

Roof windows
Velux G6L integra roof windows installed in accordance with manufacturers instructions including all flashings and linings, etc.

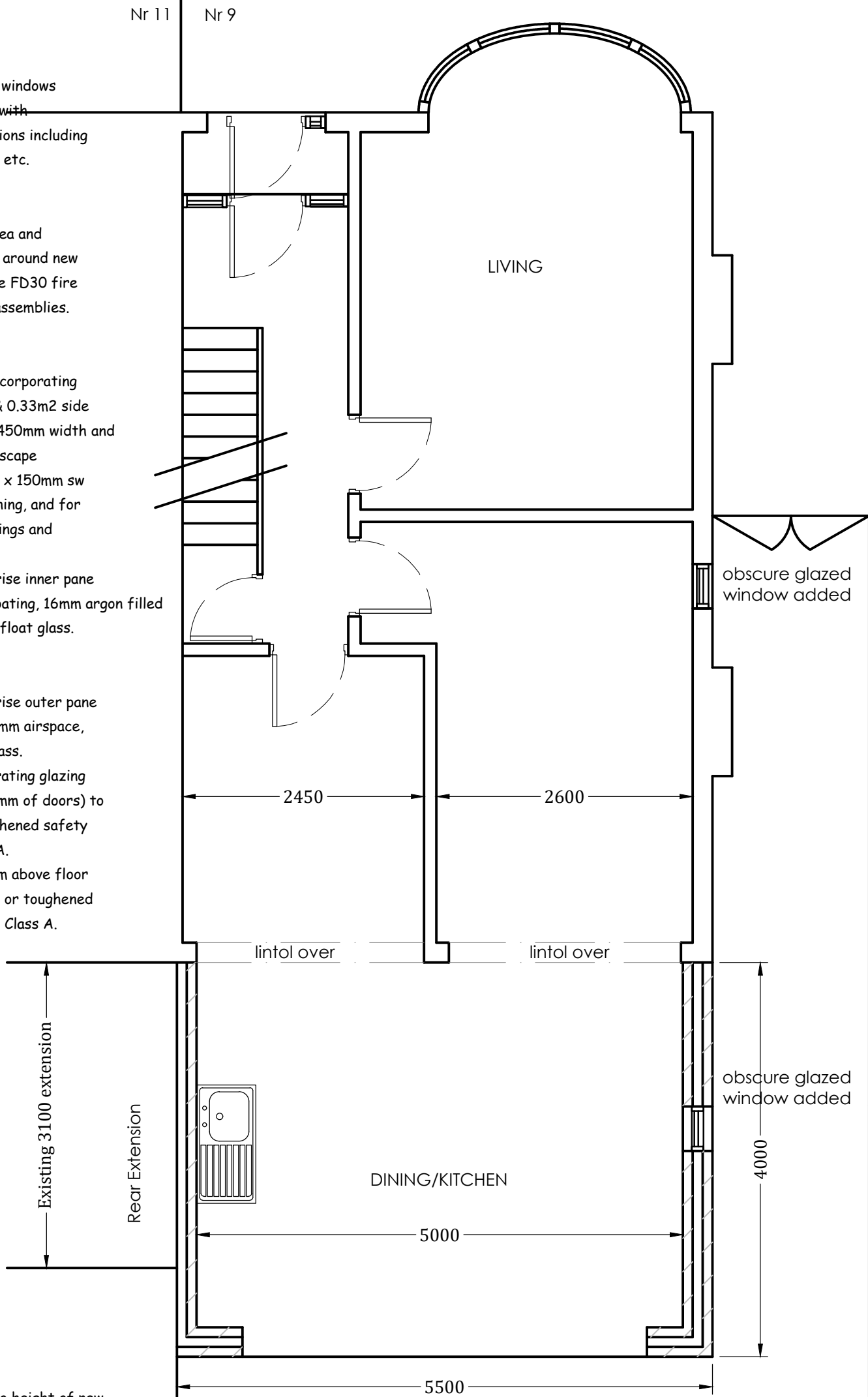
Doors:
All new doors to loft area and forming stair enclosure around new and existing stairs to be FD30 fire doors in tested frame assemblies.

New windows
New windows in upvc, incorporating 8000mm trickle vents & 0.33m² side opening light, minimum 450mm width and height for emergency escape purposes. Allow for 100 x 150mm sw lintels over window opening, and for all necessary lead flashings and soakers.
Double glazing to comprise inner pane with low 'E' coating, 16mm argon filled cavity, outer leaf clear float glass.

