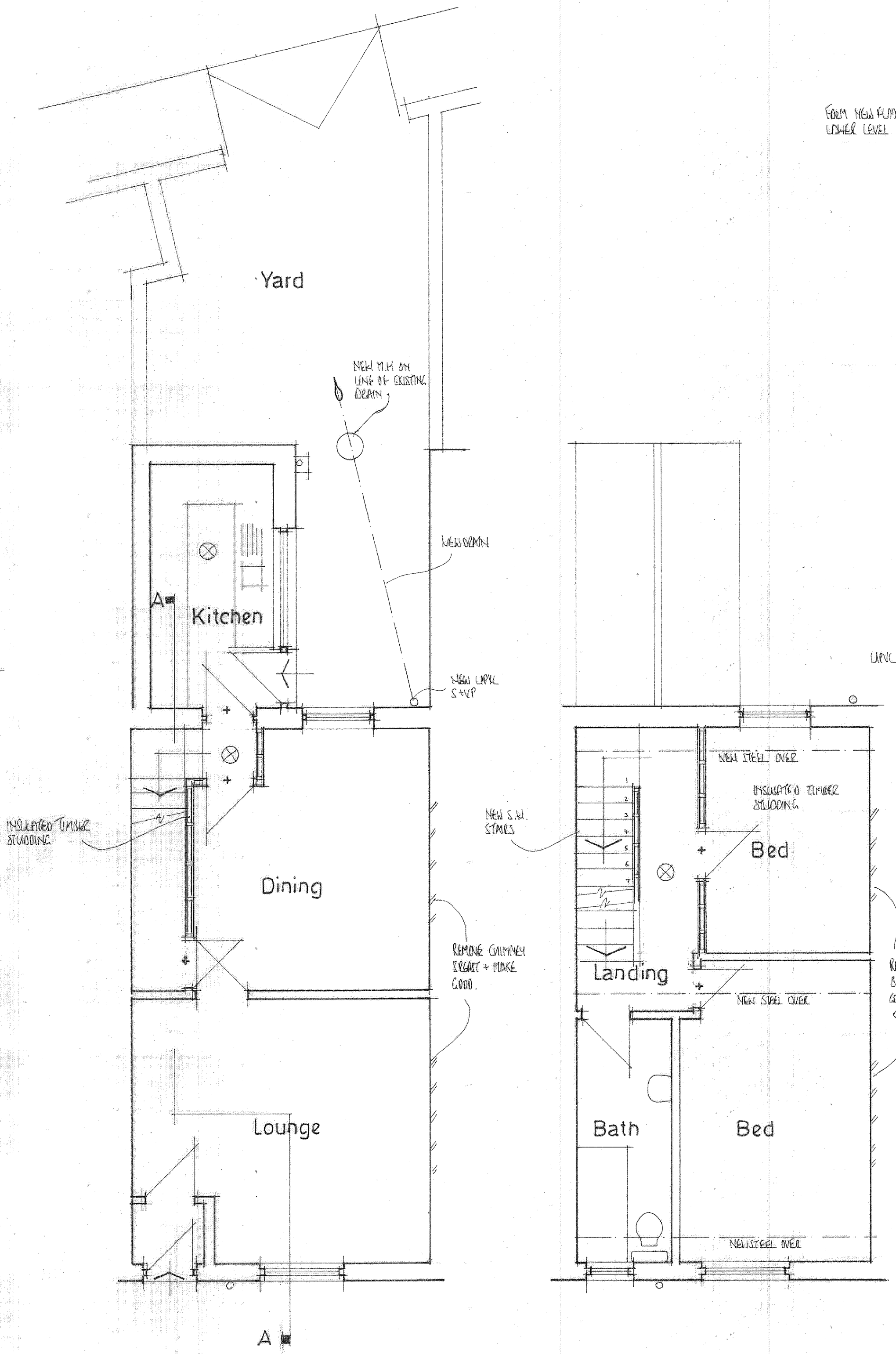
