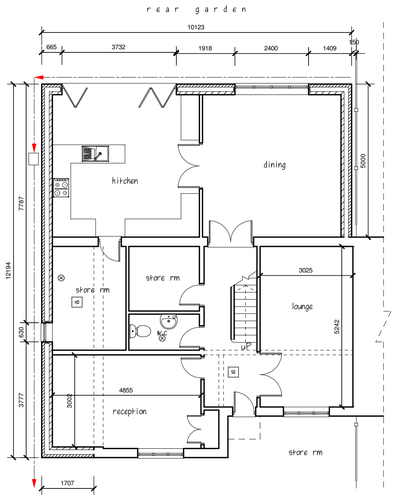
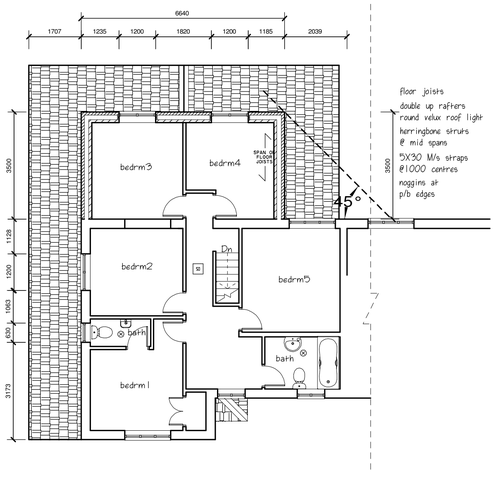
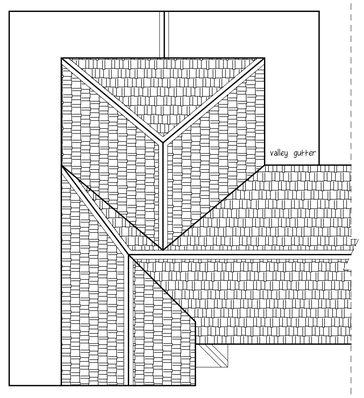
DRAWING SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS DO NOT SCALE DRAWINGS



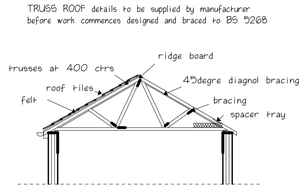
Proposed ground floor plan



Proposed first floor plan



Proposed roof plan



SECTION THRO TRUSSED ROOFING AREA

Ventilation:
Provide min 4no vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

First floor construction:
75mm x 150mm timber joists minimum 100mm into outside walls either side of window @ 400mm centres or 75mm x 150mm timber wall plates with proprietary bolts on shoe joist. 22mm T&G chipboards fixed down on top of Timber joists 75mm x 150mm @ 400 centres. Min 100m into wall or 100mm thick rockwool quilt insulation laid between timber floor joists supported by chicken wire draped around floor joists min 10kg /m3 density. 12.5mm Fire-line board min 2nO layers and skim to achieve 1/2 hour F.R.

handrails @ 900mm above pitch of stairs and 1100mm railings

Ventilation:
Provide min 4no vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

Staircase:
Max rise 210 min going 233 max angle 42 degrees with min head room 2000mm.
Hand-rails @ 900mm above pitch line.
It is imperative new floor to floor height is confirmed prior to manufacture of new timber stairs.
Under draw and fire-line board to give min 1/2 hour fr.

where the brick line meets the existing property tie in using saberfix stainless steel adjustable brick wall ties and use GEOCEL 201 Polymer mastic Sealant (Polysulphide) to create a 6 to 10mm movement joint. This will allow any slight displacement as the new structure settles relative to the existing property.

Fire Stops
any waste pipes etc passing through floors/walls to be firestopped. Qualfire sleeves or other approved method.

emergency escape windows min 750mmx 450mm openings

Height of electrical sockets and switches from finnished floor level(with 450mm-1200mm)

Walls:
All internal timber partition to be constructed of 50mm x 75mm s/w cod battens @ max 600mm centres vertical and horizontal. Void between framework to be filled in with 100mm fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr fr.
Double up floor joists below partition walls arround stairs and baths

Ventilation:
Provide min 4no vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

Smoke detectors:
Install automatic smoke detectors to mains power and battery backup and inhtrlinked where shown on plan.

