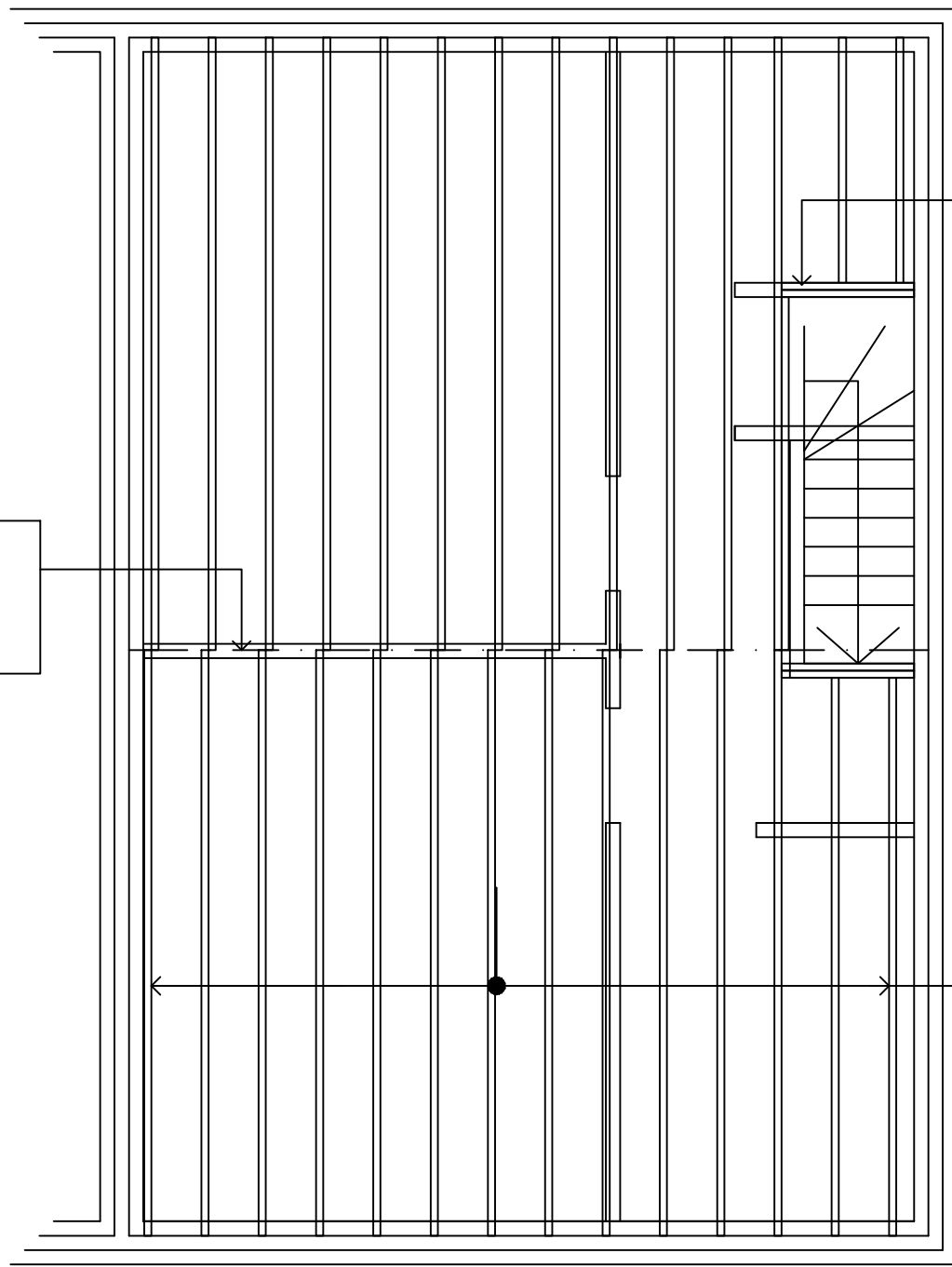
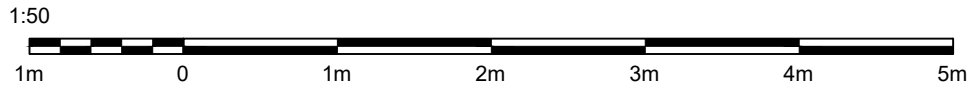