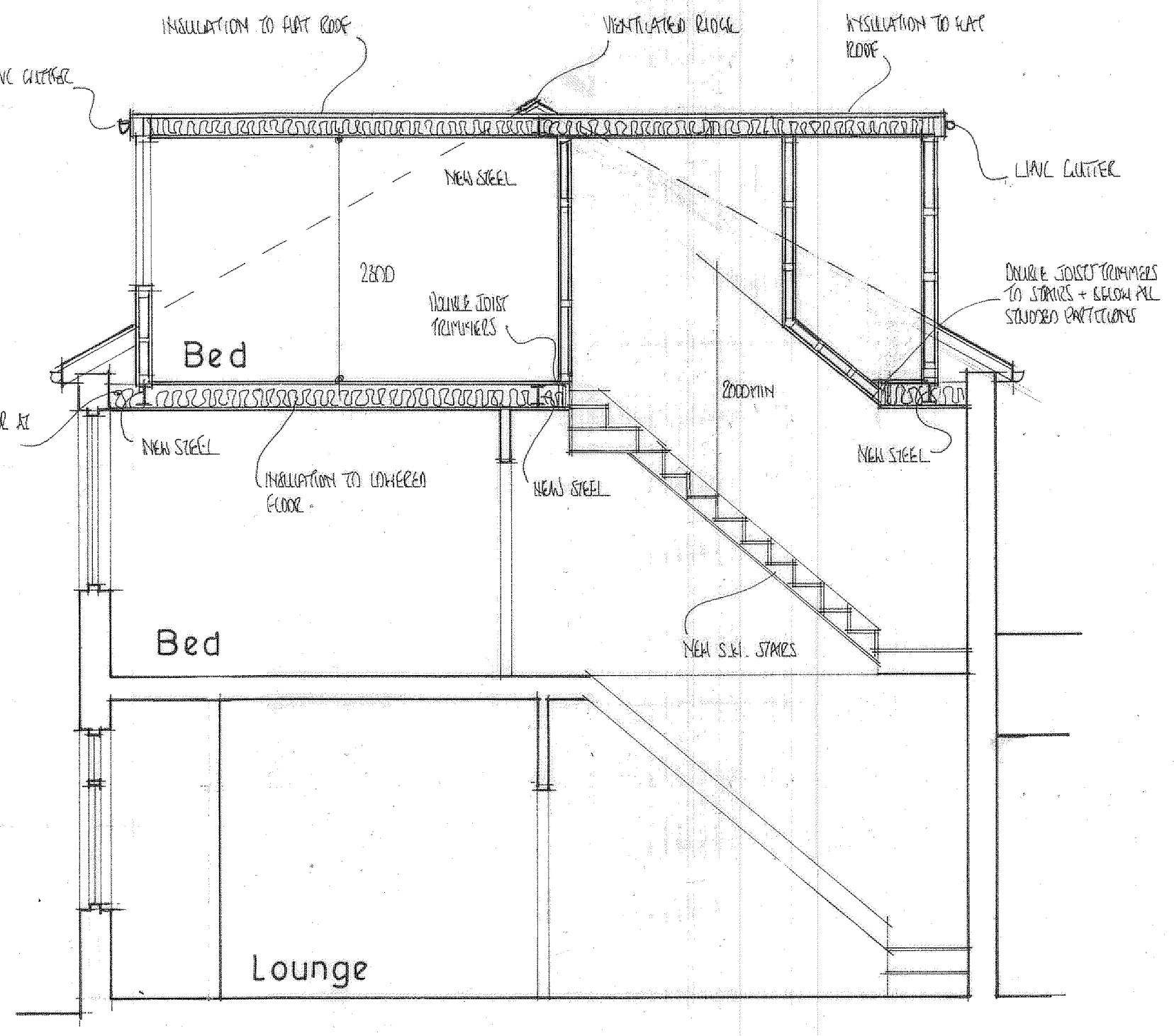
