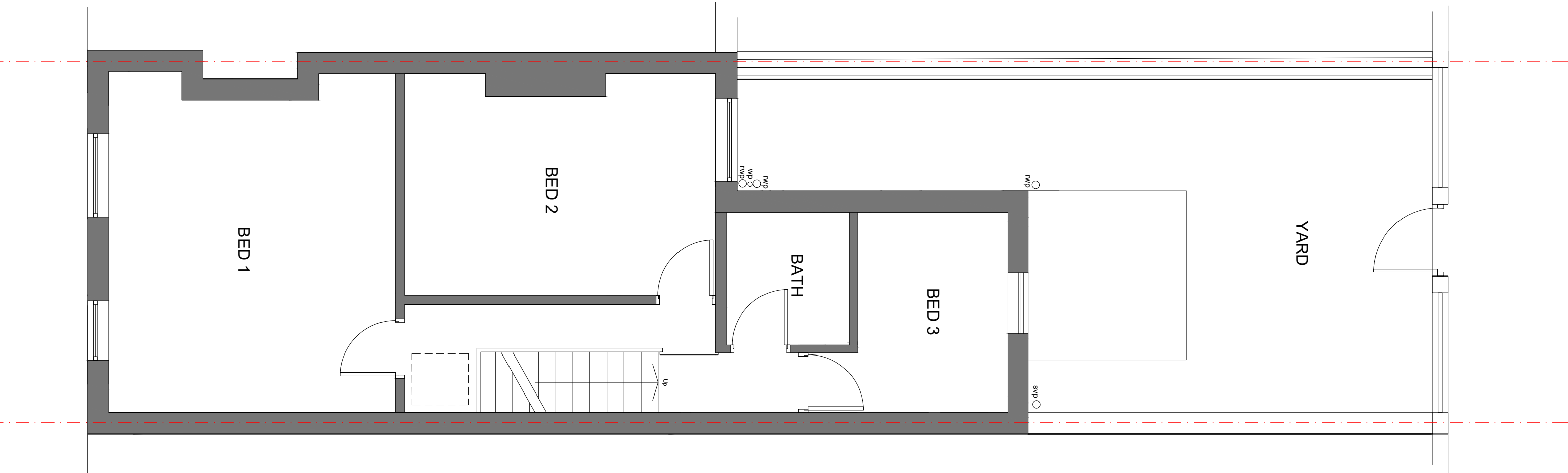
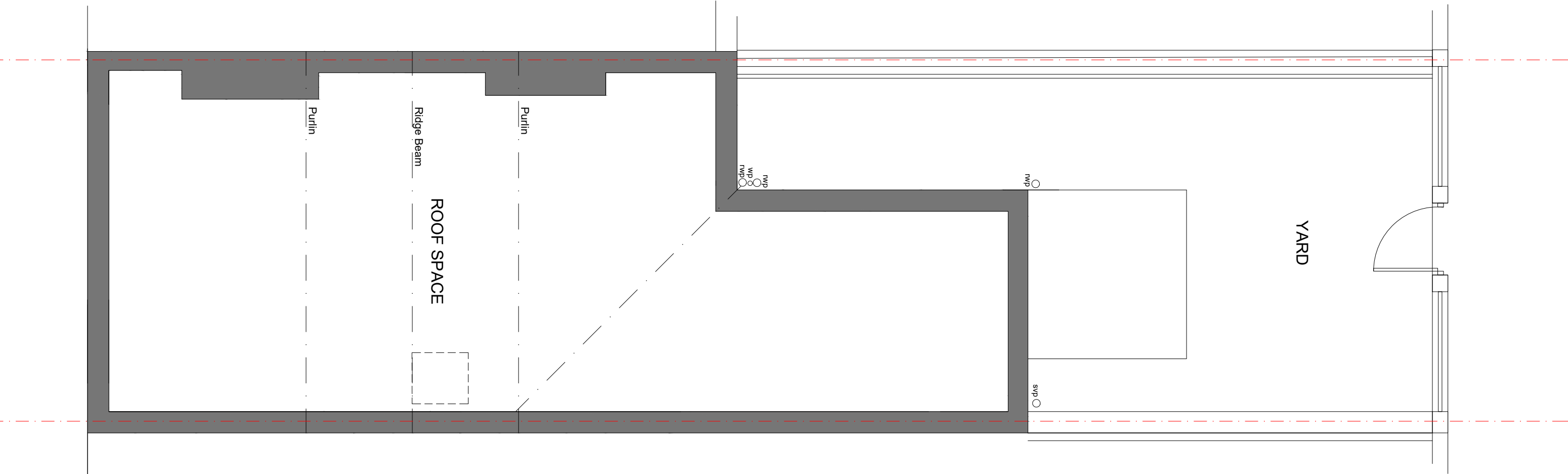


FOR COSTING



EXISTING first



EXISTING second



EXISTING side elevation



EXISTING rear elevation



EXISTING front elevation

NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.
No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and SMASHBOX notified of any discrepancies.

GENERAL NOTES

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- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE FABRICATION OF ANY WORK AND/OR ORDERING ANY MATERIAL.
- ABBREVIATIONS USED:-
MJ MOVEMENT JOINT, HL AT HIGH LEVEL
AAV AIR ADMITTANCE VALVE, SVP SOIL AND VENT PIPE
DP DRAINAGE POINT, RWP RAIN WATER PIPE
W1 WINDOW REFERENCE
- LEGEND

NEW FACING BRICKWORK TO MATCH WITH THE EXISTING.

7.5 N/SQ. MM LOADBEARING AIRCRETE BLOCK (450 - 800 KG/M³) TO TO EXTERNAL CAVITY WALL TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

7.5 N/SQ. MM LOADBEARING DENSE CONCRETE BLOCK TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

NEW NON-LOADBEARING PARTITION,
70MM TIMBER STUDS WITH 12.5MM SOUNDBLOC RAPID BOARD ON EACH SIDE. 12.5MM PLY BOARD TO BE USED TO SUPPORT MAIN WALL IN BEDROOMS AND ALL SIDES OF BATHROOM AND KITCHEN FOR APPLIANCES FIXTURES. PARTITION TO ACHIEVE MINIMUM 40DB SOUND REDUCTION. MR GRADE BOARD TO BE USED IN WET AREAS. (PLEASE CONFIRM FROM CLIENT IF TIMBER STUD TO BE REPLACED WITH GYPFRAME 'C' STUDS)
50MM SOUND QUILT INSULATION TO BE FILLED AS INDICATED ON FLOOR PLANS

- ← DENOTES SPAN OF FLOOR OVER (TYPE STATED)
- WALL FOR ATTIC ROOM, EXACT SIZE OF TIMBER TO BE CONFIRMED BY ENGINEER
6. DENOTES STRUCTURAL STEEL BEAM/TIMBER TRIMMER OVER. ALL STEEL BEAMS TO HAVE MINIMUM 1 HOUR FIRE PROTECTION.
- SB STEEL BEAM
CSB CRANKED STEEL BEAM
TR TIMBER TRIMMER
7. STRUCTURAL ENGINEER TO CONFIRM AND PROVIDE DETAILS OF ALL STEEL BEAMS, LINTELS, MOVEMENT JOINTS AND ALL STRUCTURAL INFORMATION.
8. ELECTRIC AND M&E WORK TO BE CARRIED OUT BY QUALIFIED AND REGISTERED SPECIALIST.
9. ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.
10. KITCHEN LAYOUT TO SPECIALIST'S DESIGN AND DETAILS
11. MECHANICAL VENTILATION
ALL EXTRACT DUCTS TO BE WITHIN THE ROOF SPACE FOR FIRST AND 2ND FLOORS AND WITHIN CEILING VOID ABOVE GROUND FLOOR UNLESS NOTED OTHERWISE, TO BE IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS
- E INDICATES EXTRACT LOCATION
- S SMOKE ALARM
H HEAT ALARM

FOR APPROVAL / COSTING

Project
24 BROOKFIELD AVENUE
CHORLTON
MANCHESTER
M21 8TX

Title
EXISTING FLOOR PLANS &
ELEVATIONS

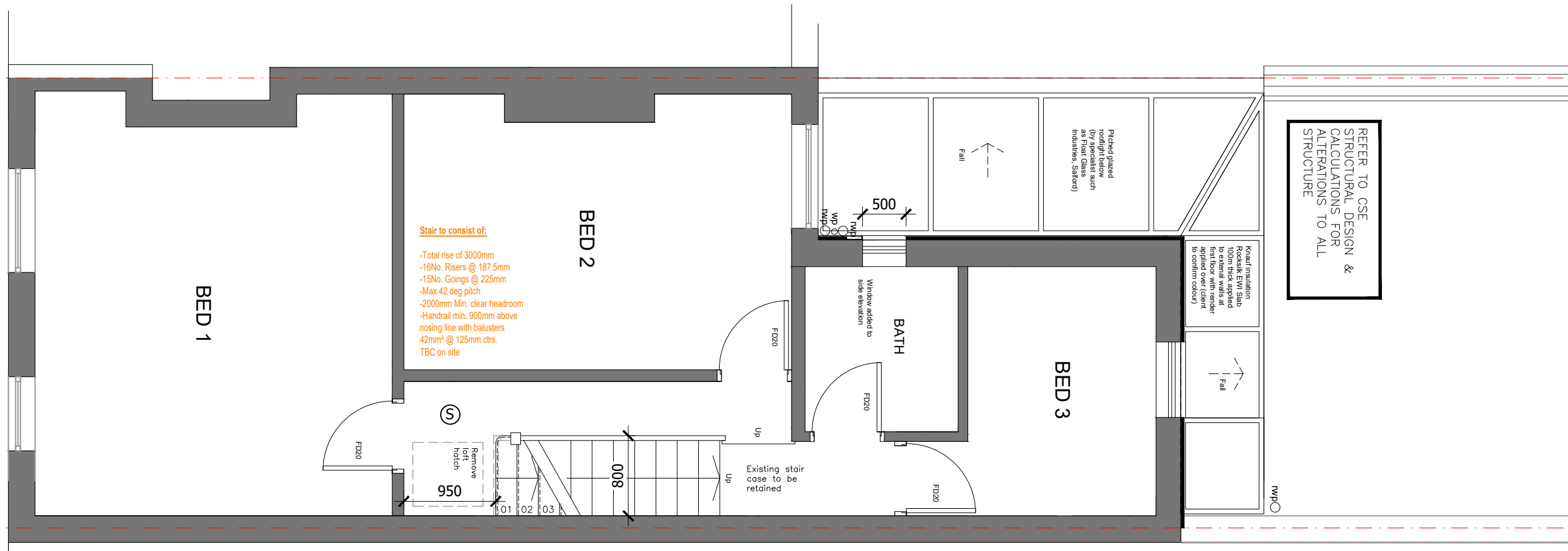
LOFT CONVERSION

Scale RTD @ A1	Date DECEMBER 2021
Drawn BB	Checked SB
Drawing Number 6479_C01	Revision A