Heat detector: HD
Fit one main's wired heat detector to kitchen to BS 5839 Part 1

Doors: FD6
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings. Installed and tested by a person competent to do so IE NIC EIC prother approved institute, to BS standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

Plumbing:
Soil pipes and accessories to BS4514. 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance.
All pipe works in roof space to be insulated in accordance to BS. 5422:1977

Drains:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 1:40 fall.

Disclaimer:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigared by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

GENERAL NOTES:
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes:
1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is madefor the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun. any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriatestandard and/code of practice/ agrement certificate.
4. windows to be not less than 1/10th of the floor areato habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on sight before any works are put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14.90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" insitu concrete padstone.
17. catnic or other approved lintels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (170l/s).
19. permission required in writing from affected neighboursbefore plans are submitted or any work is put in-hand orundertaken which ever comes first.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding. there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

Notes:

Foundations:
600mm x 150mm concrete strip footings to project at either side, FDN6 taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

FLOOR:
87mm screed on 1000 grade poly vapour barrier on 80mm Kingspan K103 (U value of 0.18/m2k) with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joints to be taped and taken up inside face and linked into DPC, above 150mm above ground level over 150mm concrete slab with 1no A142 (BS 503) mesh 40 cover, 50mm sand blinding on 150 graded builders hardcore.

Wall construction: kitchen
75mm brick outer leaf with a 150mm minimum cavity with 100mm kingspan insulation block (U value of 0.18W/m2K. 100mm thick high strength 7k thermolite hurbo block or 100mm celcon block inner leaf and finish internally with 13mm plaster and skim.

Cavity wall ties:
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to eaves and verges reveal and cut block openings.

Lintels:
Suitable IG lintels over new window and door openings min 150mm end bearing with cavity tray over

Rain water:
110mm diameter half round gutter 68mm diameter rainwater pipe.

ROOF CONSTRUCTION:
Concrete interlocking tiles or Marley grey roof tiles on 37x25 s/w battons on un rearable sarking felt to BS 747 type on timber roof trusses by specialist manufacturer @ 15 degree pitch (check existing slope before manufacture to match existing) at 400mm centres. Trusses sat on 100x75mm wall plates at each end strapped to gabble with 30x5mm galvanised m/s straps @ 900mm centres to BS 5208 part-3.
150mm fibre glass insulation between joists and a further 150mm laid across & right angles to each other and 9.5mm fire line plaster board, skim and finish ceiling. 225mm x 75mm Upvc Fascia board under gutter, leaving 50mm gap at eaves for ventilation to achieve 0.15W/m2k. code 4 lead flashing and cavity tray at abutment.

BEAMS:
Blast clean, prime & paint all steelwork before fixing.
Builder to provide adequate support peirs below beams
Where parallel beams used use 100x5300
M.s restraint bars fixed to both flanges at each and mid-span by welding or bolting with M20 8.8 bolts.

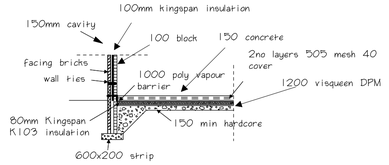
Frame & Glazing:
All (critical zones) side window and door glass to be toughened safety glazing to BS. 6202 1982. Exterior Upvc frame with one part opening and Trichle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. None glazing to be "K" Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.4w/m2k. filled with argon gas.

Ventilation:
Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 30 litres if operated via cooker extraction hood.
Kitchen to have an opening window to have background ventilation of 4000mm2.
All occupiable roomss to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm2 to have no extract ventilation.

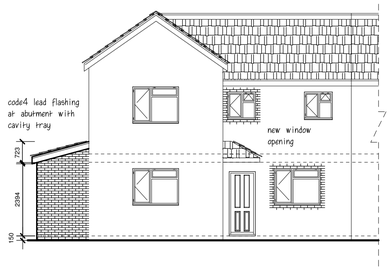
Bathrooms:
Minimum15litres of extraction per second connected via light switch with a 15minute over run facility.