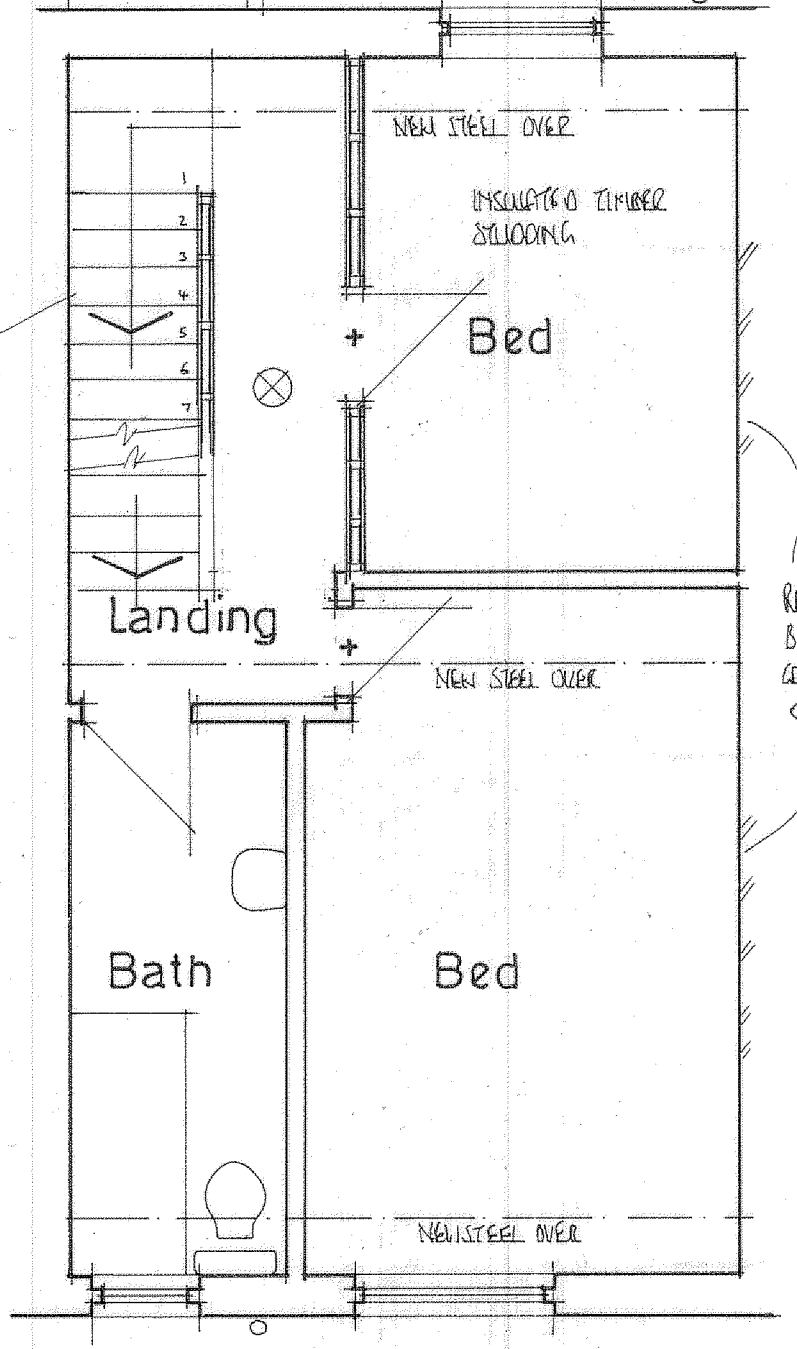