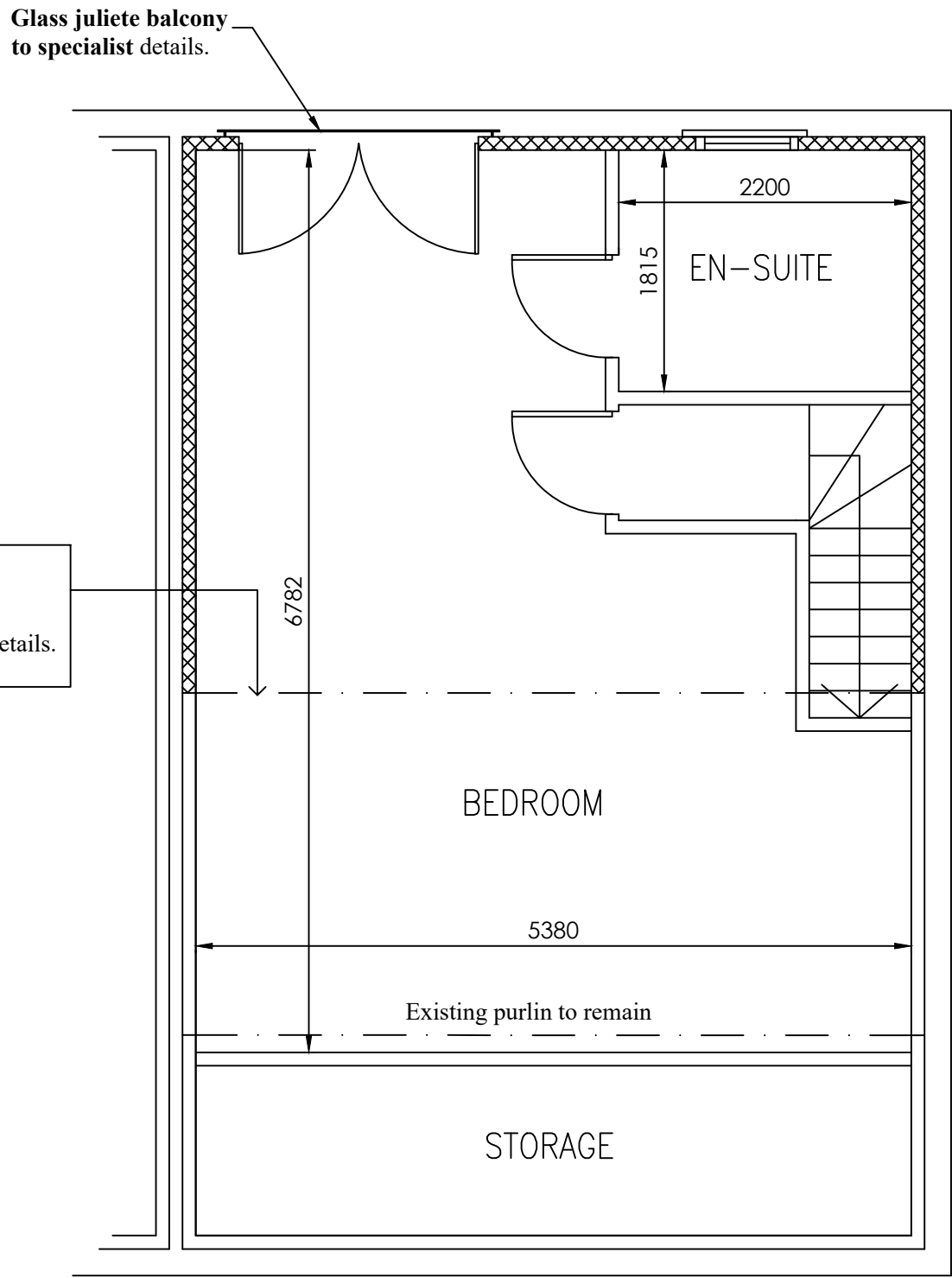
EXISTING 1ST. FLOOR LAYOUT
(SCALE 1:50)

STAIR TRIMMING TIMBER
Refer to structural engineers design and calculations for stair trimming timber sizes and details. All timber to be a minimum grade C24



STRUCTURAL RIDGE BEAM
Refer to structural engineers design and calculations for Ridge beam sizes and details.