FOR COSTING

AUTOMATIC MAINS OPERATED SELF-CONTAINED SMOKE DETECTORS WITHIN EACH UNIT CONFORMING TO BS 5446 TO BE PROVIDED TO CEILINGS AT LOCATIONS INDICATED ON THE PLANS. ALARMS TO HAVE PERMANENTLY WIRED CONNECTION WITH BATTERY BACK UP, INTERLINKED ONE AT EACH FLOOR AND PROVIDED WITH SEPARATE FUSED CIRCUIT AT DISTRIBUTION BOARD IN ACCORDANCE WITH CURRENT TEE REGULATION. ALARMS TO BE LOCATED MINIMUM 300MM CLEAR FROM ANY WALL OR FITTINGS, AND NOT LOCATED DIRECTLY ABOVE ANY RADIATORS. HEAT ALARMS TO BE PROVIDED IN OPEN PLAN KITCHEN

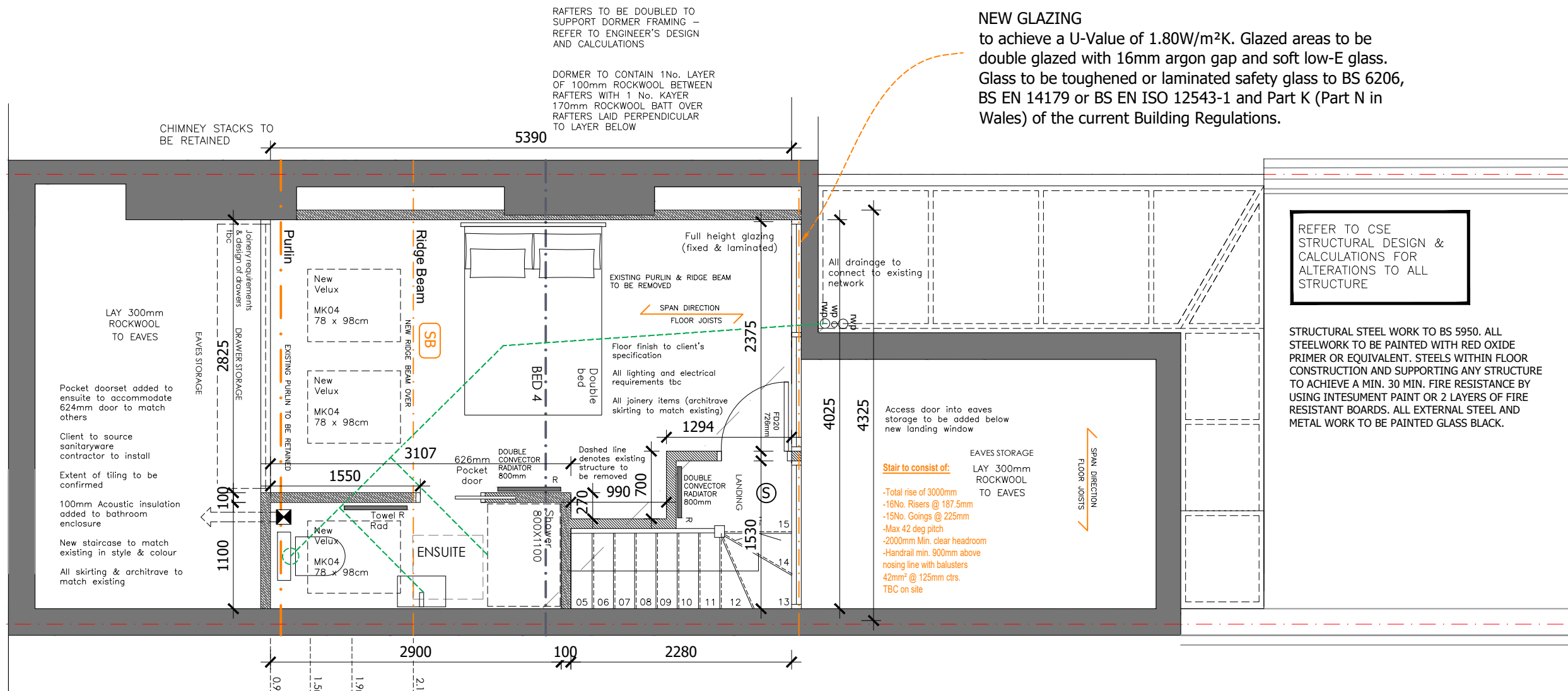
ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH APPROVED DOCUMENT PART P WITH LOCATIONS OF SWITCHES, SPURS ETC IN ACCORDANCE WITH APPROVED DOCUMENT PART M. REFER TO ELECTRICAL SERVICES INSTALLATION AND DRAWINGS, WHERE APPLICABLE. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P, MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH, THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMETENT TO DO SO



PROPOSED first

AUTOMATIC MAINS OPERATED SELF-CONTAINED SMOKE DETECTORS WITHIN EACH UNIT CONFORMING TO BS 5446 TO BE PROVIDED TO CEILINGS AT LOCATIONS INDICATED ON THE PLANS. ALARMS TO HAVE PERMANENTLY WIRED CONNECTION WITH BATTERY BACK UP, INTERLINKED ONE AT EACH FLOOR AND PROVIDED WITH SEPARATE FUSED CIRCUIT AT DISTRIBUTION BOARD IN ACCORDANCE WITH CURRENT TEE REGULATION. ALARMS TO BE LOCATED MINIMUM 300MM CLEAR FROM ANY WALL OR FITTINGS, AND NOT LOCATED DIRECTLY ABOVE ANY RADIATORS. HEAT ALARMS TO BE PROVIDED IN OPEN PLAN KITCHEN

ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH APPROVED DOCUMENT PART P WITH LOCATIONS OF SWITCHES, SPURS ETC IN ACCORDANCE WITH APPROVED DOCUMENT PART M. REFER TO ELECTRICAL SERVICES INSTALLATION AND DRAWINGS, WHERE APPLICABLE. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P, MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH, THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMETENT TO DO SO



PROPOSED second

NOTES

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL STATED DIMENSIONS TO BE VERIFIED ON SITE AND SMASHBOX TO BE NOTIFIED OF ANY DISCREPANCIES.

GENERAL

ALL WORK TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE WHERE APPLICABLE AND CURRENT BUILDING REGULATIONS. WHERE PATENT MATERIALS ARE INCORPORATED IN THE WORKS, THEY MUST BE BUILT-IN STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

FOUNDATIONS

EXISTING: SUITABILITY OF EXISTING TO BE EXPOSED AND CHECKED BY BUILDING CONTROL OFFICER & STRUCTURAL ENGINEER ON SITE PRIOR TO COMMENCEMENT. REFER TO ENGINEER'S DETAIL.

STRUCTURAL STEELWORK

FABRICATE AND ERECT STRUCTURAL STEELWORK SECTIONS ALL IN ACCORDANCE AND TO THE SIZES SHOWN IN STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATION (REFER TO CES CONSULTING INFORMATION & DRAWINGS).

STRUCTURAL ELEMENTS

KEY ELEMENTS OF EXISTING STRUCTURE SUCH AS FOUNDATIONS AND/OR UNTELS WILL BE EXPOSED FOR CONSIDERATION BY THE BUILDING CONTROL OFFICER AND UPGRADDED OR REPLACED IF FOUND NECESSARY (REFER TO ENGINEERS DESIGN AND SPECIFICATION).

EXTERNAL WALLS:

EXISTING EXTERNAL WALLS TO BE UPGRADDED WITH INSULATION WHERE NECESSARY TO ACHIEVE A MIN. U-VALUE OF 0.55 W/M2K IF CAVITY IS INSULATED OR 0.3 IF INTERNAL LINING SYSTEM IS USED.

INTERNAL WALLS

STUDWORK: FABRICATE STUDWORK WALLS OF 47 x 100MM TIMBER WITH VERTICAL STUDS AT 400MM C/C AND NOGGIN'S AT 600MM C/C. PROVIDE DOUBLE JOISTS UNDER PARTITIONS PARALLEL WITH JOISTS. PROVIDE 75 x 100MM SOLEPLATE UNDER PARTITIONS AT RIGHT ANGLES TO JOISTS.

WALLS TO FLANK GABLES: INSULATION TO SINGLE SKIN REQUIRES A BREATHABLE WALL MEMBRANE WITH TAPED, THEN FINISH WITH 50MM CELOTEX GA4000 OR SIMILAR TO ACHIEVE A U-VALUE OF 0.30 W/M2K. THE SHEETS SHOULD BE TIGHT JOINTED AND ADDED, FIXED IN PLACE WITH A 25MMX4MM TIMBER TREATED BATTEN. ADD 12.5MM PLASTER BOARD AND SKIN.

NEW WALL TO FORM PROTECTED STAIR ENCLOSURE TO BE FIRE RATED TO 30MINUTES AND THERMALLY INSULATED USING 60MM CELOTEX GA4000 OR SIMILAR TO ACHIEVE A U-VALUE OF 0.28 W/M2K. ALL DOORS ALONG PROTECTED ROUTE FROM SECOND FLOOR TO FRONT DOOR TO PROVIDE MIN. 30 FIRE RATING.

HEATING

UPGRADE GAS FIRED CENTRAL HEATING SYSTEM TO PROVIDE HEATING THROUGHOUT EXTENDED/REFURBISHED PARTS OF THE BUILDING. PRESSURE TO BE SUFFICIENT FOR NUMBER OF BATHROOMS (TO INCLUDE POSSIBLE GROUND FLOOR EXTENSION). THE BOILER, HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED AT COMPLETION OF WORK AND A COPY OF THE COMMISSIONING CERTIFICATE TO BE SUBMITTED TO THE LOCAL AUTHORITY.

ANY UNDERFLOOR HEATING TO BE INSTALLED IN NEW ENSUITE. CLIENT TO APPROVE POSITION OF ALL NEW RADIATORS (REFER ALSO TO HEATING & ELECTRICAL LAYOUT DRAWINGS). ALL RADIATORS TO BE FITTED WITH TRVS.

