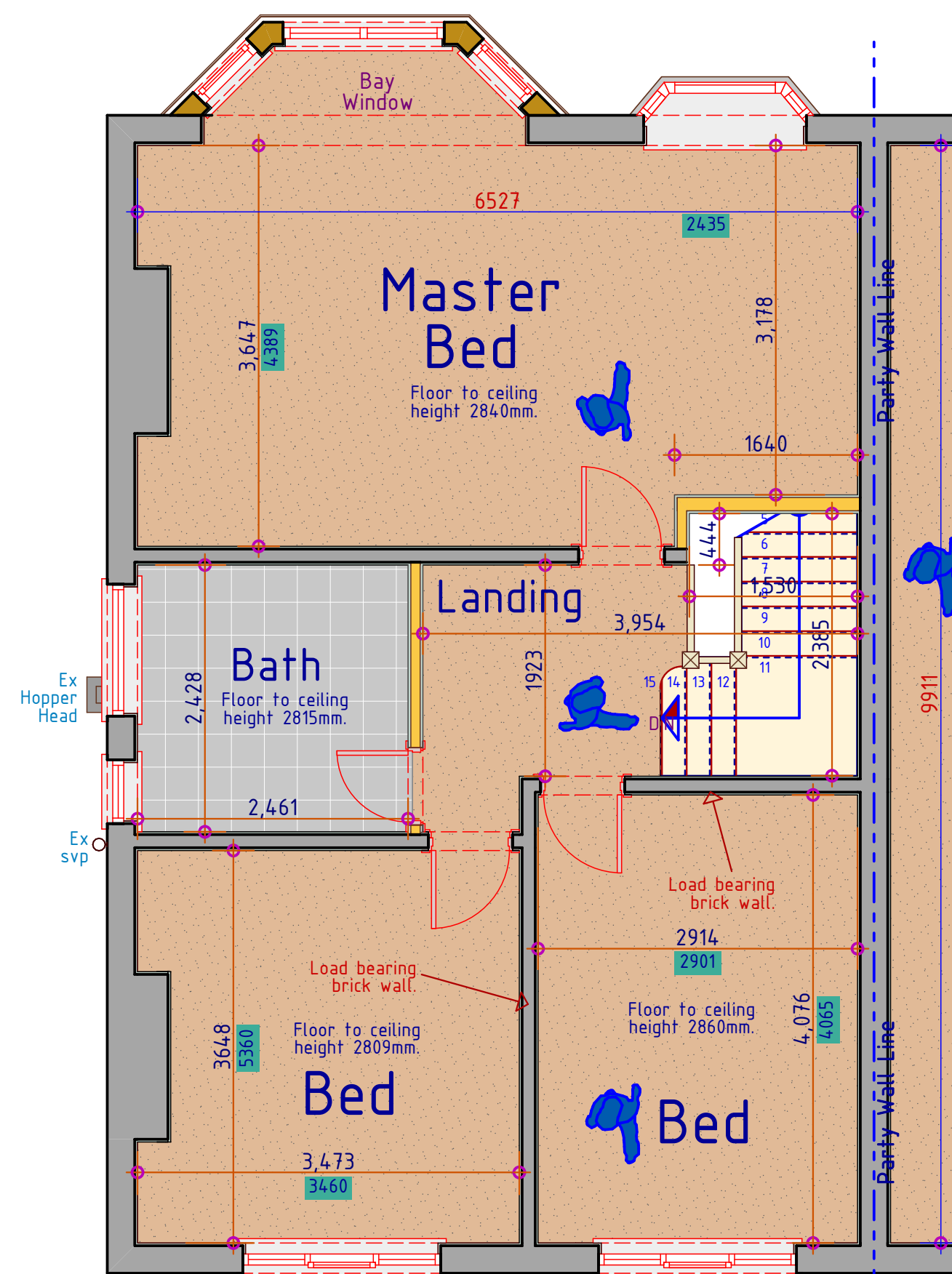