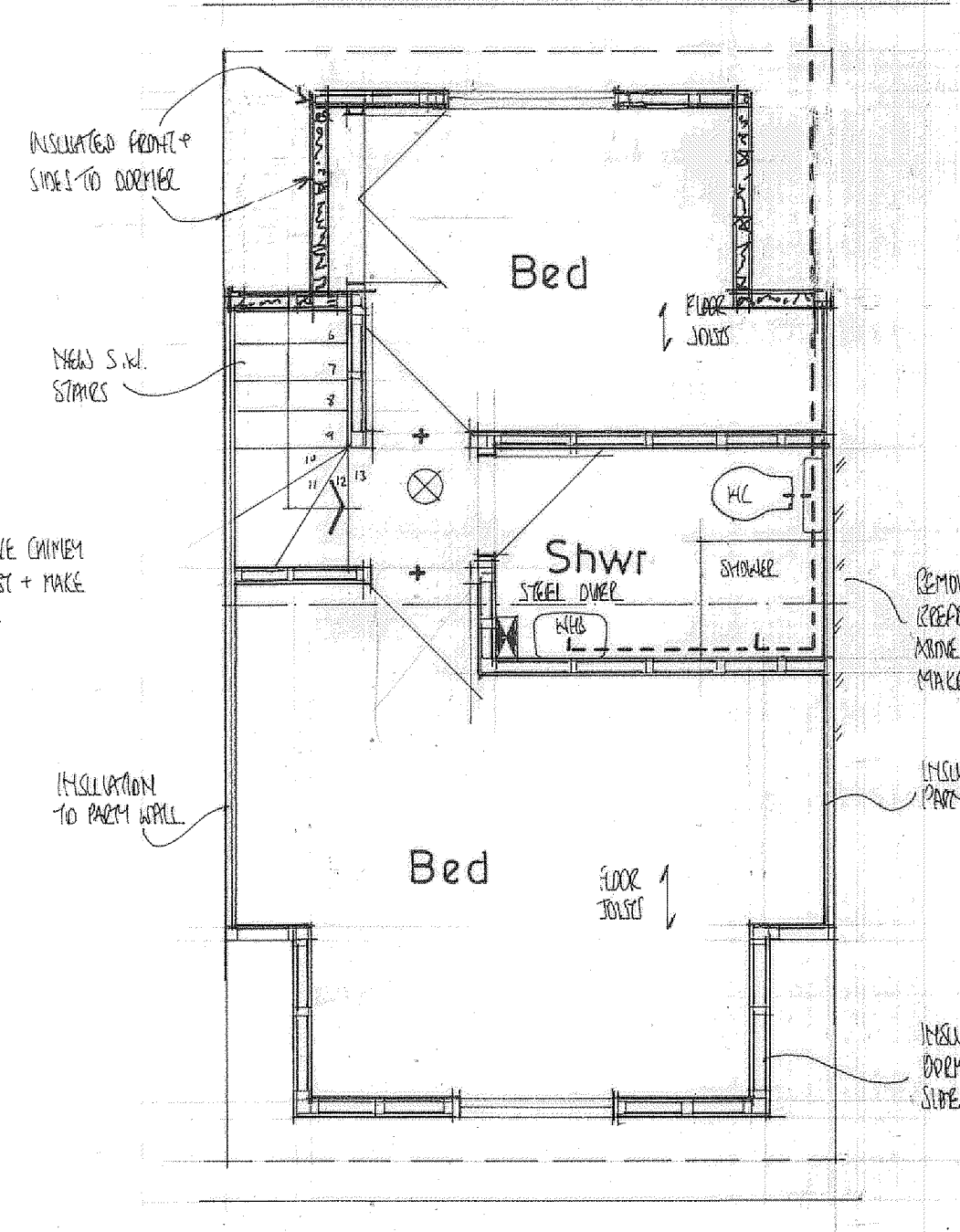
GROUND FLOOR PLAN



SECTION A-A



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- Key:
- MECHANICAL EXTRACT FAN DUCT TO EXTERIOR AIR
 - SMOKE HEAT DETECTOR
 - 2nd F.R. DOOR

Demolish
Carefully take down existing rear section roof and ceiling, prepare site for new building works.

Steelwork
Steelwork as noted on plan to comply with BS4449, BS5950. Steel beams to bear onto concrete pad stones min 300mm x 250mm x 150 mm deep. Where only 100mm seating is possible (i.e. no pier provided) steel to sit at minimum 450mm long x 100mm wide x 150mm deep concrete spreader padstones. Piers and walls under steel to be made good and rebuilt if formation of openings has weakened structure or structural engineer has specified a rebuild. Steel beams e.g. r.s.j.s, u.b.s etc to be coated in zinc primer prior to building in and to be spaced and bolted together via M12 bolts and spacers of 1000mm c/s (unless specified by structural engineer). Fully encased in 2 layers of 12.5mm plasterboard and skim support on 50x50mm cradle to give half hour fire resistance (web flanges packed with mineral wool reduce cold bridging). Lintels over openings to be proprietary insulated. Steel lintels e.g. Catnic or I.G. etc - lintel type to be suitable for loading configuration and spans. Install d.p.c. cavity tray over with stop ends and weep holes at 900mm c/s - min 2 per cavity tray. Where 100mm cavity is specified ensure correct lintel is used to deal with wider cavity. All lintels to be encased in plasterboard to give half hour fire resistance. Internal door openings (max 1200mm opening size) to have 150mm x 100mm reinforced concrete lintels over or proprietary steel lintels of approval manufacture - min 150mm and bearing. New concrete lintels over new opening to BS5977 Part 2 1986 (150mm x 225mm) deep where shown. Cavities to heads of wall to be closed with mineral wool quilt and dressed over wall plate to prevent cold bridging. Check with the manufacturer regarding the chosen insulation's suitability for building exposure and for partial fills systems - the minimum acceptable residual cavity (50mm required). D.p.c.'s to outer leaf to be min 150mm above ground level and at slab/floor level to inner leaf.

Existing Structure
The existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy to support new imposed 'dead and live' loading conditions prior to commencement of work and as required by the Local Authority Building Control Officer.

