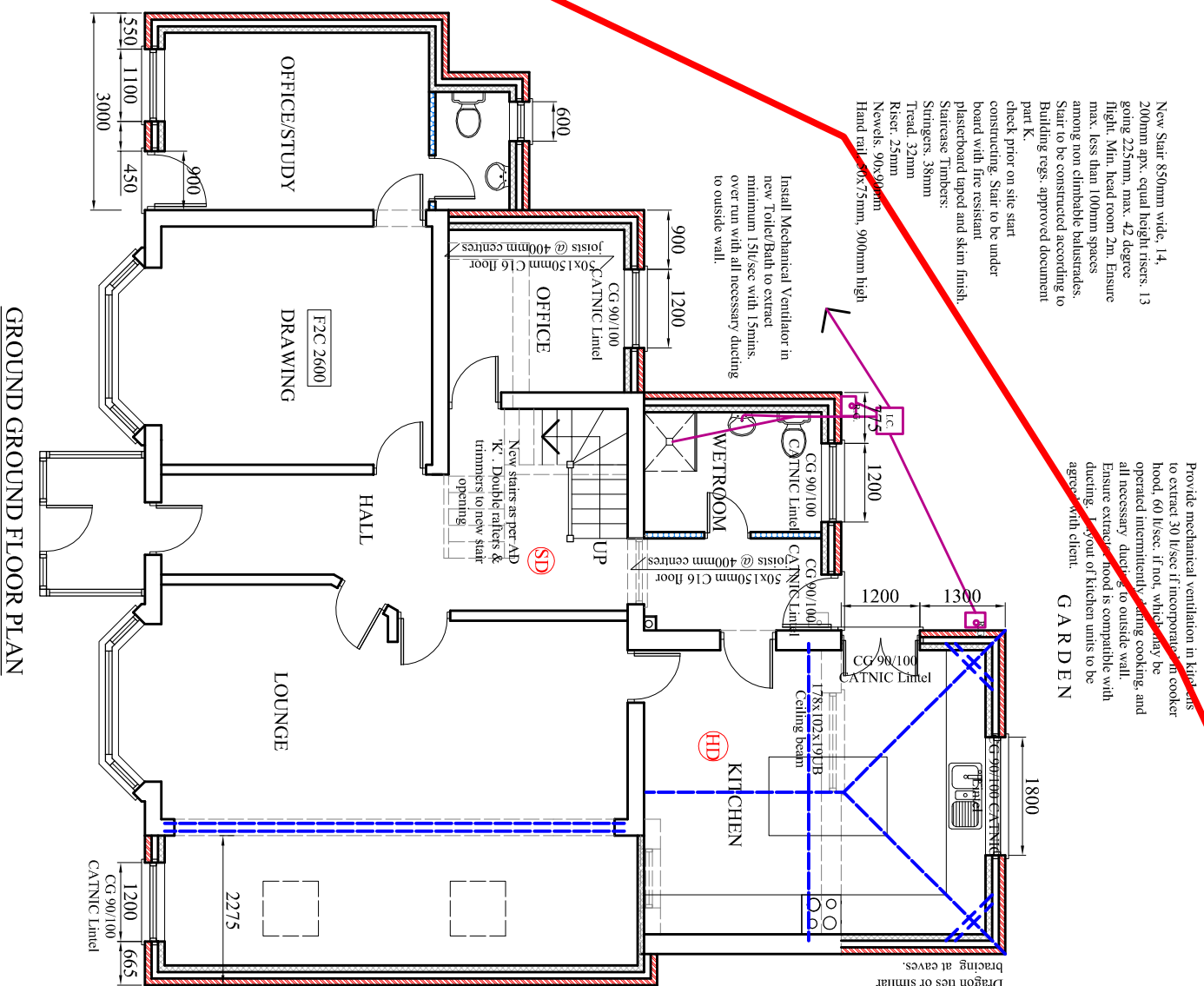


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PLANNING

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~~Provide mechanical ventilation in kitchen units to extract 30 l/sec if incorporated in cooker hood, 60 l/sec if not, whilst they are operated intermittently during cooking, and all necessary ducting to outside wall. Ensure extractor hood is compatible with ducting. Report out kitchen units to be agreed with client.~~