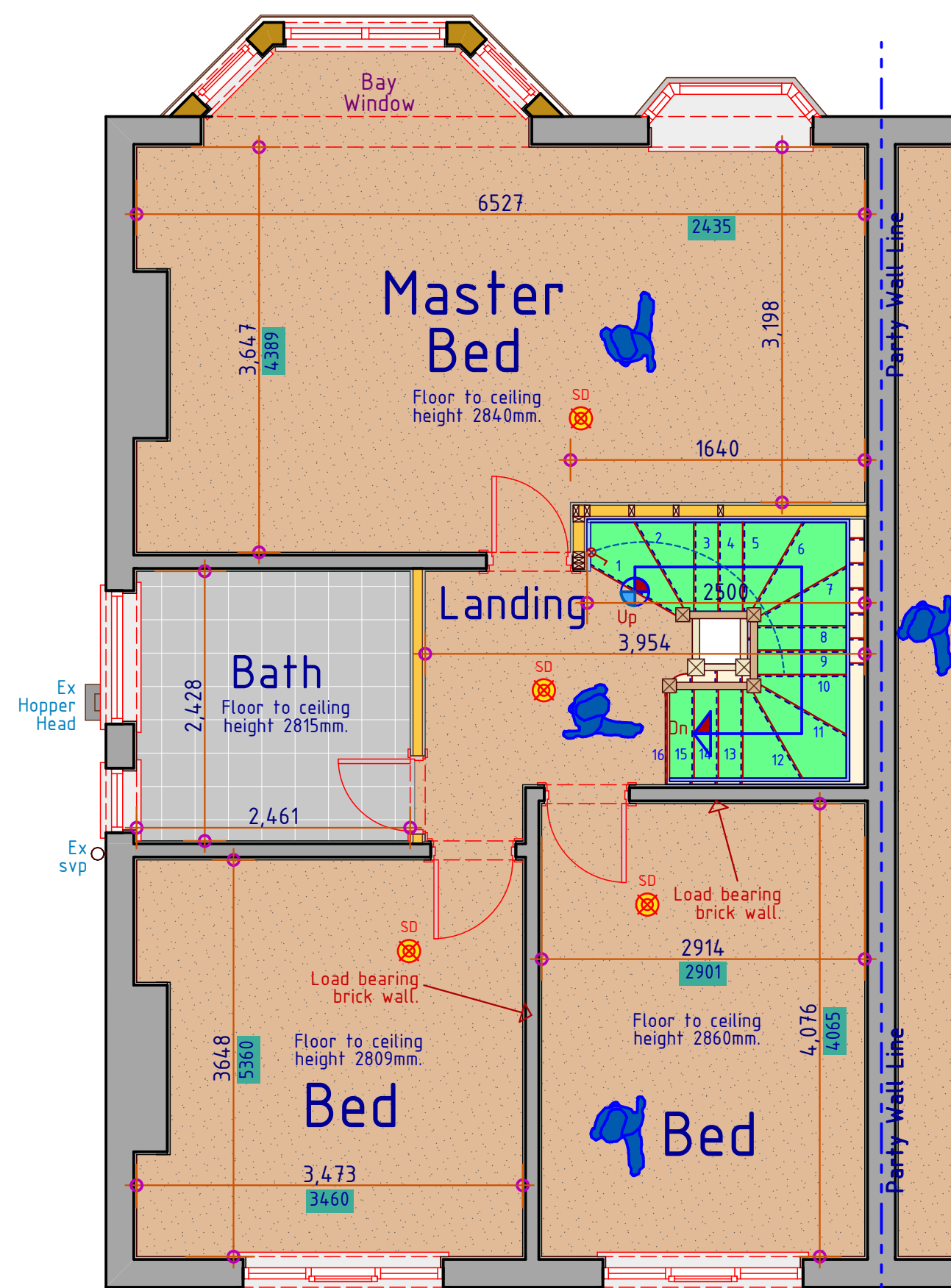




