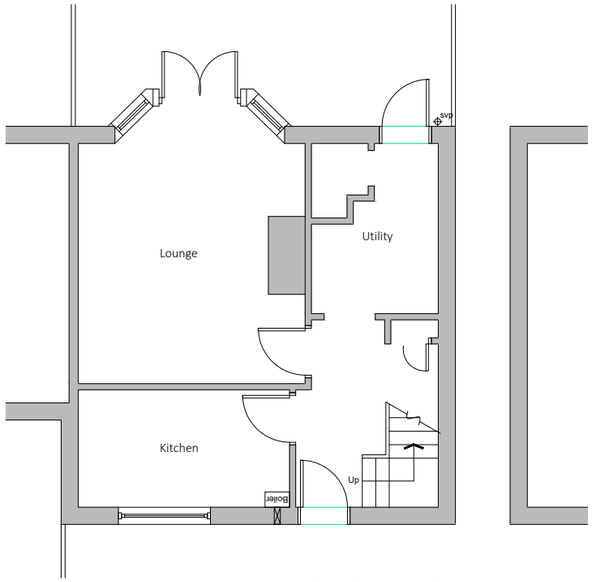
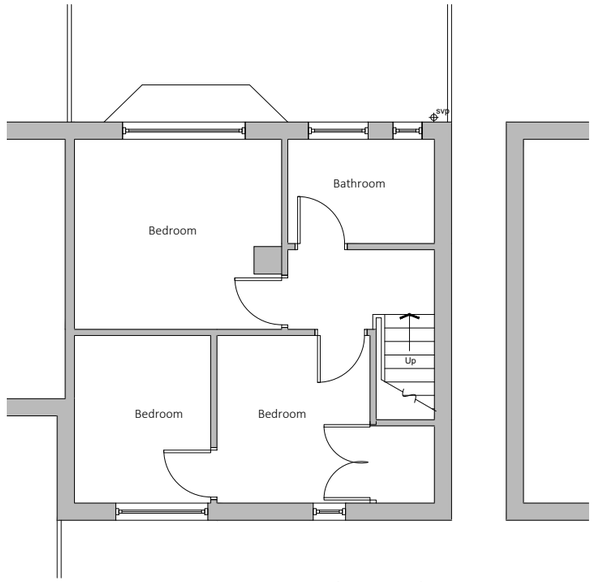
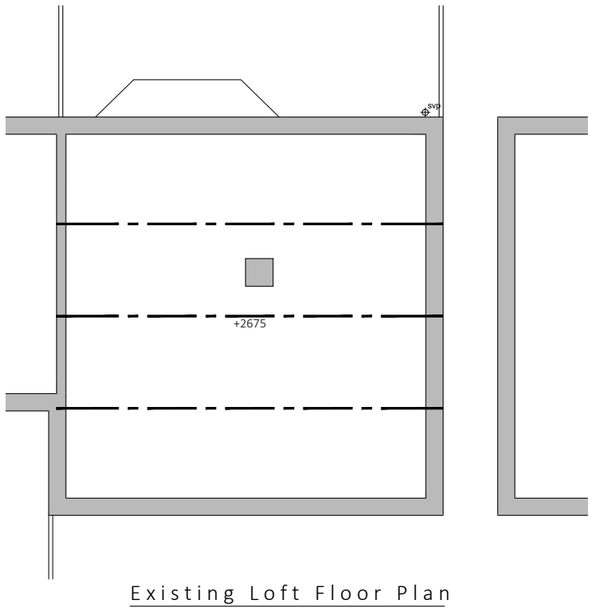
DRAWINGS NOT TO BE SCALED FROM - ONLY USE DIMENSIONS INDICATED



Existing Ground Floor Plan



Existing First Floor Plan



Existing Loft Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

Dashed line indicates demolition.

Hatched area indicates existing walls.