SMOKE DETECTION

FIT PROPRIETARY SMOKE/HEAT DETECTORS TO BS 5446-1, HARD WIRED TO NEW/EXISTING ELECTRICAL INSTALLATION. INSTALLED IN ACCORDANCE WITH BS 7671 AND BS 5839-6. LOCATED TO PROVIDE SAFE ACCESS FOR MAINTENANCE AND TESTING. INSTALLED IN

THE FOLLOWING AREAS:-
HALL & LANDINGS (SMOKE), AND KITCHEN (HEAT)

PROPRIETARY ROOF CONSTRUCTION (SUBJECT TO TRUSS MANUFACTURER / ENGINEERS DETAIL)

NEW ROOF COVERING TO CONSIST OF MARLEY MODERN INTERLOCKING TILE IN SMOOTH GREY, LAID TO MANUFACTURER'S INSTRUCTIONS ON 50X25MM TREATED SOFTWOOD BATTENS AT GAUGE TO SUIT OVER KLOBER PERMO PORTE VAPOUR PERMEABLE MEMBRANE (NO VENTILATION REQUIRED) OR SIMILAR APPROVED. ON PROPRIETARY TREATED SOFTWOOD RAFTERS AT 600MM CRS (ENGINEER TO CONFIRM). RAFTERS TO BE 175X50MM @ 600 CENTRES (REFER TO ENGINEER'S DETAIL) WITH KINGSPAN KOOLTHERM K7 PITCHED ROOF BOARD BETWEEN 125MM THICK. RAFTERS THEN UNDERDRAIN WITH KINGSPAN KOOLTHERM K18 INSULATED PLASTERBOARD 25MM THICK WITH 3MM SKIM FINISH TO GIVE U-VALUE OF 0.21 W/M2K.

3NO VELUX ROOFLIGHT TO BE FITTED TO FRONT ELEVATION TO MANUFACTURERS DETAILS & INSTRUCTIONS. RAFTERS TO BE FIXED AT EAVES TO 100X50MM TREATED SOFTWOOD WALLPLATE. WALLPLATE SECURED TO CAVITY FACE OF EXTERNAL WALLS WITH 100X90X30X5MM STAINLESS STEEL RESTRAINT STRAPS AT MAX. 2000MM CRS. REFER TO ENGINEER'S DETAIL.

SUMLINE UPVC FASCIAS, SOFFITS AND BARGEBOARDS TO MATCH COLOUR OF WINDOWS (CLIENT TO CONFIRM).

NOTE: CONTRACTOR TO CHECK WITH INSULATION MANUFACTURER FOR LATEST COMPLIANT PRODUCTS TO BE USED.

ANY RIDGE TILES TO BE MECHANICALLY FIXED IN ACCORDANCE WITH BS 5534 PART 1: 1997.

FORM TROUGHED VALLEYS WITH GRP VALLEY SECTIONS AND POINT IN EXPOSED EDGES OF TILING.

FIX 200G POLYTHENE VAPOUR BARRIER BETWEEN PLASTERBOARD AND JOISTS WHERE ROOF INSULATION USED.

LAY 300MM GLASS FIBRE INSULATION QUILT IN EAVES ROOF SPACE AS TWO LAYERS USING 150MM LAYERS. FIRST LAYER BETWEEN JOISTS AND SECOND LAYER ACROSS JOISTS. POLYTHENE 1000 GAUGE VCL BETWEEN JOISTS AND PLASTERBOARD.

LAY 300MM GLASS FIBRE INSULATION QUILT IN ROOF SPACE AS TWO LAYERS USING 150MM LAYERS. FIRST LAYER BETWEEN JOISTS AND SECOND LAYER ACROSS JOISTS. POLYTHENE 1000 GAUGE VCL BETWEEN JOISTS AND PLASTERBOARD.

VENTILATION

OPENING WINDOW AREA NO LESS THAN 1/20TH FLOOR AREA AND SOME PART OF VENTILATION MIN 1750MM ABOVE FIRST FLOOR LEVEL. EXTERNAL PERIMETER OF DOOR AND WINDOW FRAMES TO BE SEALED WITH A SUITABLE SEALANT TO PREVENT AIR LEAKAGE.

LIGHTING AND ELECTRICAL WORK (CLIENT TO CONFIRM REQ'S)

CLIENT TO SOURCE ALL FITTINGS. CONTRACTOR TO INSTALL. SOCKET OUTLETS AND SWITCH POINTS TO BE 450MM AND 1200MM ABOVE FLOOR LEVEL RESPECTIVELY IN ACCORDANCE WITH APPROVED DOCUMENT M (REFER TO ELECTRICAL LAYOUT DRAWINGS). CLIENT TO SOURCE ALL FITTINGS. ALL EXISTING WIRING TO BE TO BE REPLACED AND UPGRADDED AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E. WIRING REGULATIONS 17TH EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

PROVIDE INTUMESCENT HOODS TO DOWNLIGHTERS RECESSED INTO FLOOR VOID.

INSTALL ENERGY EFFICIENT LIGHTING TO CLIENT'S DESIGN AND SPECIFICATION.

FLASHINGS AND WEATHERINGS

COVER FLASHINGS: FORM CODE 5 LEAD COVER FLASHINGS UNDER WINDOW AND DRESS DOWN OVER TILE HANGING/ WEATHERBOARD. FORM CODE 5 LEAD COVER FLASHINGS UNDER WINDOW AND DRESS DOWN OVER TILE HANGING/ WEATHERBOARD. FORM CODE 5 LEAD COVER FLASHINGS UNDER WINDOW AND DRESS DOWN OVER TILE HANGING/ WEATHERBOARD.

ROOF SURFACES: BUILD CODE 5 LEAD FLASHINGS TO ROOF ABUTMENTS GENERALLY DRESSING DOWN OVER ROOF COVERING AND SECURING WELDED END UNDER UP OF DPC TRAYS. BUILD IN ALL OTHER NECESSARY SOAKERS, STEPPED FLASHINGS AND SADDLES AS REQUIRED. ALL VALLEYS, FLASHINGS TO BE CONSTRUCTED IN CODE 5 LEAD BUILD CODE 5 STEPPED/STRAIGHT TRAY DPC INTO NEW/EXISTING CAVITY WALL AT ABUTMENT OF FLAT ROOF WITH WALL. FIT SOAKERS IN ROOF SLOPES AT ABUTMENT WITH WALL. BUILD CODE 5 LEAD FLASHINGS TO VENT PIPES WHERE PASSING THROUGH ROOF.

CHIMNEY: FINISH WITH CODE 5 LEAD APRON FLASHING, STEPPED FLASHINGS AND LEAD BACK GUTTER AND RE-POINT. FIT SOAKERS IN ROOF SLOPES AT ABUTMENT WITH WALL AND CHIMNEY WITH ROOF SLOPE IF NECESSARY. DRESS LEAD UP UNDER ROOFING FELT OF PITCHED ROOF COVERINGS. GENERALLY FORM LEAD RUN IN 1.5M LENGTHS WITH LEAD STEP OF 75MM MINIMUM.

SOUND INSULATION

PROVIDE 100MM ROCKWOOL INSULATION BETWEEN FLOOR JOISTS TO ALL NEW SUSPENDED FLOORS. SOUND REDUCTION TO CEILING/ROOF VOID TO BE 100MM SOUND INSULATION BETWEEN JOISTS AND TO UNDERSIDE OF JOISTS FIX 25MM SR5 ISOLATION BARS FOLLOWED BY 17MM MANDIBAR/PANELS AND FINISHED WITH 12.5MM FIRELINE BOARD IN ACCORDANCE WITH SPECIALIST DETAILS.

PROVIDE 50MM ROCKWOOL FLEXI INSULATION BETWEEN STUDWORK TO ENSURE.

FINISHES

PLASTER NEW AND EXISTING WALL SURFACES WITH CARLITE BROWNING AND SET WITH THISTLE MULTIFINISH. PLASTER THICKNESS 15MM. FACE STUDWORK WALLS AND TIMBERED CEILINGS WITH 12.7MM PLASTERBOARD AND SET WITH 7MM THISTLE MULTIFINISH PLASTER.

ENCASE STRUCTURAL STEELWORK SECTIONS WITH 2NO LAYERS OF 12.7MM PLASTERBOARD SECURED WITH 1.6MM BINDING WIRE AT 100MM PITCH AND SET WITH THISTLE MULTIFINISH PLASTER. EMULSION FINISH TO ALL WALLS AND CEILINGS. CLIENT TO CONFIRM.

ALL SKIRTING BOARDS, ARCHITRAVE & BALUSTRADE TO MATCH EXISTING.

JOINERY

TIMBER STAIRCASE TO BE INSTALLED TO NEW SECOND FLOOR TO MATCH EXISTING NEWELS AND BALUSTRADE WITH SAME PAINT FINISH. 2.0m CLEAR HEADROOM TO BE MAINTAINED ALONG CENTRELINE AT ALL PARTS OF NEW STAIR. TREADS & RISERS 150 RISE x 225MM GOING (TO BE CONFIRMED ON SITE).

FIT HANDRAIL AT 900MM ABOVE LANDING AND PITCH LINE RESPECTIVELY. MAINTAIN 50MM WIDTH OF TAPERED TREAD AT NEWEL POST JUNCTION.

ALL DOORS ACCESSING HABITABLE ROOMS TO BE FIRE RATED FD30, STYLE TO MATCH EXISTING. ALL DOORS TO RECEIVE NEW HARDWARE (SOURCED BY CLIENT) 15MM THICK 150MM HIGH OVULO OR SIMILAR SKIRTING BOARD TO REPLACE EXISTING WITH PAINT FINISH.