Glazing:
Double glazing to comprise outer pane with low 'E' coating, 16mm airspace, inner leaf clear float glass.
External doors incorporating glazing (and glazing within 300mm of doors) to be of laminated or toughened safety glass to BS6206 Class A.
Glazing less than 800mm above floor level to be of laminated or toughened safety glass to BS6206 Class A.

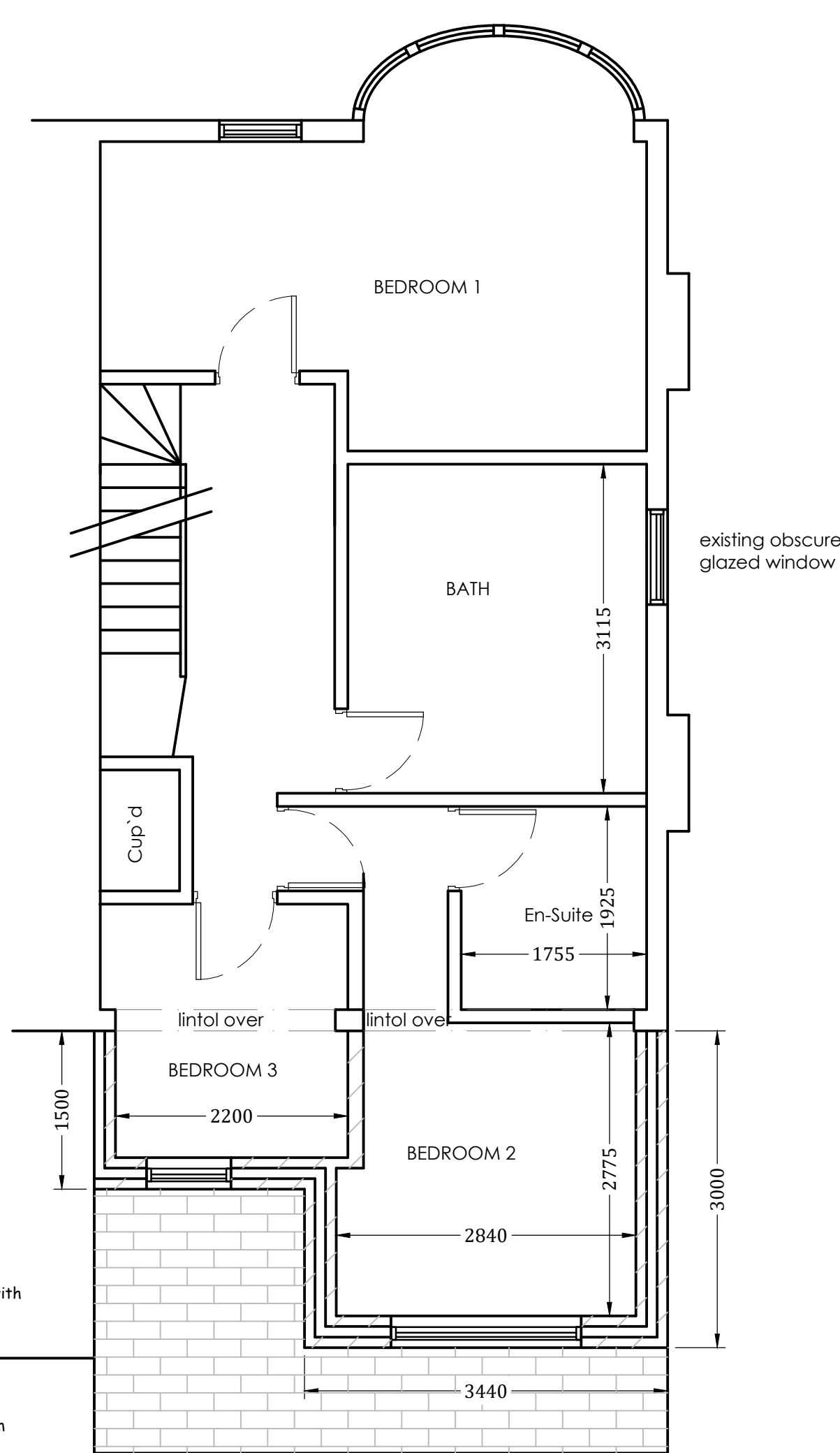
External Walls:
Gable walls built up to height of new roof with new cavity wall comprising outer leaf of 102mm thick brickwork to match existing, laid stretcher bond in 1:1:6 cement/lime/sand mortar with bucket handle jointed pointing; cavity width to match existing with 'Crown Dritherm' full fill insulation installed in accordance with manufacturers instructions; inner leaf of 100mm concrete blockwork Celcon or equivalent with nom. 15mm plaster finish.