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Project:	63 Bleasdale Road Wythenshawe
Drawing:	Existing Plans
Project Ref: 21/032	Drawing No: 01
Scale: 1:100	
Drawn: IG	Revision: /
Date: April 2021	

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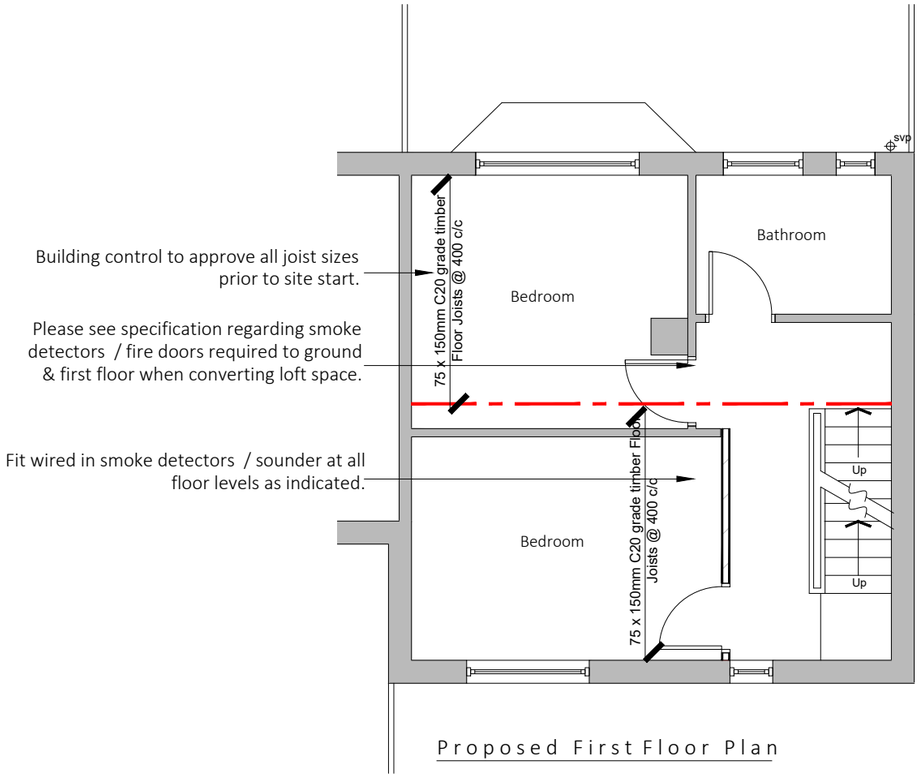
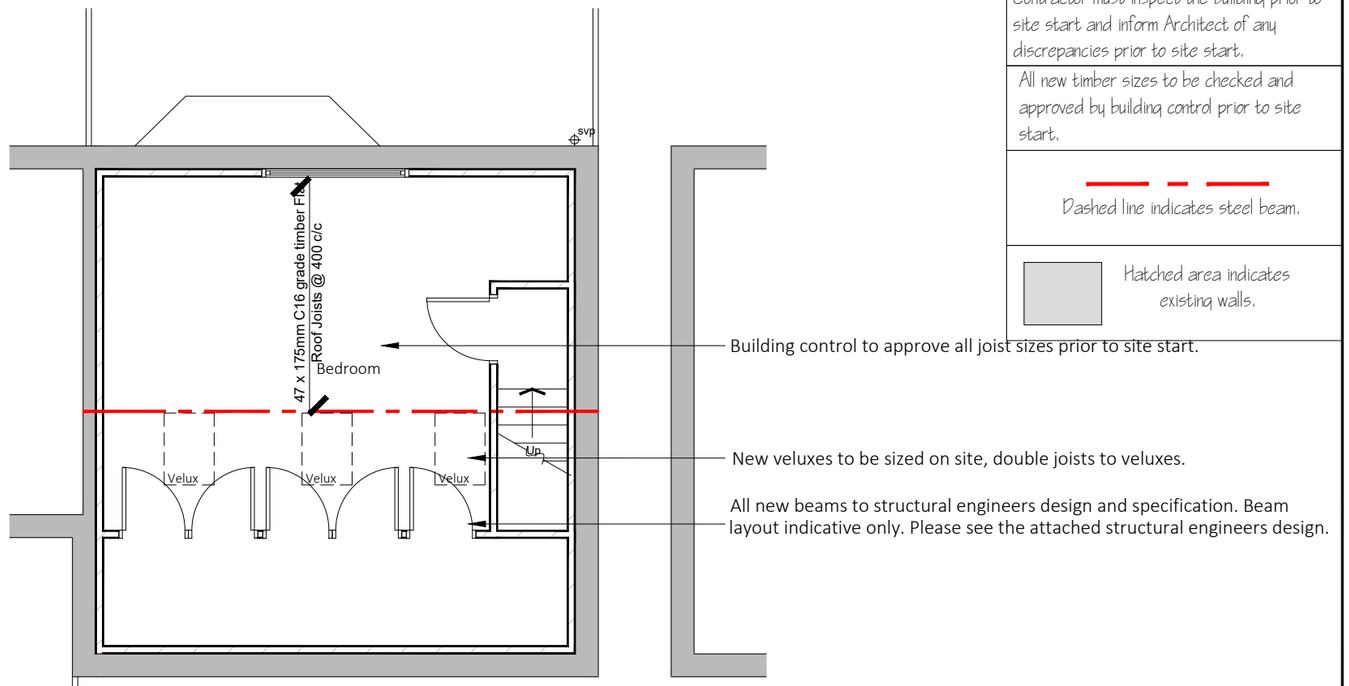


