

NOTES

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Client / contractor to ensure all agreements relating to 'the party wall etc...' act 1996' are in place prior to commencement of works.

All dimensions are to be checked on site. Do not scale from printed copies. For any errors or queries please contact Bryson Architecture Ltd.

General Health and Safety items :

Falls from height:
Make sure ladders are in good condition, at a 1:4 angle and tied or footed. Prevent people and materials falling from roofs, gable ends, working platforms and open edges using guardrails, mid rails and toe boards. Make sure fragile roof surfaces are covered, or secure working platforms with guard rails are used on or below the roof.

Collapse of excavations:
Shore excavations, cover or barrier excavations to prevent people or vehicles from falling in.

Collapse of structures:
Support structures (such as walls, beams, chimney breasts and roofs) with props; ensure props are installed by a competent person.

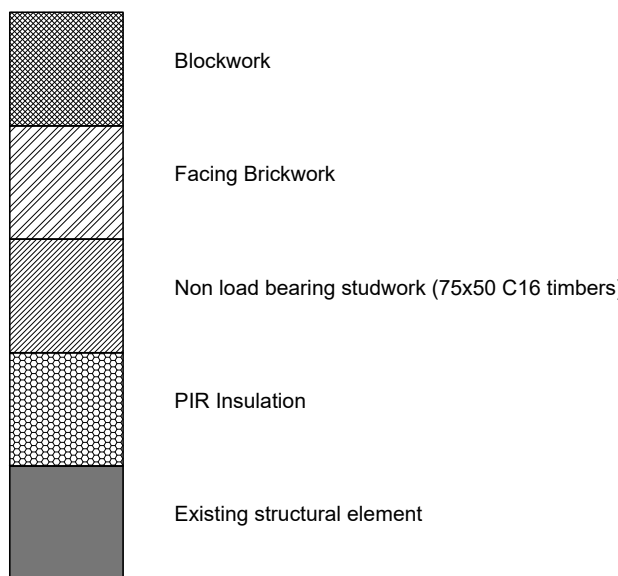
Exposure to building dusts:
Prevent dust by using wet cutting and vacuum extraction on tools; use a vacuum cleaner rather than sweeping; use a suitable, well-fitting mask.

Exposure to asbestos:
Do not start work if it is suspected that asbestos may be present until a demolition/refurbishment survey has been carried out.

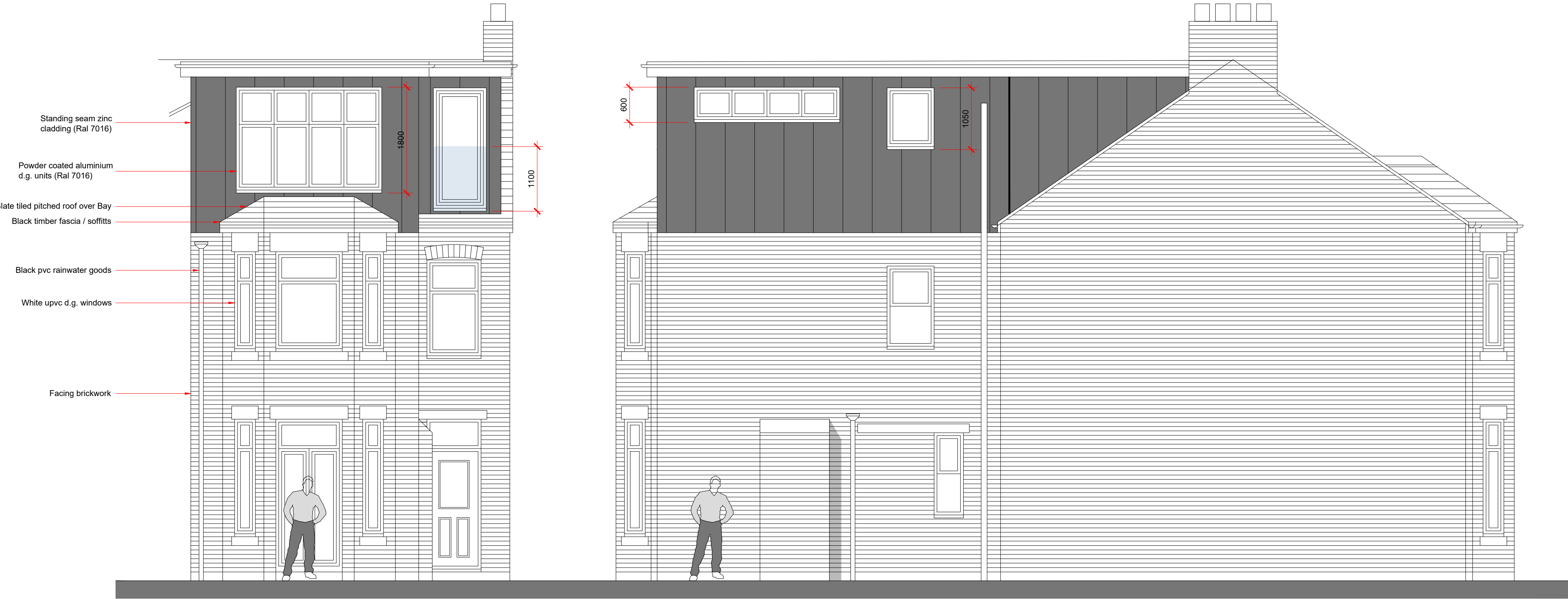
Electricity:
Turn the electricity supply and other services off before drilling into walls. Do not use excavators or power tools near suspected buried services.