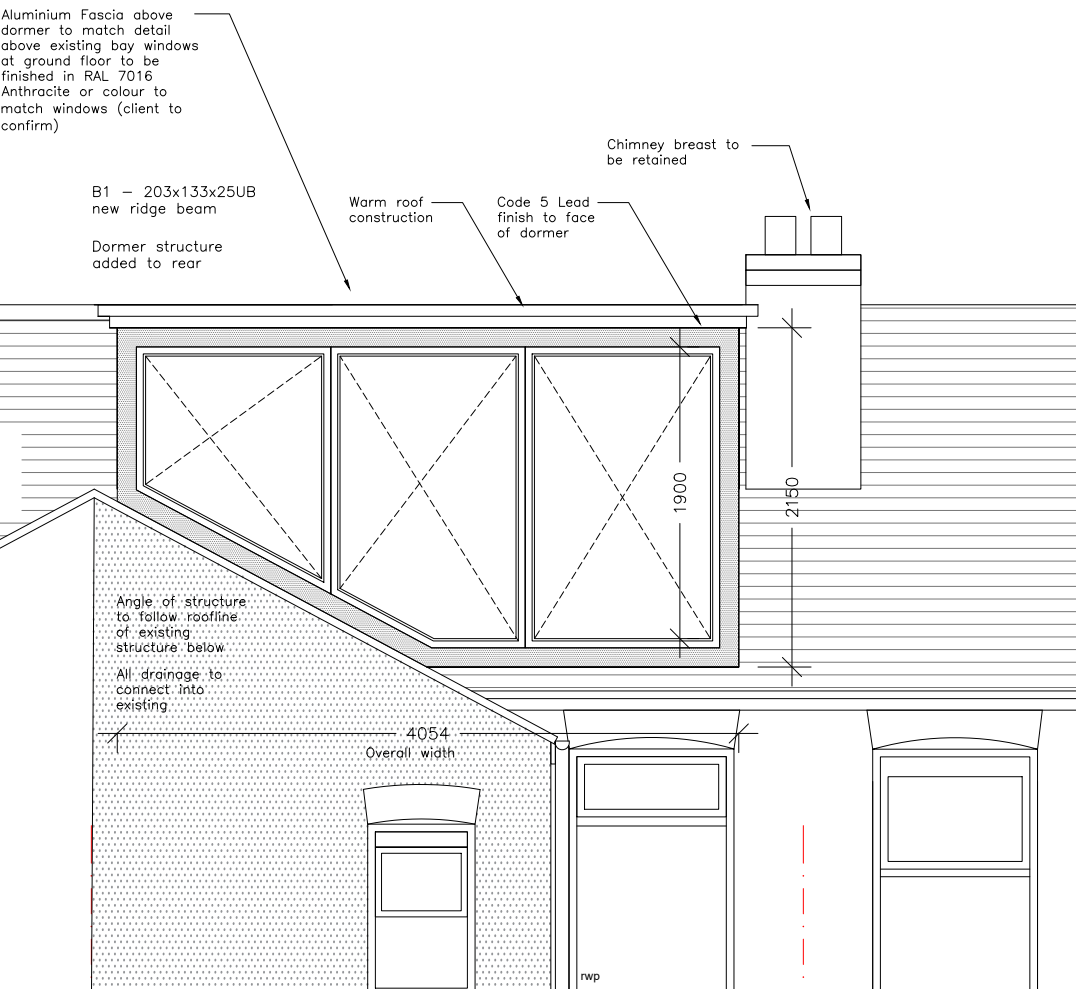
FIRE ESCAPE

ANY NEW WINDOWS AT FIRST FLOOR - BEDROOMS TO HAVE FIRE ESCAPE WINDOWS WITH A MINIMUM CLEAR AREA OF 0.33M² WITH A MIN DIMENSION OF 450MM WIDTH AND 750MM HEIGHT. MAX AND MIN HEIGHT TO OPENING WINDOW TO BE 1100MM AND 800MM RESPECTIVELY FROM FINISHED FLOOR LEVEL.

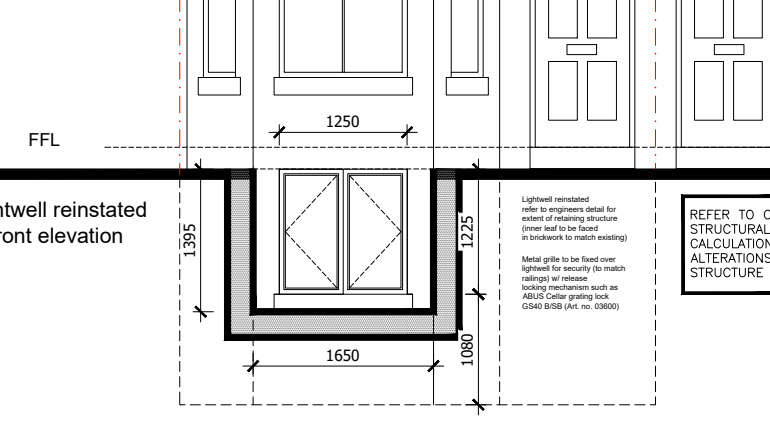
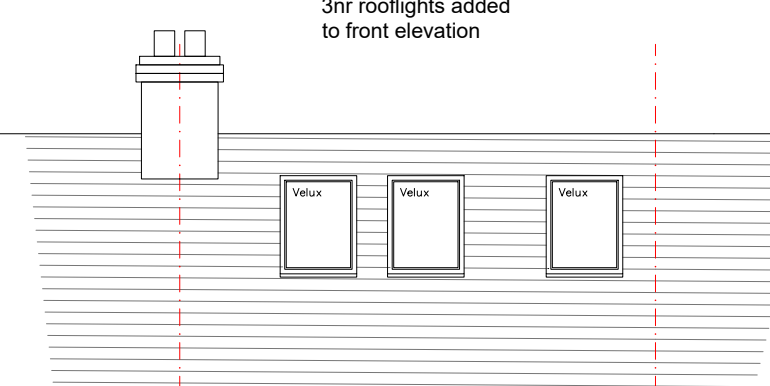
FIRST FLOOR WINDOW OPENINGS SHOULD BE NO LOWER THAN 800MM ABOVE FLOOR LEVEL UNLESS GUARDED IN ACCORDANCE WITH PART K2 OF THE BUILDING REGULATIONS.

DORMER CHECKS WITHIN 1.0 M OF BOUNDARY TO ANY OTHER PROPERTY MUST HAVE 30-MINUTE FIRE RESISTANCE, WITH NOT MORE THAN 2.0 M² OF COMBUSTIBLE MATERIAL SUCH AS TIMBER OR PVC CLADDING

