

Provide mechanical ventilation in kitchens to extract 30 l/sec if incorporated in cooker hood, 60 l/sec. if not, which may be operated intermittently during cooking, and all necessary ducting to outside wall. Ensure extractor hood is compatible with ducting. Layout of kitchen units to be agreed with client.

Install Mechanical Ventilator in toilet/bath to extract minimum 15 l/sec with a 15min overrun, and all necessary ducting to outside wall.

YARD

- New 102mm brick work to match existing, 100mm cavity to be fully filled with Knaut's Dritherm cavity insulation. Internal block work to be 100mm Thermalite, Dot & Dab 12.5mm plasterboards joints taped and skim finished.

- Proposed external walls incorporating appropriate cavity wall ties, at max. 750mm horizontal and 450mm vertical centers (300mm at wall reveals).

- All new windows to use double glazed units with a 'low-e' 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. Trickle vents to windows. Safety glazing to critical locations. Windows to open 1/20 th of the floor area.

- All stud work to be 12.5mm plasterboard either side of 75x50mm softwood framework @ max. 400mm c/c with gypsum skim finish to plasterboard and 100mm Crown Frametherm insulation between framework.

- All plaster and finishing work to be made good to match existing. Floor joists to be doubled up under partitions.

- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skinned. Include 100mm crown wool insulation between joists and 170mm above joists. NOTE - Special precautions may be required when electric cables are covered by insulating materials.

- All internal SVPs to be boxed in with 2 No. layers of 12.5mm plasterboard, outer layer to be moisture resistant, on 75x50mm softwood framework @ max. 400mm c/cs with 30mm 'QuietZone Acoustic Blanket' fixed to manufacturers specification and an access panel to enable rodding of the Soil Pipe. All pipework to be wrapped in 'QuietZone Partition Roll'.

- Mild span strutting should be provided to floor joists.
- Where new brickwork abuts existing walls cavities should be continuous.

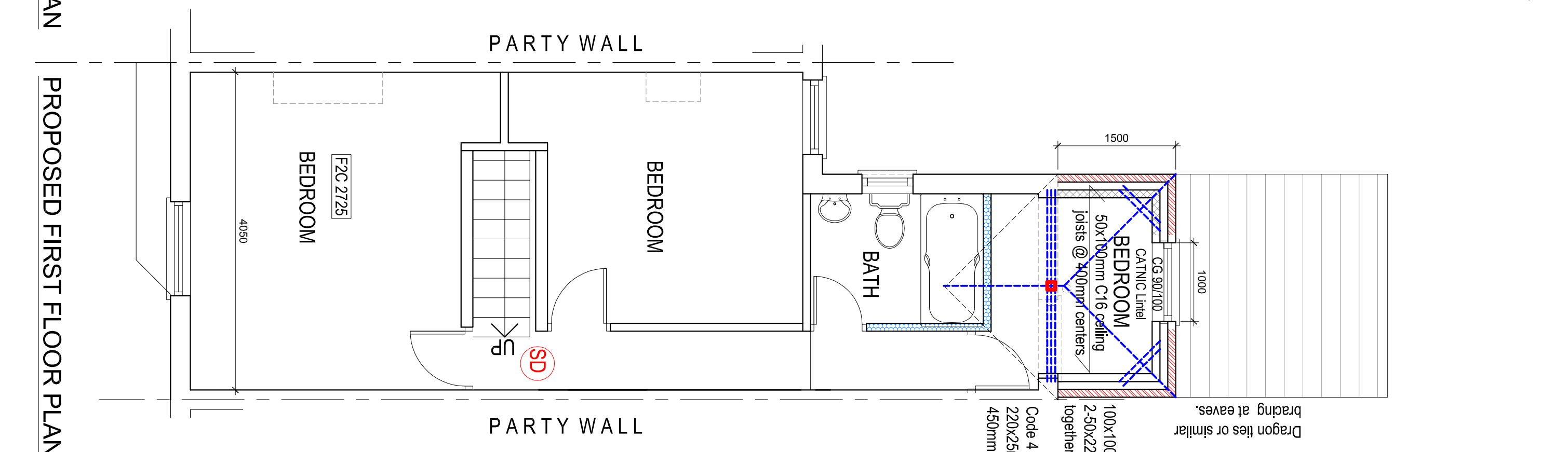
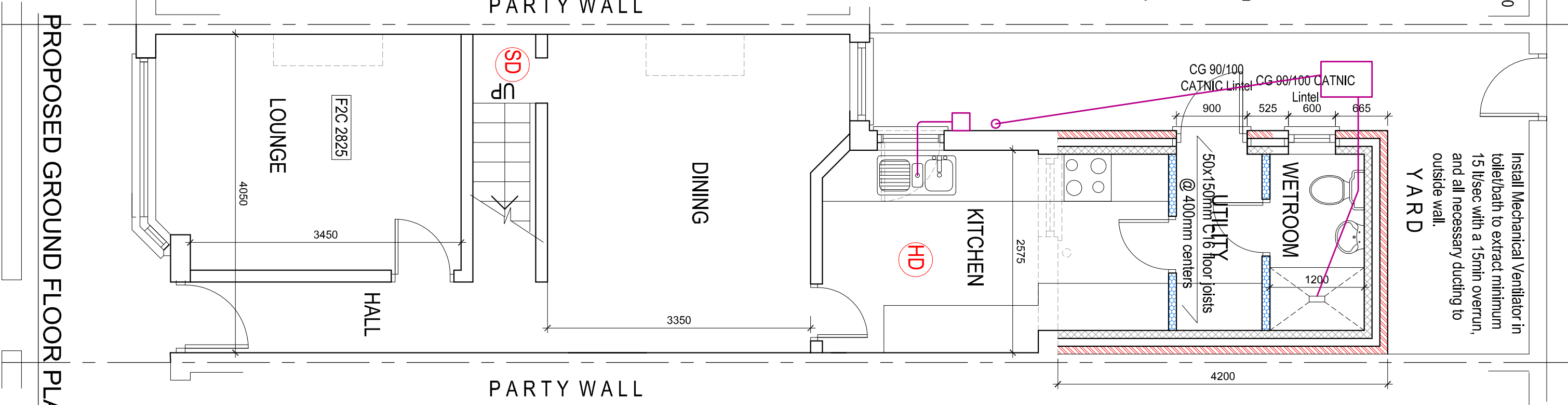
- A cavity tray (300mm wide DPC) to be provided over the brickwork on all door and windows opening.