Existing 1st Floor Layout

1:50



Proposed 1st Floor Layout

1:50

All dims are to be checked on site by builder.

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

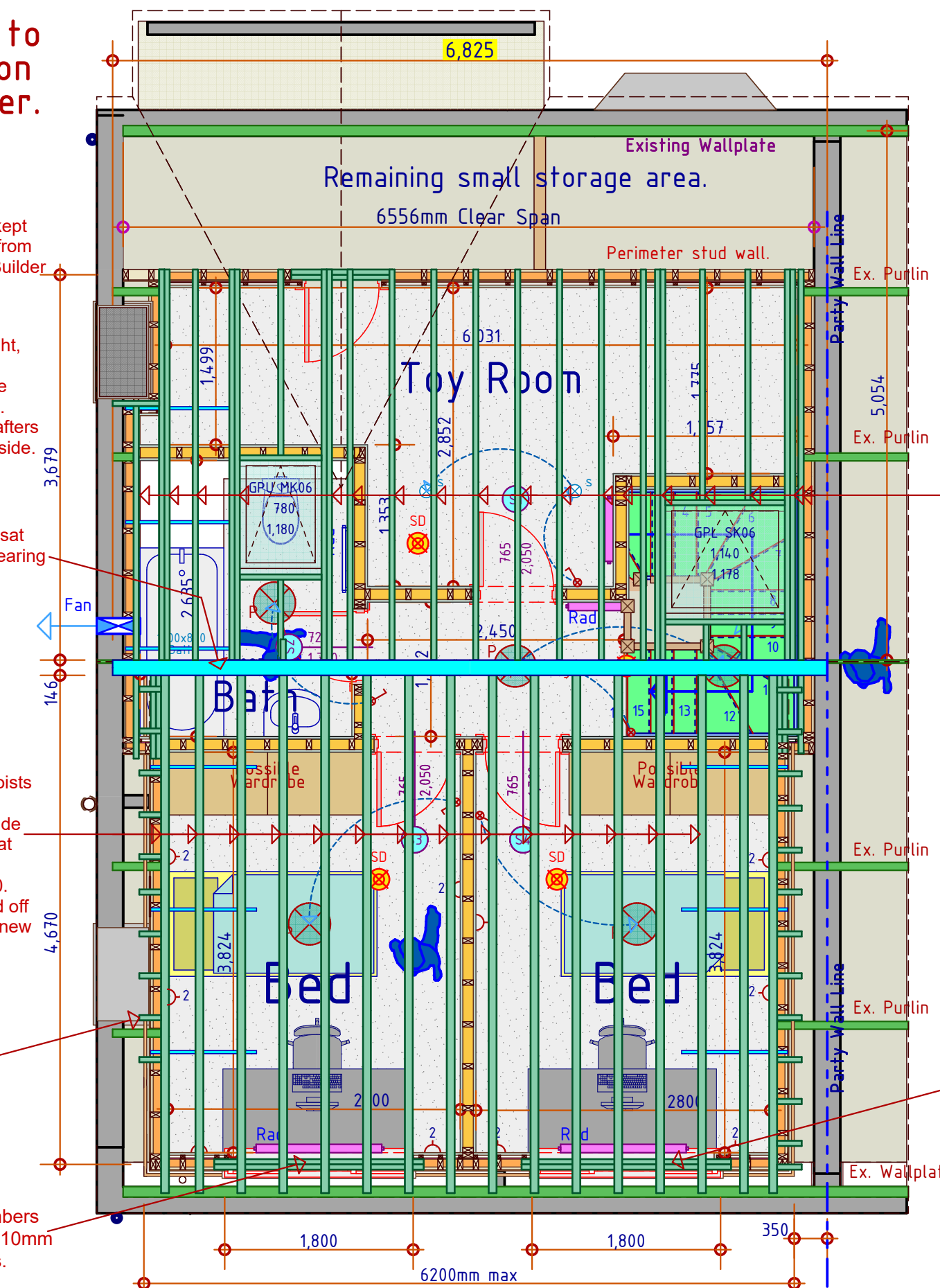
Fit 1 No 'Velux' rooflight, Ref No GPU FK04 in accordance with the manufacturers details. Double 195x50 c24 rafters are to be fitted either side.

Ridge beam to be 254x146x37kg/m UB sat on 550x100x20mm bearing plates at either end.

200x75 c24 flat roof joists are to be spaced at max 400mm centres, provide 3No rows of nogginns at approx 1/4th span. Joists to be supported off joists hangers off the new ridge beam.

