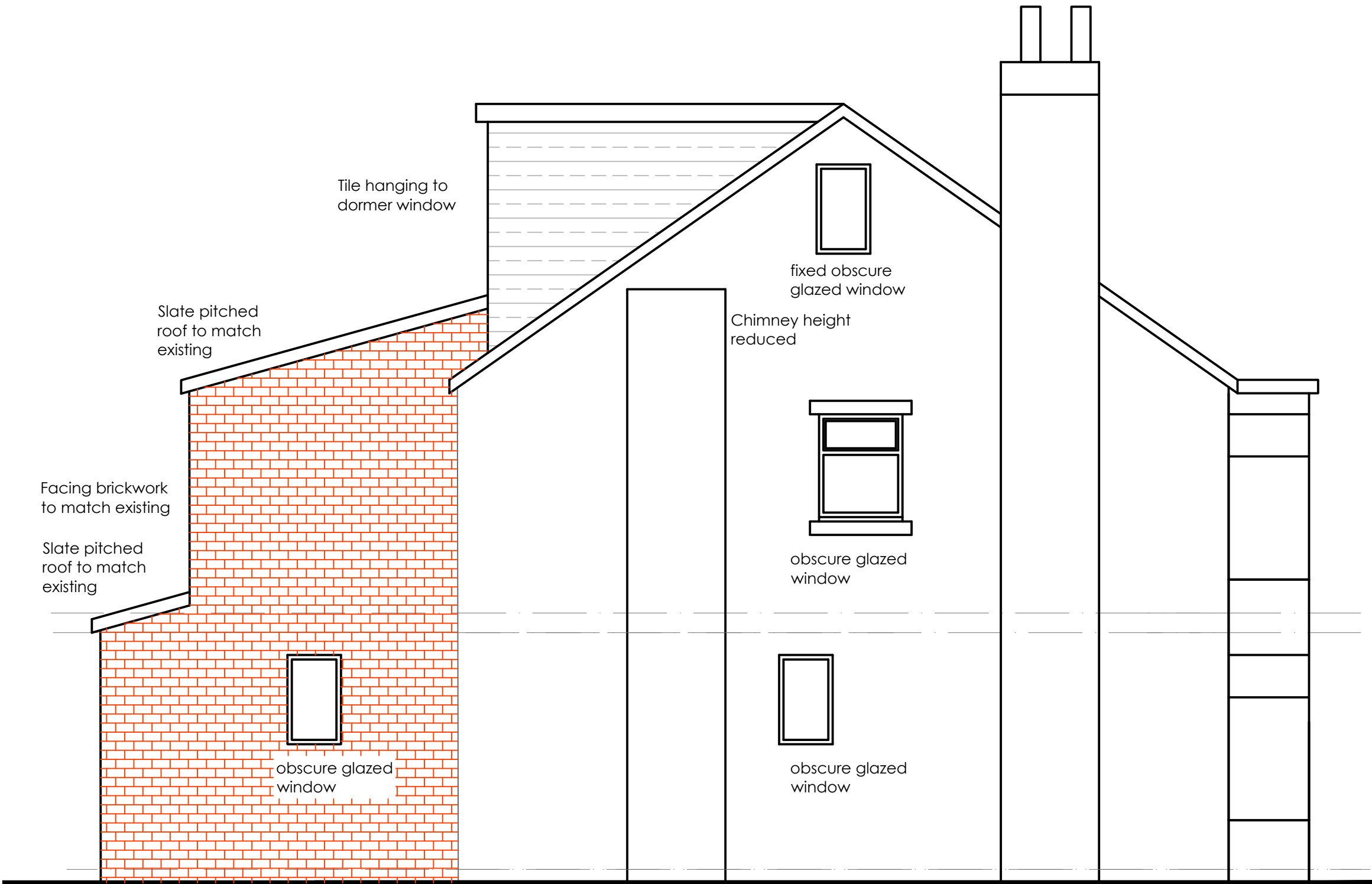




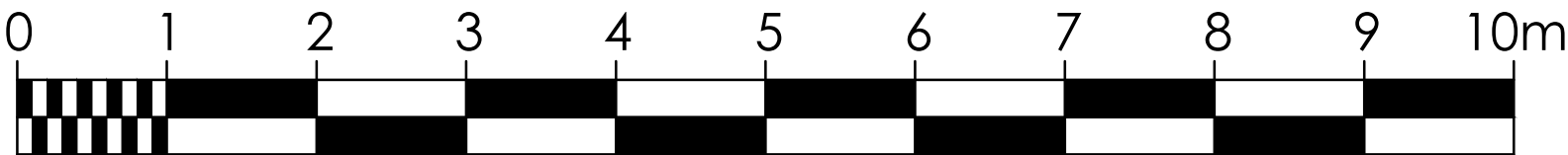
PROPOSED FRONT ELEVATION TO Nr 9



PROPOSED REAR ELEVATION TO Nr 9



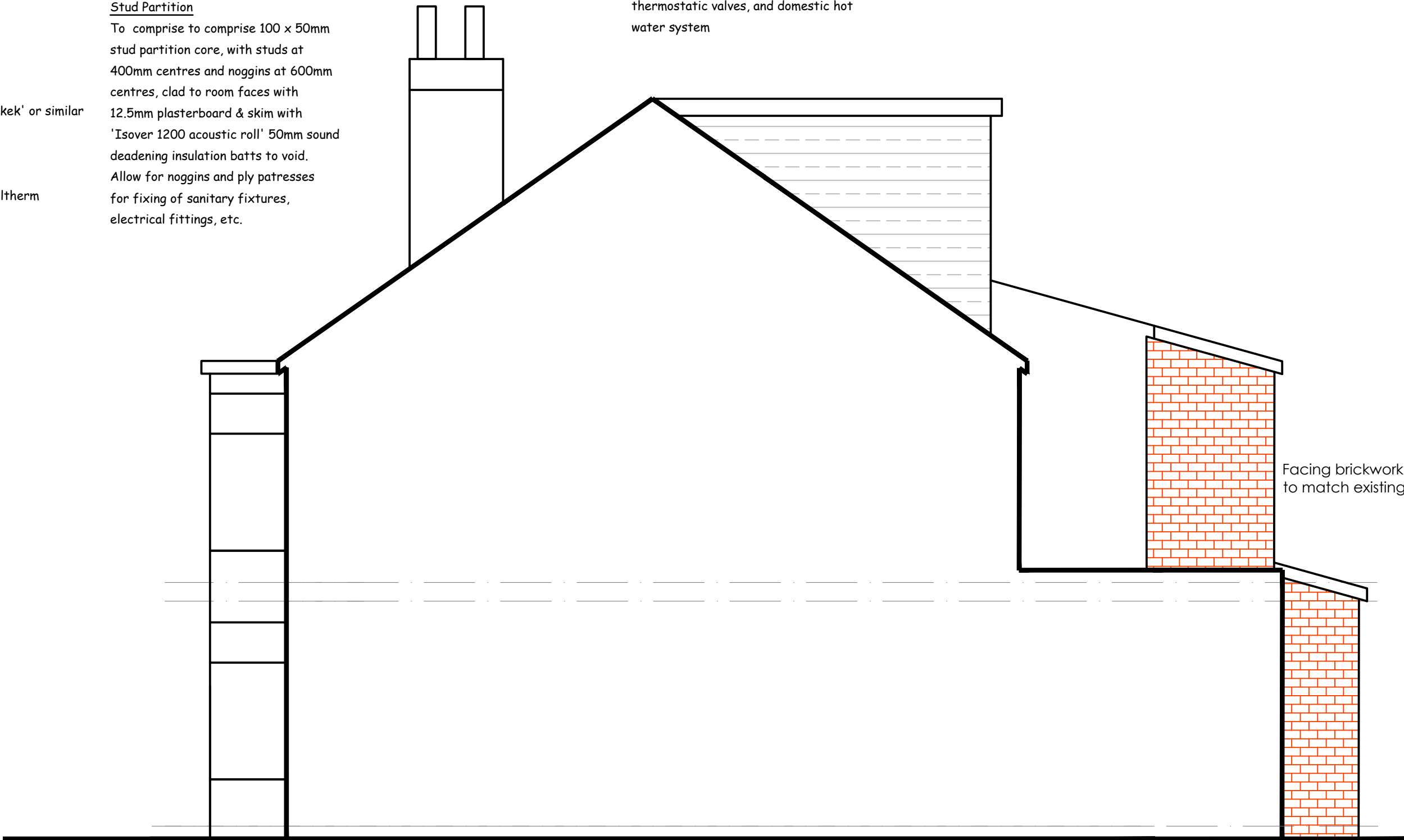
EXISTING GABLE ELEVATION TO Nr 9



Dormer Construction
Dormer cheeks to comprise siberian larch cladding, on 50x25mm sw battens fixed to timber stud frame. Timber stud frame to comprise 12mm WBP grade sheathing with membrane dressed over on 100x50mm stud frame with studs at 400mm crs & noggins at 600mm vertical centres with 100mm thick 'Kingspan Kooltherm K12' rigid urethane insulation slab between members; apply 'Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate to inner face. Allow for code 4 lead flashings and soakers around base of dormer cheeks, in accordance with Lead Development Association guidelines.

