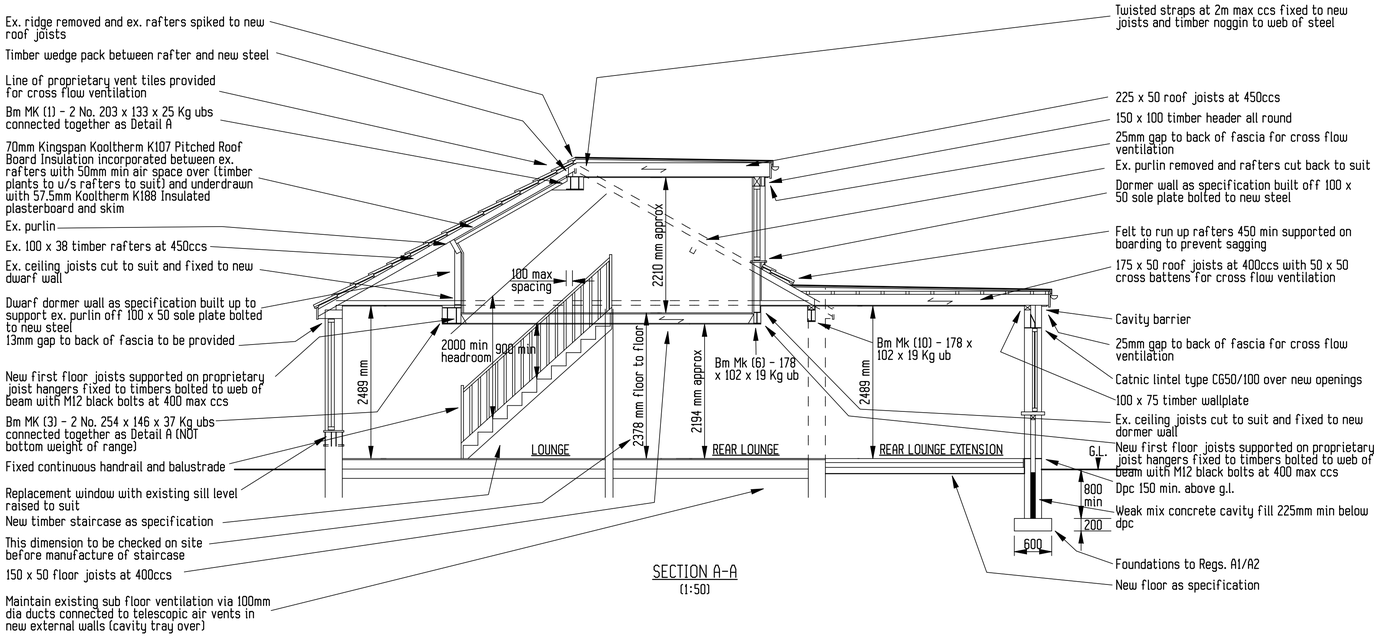
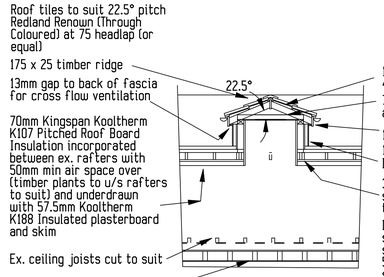
ALL DIMENSIONS IN MILLIMETERS UNLESS STATED