200x50 c16 gable ladder to support the proposed fascia board.

2No 150x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.



Proposed Roof Member Layout

1:50

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

Fit 1No 'Velux' rooflight, Ref No GPL SK06 in accordance with the manufacturers details. Double 195x50 c24 rafters are to be fitted either side.

195x50 c24 rafters spanning from the ridge to the perimeter stud wall and are to be spaced at max 400mm c/c's.

200x50 c16 gable ladder to support the proposed fascia board.

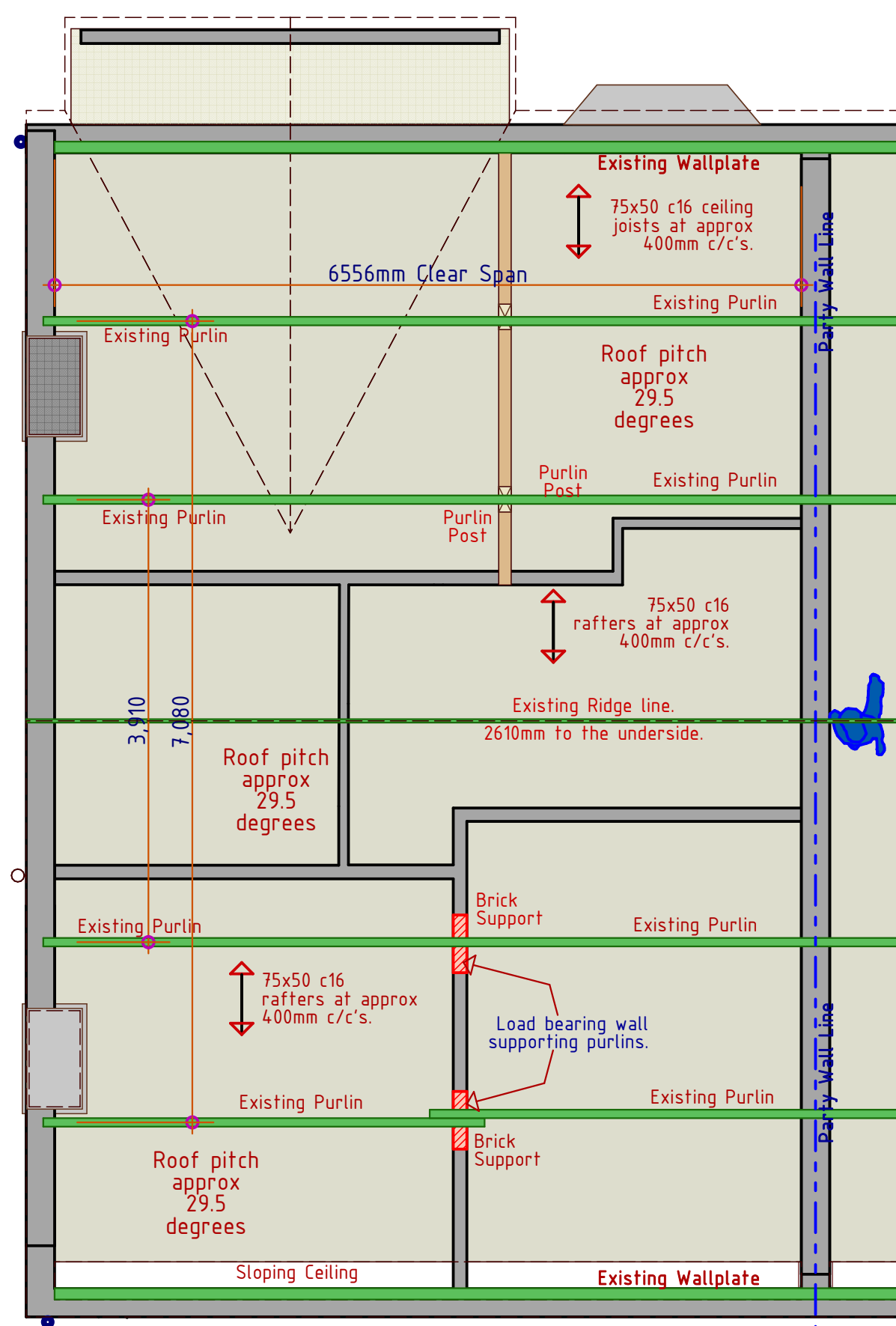
Provide lateral stability straps across 3No joists as detailed in App. Doc. A1

2No 150x50 C24 timbers bolted together with 10mm bolts at 400mm c/c's.