Proposed First Floor Plan



Proposed Loft Floor Plan

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

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Dashed line indicates steel beam.

Hatched area indicates existing walls.

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Project:	63 Bleasdale Road Wythenshawe
Drawing:	Proposed Plans
Project Ref: 21/032	Drawing No: 02
Scale: 1:75	
Drawn: IG	Revision: /
Date: April 2021	

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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.
Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.
Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.
All new timber sizes to be checked and approved by building control prior to site start.

Existing Rear Elevation

Proposed Rear Elevation

Provide all necessary code4 lead flashing's and soakers at dormer cheek/chimney abutment in accordance with the Lead Councils recommendations.

Firestone' single ply roofing membrane fitted by approved installer.

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Project:	63 Bleasdale Road Wythenshawe
Drawing:	Existing and Proposed Elevations
Project Ref: 21/032	Drawing No: 03
Scale: 1:75	
Drawn: IG	Revision: /
Date: April 2021	

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Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

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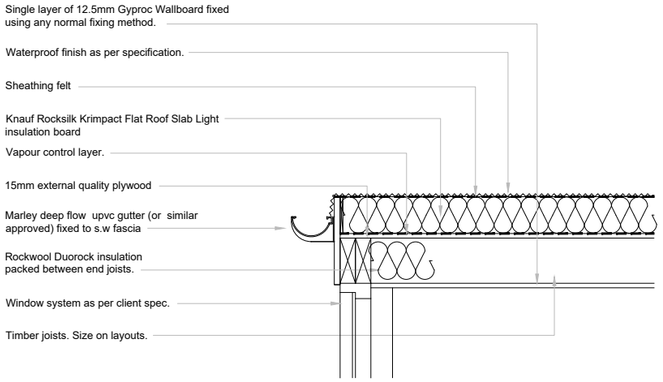
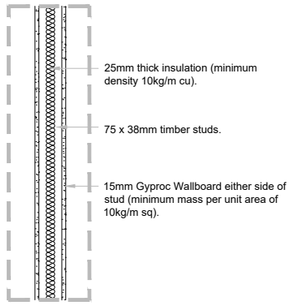
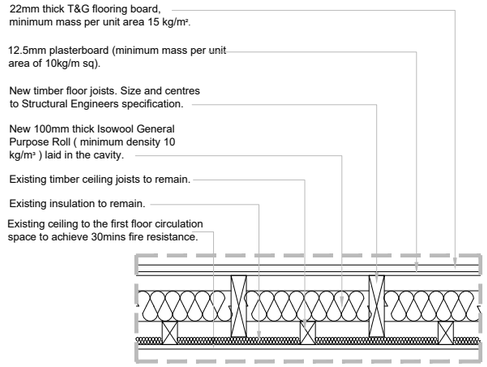