GARDEN

New Stair 850mm wide, 14, 200mm apx. equal height risers. 133 going 225mm, max. 42 degree flight. Min. head room 2m. Ensure max. less than 100mm spaces among non climbable balustrades. Stair to be constructed according to Building regs. approved document part K.

check prior on site start
constructing. Stair to be under
board with fire resistant
plasterboard taped and skim finish.

~~Staircase Timbers:
Stringers, 38mm
Tread, 32mm
Riser, 25mm
Newels, 90x90mm
Hand rail, 50x75mm, 900mm high~~

Install Mechanical Ventilator in new Toilet/Bath to extract minimum 15lt/sec with 15mins. over run with all necessary ducting to outside wall.

GROUND FLOOR PLAN

- New 10mm facing brick work to match existing.
- 10mm Cement to be fully filled with Knauf's Pitherm 37.
- Cavity bars, 100mm Thermite block work to internal skin do dab plasterboard taped and skim finished.
- Proposed external work incorporating appropriate cavity wall ties, at max. 750mm horizontal and 450mm vertical centres (300mm at wall reveals).
- All stud work to be 12.5mm plasterboard (12.5mm moisture resistant in bathrooms) either side of 75x350mm softwood framework @ max. 400mm c/s, head and sole plate to be provided. With gypsum skim finish to plasterboard and 75mm 'crown' framethen† insulation between framework.
- All new windows to use double glazed units with a low-e² soft coating with an emissivity of 0.05. The double glazed panes are to be separated by a 16mm gap to provide a U-value of 1.6w/m²k.
- Tittle vents to windows, Safety glazing to critical locations as per approved document K1. Windows to open ½ of the floor area. All new first floor habitable room windows to be fire escape, windows to be 800-1000mm above FFL.
- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skimmed. Include 100mm rock wool insulation between joists and 70mm above joists. NOTE - Special precautions may be required where electric cables are covered by insulating materials.
- All internal SVPs to be fixed in with 2 No. layers of 12.5mm plasterboard, outer layer to be moisture resistant on 75x50mm softwood framework @ max. 400mm c/s with 35mm Quiczone Acoustic Blanket† fixed to manufacturers specification and an access panel to enable rodding of the Soil Pipe. All pipework to be wrapped in QuicZone Perilord Roll.
- Mid span strutting should be provided to floor joists.
- Where new brickwork abuts existing walls cavities should be continuous.
- A cavity tray (300mm wide DPC) to be provided over the brickwork on all door and windows opening and single storey roof external.
- All internal and external linings to have 150mm minimum bearing.
- 30x50mmx1.2m galvanized steel straps to be used for lateral restraint at wall plate and top with gable wall and roof rafters @ 2m c/s.
- Steel work to Structure Engineer's design and specifications. Boxed in 2 layers of plasterboard or single layer of Fritline.
- Sockets and switches between 450mm and 1200mm.
- All drainage to the satisfaction of the LABC Inspector on site.
- All new gas and heating works to be carried out by a Gas Safe Registered Installer and certificate to be provided on completion.
- All new electrical work to be carried out by a qualified and competent person and certificate to be issued on completion of works.
- All smoke & heat detectors to be battery packed, mains powered, hardwired interlinked to all survey findings.

Rev. A 27.12.21 Erection of single storey side extension

PROJECT

2, Macauley Road,

Chorlton

CLIENT

Mr. Talat Mehmood

DRAWING TITLE

Proposed Floor Plan

JOB No DRAWING No

NA-P02

SCALE	DATE	REVISION
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