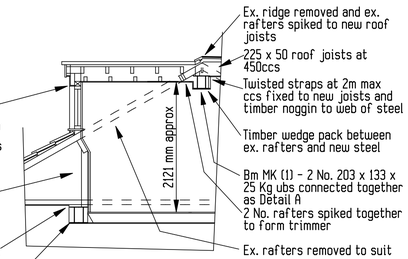
0 1 2 3 4 5m (0 5 10 15 Feet) 1:50



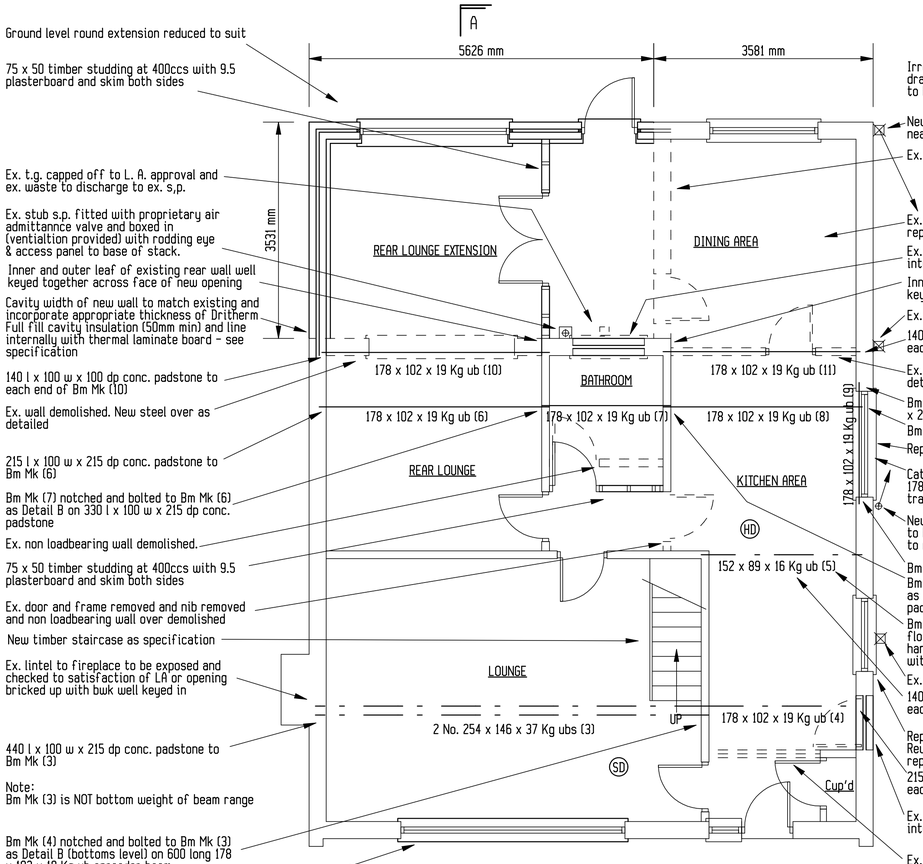
SECTION A-A
(1:50)



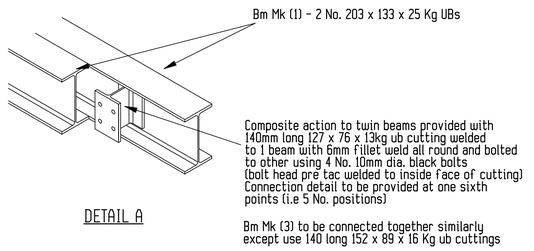
SECTION B-B
(1:50)



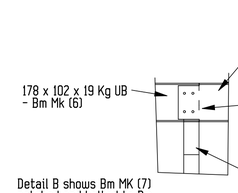
SECTION C-C
(1:50)



A
PROPOSED GROUND FLOOR PLAN
(1:50)



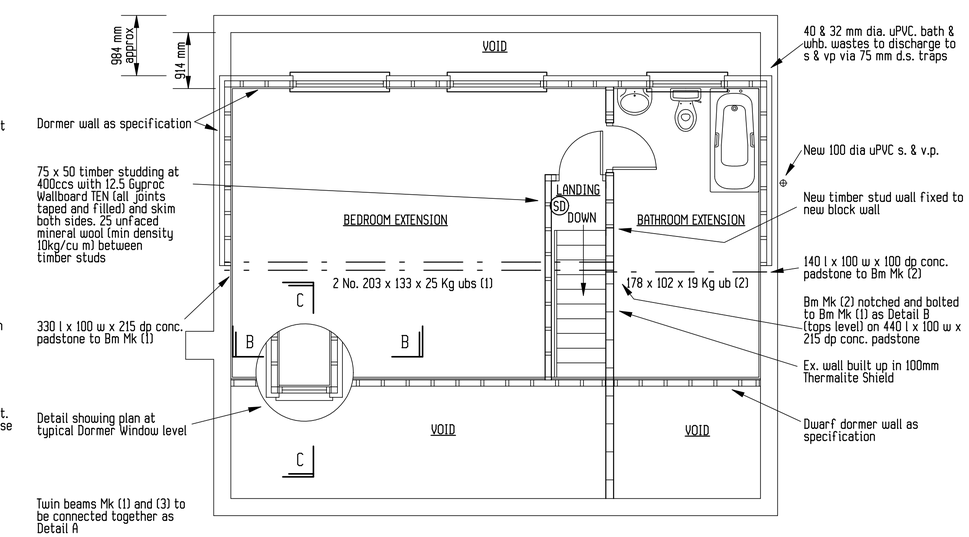
DETAIL A



Detail B shows Bm MK (7) notched and bolted to Bm Mk (6).
Other connections noted carried out similarly