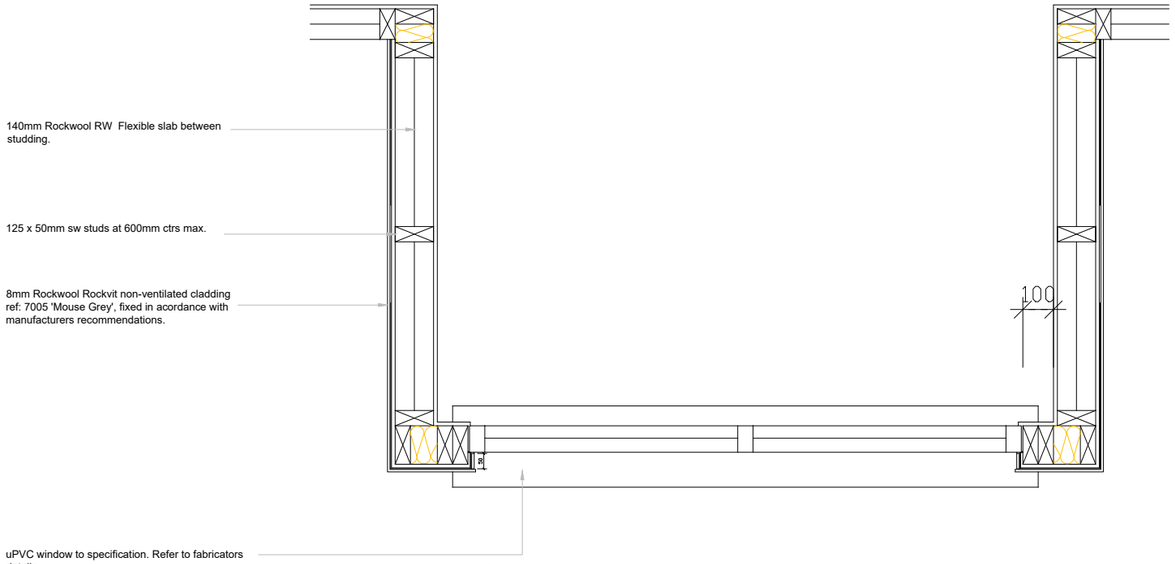
Proposed Dormer Warm Flat roof



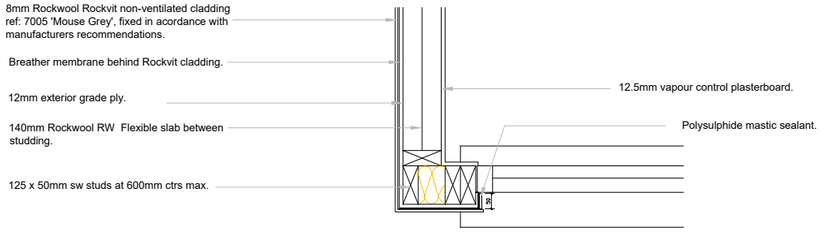
Proposed Timber Stud Partition (Achieves 30min Fire Resistance)



Proposed Upper Floor Detail Loft Coversion 2nd Floor



Proposed Plan of Dormer
(Dormer cheeks to achieve 0.30 W/sqm K 'U' value)



Proposed Plan of Dormer Roof (Jamb Detail)

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Project:	63 Bleasdale Road Wythenshawe
Drawing:	Construction Details
Project Ref: 21/032	Drawing No: 04
Scale: 1:20	
Drawn: IG	Revision: /
Date: April 2021	

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GENERAL NOTES

CLIENT
Client to obtain written permission from all relevant bodies for any encroachment / boundary issues whatsoever. Kitchens, bathrooms and utility layouts on these drawings are indicative only and it is the responsibility of the client to instruct a specialist supplier to design and supply products from actual site dimensions and in line with client requirements.

