue and groove chipboard flooring (minimum mass per unit area 15kg/m2) on 50 x 150 mm, C16 toralized softwood joists at 450 mm centres. Joists built into external walls and packed as necessary. Lateral restraint provided by 30 mm x 5 mm galvanized mild steel straps at maximum 2000 mm centres, in accordance with Building Regulations, Catnic Herringbone joist struts at mid span between 2.5 m and 4.5 m and one third span greater than 4.5 m. Floor void between joists to incorporate minimum 100 mm of Rookwool Flexi quilt (minimum density 10kg/m3). Joists to be underlined with 12.5 mm Gyproc Wallboard TEN complete with skim finish to form ceiling.

Gutters and fascia
100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250. Extend existing rain water pipe to new gutter line.

Heating
To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuick efficiency rating of 88%.

Heating
Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Radiators
Provide and fit thermostatic control valves to radiators.

Timber
All new timber to be toralized and stress graded 4 BS:4471 Part 1 (1978) Dimensions for softwood BS:5268: Part 5 Preservatives Treatment for Structural Timber

Skirting
120 x20 mm half round skirting primed and painted three coats (1 gloss) to new extension

Windows (New or replacement)
To be white upvc double glazed opening light to equal 1/20th of floor area of room affected double glazing Pilkington glass, K glass range with 16 mm Argon filled air gap optitherm 4mm Opyfloat, soft low e coating u value to be 1.4W/m2K. Built in trickle vents 2500 mm2 equivalent area to shower room and kitchen areas and 5000 mm2 to bedroom areas. Glazing will conform to BS 6206:1981 in respect of Kite marked safety glass.

Escape windows
Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position).

Fire doors
All doors marked * to be 1/2 hour self closing fire doors FD30 SC 12 mm rebates with intumecent strips inserted as per Document B2006 edition

800 Internal doors
800 door set comprising 1981x726x44 solid core flush doors painted three coats, set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys.
Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jamps and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation F1 2010

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Works by a Competent Person Scheme Member
All wiring and electrical works to be designed, installed, inspected and tested in accordance with the requirements of BS 7671: the IEE 17th edition wiring guidance and Building Regulation Part P (Electrical Safety) by a member of the Government's Competent Person Scheme. AND the competent person is to send to the Local Authority a 'Self-certification Certificate' within 30 days of the electrical works completion. Client must receive both a copy of 'Self-certification Certificate' and a BS 7671 Electrical Installation Test Certificate. Self-contained mains powered smoke detectors (battery backed up) to be provided to each level as indicated by SD on floor plans. All alarms to be interlinked and wired to separate sub circuit on mains d.b board. Smoke alarms to be situated within 3.0m of bedroom doors. Client to confirm electrical and heating layout with contractor.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps/luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

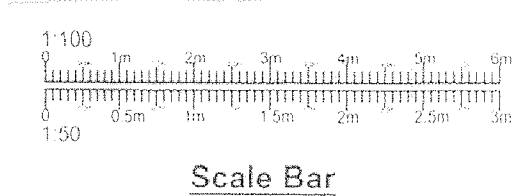
Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Party Wall Act
Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Smoke alarms and heat detectors.
Fire Safety Approved Doc B
Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor. There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Roof Light
Proposed lantern lights to be aluminium framed with minimum 16 mm argon filled air gap double glazing with inner pane of soft coated glass such as Pilkington K Glass to achieve maximum "U" value of 1.77W/m2K.

PROJECT
PROPOSED SECOND FLOOR
REAR EXTENSION.
DRAWING TITLE
PROPOSED LAYOUTS
AND SECTION.
CLIENT
MR. J. DORAM.
ADDRESS
7, NASMYTH STREET,
MANCHESTER.
SCALE
SCALE 1:50@A1
DRAWING No
FO 11225793/2.



DATE
NOV 2022.