Dormer Floors
22 mm moisture resistant tongue and groove chipboard flooring (minimum mass per unit area 15kg/m²), on 50 x 200 mm C16 tannalized softwood joists at 400 mm centres, to second floor levels of house, joists doubled up and spiked together beneath all first floor partitions. Joists built into external walls and packed as necessary. Lateral restraint provided by 30 mm x 5 mm galvanized mild steel straps at maximum 2000 mm centres, in accordance with Building Regulations, Catnic Herringbone joint struts at mid span between 2.5 m and 4.5 m and one third span greater than 4.5 m. Floor void between joists to incorporate minimum 100 mm of Rockwool Flexi quilt (minimum density 10Kg/m³). Joists to be underlined with 12.5 mm Gyproc Wallboard TEN complete with skim finish to form ceiling.

Restraint straps
Insert 30x5 mm lateral restraint straps between the external walls and floor joists.

Insulation to vented flat roof
Provide 100mm thick Kingspan thermopitch TP10 between 70mm Thermopitch TP10 under 12.5 plasterbd, 50mm air gap between top of insulation and top of joists. Provide 32.5mm Kingspan Kooltherm K108 insulated plasterboard ceilings with skim finish to underside of flat roof joists to give a U value of 0.15W/m²K.

Heating
To be supplied by balanced flue gas boiler condensing type, radiators and cylinder min Sedbuk efficiency rating of 88%.

Heating
Extend all heating and hot water services from existing and provide new thermostatic valves to radiators. Heating system is to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authority by laws, gas safety requirements and IEE Regulations.

Radiators
Provide and fit thermostatic control valves to radiators.

Timber
All new timber to be tannalized and stress graded 4 BS-4471 Part 1 (1978) Dimensions for softwood BS-5268: Part 5 Preservatives Treatment for Structural Timber

Skirting
120 x 20 mm half round skirting primed and painted three coats (1 gloss) to new dormer

Windows (for new dormer)
Opening lights to be min 1/20" total floor plan area. All glazing to critical zones to be toughened or laminated to BS 6206 i.e. glass to doors within 1500mm of finished floor level and within 300mm of either side of doors and where greater than 250mm wide max 0.5msg in doors, and to screens/windows within 800mm of finished floor level

Escape windows
Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position).

Fire doors
All doors marked * to be ½ hour self closing fire doors FD30 SC 12 mm rebates with intumescent strips inserted as per Document B2006 edition

800 Internal doors
800 door set comprising 1981x726x44 solid core flush doors painted three coats , set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys.
Use Code 5 lead and laid according to lead development association. Flashing to be provided to all jamps and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Means of escape.
The existing stairs terminate at ground floor in the vestibule area (giving the option) which leads directly to a final exit through kitchen or lounge and (front door) Provide self contained smoke detector/sounder in the ground and first floor hallway permanently wired into the existing wiring system and interconnected to the detector at 2nd floor level.

Roof void Insulation (U value 0.15W/m²K)
To be 2 layers, 150mm thick Rockwool laid between joists and cross-laid with 150mm Rockwool to give total thickness of 300 mm and a U value of 0.15W/m²K

Flat roof Vented
Provide 2 layers of felt top layer 350 ht finish, 10 mm limestone chippings bottom based on 19 mm exterior grade plywood decking with sw fixings to give fall of 1:60. Provide 175 x 50 mm sw flat roof joists at max 400 mm centres, trim out with double joists around any roof openings.

Fixings
Strap down new roof and ceiling with 1000 x 5 x 38 mm mild steel straps at 2 centres fixed across two rafters/joists with 3.35x50 wire nails at rafter and ceiling the level

Continuous Vented Ridge
Provide new continuous ventilated ridge to be mechanically fixed and bedded in sand/cement mortar, or dry fixed system in accordance with BS 5534 2014

Staircase
New staircase to be 225 x 32 mm sw strings 25 mm sw treads, 19 mm sw risers with sw blocks and wedges 211 mm rise 250 mm going 12 no. Treads. 850 mm wide, 2000 mm headroom. 950 mm high handrail mop stick type, min 50 mm tread on winders at newel post.

Soil and vent pipe
100 mm diameter upvc with airtight radding access above floor level and sealed into Hepworth 'Hepseal' drain connector at floor level. Stack taken up and terminated 450 mm above springing level with pvc bird cage (900 mm above any opening lights)