CONTRACTOR
Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site.It is the contractors responsibility to discuss and agree with building control any construction details / methods arising on site which are not covered on these drawings. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the building control whether or not indicated on the drawings. All workmanship, materials and construction to comply with Building Regulations, British Standards, Codes of Practice requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. Sample of external materials to be submitted to local authority for approval prior to use. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structural stability to the satisfaction of the building control officer.
Prior to site start contractor to check over drawings & structural calculations to confirm all beams required are detailed on drawings, any discrepancies must be reported to the Architect before site start.

LINTELS
To be insulated combined steel 'IG Lintels' as follows:-
- Lintels over openings in 100mm cavity external walls to be 'L1/S75'.
- Lintels over openings in 100mm masonry internal walls to be 'BOX75/100/140'
- Lintels over openings in 102mm masonry external walls to be 'L10'
- Lintels over garage door openings in 215mm external walls to be 'L9'.

All lintels to have minimum end load bearing as specified by manufacturer or 150mm min. All lintels to be encased to give min half hour fire resistance. Provide cavity tray above all lintels within external walls. Provide pre-cast concrete lintels over service ducts passing through foundation walls. Provide secondary s.w. batten. Brickwork not to overhang lintel by more than 25mm. Openings within internal studwork walls to form part of the walls primary frame to manufacturers instructions and recommendations. Lintels above openings where bi-fold doors are to be used may require a specialist steel beam designed by a structural engineer to maintain minimum deflection as per manufacturers requirements. Please notify the architect or structural engineer immediately if the bi-fold doors ordered require such a design.

WINDOWS
Standard double glazed windows with side hung casement openings hermetically sealed with integrated draught seals (see drawings for material). 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Window face area to be no more than 25% of the associated rooms floor area. Provide proprietary mastic sealant to all external frame / wall junctions. Trickle vents to head of frames. See 'Ventilation'. Habitable opening windows (all rooms except kitchens, bathrooms, en-suites, wc's and utilities) providing emergency escape must have a minimum of 0.33m² opening area, providing unobstructed opening of 850 x 500mm wide (min 800mm & max 1100mm above floor) to comply with emergency egress within building regulations as an alternative means of escape.
Installation of Velux windows as por manufactures details. Timbers to be doubled and bolted to Veluxes.

DOORS - General
Proprietary external entrance doors (see drawings for material type) with Integrated draught seals. 150mm wide d.p.c. to B.S. 743 to perimeter of frame prior to fixing. Provide proprietary mastic sealant to external frame / wall junctions. External Doors to be Premdor (or similar approved) 44 x 838 x 1981mm door leaf size fitting within 920 x 2093mm structural opening to achieve a 775mm minimum clear opening width. Proprietary external garage door, size to be Premdor (or similar approved) 2134 x 2134mm door size and 2268 x 2204mm frame size. Proprietary internal doors to be Premdor (or similar approved) 44 x 864 x 1981mm door leaf size fitting within 947 x 2036mm structural opening to achieve a 800mm minimum clear opening width (corridor width not less than 1050mm wide). All doors must comply with Part M of the building regulations.

DOORS - Loft Conversions
All doors to habitable rooms at first and ground floor level which lead onto the protected escape stair are required to have full 30 minutes fire resistance. Double doors should be single swing unless specifically agreed otherwise by the Fire / Building Control Officer. The doors should be close fitting to the frame and the gap between the two leaves when closed should not exceed 5 mm. The leading edges of the doors should be provided with rebates. A 'Door Selector' device is then required to ensure the correct sequence of closure.