DETAIL B

Details A and B are indicative only
DO NOT SCALE



PROPOSED FIRST FLOOR PLAN
(1:50)

GENERAL NOTES
1 Vertical and horizontal dpcs to all cavity closures
2 Habitable rooms provided with openable windows with an area at least 1/20th room floor area and which open more than 30°
3 Steelwork to be 1/2 hr fire protected e.g, encased in 12.5mm Gyproc FireLine board and skim
4 New brickwork to match and key into existing
5 Roof to be tied down to walls with 30mm x 5mm galvanised ms staps at 2m max ccs. First floor to be tied down similarly
6 RC lintels over drains passing through walls
7 Any undersite drainage to be exposed and encased in 150mm pea gravel, flexible jointed and rodding access provided to LA approval
8 Brick infill between joists (25mm clearance from u/s roof)
9 Foundations to Reg A1/A2
10 Exterior quality timber to Fascia
11 Structural timber to be stress graded (SC3)
12 All cavities to be continuous
13 Air bricks to be ducted through wall cavity
14 Concrete padstones to all steelwork
15 All plumbing to comply with BS 5572
16 Cavity barrier(6.5mm asbestolux or brick on edge)
17 Foundations within 900mm of drains to be taken down to invert level
18 Depth of foundations to be taken down to suitable sub stratum, irrespective of dimensions shown on drawing
19 Cross flow ventilation to be provided in roof space in accordance with BS 5250:1989 Clause 9.1
20 Habitable rooms provided with controllable trickle ventilators with an equivalent area not less than 8000 sq mm
21 Wet rooms provided with controllable trickle ventilators with an equivalent area not less than 2500 sq mm
22 Thermabate (or equal) cavity closers around door and window openings and jamb to overlap by 30mm min.
23 Kitchens to have 60 litres/sec mechanical extract ventilation (30 litres/sec if adjacent to hob)
24 Utility rooms to have 30 litres/sec mechanical extract ventilation
25 Bathrooms to have 15 litres/sec mechanical extract ventilation
26 W.C.'s to have 6 litres/sec mechanical extract ventilation
27 Mecanical ventilation to discharge to outside air and if no natural light connected to light switch with 15 minute overrun
28 All new windows to have U value not more than 1.6
29 All new external doors to have U value not more than 1.8
30 Three quarters of the primary light fittings within the proposed development (1 No. minimum) to be of the type which will only take high efficiency lamps
31 Robust construction details to be adopted (see Dwg No. RCD1)
32 Escape windows to provide 0.33 sq. m. min unobstructed openable area AND 450mm min high AND 450mm min wide (e.g. 750 x 450) and fitted with escape latches. Bottom of openable area to be not less than 800mm and not more than 1100mm above FFL
33 Glazing to Critical Locations (i.e. glazing less than 1500mm above FFL in a door (and within 300mm of a door) or less than 800mm above FFL elsewhere) to comply to Approved Document K e.g. Glazing to satisfy Class C of BS6206 (Class B if in a door (or side panel) and pane width greater than 900mm)
34 Smoke detectors (to BS 5446-1:2000) to be installed in accordance to BS 5839-6:2004 e.g. interlinked and wired on on separately fused circuit (with battery back up)

REV	AMENDMENTS	INITIAL	DATE
A	Annotation revised	JWM	04/19

DRAWING NUMBER:- 19-008-2

PROPOSED FRONT DORMER WINDOWS, REAR DORMER EXTENSION AND SINGLE STOREY REAR EXTENSION AT
No. 34, GLOUCESTER ROAD, ALKRINGTON MIDDLETON. MANCHESTER. M24 1HH
FOR Ms. C. FOLEY

SCALE:- AS NOTED @ A1 | DATE:- MAR 2019

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All dimensions to be verified on site prior to commencement of work. Any discrepancy in the drawing must be reported to R.I. McKAY & ASSOCIATES. Writtten dimensions to be taken in preference to scaled off dimensions.
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