All new building works are to comply with the current building and fire protection regulations.

Disclaimer: DESIGNALOTT LTD cannot be held responsible for any further enhancements or alterations/maintenance to the existing property for fire doors, fire protection, etc., as required on site by the Approved Inspector during his site inspections. Likewise, any structural/electrical/plumbing faults that become apparent during the building work will be brought to the attention of client by the builder for resolution.

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.



Existing Roof Layout

1:50

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

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

Maintain balustrading around the existing stairwell.

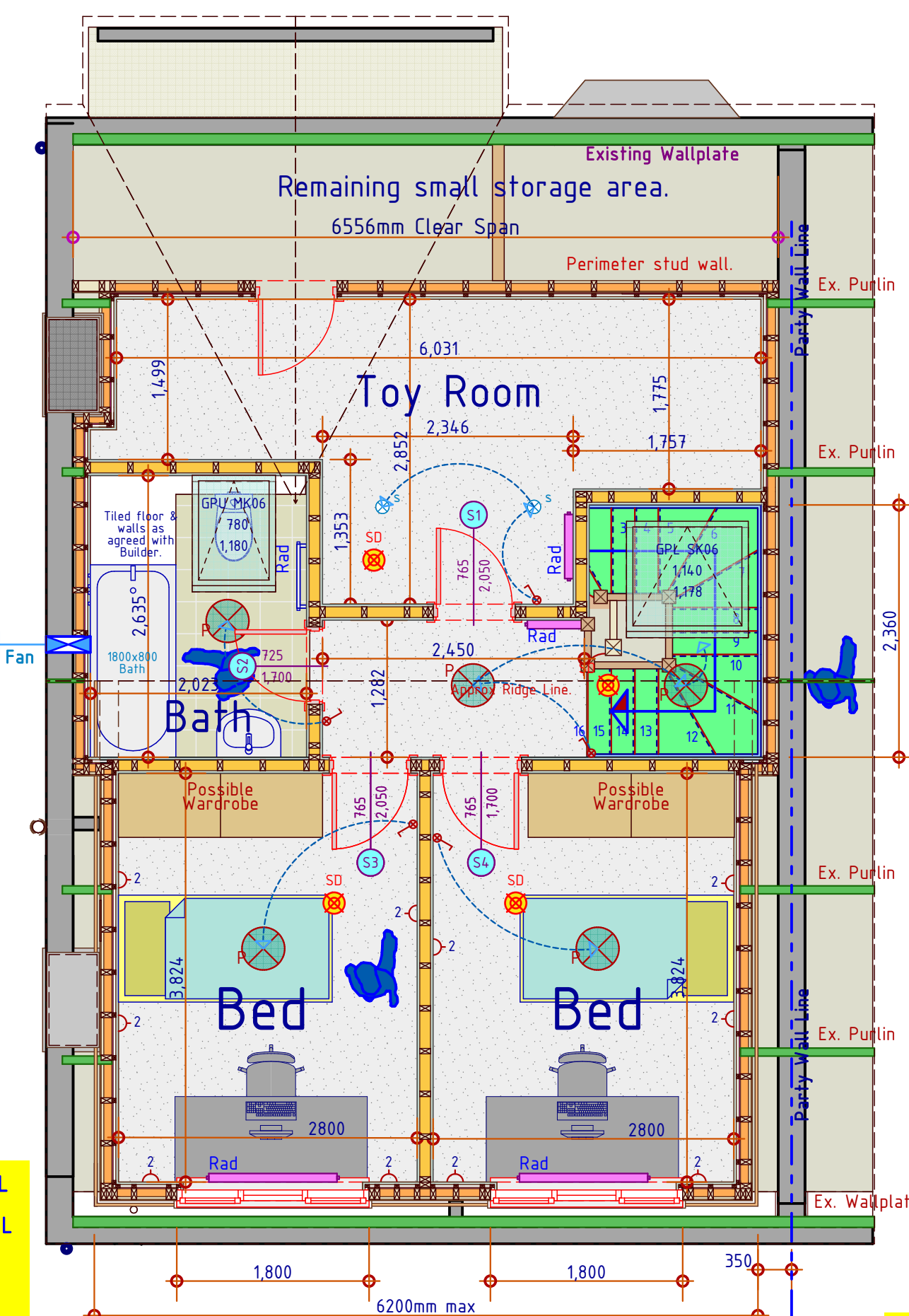
Fit 1 No 'Velux' rooflight, Ref No GPU MK06 in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