FIRST FLOOR SPECIFICATION
Ensure first floor achieves modified half-hour fire resistance.
New second floor –Joists to be 50mm minimum from chimney breasts.
Provide 170x63mm C24 floor joists @ max. 400mm centres. Provide min 20mm T and G chipboard or timber board flooring. In areas such as kitchens, utility rooms and bathrooms flooring to be moisture resistant grade in accordance with BS EN 312:2010). Identification marking must be laid upper most to allow easy identification. To upgrade to half hour fire resistance and provide adequate sound insulation lay minimum 150mm Rockwool insulating material or equivalent on chicken wire between joists and extended to eaves. Chicken wire to be fixed to the joists with nails or staples these should penetrate the joists side to a minimum depth of 20mm, in accordance with BRE-Digest 208 1988. Joists spans over 2.5m to be strutted at mid span use 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). Provide lateral restraint where joists run parallel to walls. Floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¼ depth solid noggins between joists at strap positions.



PROPOSED LOFT LAYOUT
(SCALE 1:50)

UPGRADE OF PITCHED ROOF
(imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²)
Vented roof – pitch 22-45°
To achieve U-value 0.18 W/m²K
Existing roof structure to be assessed by a structural engineer and any alterations to be carried out in strict accordance with structural engineer's details and calculations which must be approved by building control before works commence on site. The existing roof condition must be checked and be free from defects as required by the Building Control Officer any defective coverings or felt to be replaced in accordance with manufacturer's details.
Roof construction - Existing roof timbers to be planted with timber to achieve minimum 150mm total depth. Insulation to be 100mm Kingspan Kooltherm between rafters and 50mm under rafters.
Fix 12.5mm foil backed plasterboard (joints staggered) and 5mm skim coat of finishing plaster to the underside of all ceilings using galvanized plasterboard nails.
Maintain a 50mm air gap above insulation to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation or provide equivalent high and low level tile vents in accordance with manufactures details.

WARM FLAT DORMER ROOF
(imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)
To achieve U value 0.18 W/m²K
To Structural Engineer's details. Flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 22mm exterior quality plywood over 120mm Kingspan Thermaroof TR27 /FM LPC.
Insulation bonded to 22mm external quality plywood decking or similar approved on sw firings to minimum 1 in 80 fall on sw treated 47 x 170mm C24 flat roof joists at 400mm c/cs. Underside of joists to have 12.5mm foil backed plasterboard and skim.
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass.
Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufactures instructions with rafters doubled up to sides and suitable flashings etc.

PARTY WALL ACT:
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

APPROVED DOCUMENT P (Electrical Safety):
All electrical work to which the requirements of part P apply, will be designed, installed, inspected & tested by aperson competent to do so. Prior to completion of works the local authority must be satisfied that either:-
An electrical installation certificate issued under a "competent persons" scheme has been issue; or appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a "competent person". A "competent person" will have a sound knowledge and suitable experience relevant to the nature of the work undertaken and to the technical standards set out in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate equipment

NOTES – GENERAL ARRANGEMENT PLANS	
1.0 GENERAL	
1.1	This drawing to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and specifications.
1.2	All work to be carried out in accordance with current good practice, Building Regulations and subsequent amendments, the project specification and relevant British Standards and Codes of Practice. Materials and components to be suitable for their intended use.
1.3	All dimensions to be checked on site prior to construction work taking place. No dimension is to be scaled off. IF IN DOUBT ASK.
1.4	Roof pitches and dimensions in particular to be verified on site by builder/truss manufacturer

BUILDING REGULATIONS

CDM REGULATIONS:
The owner, should they need to do so, must abide by the Construction Design and Management regulations 1994 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM regulations.

THERMAL BRIDGING:
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

CLIENT	MR SCOTT LORD 21 RHOS AVENUE ALKRINGTON MANCHESTER M24 1EG
PROJECT	PROPOSED LOFT CONVERSION WITH REAR DORMER TO EXISTING DWELLING
TITLE	LAYOUTS
DRAWING No.	MC-156-02
DRAWN	REV. C1
SCALE AS INDICATED	DATE APR 2026