PROPOSED SIDE ELEVATION

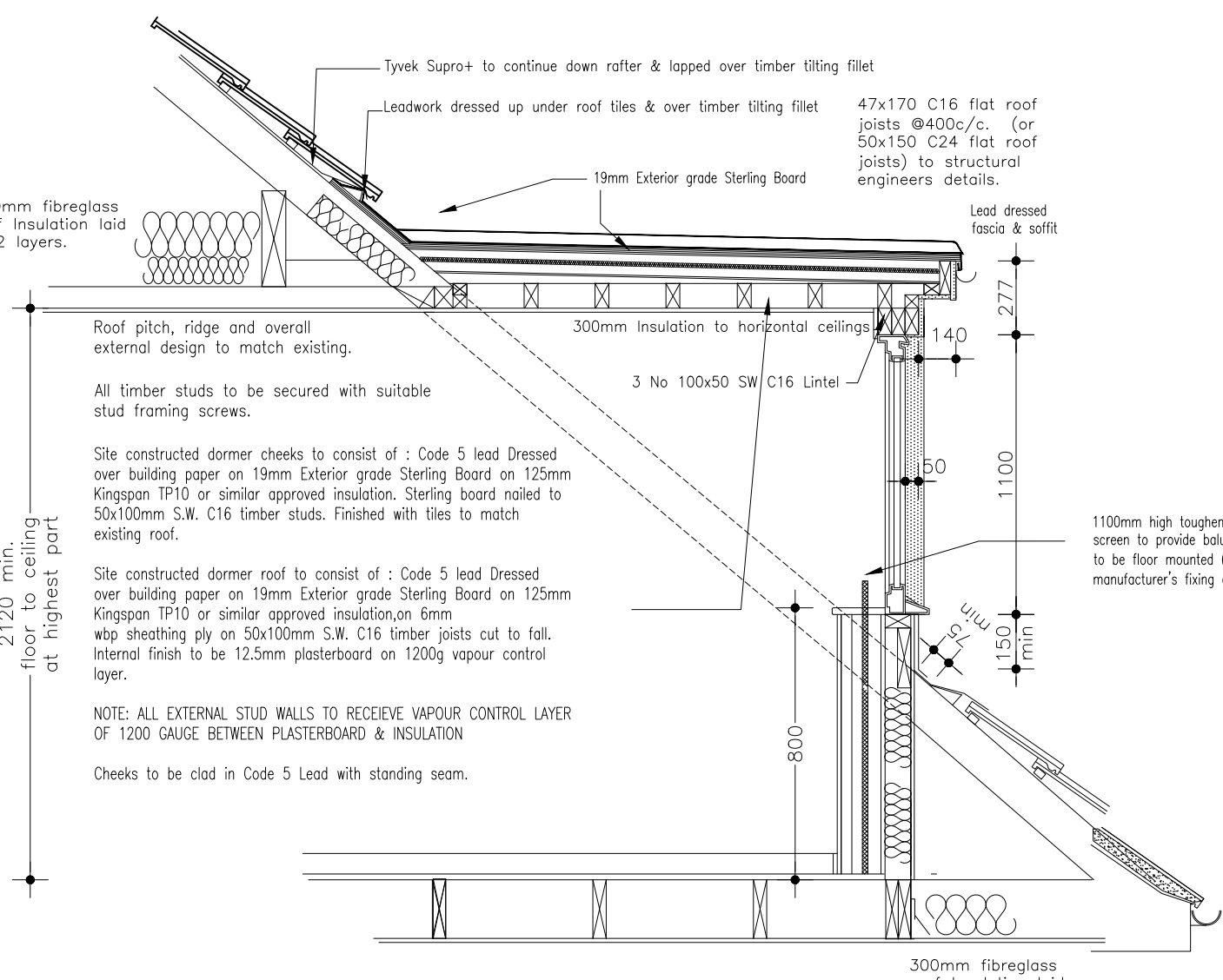


PROPOSED REAR ELEVATION

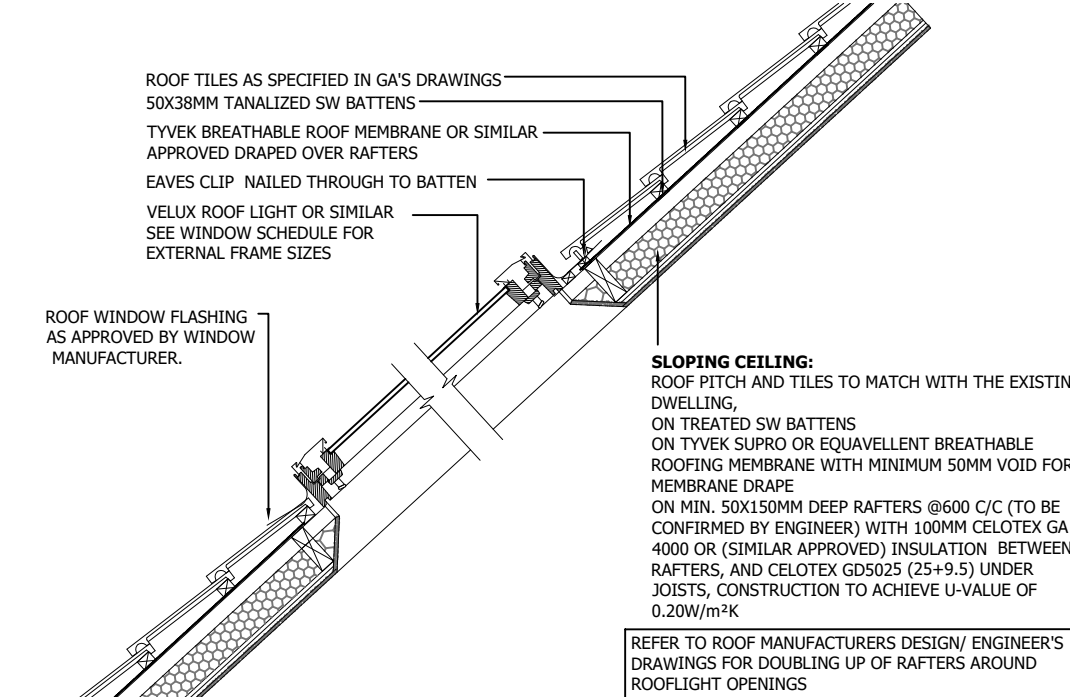


PROPOSED front elevation

SECTION THROUGH DORMER



DORMER CONSTRUCTION DETAIL



TYPICAL SECTION THROUGH PITCHED ROOF

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FOR APPROVAL / COSTING

Project

24 BROOKFIELD AVENUE
CHORLTON
MANCHESTER
M21 8TX

Title

PROPOSED DRAWINGS &
SPECIFICATION

LOFT CONVERSION

Scale

RTD @ A1

Drawn

SB

Drawing Number

6479_C02

Date

DECEMBER 2021

Checked

-

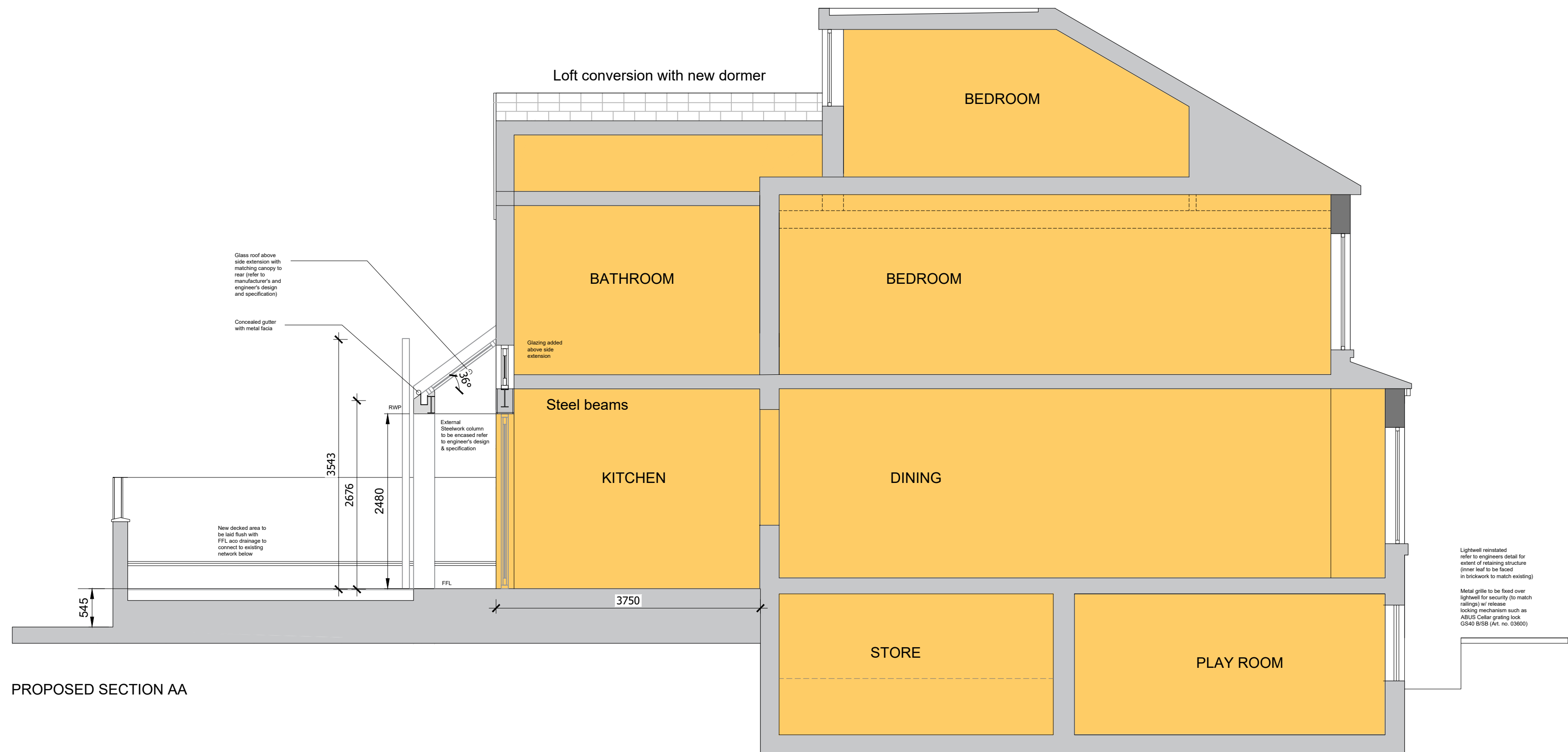
Revision

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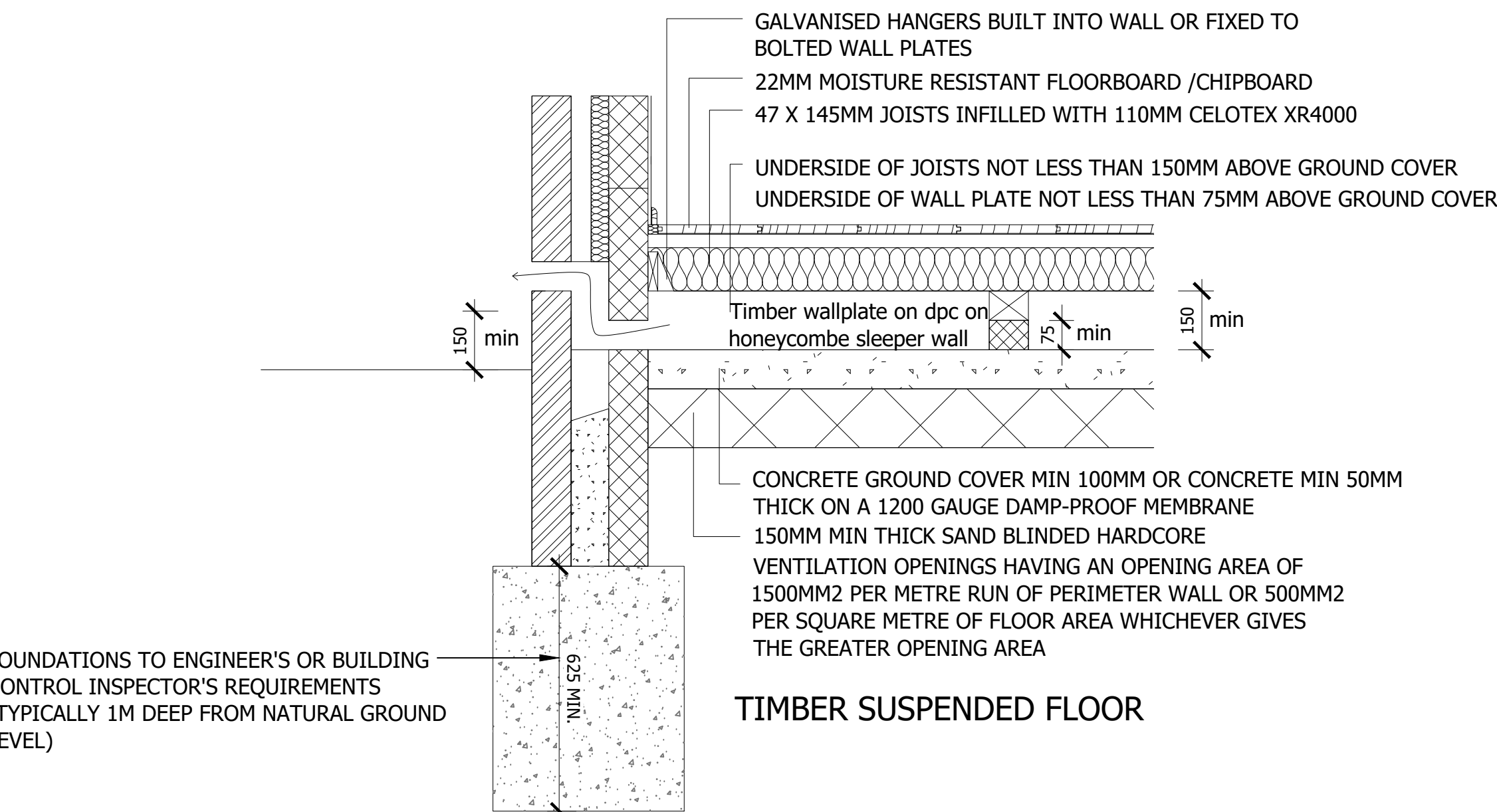
SMASHBOX

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T. 01625 466 557 E. hello@smashboxarchitecture.com
www.smashboxarchitecture.com