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 accordance with BS 585 pt 1: 1989. Width 670mm. Stair to have either 13 risers-builder to confirm on site.

Low energy LED spot lights as agreed with the client. ALL LIGHTING AND ELECTRICS TO BE AS AGREED IN THE DESIGNALOTT LTD QUOTATION - ALL ELECTRICAL WORK SHOWN ON PLANS IS INDICATIVE AT THIS STAGE AND TO BE PRICED ACCORDINGLY.

THE DORMER EXTERNAL DIMENSIONS/SIZE/ POSITION ARE IDENTICAL TO APPROVED APPLICATION 12/1978/FH/2018 155 COLLEGE ROAD, WHALLEY RANGE, M16 0AA.



Proposed 2nd Floor Layout

1:50

Fit 1No 'Velux' rooflight, Ref No GPU SK06 in accordance with the manufacturers details. Double 150x50 c24 rafters are to be fitted either side.

Headroom on landing to be min 2.00m measured from the centreline of the staircase in accordance with Approved Document K.

Provide access panels to the roof void to enable future maintenance

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

Existing party walls area to be studded out to take 12.5mm plasterboard and skim finish. Infill with 75mm thick Celotex insulation.

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.)

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-siphon trap to whb. All pipework runs to be confirmed on site by the builder.

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

All Doors opening onto the stairwell at grd and 1st floor level are to be traditional timber panel type at least 32mm thick, with steel hinges, not warped and fitting well into its frame with no visible defects particularly in the panels - Confirm on site with the Approved Inspector.

Provide lateral stability straps across 3No joists as detailed in App. Doc. A1

All floor joists are to be 225x75mm c24 spaced at maximum 400mm c/c's. Fit 4No rows of nogginns at approx 1/5th span.