GLAZING - General
Provide toughened or laminated safety glass to panels with glazing below 800mm from floor level (1500mm in a door or side panel) or glazing wider than 250mm. All glazing within external walls must be 'Low E' type - Pilkington 'K' glass with 16mm Air or Argon Gas-Filled Cavity. Combined to achieve 'U' value 1.6W/m²K.

GLAZING - Loft Conversions
Any glazing (whether new or existing) in the enclosure to the existing stair, including all doors (whether or not they need to be fire doors), but excluding glazing to a bathroom or wc, should be ½ hour fire resistant with suitable beads compatible with the type of glass.

VENTILATION
Habitable rooms or sanitary accommodation (without mechanical extract) to have provision for rapid ventilation by opening windows with a total area of at least 1/20th of the floor area of the room. All other rooms to have provision for rapid ventilation by opening windows (no minimum size). Background ventilation of 8000mm2 achieved by trickle ventilators (or similar approved method) located to top frame of windows to habitable rooms and 4000mm2 to other. Manually operated mechanical extraction to be provided within utility rooms and kitchens adjacent to hob at achieve 30 litre / second, or 60 litre / second elsewhere. To all bathrooms provide a mechanical extract capable of extracting at a rate of 15 litre / second with fifteen minutes overrun, controlled automatically or manually. Continuous roof ventilation provided by Klober Permo Forte Vapour permeable underlay maintaining a 15mm drape / cross flow ventilation gap. Cross flow ventilation maintained over roof insulation with 'Glidevale' RV601 rafter ventilator or similar and approved.

INTERNAL WALLS - Stud Partition
Proprietary system or 70mm wide Gyproc metal studs with 12.5mm plasterboard either side (minimum mass per unit area of 10kg/m sq) to give half hour fire resistance in accordance with British Gypsum white book. Provide sound insulation of 25mm thick (minimum density 10kg/m cu) fixed within wall construction. All internal drainage pipework to be encased in 2 layers 12.5mm plasterboard on stud (minimum mass per unit area of 10kg/m sq). 25mm thick Isowool General Purpose Roll (minimum density 10 kg/m³) fixed around pipe.

UPPER FLOOR - Loft Conversion
22mm t & g boarding (min. mass per unit area 15kg/m2) on treated C16 grade floor joists (section size on drawings) @ 400 centres maximum, supported from proprietary galvanised ms joist hangers to BS 6178, and laid between existing ceiling joists with 100mm thick Isowool (minimum density 10kg/m3). Provide one row of 38 x 38 mm finished size herringbone or solid strutting between floor joists spanning in excess of 2500mm. Provide triple joists bolted together or sw noggins @ 400 cts maximum below stud partitions and bath supports. 38mm toothed plate connectors on the 2no. adjacent bolts where a double joist arrangement exists. Connectors to be 2no. double sided or 4no. single per bolt. Joists bolted together with M12 Bolts and 30 diameter washers at max. 600mm centres. Provide 30 x 5mm galvanised M.S. anchor straps at max. 2m centres (min. 1200mm long) to end of joists and across 3 no. joists where running parallel with external / party walls. Straps to be turned down 150mm and hooked over inner leaf of cavity wall. Solid noggins to be provided between joists and wall and between joists and strap positions with depth of noggin minimum half depth of joist. Existing first floor ceiling to the circulation space upgraded to achieve minimum 30 minutes fire protection.

STAIRCASE
Contractor to erect a plywood staircase template for approval to show full building regulations compliance prior to commencement of work. Stair to be modified if required to maintain 2m headroom. Prefabricated softwood timber staircase, 800mm minimum width (to be determined on site), 220mm max rise, 220mm min going. The normal relationship between the dimensions of the rise and going should be twice the rise plus the going (2R + G) is between 550mm and 700mm. 50mm min tapered treads at the narrow end, goings measured centre of tread of stair. Where consecutive tapered treads occur a uniform going must be maintained not less than the going of the straight flight. 42 deg maximum pitch, 2m minimum clear headroom full length and width over stair. 900mm high handrail or balustrade to stairs & landings, 99mm maximum gap between balusters and open risers. Guarding must not to be readily climbable. Guarding / balustrade to resist a horizontal force of 0.36 km/m. All heights must be checked on site. Underside of new staircase to be lined with 2 layers 12.5mm plasterboard & skim with staggered joints to achieve half hr fr min.