FOR COSTING

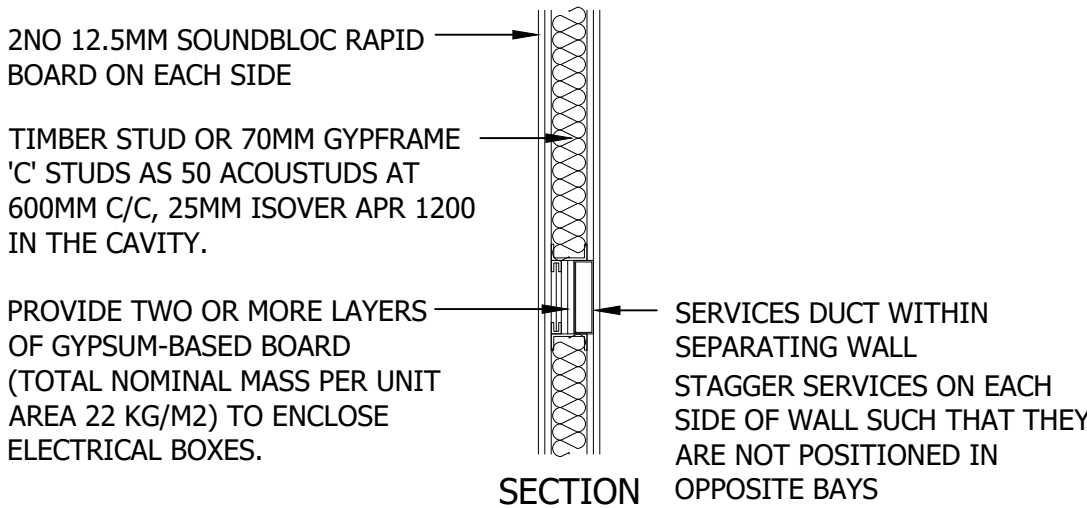


PROPOSED SECTION AA

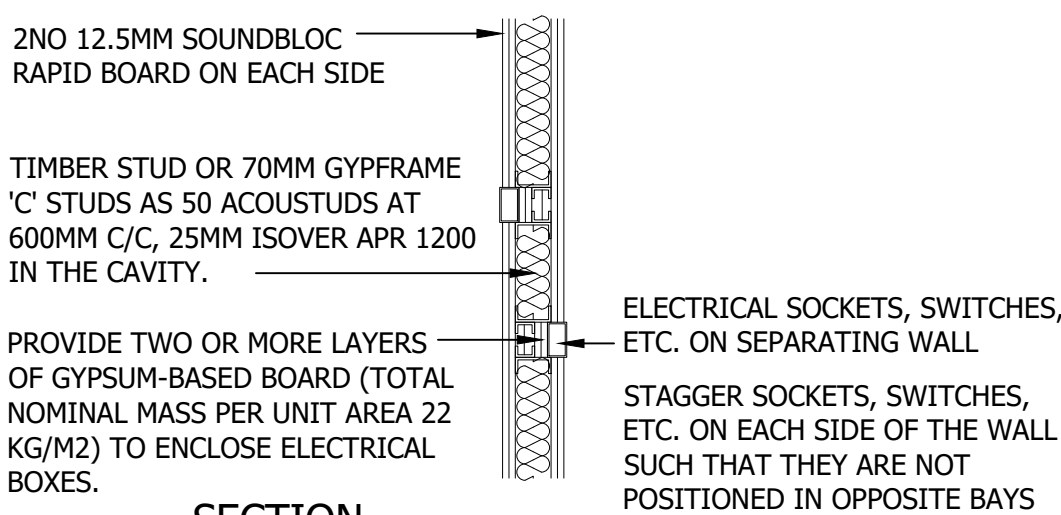


TIMBER SUSPENDED FLOOR

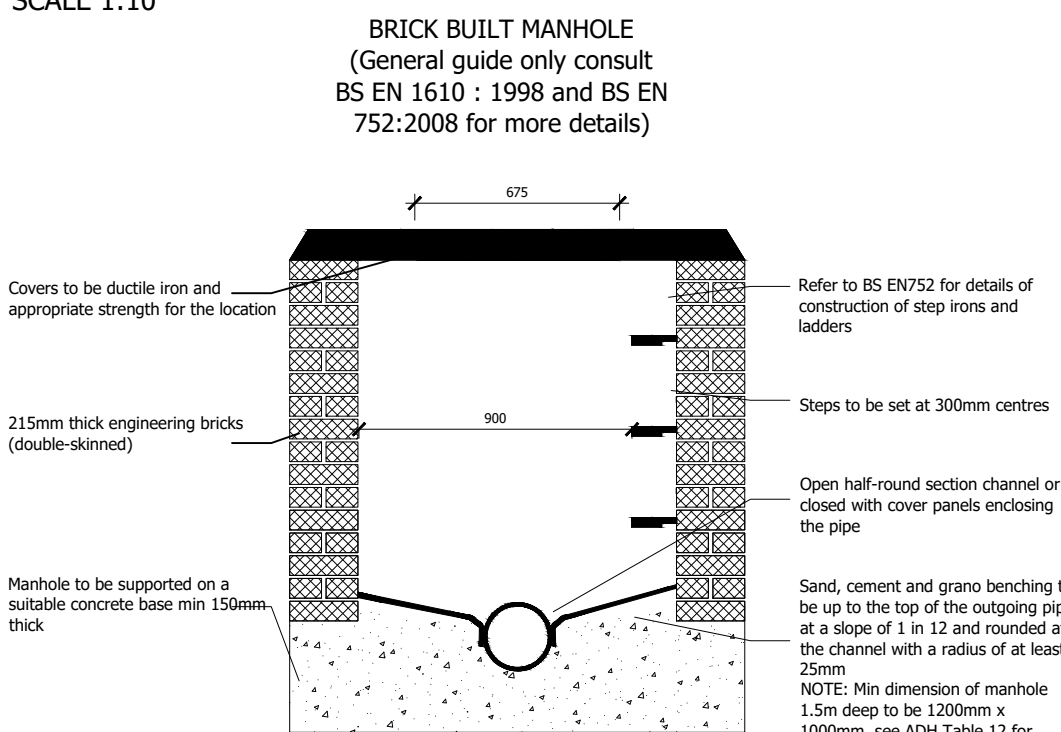
FOUNDATIONS TO ENGINEER'S OR BUILDING CONTROL INSPECTOR'S REQUIREMENTS (TYPICALLY 1M DEEP FROM NATURAL GROUND LEVEL)



TYPICAL SERVICES IN ROOMS SEPARATING WALL
SCALE 1:10



TYPICAL SOCKETS IN ROOMS SEPARATING WALL
SCALE 1:10



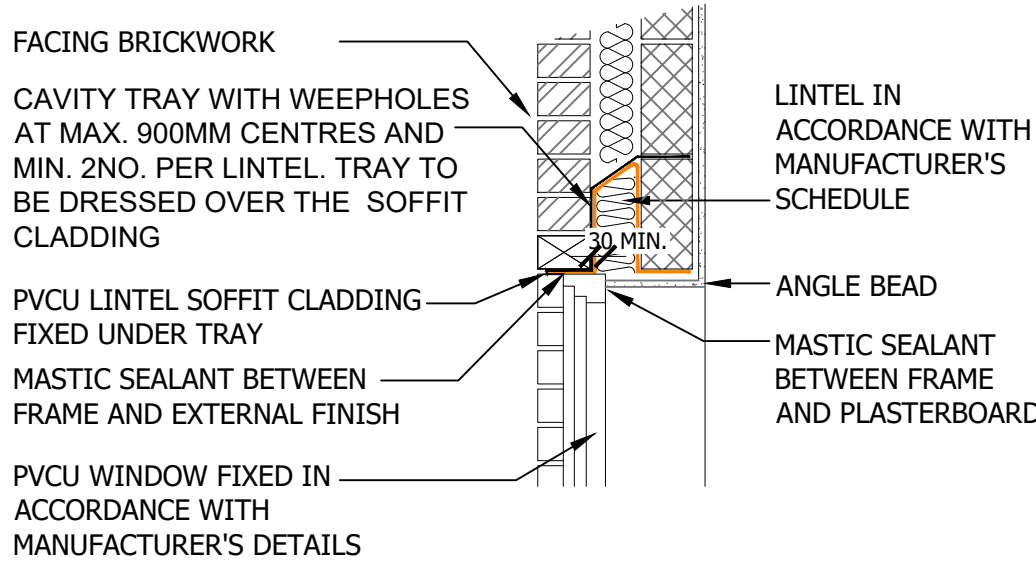
SLOPING CEILING:
ROOF TILES TO SUITABLE FOR MINIMUM ROOF PITCH ON TREATED SW BATTENS ON TYVEK SUPRO OR EQUIVALENT BREATHABLE ROOFING MEMBRANE WITH MINIMUM 50MM VOID FOR MEMBRANE DRAPE ON 50X150MM/50X200 DEEP RAFTERS @400 C/C (TBC BY ENGINEER) WITH 100MM CELOTEX GA 4000 OR (SIMILAR APPROVED) INSULATION BETWEEN RAFTERS, MINIMUM 25MM CELOTEX TB 4000 RIGID INSULATION OR CELOTEX GD5025 (25+9.5) OR SIMILAR APPROVED UNDER JOISTS, CONSTRUCTION TO ACHIEVE U-VALUE OF 0.18W/m²K

PITCHED ROOF ABOVE KITCHEN

300MM EXTERNAL WALL CONSTRUCTION ABOVE DPC COMPRISING 100MM AIRCRETE BLOCKWORK (TC=0.11) INNER SKIN, STRENGTH TO BE 7.3 N/MM.SQ. 12.5MM PLASTERBOARD ON DABS, STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL WALLS ARE TO RECEIVE A PLASTER SKIM FINISH READY TO RECEIVE DECORATION.

CAVITY TO BE FULLY FILLED WITH 100MM ROCKWOOL INSULATION OR SIMILAR APPROVED IN ACCORDANCE WITH MANUFACTURERS DETAILS. OUTER LEAF GENERALLY TO BE 102.5MM (FL DURABILITY) FACING BRICKWORK TO LOCAL AUTHORITY APPROVAL. TOTAL EXTERNAL CAVITY WALL TO ACHIEVE MINIMUM 'U' VALUE 0.26 W PER M2K.

STAINLESS STEEL WALL TIES ARE TO BE SPACED MAX. 750MM HORIZONTALLY & 450MM VERTICALLY & STAGGERED. ADDITIONAL WALL TIES ARE TO BE PROVIDED TO COINCIDE WITH EACH BLOCK COURSE AT OPENINGS



TYPICAL BRICKWORK WINDOW HEAD

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4. ABBREVIATIONS USED:-
MJ MOVEMENT JOINT, HL AT HIGH LEVEL
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DP DRAINAGE POINT, RWP RAIN WATER PIPE
W1 WINDOW REFERENCE

5. LEGEND

NEW FACING BRICKWORK TO MATCH WITH THE EXISTING.

7.5 N/SQ. MM LOADBEARING AIRCRETE BLOCK (450 - 800 KG/M³) TO TO EXTERNAL CAVITY WALL TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

7.5 N/SQ. MM LOADBEARING DENSE CONCRETE BLOCK TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

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50MM SOUND QUILT INSULATION TO BE FILLED AS INDICATED ON FLOOR PLANS

--- DENOTES SPAN OF FLOOR OVER (TYPE STATED)

WALL FOR ATTIC ROOM, EXACT SIZE OF TIMBER TO BE CONFIRMED BY ENGINEER

6. --- DENOTES STRUCTURAL STEEL BEAM/TIMBER TRIMMER OVER. ALL STEEL BEAMS TO HAVE MINIMUM 1 HOUR FIRE PROTECTION.

SB STEEL BEAM
CSB CRANKED STEEL BEAM
TR TIMBER TRIMMER

7. STRUCTURAL ENGINEER TO CONFIRM AND PROVIDE DETAILS OF ALL STEEL BEAMS, LINTELS, MOVEMENT JOINTS AND ALL STRUCTURAL INFORMATION.

8. ELECTRIC AND M&E WORK TO BE CARRIED OUT BY QUALIFIED AND REGISTERED SPECIALIST.

9. ALL DRAINAGE RUNS TO BE ABOVE FLOOR UNLESS STATED OTHERWISE.

10. KITCHEN LAYOUT TO SPECIALIST'S DESIGN AND DETAILS

11. MECHANICAL VENTILATION
ALL EXTRACT DUCTS TO BE WITHIN THE ROOF SPACE FOR FIRST AND 2ND FLOORS AND WITHIN CEILING VOID ABOVE GROUND FLOOR UNLESS NOTED OTHERWISE, TO BE IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS

E INDICATES EXTRACT LOCATION

S SMOKE ALARM
H HEAT ALARM

ALL SMOKE AND HEAT ALARM WITHIN ONE FLAT - TO BE SELF CONTAINED, MAINS FED & INTERCONNECTED, TO COMPLY WITH B.S. 5446 PART 1.