New shower room
Provide mechanical extract ventilation to give min extract rate of not less than 15 litres per second which can be run intermittently but has a 15 minute over-run. Extract fan to be ducted to external air via 100mm dia flexible duct to terminate on outside wall at fitted grille. Extract fans to be positioned less than 400mm below ceiling. Ducts to be connected appropriate extract and discharge grilles (min 85% of the duct free area) with back draught device fitted to prevent draughts. New 50mm shower, 40mm sink and 100mm wc waste to be provided to new en-suite and bathroom and connected to new soil and vent pipe. Anti-vac deep seal traps to be fitted to internal pipes. No opposed waste connections to be made within 200mm of W.C. connection with SVP. Boarding used as a flooring, to be moisture resistant. Chipboard of the grades with improved moisture resistance specified in Bs 7331:199091 or Bs EN 312 Part 5:199792. It should be laid, fixed and jointed in the manner recommended by the manufacturer. To demonstrate compliance the identification marks should be facing upwards. Any softwood boarding should be at least 22mm thick and from a durable species 93 or treated with a suitable preserver

Non-loadbearing Walls.
All non-loading partitions to comprise of 75x50 mm softwood studs@ 450 mm centres, and 75 mm softwood noggin @900 mm centres, with continuous header and sole plates, and with 15 mm Gyproc Wallboard (minimum mass per unit area 10kg/m²) and 15 mm Gyproc moisture resistant board to bathroom, en-suite and WC, joints sealed complete with skim finish to both sides. All stud partitions to have 60 mm thick Rockwool Flexi insulation quilt between studs (minimum density 10kg/m³).

Gutters and fascia
100 mm upvc gutter connected to existing falls to outlet. Fixed to 19 mm exterior grade plywood fascia boards. Provide 12 mm exterior grade plywood soffits fixed directly to underside rafters with continuous upvc soffit ventilators to vent roof space to BS 5250.

Condition Notes
1. The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
2. In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
5. The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
6. The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
7. Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

R.S.J.s
Encase new R.S.J with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Kitchen Ventaxia
Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation FI 2010 60 litres/second

Background ventilation
All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. Al to regulation FI 2010

Lighting
Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)
All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the self electrical works. The Client is to be provided with a copy of the self certification certificate and a BS 7671 electrical installation test certificate.

Front and Rear dormer wall construction
Marley grey upvc class 'o' fire resistant cladding plain horizontally fixed to 38 x 19 treated sw vertical battens at a gauge to suit on breathable sarking felt membrane on plywood sheathing, 125 x 50 treated sw framing at 400 centres with noggin at 500 vertical centres. Provide 38 x 19 treated sw counter-battens with no.4 lead fixed to counter-batten and dressed to window frame. At abutments with gable wall provide no.3 lead skokers (felt to overlap) and dressed down mini 200 mm over roof 90mm Kingspan Kooltherm K107 between studding; Internal Finish 37.5 Kooltherm K118 insulated plasterboard and vapour barrier to warm side of insulation giving a u value of 0.18Wm²K, insert 100 x 100 mm sw corner posts and each side of any windows, insert 150 x 100 lintel over any opening in dormer.

Dormer cheeks to adjoining boundaries.
Insert 6 mm thick sagolux for boundary dormer cheeks fixed to the outside of the dormer framework in addition to 12.5 mm plasterboard to inside face of framework.

Electrical Fittings.
All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lumens/circuit-watt and total output greater than 40 lamp lumens, with external lights to incorporate daylight sensor, all in accordance with Part L1B section 4:24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition. Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes
These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Smoke alarms and heat detectors.
Fire Safety Approved Doc B Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph L10 10 L18. Also provide 1 no smoke detector to ground floor. There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

Party Wall Act
Any works falling within the Party Wall Act 1996. The client to serve written notice on the owners of adjacent properties affected of the intention to build within 2 months of commencement date. Written permission to be obtained. Further information about the Act can be found in the explanatory booklet available to download from: <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Ventilation
Mechanical ventilation to shower room by Xpelair DX100 wall mounted extractor or DX100 ceiling mounted extractor. Extractors capable of min 15 L/S extraction and to incorporate minimum 15 min over run timer. Similarly mechanical ventilation to Utility by Xpelair SL150 wall mounted extractor (min 30 L/S). Mechanical ventilation incorporating in the cooker hood in the kitchen (min 30 L/S) ducted to external wall.

Revision		
Ref	Details	Date
A.	REAR BEDROOM WINDOW CENTRALISED.	21/11/23
B.	REAR DORMER WITH REDUCED	19/11/23

PROJECT
PROPOSED FRONT
AND REAR DORMER.
DRAWING TITLE
PROPOSED LAYOUTS
AND SECTION.
CLIENT
MR. L. HASSAN.
ADDRESS
60, OSWALD STREET,
ROCHDALE. OL16 2LA.
SCALE
SCALE 1:50@A1
DRAWING No
FO 03235830/2.A.B.