WARM FLAT ROOF CONSTRUCTION
Sika Sarnafil G410-15EL 1.5mm thick bonded with Sarnafil contact adhesive (if ballast to be laid over membrane then Sarnafil T-fleece protective coat must be used to ensure 10 year guarantee) on 150mm Knauf Rocksilk Krimpact Flat Roof Slab Light insulation board (or kingspan thermaroof TR26) on vapour Permanite control layer on 15mm external quality plywood laid to falls on roof joists (size + grade on drawings) supported on approved galvanised joist hangers or supported on 100 x 50 SW timber wallplate. Ply board required above the insulation. All fixed in accordance with each manufacturers instructions and recommendations. New purlins in accordance with structural engineers design and details. Overall combined roof construction to achieve a minimum of 0.18w/m2 deg C.

EXISTING PITCHED ROOF (Loft Conversion)
Fix 50mm Kingspan K7 insulation slab between existing timber rafters leaving an air gap above, with a further 92.5mm Kingspan K18 insulation slab fixed across the face which incorporates 12.5mm foil backed plasterboard and skim soffit to achieve 0.18w/m2 deg C. Minimum 50mm air gap over to allow cross flow ventilation with ridge ventilation terminal supplied by roof tile manufacturer to be installed as per instructions and recommendations. Min 10mm Continuous fly screened ventilation gap full length of eaves soffit to prevent insect attack. 6mm external quality plywood soffit on 38 x 38mm sw framing to eaves and verges. Provide lead flashings and cavity tray to all wall and roof abutments. Rooflights to have doubled up rafters either side with doubled trimmers (timber section size the same as manufactured truss size) to the top and bottom with 50mm tolerance spacing then packed accordingly once installed Rafters bolted together with M12 Bolts and 30 diameter washers at max. 400mm centres.

DORMER CONSTRUCTION
See drawings for tile type (must match existing, to be site checked) individually fixed, screwed & clipped in accordance with manufacturers specification on 38 x 25 sw battens & counter battens on building paper on 147 x 45mm sw timber framing @ 450 cts max & noggins @ 1220 cts max. 140mm thick Rockwool RW Flexi insulation between timber framing. 12.5mm foil backed plasterboard & skim lining. Combined construction is to achieve a maximum 0.3w/m2 deg C 'U' value. Dormer cheek walls within 1000mm of boundary to be clad internally with 6mm master board fixed with 38mm x 14g flat head nails @ 300mm cts & 4.5mm masterboard externally in accordance with Cape specification to give half hr fr from either side. Ply boarded internally and externally.

FLASHINGS
Provide Code 4 stepped lead flashings, with stepped cavity trays at all roof / wall abutments. All lead flashings to have a minimum of 150mm upstand at abutments.

DRAINAGE - RAINWATER
Provide 100mm dia. half round, deep flow black upvc gutters, with 68mm dia. rainwater pipes discharging into new trapped gulley with rodding access, connected to 100mm diameter clay pipe laid to a minimum fall of 1 in 80, and to connect into existing system. To be approved on site with Building Inspector.
125mm H.R. mm UPVC gutters laid to fall of 1 in 300 to outlet with 68mm dia. UPVC rainwater pipes.

Existing drainage to be checked before construction commences and Architect informed of discrepancies from plans.

Contractors must check all dimensions on site and discrepancies to be reported immediately to the Architect before proceeding.

Assumed direction of joists marked on plan. Contractor must inspect the building prior to site start and inform Architect of any discrepancies prior to site start.