Pitched roof to dormers
All timbers to be Protim treated and all cut ends to be brush treated in accordance with BS 5268: Part 5: 1989. Proposed new roof to be of traditional construction comprising concrete interlocking tiles to match existing fixed onto 50x25mm pre-treated s.w. battens on Kingspan Nilvent breather membrane on 150x50mm pre-treated C16 s.w. rafters @ 400mm crs. Rafters bear onto min. 100x75mm s.w. wall plate screwed down to head of dormer cheek, and ridge to be 175x25mm C16 pre-treated s.w at apex. Valley bearers 200x50 C16 treated sw. Code 4 Lead valley at roof intersection formed in accordance with lead development association details. Rafters to receive 1 layer 125mm Kingspan Kooltherm K7 insulation between joists then underdrawn with 1 layer of 12/25mm Kingspan Kooltherm K18 plasterboard / insulation composite with skim finish. Void over insulation of 25mm to allow for drape of breather membrane. Fascias and soffits in painted WBP plywood. Black uPVC gutters to match existing.

Stud Partition
To comprise 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 with 'Isover 1200 acoustic roll' 50mm sound deadening insulation batts to void. Allow for noggins and ply patresses for fixing of sanitary fixtures, electrical fittings, etc.



EXISTING SECTIONAL GABLE ELEVATION TO 11

Steel support beams
Provide new steel support beams in accordance with Structural Engineers calculations and details
Encase steel beams in 2no layers 12.5mm fireline plasterboard & skim finish, all joints staggered, on timber furring pieces.
All steel to be grade 43. All welds to be 6mm F.W full profile. All bolts to be grade 8.8.
All steelwork to be painted 2 coats red oxide primer min DFT 75 microns.

Structural Notches and Holes
Notches and holes in simply supported floor and roof joists should be between the following limits:
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.
Holes should be no greater diameter than 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 span from the support.

Staircase
New softwood staircase up to new loft area, comprising 14no. equal risers at 186mm each & goings 240mm each. Ensure min 2.0m headroom over new stairs. Provide handrails 900mm above pitch line of flight and 1000mm above landing.
Stair treads 32mm thk sw, risers 18mm ply. Timber strings 250x32mm sw. Under-draw in 12.5mm plasterboard and skim.

Ventilation
Natural ventilation to habitable rooms to be via 1/20th floor area opening lights and 8000mm² trickle vent within windows.
Bathrooms: Allow for ceiling mounted extract fan capable of 15l/sec extract rate with 15 minutes overrun, wired to light switch. Fan vents to outside air. Undercut bathroom door by 15mm to facilitate air transfer.

Heating:
Heating system to be extended to feed panel radiators with thermostatic valves, and domestic hot water system

Electrics:
Allow for all builders work in connection with Electrical installation. Electrical works to be carried out in accordance with I.E.E. regulations.
Allow for all earth bonding to plumbing and heating systems.
Provide hard wired interlinked smoke detectors to each floor in positions indicated on drawings.
Internal lighting to extension to be by compact fluorescent fittings with a luminous efficacy greater than 40 lumens per circuit watt.

Electrical work by a non-competent person scheme member
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the IEE sixth edition wiring guidance and Building Regulation Part P (Electrical safety).
On completion of works a copy of installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.
AND
Prior to the covering of all wiring / cables, the installation is to be inspected by an independent 'Competent Person', and on completion of the work, in addition to the above certificate, an additional 'Competent Persons Electrical Installation Test Certificate compliant with BS7671 is to be provided to the client and Local Authority.
(Competent Person means a member of ODPM Electrical Competent Persons Scheme).

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

NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

THIS SCHEME IS NOT BASED ON A SURVEY

DO NOT SCALE FROM THIS DRAWING

Drawing Status	DRAFT		
Construction Status			
A.	Rear first floor reduced to 3.0 metres.	SN	09.07.22
Rev.		By	Date

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Site
9 Sylvan Avenue
Manchester
M16 8AN

Title
Proposed Rear Extensions
and Dormer
Proposed Elevations

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	May 22
Drawing Number			Rev.
08.22 SA-103			A