Protect members of the public, the client, and others:
Secure the site, net scaffolds and use rubbish chutes.

Materials Symbols :

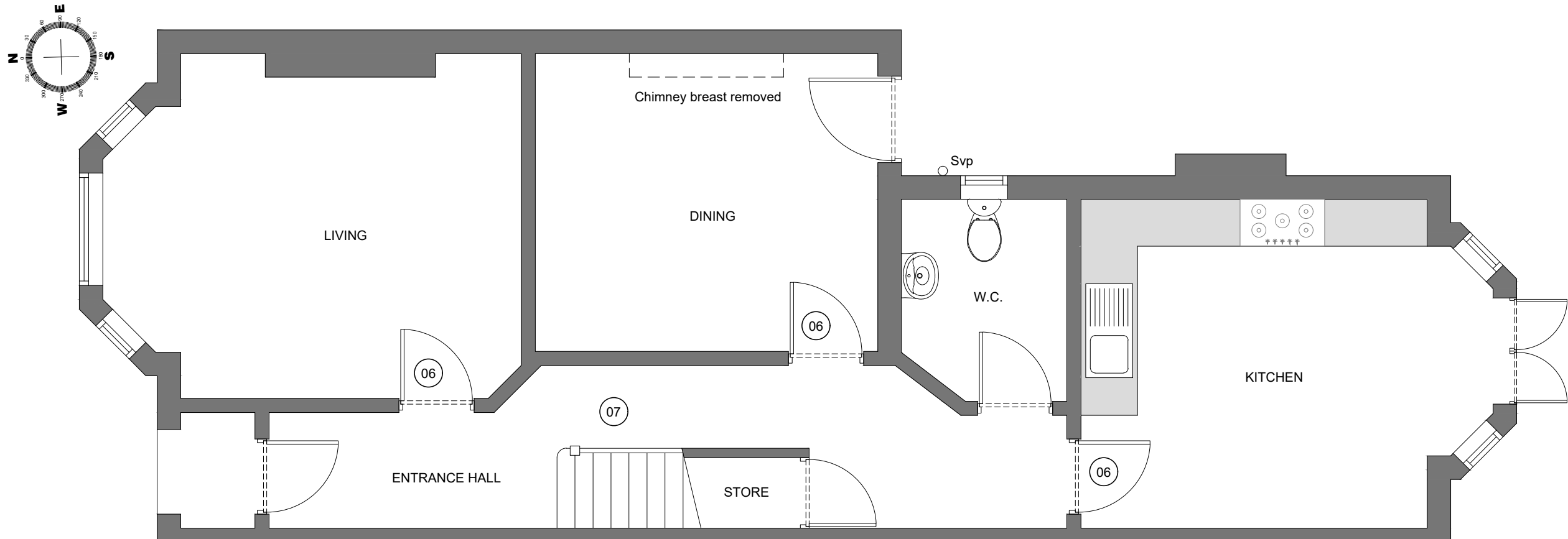


- 01 Install Velux flat roof window with double trimmed rafters and noggins forming opening.
- 02 Install Velux MK04 centre pivot roof windows with double trimmed rafters and noggins forming opening.
- 03 New 30mm fire resistant door and frame.
- 04 Studwork wall constructed from 75x50 timber studs @ 400 crs with 100mm mineral wool insulation fill.
- 05 External studwork wall from 100x50 studs @ 400 crs with 100mm PIR insulation fill, 500q visqueen laid behind 12.5mm plasterboard and skim.
- 06 Door upgraded to 30 min. fire resisting door and frame
- 07 Mains connected linked smoke detection with battery back up system.
- 08 New stairflight installed with 230mm treads, max. 220mm risers, 900mm handrail with spindles @ max. 100mm crs. Minimum clear head height to be 2000mm from underside to existing stairflight and to new ceilings above.
- 09 Dormer roof structure from 200x50 C24 timber joists @ 400 crs with mid span noggins. 18mm OSB roof deck counter battens, firings to fall with EPDM fully adhered waterproof membrane installed in accordance with manufacturers instructions. 100mm PIR insulation between joists (vented as per spec) with 53mm Gyproc Thermaline PIR pboard and skim finish.
- 10 203x133x30 steel beam
- 11 100x100 timber post secured to ridge and fully restrained to load bearing floor structure / wall.
- 12 Dormer construction from 100x50 C24 timbers @ 400 crs. Standing seam zinc cladding secured in accordance with manufacturers instructions to 9mm OSB boarding with breather membrane between OSB and battens. 100mm PIR insulation between timbers, 500 gauge Visqueen membrane, 53mm Gyproc Thermaline PIR pboard and skim finish to interior walls. Two 200x50 C24 timbers bolted together to form lintels. Galvanised mild steel straps to secure roof joists to dormer @ 1200mm crs.
- 13 New floor construction from 200x50 C24 joists @ 400 crs with mid span noggins. Joists hung from galvanised joist hangers. Timbers fixed to masonry to be secured with expanding metal anchor bolts @ 600 crs. Joists shimmed and supported from load bearing walls where passing over. 22mm Caber floor panel decking installed in accordance with manufacturers ins. Mineral wool insulation installed on a complete bed of 50mm chicken wire mesh throughout the whole existing ceiling area.
- 14 Pitched roof battened to provide 50mm clear cavity to roof tiles / underlay, 100mm PIR insulation fill, 500q visqueen fixed to rafters with 53mm Gyproc Thermaline PIR pboard and skim finish.