- All internal and external lintels to have 150mm minimum bearing.
- 30x5mmx1.2m galvanized steel straps to be used for lateral restraint at top with gable wall and roof rafters @ 2m c/c.

- Steel work to Structure Engineer's design and specifications. Boxed in 2 layers of plasterboard or single layer of Fireline.
- 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.

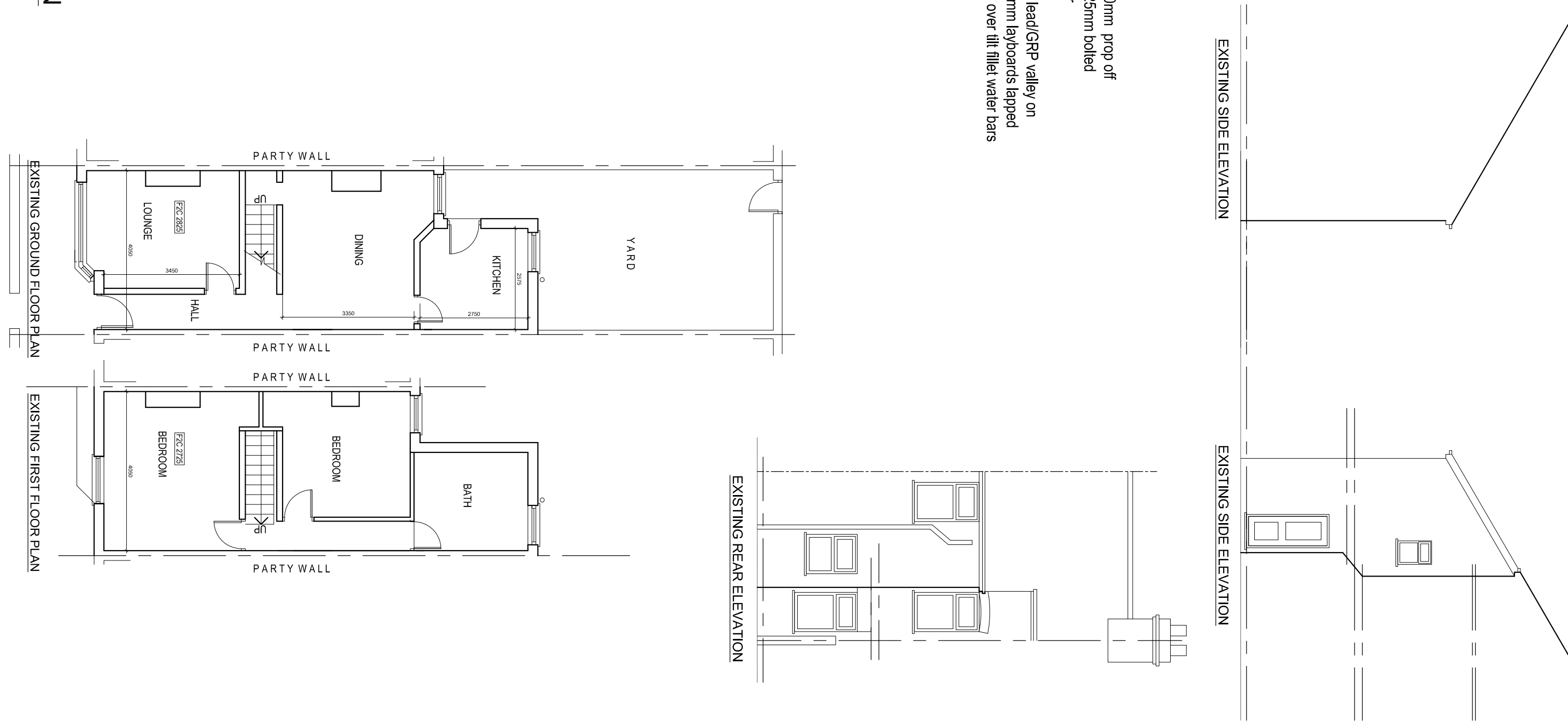
- All new Electrical work to be carried out by a qualified and competent person and certificate to be issued on completion of works.
- All smoke & heat detectors to be battery packed, mains powered, hardwired and interlinked.



Dragon ties or similar
Bracing at eaves.

100x100mm prop off
2-50x225mm bolted
together

Code 4 lead/GRP valley on
220x25mm lypoards lapped
450mm over tilt filled water bars



PURPOSE OF ISSUE BUILDING CONTROL

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN THE BUILDING REGULATIONS.
- (5) THE CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO ALL APPROPRIATE STRUCTURAL ENGINEERS' DETAILS SHALL BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (8) ALL SCALE FROM PLANS USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY LABC/O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (13) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS11282:1985.
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PART3: 1985.
- (16) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1782:1973.
- (17) ALL CONCRETEWORK SUBJECT TO THE PROJECT IS SUBJECT TO THE LABC'S PREPARED INSPECTION SCHEDULE.
- (18) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (19) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (20) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPS/AND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED THROUGHOUT THE PROJECT.
- GLAZING TO PROVIDE LATERAL SUPPORT TO END WALL WITH 30x5mm GALVANISED STEEL STRAPS, AT INTERVALS NOT EXCEEDING 2000mm, CARRIED OVER AT LEAST 3 JOISTS WITH 38mm THICK NOGGINs EXTENDED AT LEAST HALF THE DEPTH
- GABLE WALLS TO BE STRAPPED TO ROOF JOISTS BY 30x5mm GALVANISED STEEL STRAPS, SPACED MAX. 2000mm CENTRES, TO PROVIDE LATERAL SUPPORT
- VERTICAL STRAPPING ANCHORED TO WALL AND TURNED OVER WALL PLATE TO BE MIN. 1000mm IN LENGTH AT INTERVALS NOT EXCEEDING 2000mm

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN. 300mm. PROVIDE 100mm 'KINGSPAN/XTRATHERM/CELOTEX' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT

11, Harrison Avenue.

Levenshulme

CLIENT

Mr. M Iqbal

DRAWING TITLE

Proposed Floor Plan

JOB No

NA-B01

SCALE

1:50/100@A2

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DATE

Apr. 2021

REVISION

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na design