All new timber sizes to be checked and approved by building control prior to site start.

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Project: 63 Bleasdale Road Wythenshawe

Drawing: Construction Spec

Project Ref: 21/032

Drawing No: 05

Scale:

Drawn: IG

Revision: /

Date: April 2021

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DRAINAGE - GENERAL
All new drainage to route and connect into existing drainage runs and to be approved on site with Building Inspector. All below ground drain pipes should have minimum of 150mm cover below slab level and be encased in 100mm minimum of concrete. All drains passing under buildings to be tested and approved by building inspector and bridged over (see lintel spec.) where passing through walls. All existing drainage lines shown on drawings are assumed and must be checked / verified on site by contractor prior to commencement of works / new drainage construction. Air emittance valve to be installed above the flood level of the highest appliances. Air values to be installed above the flood level of highest appliances.

ELECTRICAL INSTALLATIONS
All switches and socket outlets for lighting and other equipment in habitable rooms to be located at appropriate heights between 450mm and 1200mm from finished floor level. In the areas affected by building work, provide fixed energy efficient light fittings that number not less than the greater of: one per 25m2 of dwelling floor area (excluding garages) or, 1 per 4 fixed light fittings. External lighting to be fitted with a lamp capacity not exceeding 150 Watts per fitting with light and motion sensors. All electrical work must be designed, installed, inspected and tested by a competent professional to comply with I.E.E regulations, Part P of the building regulations and Electrical Safety, Quality and Continuity Regulations 2005. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. Prior to completion building control must be satisfied that either:-
An electrical installation certificate issued under a competent person scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (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 experience, relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained within the building regulations and employ adequate testing equipment.

HEATING SYSTEM INSTALLATIONS
All installations to be carried out by a 'Gas Safe' registered professional to comply with Part J of the building regulations. All fittings to comply with British Standards. Quantity, quality and position of fittings in accordance with N.H.B.C. requirements. All heating system installations in part or full must be specified and sized by building contractor / heating engineer to suit specific room / area of installation for adequate heating levels. All new space and hot water heating systems to have full zone control, thermostats, timers and thermostatic radiator valves fitted in accordance with manufacturers instructions and recommendations. 'Gas Safe' registered professional to fit all relevant notice tags and issue all relevant certificates on completion of works.

SERVICES (Dwelling Extension + New Build)
All services (pipes, electric cables etc) must be adapted to suit proposed design. All work and installations to comply with the domestic building services compliance guide. Any meters being relocated to new position must be executed by a registered specialist subcontractor. Services to comply with the domestic building services compliance guide.

SMOKE / HEAT DETECTION
The fire detection and alarm system shall be minimum Grade D2 Category LD3 standard in accordance with the relevant recommendations. Detectors to be installed at all levels, All detectors to be permanently wired in on a separately fused circuit with a secondary battery backup. Where more than one smoke alarm is installed they should be linked so that the detection of smoke by one unit operates the alarm signal in all of them. The manufacturers instructions about the maximum number of units that can be linked should be observed. Alarms to be positioned 7m max from kitchen or lounge doors & max 3m from bedroom doors, minimum 300mm from any wall or light fitting. Where a kitchen is not separated from the stairway or circulation space by a door, there should be a compatible interlinked heat detector or heat alarm in the kitchen in addition to whatever smoke alarms have been specified.

STEELWORK
All to structural engineers design, details and Laid / supported on 2 no. Course deep concrete padstones. To be encased in Fireline board with all joints staggered and taped to achieve 1 hour fire resistance, all to manufacturers instructions and recommendations.

STRUCTURAL ENGINEER
All calculations provided to be based on full survey carried out by structural engineer. Architectural design and drawings should be read in conjunction with structural design and drawings, with any discrepancies between the two being report to both consultants. All structural beams, purlins, hips, ridges and posts require structural engineers design calculations.

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Project:	63 Bleasdale Road Wythenshawe
Drawing:	Construction Spec
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