FOR APPROVAL / COSTING

Project
24 BROOKFIELD AVENUE
CHORLTON
MANCHESTER
M21 8TX

KEY CONSTRUCTION DETAILS & SPECIFICATION

REAR EXTENSION

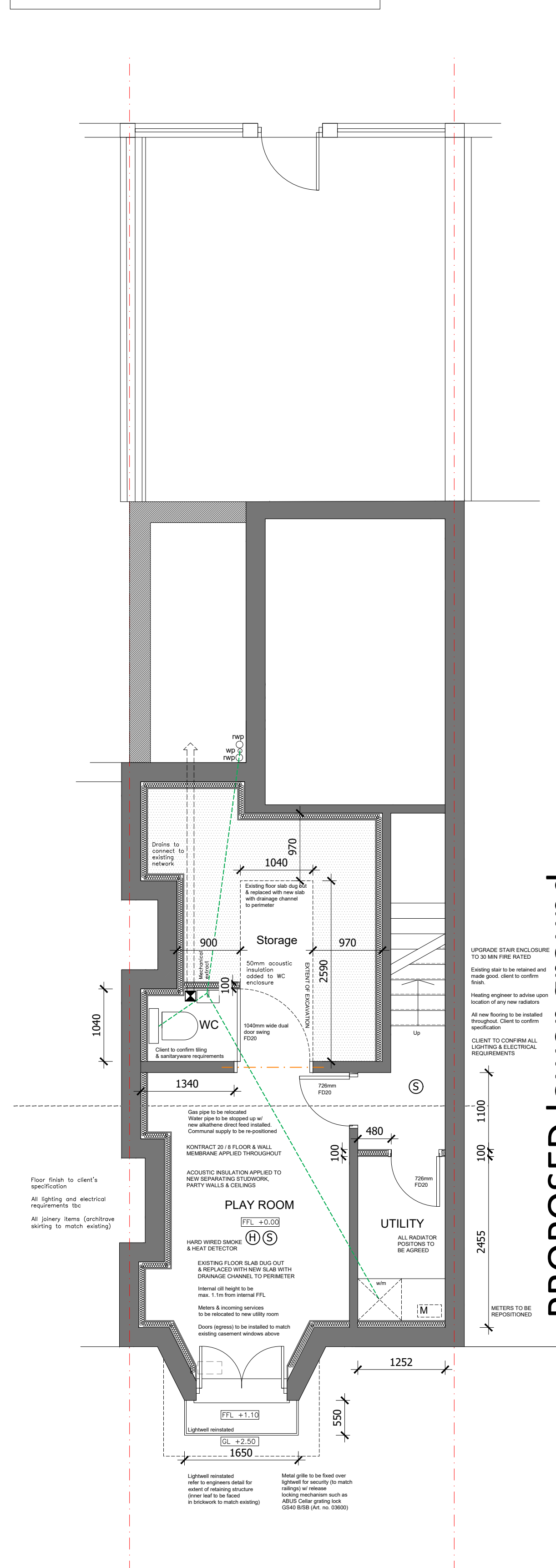
Scale	Date
RTD @ A1	JANUARY 2022
Drawn	Checked
SB	-
Drawing Number	Revision
6479_C04	A

SMASHBOX

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FOR COSTING

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAIL, PLANNING APPROVED DOCUMENTS & WINDOW MANUFACTURER'S DESIGN & SPECIFICATION



PROPOSED FRONT ELEVATION

NOTES

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL STATED DIMENSIONS TO BE VERIFIED ON SITE AND SMBX TO BE NOTIFIED OF ANY DISCREPANCIES.

GENERAL
ALL WORK TO COMPLY WITH CURRENT BRITISH STANDARDS AND CODES OF PRACTICE WHERE APPLICABLE AND CURRENT BUILDING REGULATIONS. WHERE PATENT MATERIALS ARE INCORPORATED IN THE WORKS, THEY MUST BE BUILT-IN STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

FOUNDATIONS
PLEASE REFER TO STRUCTURAL ENGINEER'S OR MANUFACTURER'S DESIGN FOR ANY FINISH DETAILS AND ACTUAL DEPTH REQUIRED OF ANY SUPPORTING COLUMNS TO BE AGREED ON SITE PRIOR TO COMMENCEMENT IN CONSULTATION WITH THE BUILDING CONTROL SURVEYOR.

EXISTING: SUITABILITY OF EXISTING FOUNDATIONS TO BE EXPOSED AND CHECKED BY BUILDING CONTROL OFFICER & STRUCTURAL ENGINEER ON SITE PRIOR TO COMMENCEMENT. REFER TO ENGINEER'S DETAIL.

ALL WORKS TO COMPLY WITH BS8102 CONVERSION OF THE EXISTING CELLAR INTO A DRY HABITABLE LIVING SPACE TO CONFORM TO GRADE 3 SPECIFICATION AND IN ACCORDANCE WITH BS8102:2009, CODE OF PRACTICE FOR PROTECTION OF BELOW GROUND STRUCTURES AGAINST WATER.

PART A: STRUCTURE

ANY EXISTING LOAD BEARING ELEMENTS EXPOSED AND PROVEN ADEQUATE PRIOR TO ANY WORKS COMMENCING ON SITE. BROADBANK TO UNDERTAKE TRIAL HOLES PRIOR TO COMMENCEMENT OF WORKS TO ASCERTAIN EXACT FFL.

ENSURE THAT ANY DRAINS PASSING NEAR TO AND/OR THROUGH THE FOUNDATIONS ARE ADEQUATELY PROTECTED AGAINST SETTLEMENT. PROPOSED FOUNDATIONS WITHIN 1M OF ANY DRAIN TO BE TAKEN DOWN TO INVERT DEPTH OF DRAIN.

PART B: FIRE SAFETY

SMOKE DETECTION

FIT PROPRIETARY SMOKE/HEAT DETECTORS TO BS 5446-1, HARD WIRED TO NEW/EXISTING ELECTRICAL INSTALLATION, INSTALLED IN ACCORDANCE WITH BS 7671 AND BS 5839-6, LOCATED TO PROVIDE SAFE ACCESS FOR MAINTENANCE AND TESTING. INSTALLED IN THE FOLLOWING AREAS:-
HALL & LANDING (SMOKE), AND KITCHEN (HEAT)

30 MINUTES FIRE PROTECTION IS AFFORDED TO NEW STRUCTURAL STEELWORK SUPPORTING FLOORS & WALLS.

EGRESS WINDOWS TO BE INSTALLED TO ALL NEW HABITABLE ROOMS (KITCHEN & BEDROOM) WITH UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.30M² WITH MIN. OPENING OF 450MM. CILL LEVEL MUST NOT BE MORE THAN 1100MM ABOVE FINISHED FLOOR LEVEL.

PART C: SITE PREP & RESISTANCE TO MOISTURE

INSTALL PERIMETER DRAIN & BACK FILL WITH 6MM WASHED SHINGLE TO FINISH FLUSH WITH NEWLY FORMED SLAB. INCORPORATE SERVICEABLE OUTLETS WITHIN PERIMETER DRAIN AT EACH CHANGE OF DIRECTION. ALTERNATIVELY SUPPLY AND FIT CENTRAL DRAIN SYSTEM COMPRISING OF 70MM-100MM UPSTANDS, 100MM-150MM CENTRAL DRAIN LEADING INTO SUMP CHAMBER.

CARRY OUT LOCALISED EXCAVATION WORKS FOR THE INSTALLATION OF PUMP.

INSTALL AQUA 303 FITTED TO NEWLY FORMED PERIMETER DRAINS WITH INCLUSION OF CONNECTING WASTE PIPES TO THE EXTERNAL RAINWATER GULLY.

SUPPLY & LAY HARDWARE INSTALL NEW CONCRETE SLAB TO C25 SPECIFICATION TO BE PUMPED IN AND LASER LEVELLED.

PUMPED COMBINATION OF CONTRACT 8 WALL MEMBRANE & CONTRACT 9 MESH MEMBRANE TO ALL WALLS. SUPPLY AND LAY KNOTRACT 8 FLOOR MEMBRANE OVER EXISTING SOLID STAIR INC. FLOOR WALL JOINTING STRIP ALONG TREAD/RISERS.

LAY KNOTRACT 20/KNOTRACT 8 FLOOR MEMBRANE OVER THE NEWLY FORMED CONCRETE SLAB JOINTED THEN FIXED TOGETHER AT THE FLOORWALL JOINT THROUGHOUT TO CREATE A COMPLETE SEALED TANK.

SUPPLY & LAY CAPPED RIDGED INSULATION ON TOP OF THE NEWLY INSTALLED CONCRETE SLAB.

SUPPLY & INSTALL 50MM CAPPED INSULATION TO BE CUT TIGHT AND FITTED IN BETWEEN THE STUD FRAMEWORK TO ALL EXTERNAL WALLS.

LAY INTERLOCKING CABER FLOORING TIMBER SHEETS (2400X800X18mm) ONTO THE KNOTRACT 20/KNOTRACT 8 FLOOR MEMBRANE TO PROVIDE A SOUND READY SURFACE TO RECEIVE FLOOR FINISH (CLIENT TO CONFIRM).

SUPPLY & INSTALL DENSE ACOUSTIC ROCKWOOL INSULATION IN BETWEEN EXISTING CEILING JOISTS.

SUPPLY & INSTALL FIRELINE BOARDS TO ALL CEILINGS TO UNDERSIDE OF THE MAIN STAIRCASE & SEPARATING PANELLED WALL STRUCTURE TO PROVIDE 30 MIN FIRE RESISTANCE PROTECTION.

FIX NEW DUPLEX PLASTERBOARD TO TO ALL NEWLY ERECTED STUD FRAMES & WALLS.

APPLY SKIM FINISH TO ALL NEW WALLS & CEILINGS THROUGHOUT.

ALL CEILING & PARTY WALLS TO RECEIVE ADDITIONAL SOUNDBOARD OVER.

SUPPLY & INSTALL TIMBER STAIR TREADS, RISERS & HANDRAIL TO THE STAIRWELL AREA (CLIENT TO CONFIRM).

SUPPLY & FIT COMBINATION OF STUD FRAMEWORK & TIMBER BATTENING TO ALL NEW INNER WALLS OF LIGHTWELLS (CLIENT TO CONFIRM).

SUPPLY AND ERECT STUD WALL PARTITIONS USING 100MMX50MM TIMBER AND STERLING BOARD 2400X1200MM INCORPORATING FRAME AND SECURITY FIRE DOOR WITH 4-LEVER MORTICE LOCK. INCLUDE SOUNDBOARD AND DENTS ACOUSTIC ROCKWOOL INSULATION BETWEEN.

PART D: N/A

PART E: RESISTANCE TO PASSAGE OF SOUND

ENSURE NEWLY CONSTRUCTED INTERNAL WALLS & FLOORS ACHIEVE A 40DB MIN. FOR AIRBORNE SOUNDS INSULATION - SUGGEST 50X75MM PARTITION FULLY FILLED WITH MINERAL WOOL / ACOUSTIC INSULATION. FLOOR TO HAVE 10MM ACOUSTIC INSULATION BETWEEN JOISTS.

PART F: VENTILATION

PURGE VENTILATION: ALL HABITABLE ROOMS SHOULD BE PROVIDED WITH OPENABLE WINDOWS. NB. OPENING SHOULD BE MIN 1/20TH OF FLOOR AREA.