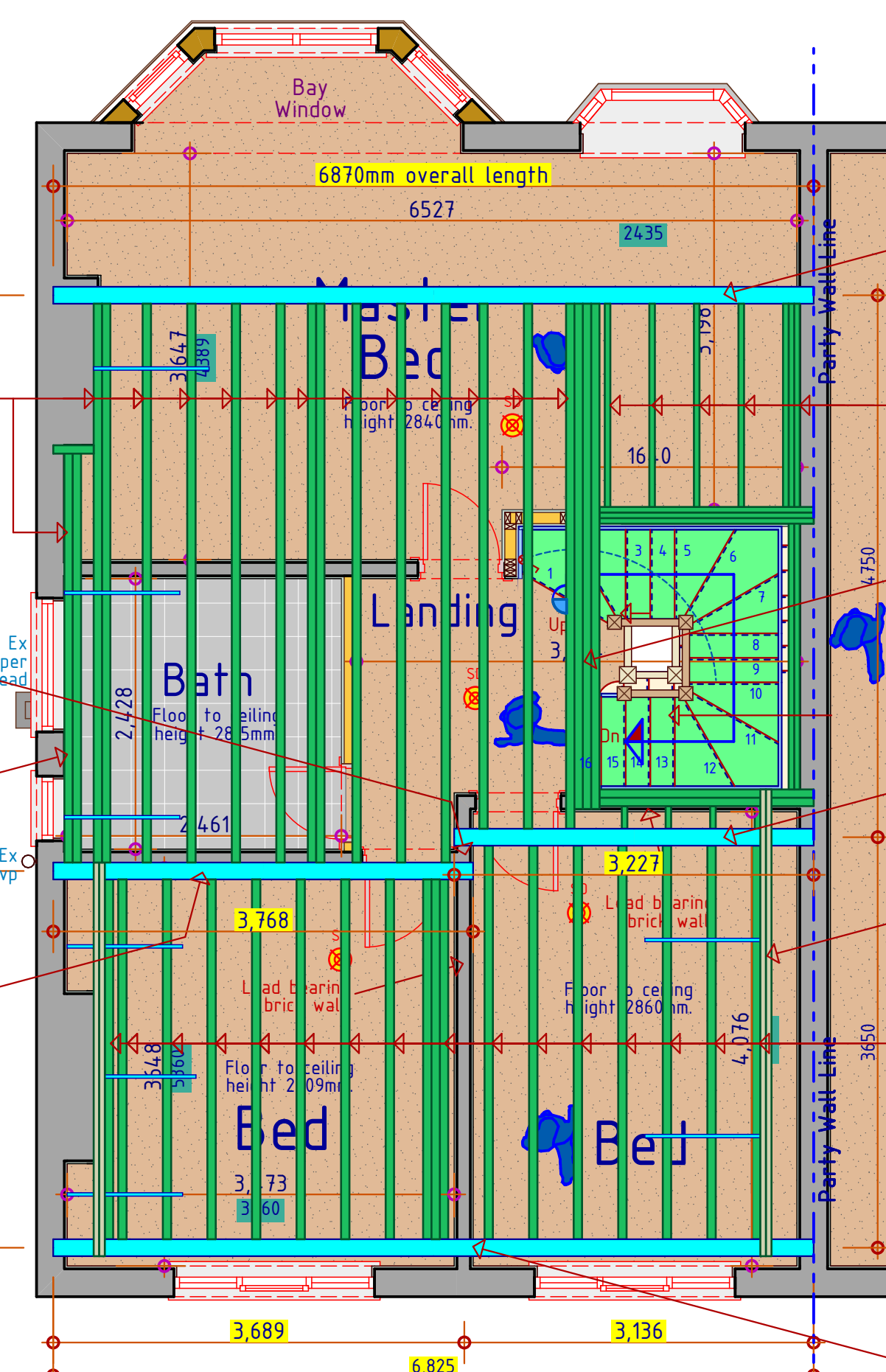
Support all floor joists and beams off load bearing wall.

2No 300x50 c24 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

Beam No3 1No 152x152x30kg/m UC supported either end on 450x100x15mm mild steel bearing plates.

Floor joists are to be supported off main floor beams with galvanneal steel joist hangers OR fully cut into web.

Beam No2 1No 152x152x30kg/m UC supported either end on 450x100x15mm mild steel bearing plates.



Proposed Floor Member Layout

1:50

Beam No1 1No 305x165x40kg/m UB Sat either end on 600x100x20mm mild steel bearing plates.

All floor joists are to be 150x50mm c24 spaced at maximum 400mm c/c's. Fit 2No row of nogginns at approx 1/3rd span.

STAIR TRIMMER: 4No 225x75 c24 timbers bolted together with 16mm bolts at 400mm c/c's

Beam No3 1No 152x152x30kg/m UC supported either end on 450x100x15mm mild steel bearing plates.

2No 300x50 c24 timbers bolted together with 16mm bolts at 400mm c/c's to support the dormer cheek wall.

All floor joists are to be 150x75mm c24 spaced at maximum 300mm c/c's. Fit 3No rows of nogginns at approx 1/4th span.

Support beam here on 550x100x20mm mild steel bearing plates

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.

It is the clients responsibility under the Party Wall Act 1997 to advise the adjoining neighbour(s) of the structural alterations affecting the party wall. DESIGNALOTT or Builder cannot be held liable in any eventuality for failure to do so. The Party Wall Act considers the end bearing of the new steel beams ONLY.

FIT RADIO INTERLINKED SMOKE/HEAT DETECTORS IN STAIRWELL ENCLOSURE 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.

CLIENT :
Sheetal Nandi
129 College Road,
Whalley Range,
Manchester, M16 0AA.
TEL : 07838 140 390
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