Wall ties to be stainless steel to BS EN 845-1 spaced at 750mm horizontal & 450mm vertically centres; provide wall ties at max 300mm vertical centres within 225mm of wall openings. Cavities to be fire stopped at roof level with 6mm masterboard or equivalent cement based particle board.

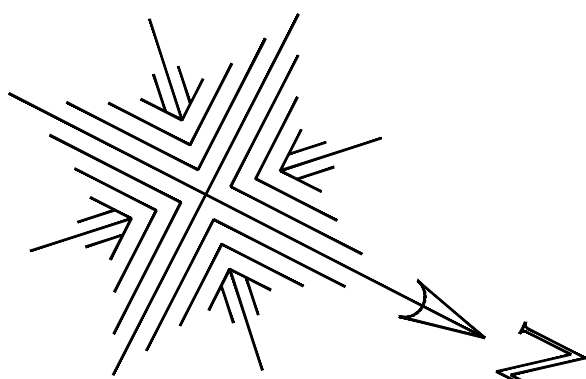


PROPOSED GROUND FLOOR PLAN
Internal area 65.00m²

Drainage :
Sanitary pipework is to comply with provisions of BS5972:1978. Foul drainage is to comply with the provisions of BS8301:1985.
Kitchen sink wastes to be 40mm diameter and fitted with a 75mm diameter deep seal anti-vac trap. 40mm dia running trap to washing machine.
Combined wastes to be 50mm.
Washbasin wastes to be 32mm diameter and fitted with a 75mm diameter deep seal trap.
Shower wastes to be 40mm diameter and fitted with a 75mm diameter deep seal trap. Combined wastes to be 50mm.
WC wastes 100mm diameter.
Wastes collect together into 100mm dia soil, fall min 5mm per metre run, connected into existing soil stack. stack extended to 1m above top of nearest opening window.
New Black UPVC rainwater goods to match existing.
All new underground drainage to be in 100mm VC pipework 'Hepworth Supersleeve' laid in accordance with manufacturers instructions. All drains passing beneath extension to be encased in 150mm thick concrete with flexcell board movement joints at max 2.0m centres to coincide with pipe joints. Drains passing through foundation walls to be bridged with p.c. concrete lintel in each leaf; mask wall opening with rigid sheet material to prevent vermin entry. New inspection chambers to be Hepworth PPIC type on 200mm thick concrete base with 150mm concrete surround. Exact layout of drains to be determined on site and agreed with the Building Inspector prior to commencement.