Boiler:
Old boiler to be upgraded to suit. Details to be submitted by client before installation. to comply with SEDBUK 86% efficiency rating. installed by a corgi registered contractor.

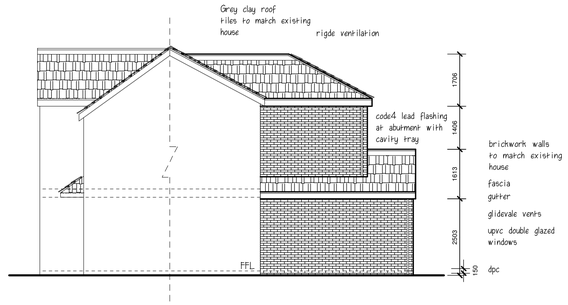
Lighting:
Minimum 1 in 4 lights to be energy efficient.



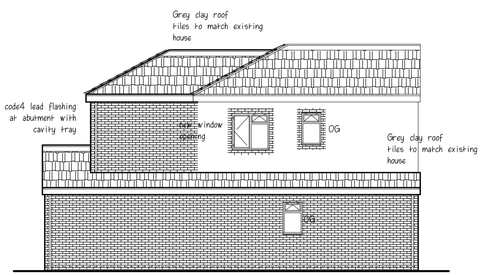
FOUNDATION DETAIL



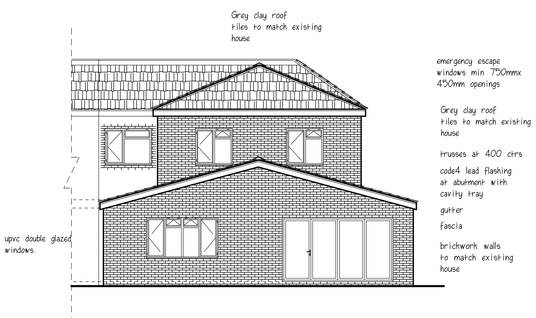
Proposed front elevation



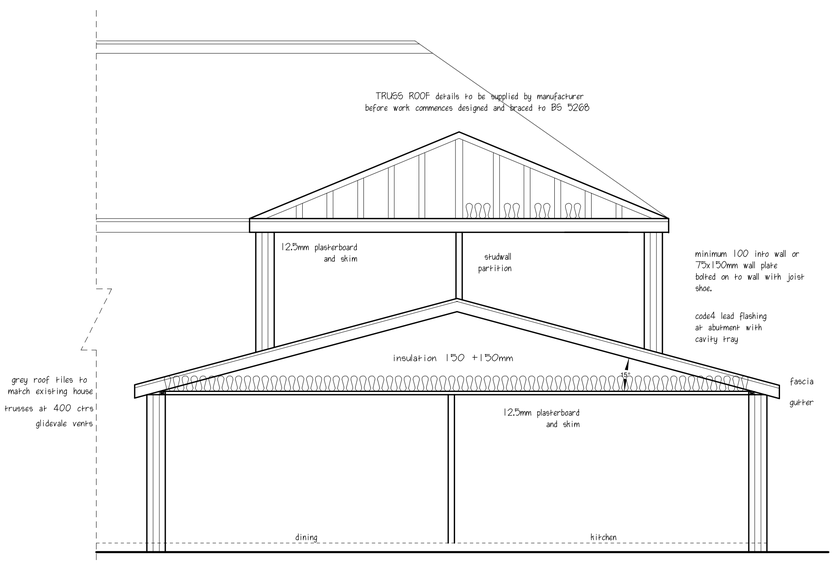
Proposed side elevation (East)



Proposed side elevation (West)



Proposed rear elevation



Proposed rear elevation cross section scale:1:50

0 1 2 3 4 5 6 7 8 9 10 1:100
0 1 2 3 4 5 1:50

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SCALE: 1:100 PAGE 2/2 (A1)

DRAWING NO: 2209

PROPOSED LAYOUT

LOCATION: 12 CRASTON ROAD, MANCHESTER, M13 0US

PROP: TWO/SINGLE STOREY EXTENSION

CLIENT: MR. SABUR RAHMAN

DATE: APRIL 2026

PLEASE DO NOT SCALE DRAWING