EXTRACT VENTILATION:

UTILITY - 30 L/S

BATHROOM - 30L/S

15 MINUTE OVER/UN TO ALL EXTRACTS WITHIN ROOM WHERE THERE IS NO OPENABLE WINDOW.

WHOLE BUILDING:
ENSURE 5000MM² BACKGROUND VENTILATION TO HABITABLE ROOMS. ALLOW 10MM GAP TO BOTTOM OF DOORS INTO HABITABLE ROOMS.

ENSURE 2500mm² BACKGROUND VENTILATION IS PROVIDED TO KITCHENS, UTILITY ROOMS AND BATHROOM AND ANY NON-HABITABLE ROOM NOT CONTAINING A WINDOW.

PART G: N/A

PART H: DRAINAGE & WASTE DISPOSAL

ALL DRAINAGE TO CONNECT INTO EXISTING NETWORKS. TO BE AGREED ON SITE BETWEEN CONTRACTOR & INSPECTOR.

DRAINAGE

ALL DRAINAGE TO CONNECT TO EXISTING NETWORK.

GULLIES: BED AND SET UPVC RODDABLE. SET UPVC BACK INLET GULLY WITH RODDING ACCESS IN POSITION AND BUILD IN WASTE PIPES.
SET UPVC TRAPPED GULLY IN POSITION AT BASE OF ALL RAINWATER PIPES.

DRAINS CHAMBERS AND SOAKAWAYS: LAY 110MM DIAMETER UPVC SOIL AND SURFACE WATER DRAINS TO FALLS OF 1 IN 40. BED AND SURROUND PIPES WITH 150MM LAYER OF PEA SHINGLE. BUILD ENDS INTO MANHOLES, GULLIES AND REST BENDS. TEST PRIOR TO AND AFTER BACKFILLING. BED PROPRIETARY UPVC INSPECTION CHAMBERS WITH 10 TONNE IRON COVER AND FRAME ON 100MM CONCRETE BASE. BREAK INTO EXISTING BRICKWORK CHAMBER AND EXTEND/ALTER FOR NEW DRAIN CONNECTION. MAKE GOOD STRUCTURE DISTURBED. CONNECT INTO EXISTING MAIN SEWER FORMING NEW DRAIN CONNECTION. MAKE GOOD STRUCTURE DISTURBED.

PLUMBING

PLUMBING TO COMPLY WITH BS EN 12056 2000.

RAINWATER INSTALLATION: FIT DEEP FLOW GUTTERS TO WHOLE OF EXTENSION WITH 64MM DIAMETER UPVC RAIN WATER PIPES IN BLACK COLOUR TO MATCH NEW WINDOWS

HEATING

THE BOILER, HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED AT COMPLETION OF WORK AND A COPY OF THE COMMISSIONING CERTIFICATE TO BE SUBMITTED TO THE LOCAL AUTHORITY.

REMOVAL OF ANY DISUSED FLUE SHOULD BE CAPPED AND VENTED INTERNALLY & EXTERNALLY TO REDUCE RISK OF DAMP PENETRATION AND CONDENSATION.

PART I: CONSERVATION OF FUEL & POWER

NEW WALLS TO ACHIEVE 0.28 W/M²K

REFURBISHED WALLS TO ACHIEVE 0.3 W/M²K

FLOORS TO ACHIEVE 0.22 W/M²K

WINDOWS TO ACHIEVE 1.60 W/M²K

DOORS TO ACHIEVE 1.8 W/M²K

USE 75% ENERGY EFFICIENT LIGHTING

ADD THERMOSTATIC VALVES TO ALL RADIATORS

PART M: N/A

PART P: ELECTRICAL SAFETY

LOCATION OF DOWNLIGHTS AND PENDANT FITTINGS, SOCKETS AND SWITCHES TO BE CONFIRMED BY CLIENT.

CLIENT TO SOURCE ALL FITTINGS, CONTRACTOR TO INSTALL.

SOCKET OUTLETS AND SWITCH POINTS TO BE 450MM AND 1200MM ABOVE FLOOR LEVEL RESPECTIVELY IN ACCORDANCE WITH APPROVED DOCUMENT M (REFER TO ELECTRICAL LAYOUT DRAWING). CLIENT TO SOURCE ALL FITTINGS.

ALL EXISTING WIRING WITHIN NEW KITCHEN TO BE TO BE REPLACED AND UPGRADED AND TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGULATIONS 17TH EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

PROVIDE 75% ENERGY EFFICIENT LIGHTING OR THREE PER FOUR FIXED LIGHT FITTINGS WITHIN THE SPACE.
PROVIDE INTUMESCENT HOODS TO DOWNLIGHTERS RECESSED INTO FLOOR VOID.

INSTALL ENERGY EFFICIENT LIGHTING TO CLIENT'S DESIGN AND SPECIFICATION.

CLIENT TO CONFIRM FINISH & SPECIFICATION OF ALL SWITCHES, SOCKETS AND LIGHT FITTINGS. FIXED EXTERNAL LIGHTING TO HAVE AUTOMATIC SWITCHING TO SWITCH OFF DURING DAYLIGHT HOURS.

FINISHES

SUPPLY & FIT SKIRTING BOARDS TO BASE OF ALL WALLS & MATCHING ARCHITRAVES AROUND NEWLY FITTED DOOR FRAMES.

SUPPLY & INSTALL NEW SANITARYWARE TO CLIENTS SPECIFICATION.

CLIENT TO CONFIRM LIGHTING & ELECTRICAL PROVISION AND LAYOUT WITH CONTRACTOR. TO INCLUDE 3 HUMIDISTAT VENTILATION CONTROL SYSTEMS.

WINDOWS & DOORS:

ALL GLAZED WINDOWS & DOORS TO BE SEALED DOUBLE GLAZED UNITS FINISHED IN COLOURED TIMBER TO MATCH EXISTING (CLIENT TO CONFIRM) TO INCLUDE INNER PANE OF LOW EMISSIVITY GLASS TO ACHIEVE A 'U'-VALUE OF 1.6 W/M²K (OR WINDOW ENERGY RATING BAND C). WINDOWS TO BE FITTED WITH LOCKING IRONMONGERY PROVIDING TRICKLE VENTILATION OPTION. FRAMES TO BE FULLY WEATHERSTRIPPED. TO FULL PERIMETER INTERNALLY AND EXTERNALLY INCLUDE COLOUR MATCH SILICON SEALANT.

ALL GLASS LESS THAN 800MM ABOVE FINISHED FLOOR LEVEL GENERALLY AND LESS THAN 1500MM NEXT TO DOORS TO BE TOUGHENED IN ACCORDANCE WITH APPROVED DOCUMENT N1.

EXTERNAL

FINISH TO LIGHTWELL N DUE COURSE SUBJECT TO CLIENTS DESIGN & ENGINEER'S DETAIL FOR SUPPORTING / RETAINING STRUCTURE

DRAINAGE TO NEW LIGHTWELL AREA TO BE REVIEWED UPON CONFIRMATION OF STRUCTURAL DESIGN & FLOOR FINISH. DRAINS TO CONNECT TO EXISTING.

WROUGHT IRON GRILLE TO BE FLOOR MOUNTED OVER NEW LIGHTWELLS WITH CONCEALED FIXINGS.

BUFF COLOURED COPING STONES TO MATCH EXISTING TO BE ADDED TO PERIMETER OF NEW LIGHTWELL OPENINGS WITH GRILLE OVER.

REFER ALSO TO PLANNING APPROVED DRAWINGS, STRUCTURAL ENGINEER'S DESIGN & BUILDING INSPECTOR'S COMPLIANCE REPORT.

NOTES

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and SMASHBOX notified of any discrepancies.

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT DRAWINGS, PROJECT DETAILS AND SPECIFICATIONS.

2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.

3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE FABRICATION OF ANY WORK AND/OR ORDERING ANY MATERIAL.

4. ABBREVIATIONS USED:-

MJ MOVEMENT JOINT, HL AT HIGH LEVEL
AAV AIR ADMITTANCE VALVE, SVP SOIL AND VENT PIPE
DP DRAINAGE POINT, RWP RAIN WATER PIPE
W1 WINDOW REFERENCE

5. LEGEND

NEW FACING BRICKWORK TO MATCH WITH THE EXISTING.

7.5 N/SQ. MM LOADBEARING AIRCRETE BLOCK (450 - 800 KG/M³) TO TO EXTERNAL CAVITY WALL TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

7.5 N/SQ. MM LOADBEARING DENSE CONCRETE BLOCK TO CLIENTS SPECIFICATION. BLOCK STRENGTH TO BE CONFIRMED AND DETAILED BY THE STRUCTURAL ENGINEERS DETAILS

NEW NON-LOADBEARING PARTITION,
70MM TIMBER STUDS WITH 12.5MM SOUNDBLOC RAPID BOARD ON EACH SIDE. 12.5MM PLY BOARD TO BE USED TO SUPPORT MAIN WALL IN BEDROOMS AND ALL SIDES OF BATHROOM AND KITCHEN FOR APPLIANCES FIXTURES. PARTITION TO ACHIEVE MINIMUM 40DB SOUND REDUCTION. MR GRADE BOARD TO BE USED IN WET AREAS. (PLEASE CONFIRM FROM CLIENT IF TIMBER STUD TO BE REPLACED WITH GYFFRAME 'C' STUDS)
50MM SOUND QUILT INSULATION TO BE FILLED AS INDICATED ON FLOOR PLANS

DENOTES SPAN OF FLOOR OVER (TYPE STATED)

WALL FOR ATTIC ROOM, EXACT SIZE OF TIMBER TO BE CONFIRMED BY ENGINEER

6. DENOTES STRUCTURAL STEEL BEAM/TIMBER TRIMMER OVER. ALL STEEL BEAMS TO HAVE MINIMUM 1 HOUR FIRE PROTECTION.

SB STEEL BEAM
CSB CRANKED STEEL BEAM
TR TIMBER TRIMMER

7. STRUCTURAL ENGINEER TO CONFIRM AND PROVIDE DETAILS OF ALL STEEL BEAMS, LINTELS, MOVEMENT JOINTS AND ALL STRUCTURAL INFORMATION.

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E INDICATES EXTRACT LOCATION

12. ALL EXTERNAL MATERIALS AND DETAILS TO BE CONFIRMED BY THE END USER AND LOCAL AUTHORITY BEFORE PLACING ANY ORDER FOR MATERIALS OR COMMENCEMENT OF WORK ON SITE.

S SMOKE ALARM

H HEAT ALARM

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MANCHESTER
M21 8TX

Title

PROPOSED GROUND FLOOR PLAN

BASEMENT CONVERSION

Scale	Date
RTD @ A1	JANUARY 2022
Drawn	Checked
SB	-
Drawing Number	Revision
6479_C05	A

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