PROPOSED FIRST FLOOR PLAN
Internal area 54.00m²

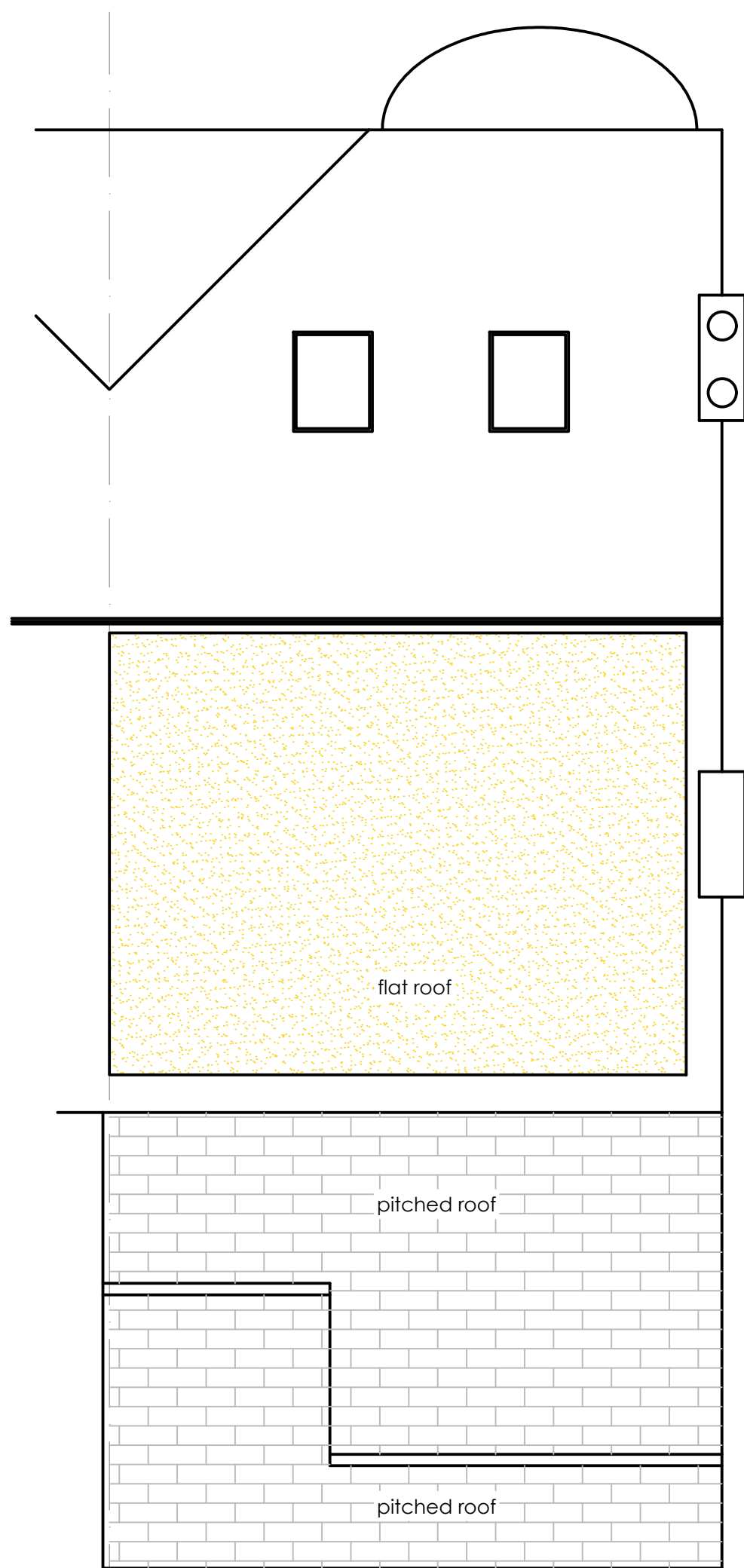


CONSTRUCTION NOTES:

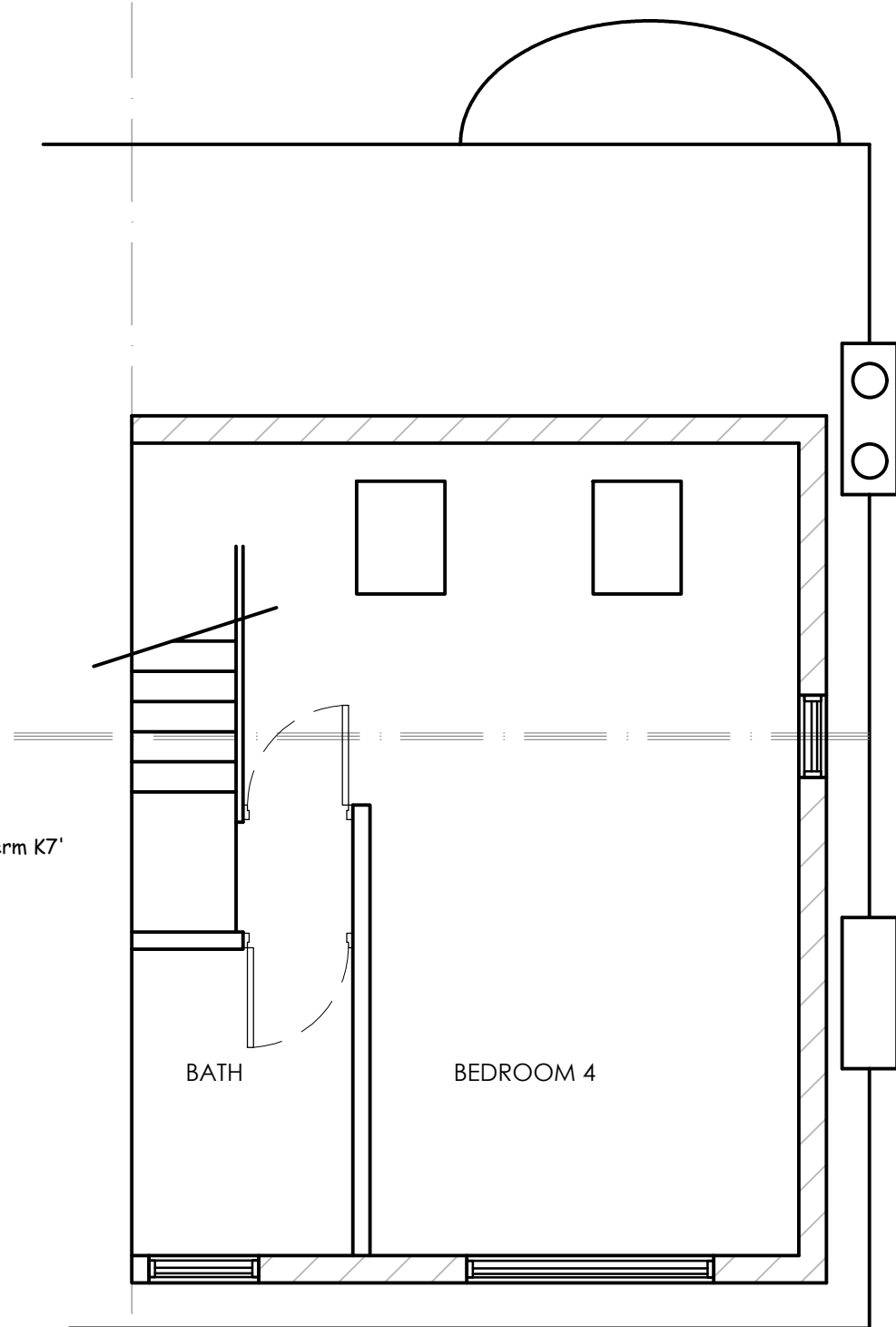
Generally:
All work to be carried out to the satisfaction of the LA and should comply with the latest Building Regulations, Relevant British Standards codes of practice, Manufacturers Instructions/Recommendations NHBC Recommendations and normal good building practices.
All dimensions are to be checked on site prior to work starting and any discrepancies notified to the Designer.
All items shown on the drawing, either described or implied including everything for their execution shall be included in the tender sum.
The contractor is to visit the site at tender stage. No allowances will be made for lack of site knowledge. All LA approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk.
The drawings are to be used for pricing and LA approval purposes only and as a guide to the contractor.
Any suspected discrepancies on the drawings should be notified to the client prior to work starting on site. Any amendments to this specification must be agreed with the client in writing before work commences.
Check adequacy of existing load bearing walls to carry new loading.
Check adequacy of existing lintels to carry new loadings particularly where trimmer beams bear on to walls.

New Floor:
Form new loft area floor, comprising 18mm plywood on bottom chord of new attic truss rafters. Trussed rafters positioned on new 25mm packing rail screwed to top of existing wallplate, and positioned alongside existing ceiling joists. refer to chamber layout for infill sections of floor between multiple joists. New floor trimmer beams as indicated on drawing to structural engineers design. Insert 100mm rockwool quilt between ceiling joists.

Insulated stud partitions (perimeter)
To comprise upright chord of attic trussed rafter or (in infill sections of roof) 100 x 50mm stud partition core, with studs at 400mm centres and nogginns at 600mm centres with 100mm thick 'Kingspan Kooltherm K7' rigid urethane insulation slab between timber framing. Overboard in 'Kingspan Kooltherm K18 25mm thick insulation / 12.5mm plasterboard laminate.



PROPOSED ROOF PLAN



PROPOSED UPPER FLOOR PLAN
Internal area 28.00m²

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			
Rev.			
A.	Rear first floor reduced to 3.0 metres.	SN	09.07.22
Rev.		By	Date

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Site
9 Sylvan Avenue
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M16 8AN

Title
Proposed Rear Extensions
and Dormer
Proposed Floor Plans

Checked	Drawn By	Scale	Date
	SRN	1:50 @A1	May 22
Drawing Number			Rev.
08.22 SA-102			A