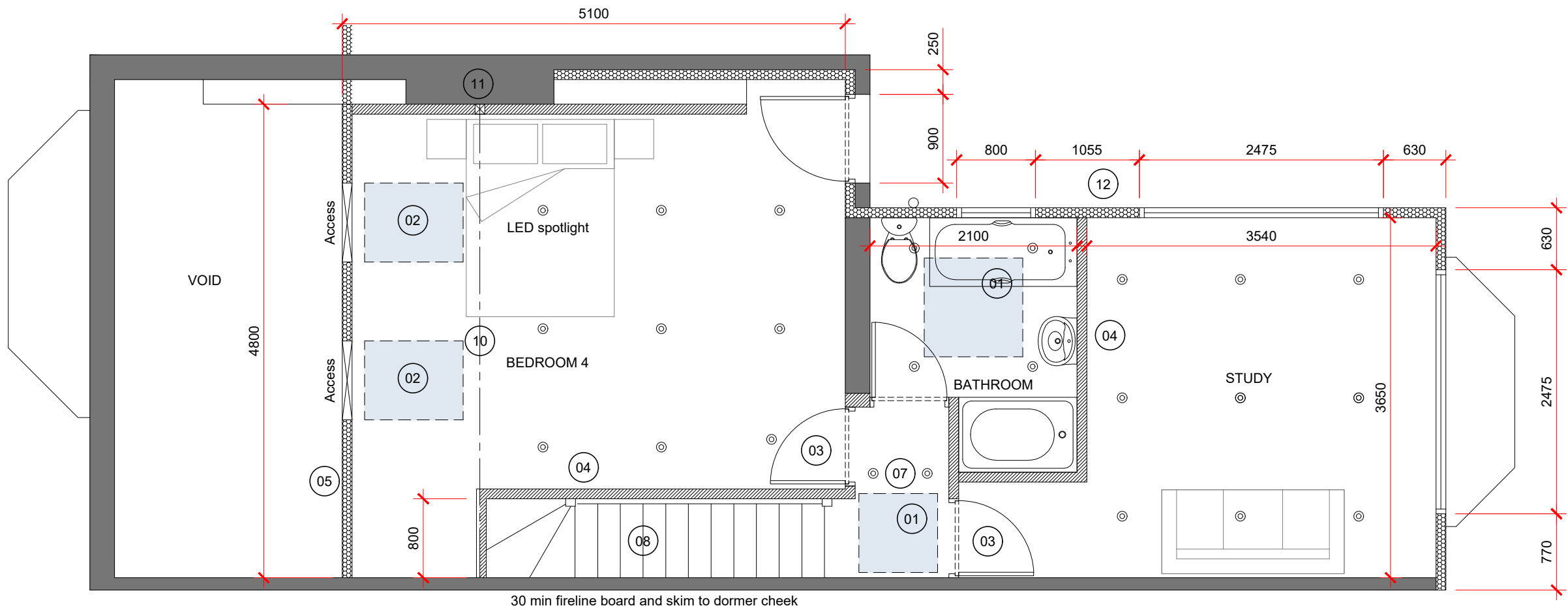


SOUTH ELEVATION

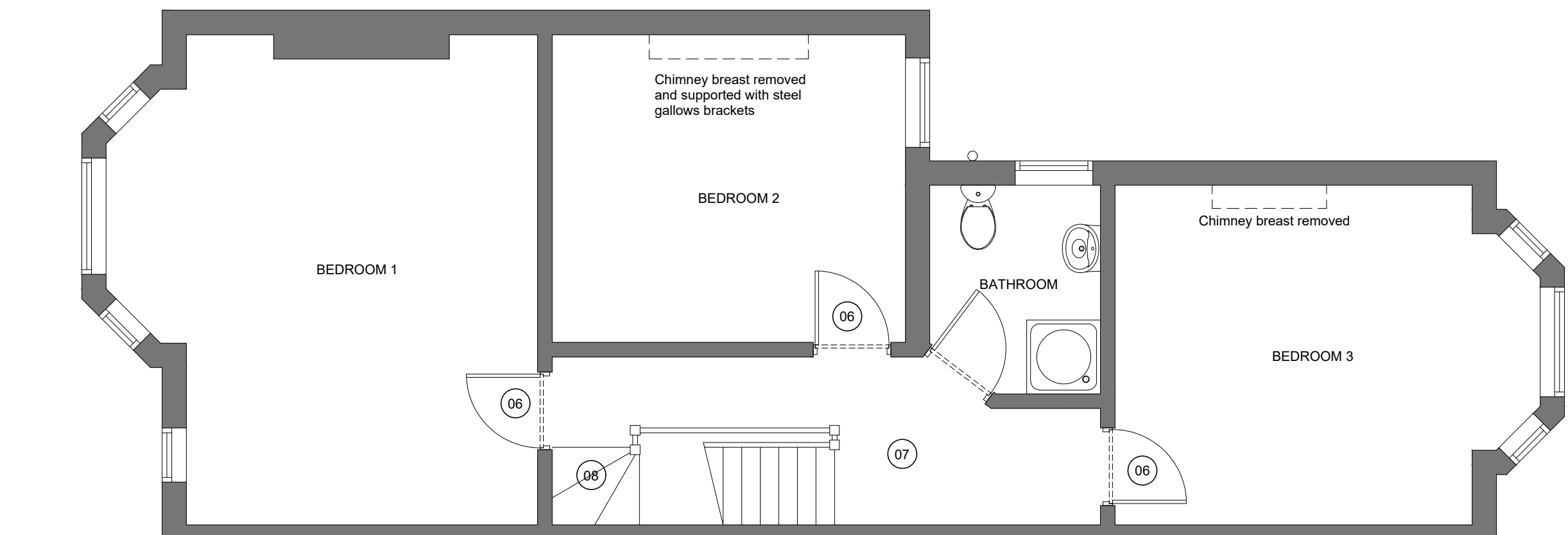
EAST ELEVATION



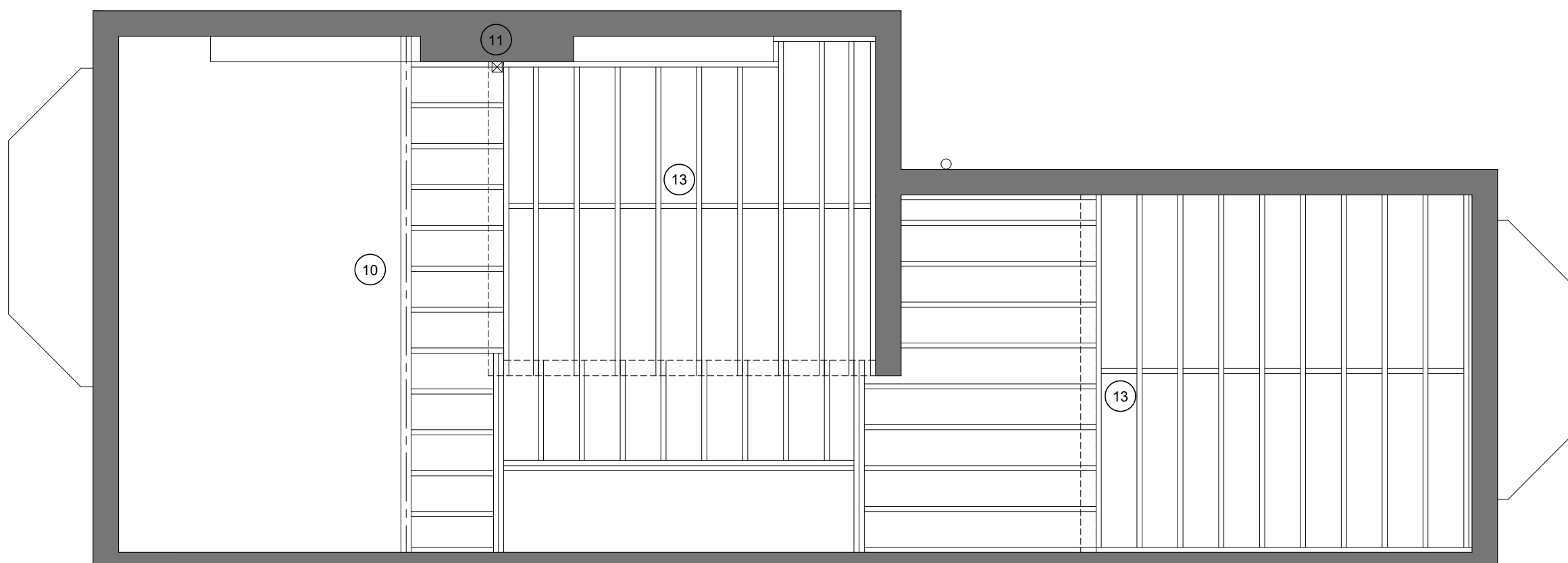
GROUND FLOOR PLAN



LOFT FLOOR PLAN



FIRST FLOOR PLAN



LOFT FLOOR JOIST PLAN

03 Issued for approval	06-06-2022
02 Issued for approval	24-05-2022
01 Issued for approval	08-02-2022

REVISION DETAILS	Date
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- Draft
- Preliminary
- For Approval
- Planning
- Building Regulations
- Tender
- Contract
- Construction
- As Built

PROJECT

Loft conversion to :
16 Clarendon Road West
Chorlton
Manchester
M21 0AW

DRAWING TITLE

Proposed plans and elevations

Scale @ A1:

1:50

DRAWING NO:

2021 189 002

Revision:

03