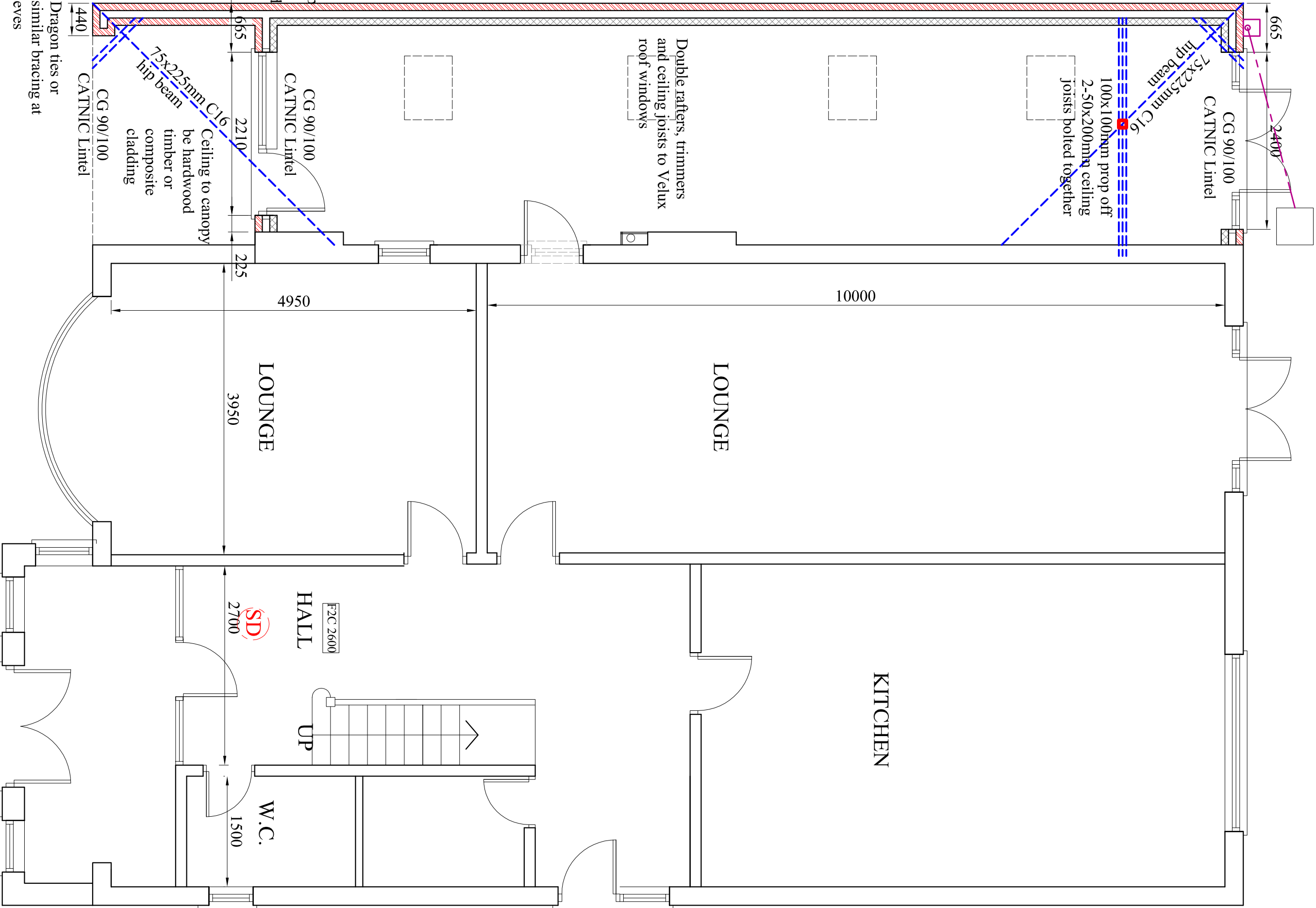
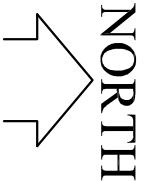


GARDEN

- New 102mm brick work to match existing, 100mm Cavity to be fully filled with Knauf's Drithern cavity insulation, Internal block work to be 100mm Thermalite.
- 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 skimmed. Include 100mm crown wool insulation between joists and 200mm 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'.
- 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 abutment.
- All internal and external lintels to have 150mm minimum bearing.
- 30x5mmx1.2m galvanized steel straps to be used at wall plate and 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! 50
- 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 storey landings.



PARTY WALL ETC. ACT 1996. TO APPLY AS NECESSARY AND BUILDING OWNER OR CONTRACTOR MUST SERVE ALL NECESSARY NOTICES TO ALL ADJOINING OWNERS PRIOR TO COMMENCEMENT OF THE WORK IN ACCORDANCE WITH THE ACT. EXACT POSITION OF WALLS AND BOUNDARIES TO BE DETERMINED ON SITE AND NO PART OF PROPOSED WORKS TO ENROACH ANY BOUNDARY WITHOUT WRITTEN PERMISSION OF ADJOINING OWNERS.



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 CONSENTS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKSMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) 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.
- (7) THE BUILDER SHALL BE RESPONSIBLE FOR THE PROPOSED STRUCTURE TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS' DETAILS.
- (8) DO NOT 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 AND TO BE IN FULL COMPLIANCE WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.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 BS1282:1985.
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PF3:1985.
- (16) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (17) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (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.
- (21) CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON THE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- (22) DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m²k AND U-VALUE OF WINDOWS TO BE 1.6w/m²k, & EXTERNAL DOOR 1.8w/m²k (I.E. CONSTRUCTED AS INDICATED).
- (23) WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN OF THE NEW PARTITION.
- (24) THE NEW PARTITIONS SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PARTITIONS.
- (25) INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.
- (26) NEW GROUND FLOOR ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN GROUDED STONE HARDWARE AND COMPACT. LAY 200 GAUGE DRAIN AND FULLY COVER WITH 100mm POLYSTYRENE POLYURETHANE PLUS FLOORBOARD 220' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (112x4-20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF GROUND FLOOR. LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
91, Brantingham Road,
Manchester

CLIENT
Mr. Ishaq

DRAWING TITLE
Proposed Floor Plan

JOB No **DRAWING No**
NA-B02

SCALE **DATE** **REVISION**
1:50@A2 Jun 2021

DRAWN **CHECKED BY** **-**
NA

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