

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.	

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GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT ELEVATIONS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SUCH REGULATIONS HAVE BEEN REVISED.
- (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN REVISED 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 COMPLIANCE AT THE APPROPRIATE STAGES IN CONSTRUCTION NECESSARY FOR THE BUILDING REGULATIONS TO BE ENFORCED.
- (6) THE BUILDERS 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 THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.

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 SUPERVISOR.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1981, ITS REVISIONS, 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 IS TO BE CARRIED OUT TO BS5328:1961 AND BS1282:1985.
- (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973.
- (16) ALL TILES TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1282:1975.
- (17) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.O.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) WORK TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.

DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K & U-VALUE OF WINDOWS TO BE 1.6w/m² K, & EXTERNAL DOOR 1.8w/m² K (I.E. CONSTRUCTED AS INDICATED). SILENT GLAZING TO CRITICAL LOCATIONS.

WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TYPE, THE EXISTING GROUND FLOOR IS TO BE REINFORCED WITH FIBRE REINFORCED CONCRETE TO BE EARTHQUAKE PROOF LADING IN HARDCORE TO A NEW EXTERNAL, NENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN - THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.

INSULATED Cavity Closers TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATERIAL STRIPPED OFF SITE. LAY MIN. 150MM OF CLEAN CRUSHED STONE. HARDWARE AND COMPACT. LAY 120 GAUGE DPM AND FULLY LAP WITH D.P.C. ANY JOINTS IN DPM TO BE LAPPED MIN. 150MM. LAY 20MM ASPHALT/SPRINKLED POLYESTER/STITCHED INSULATION AS SHOWN SECTION. LAY 100MM SURFACE CONCRETE (1:2:4) 200mm AGGREGATE, SLAB FINISH SURFACE WITH 65mm SAND/CEMENT SPORED OR 25MM ASPHALT. EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
3, Bournelea Avenue,
Burnage

CLIENT
Mrs. Syeda Begum

Proposed Plan

JOB No _____
DRAWING No **NA-B01**

SCALE DATE
1:50/100@AMay 2021

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BUILDING CONTROL



LOCATION PLAN
1:1000

- New 102mm brick work to match existing, 100mm Cavity té be fully filled with Knauf's Dritherm cavity insulation, Internal block work to be 100mm Thermalite.

[illegible]

- Proposed external walls incorporating appropriate cavity wall ties, at max. 700mm horizontal and 450mm vertical centers (300mm at wall reveals).

Dragon All stud work to be 12.5mm plasterboard (12.5mm moisture resistant in bathrooms) either side of 75x50mm softwood framework @ max. 400mm c/cs, head and sole plate to be provided. With gypsum skim finish to plasterboard and 75mm 'crown framework' insulation between framework.

sim - All new windows to use double glazed units with a 'low-e' soft coating with an emissivity of 0.05. The double glazed floorpanes are to be separated by a 16mm gap to provide a U-value

critical locations. Windows to open $\frac{1}{20}$ th of the floor area

75x50mm softwood framework @ max. 400mm c/c with gypsum skin finish to plasterboard and 100mm Crown Frametherm insulation between framework.

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 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'.

- 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 single storey roof abutment.

- All internal and external joints to have 150mm minimum bearing.

- 30x5mm x 1.2m galvanized steel straps to be used for lateral restraint at top with gable wall and roof rafters @ 2m c/c. and wall plate.

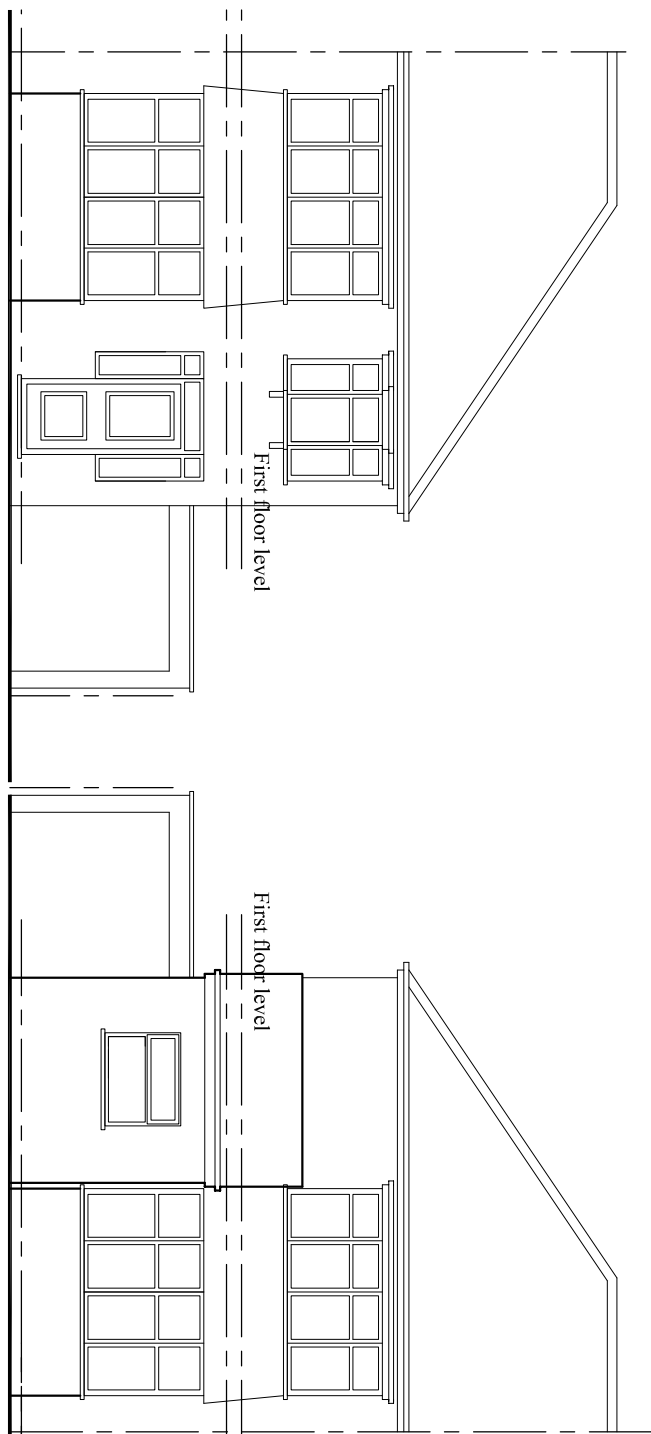
- Steel work to Structure Engineer's design and specifications.
- Boxed in 2 layers of plasterboard or single layer of Fireline.
- Sockets and switches between 450mm and 1200mm.

- 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.

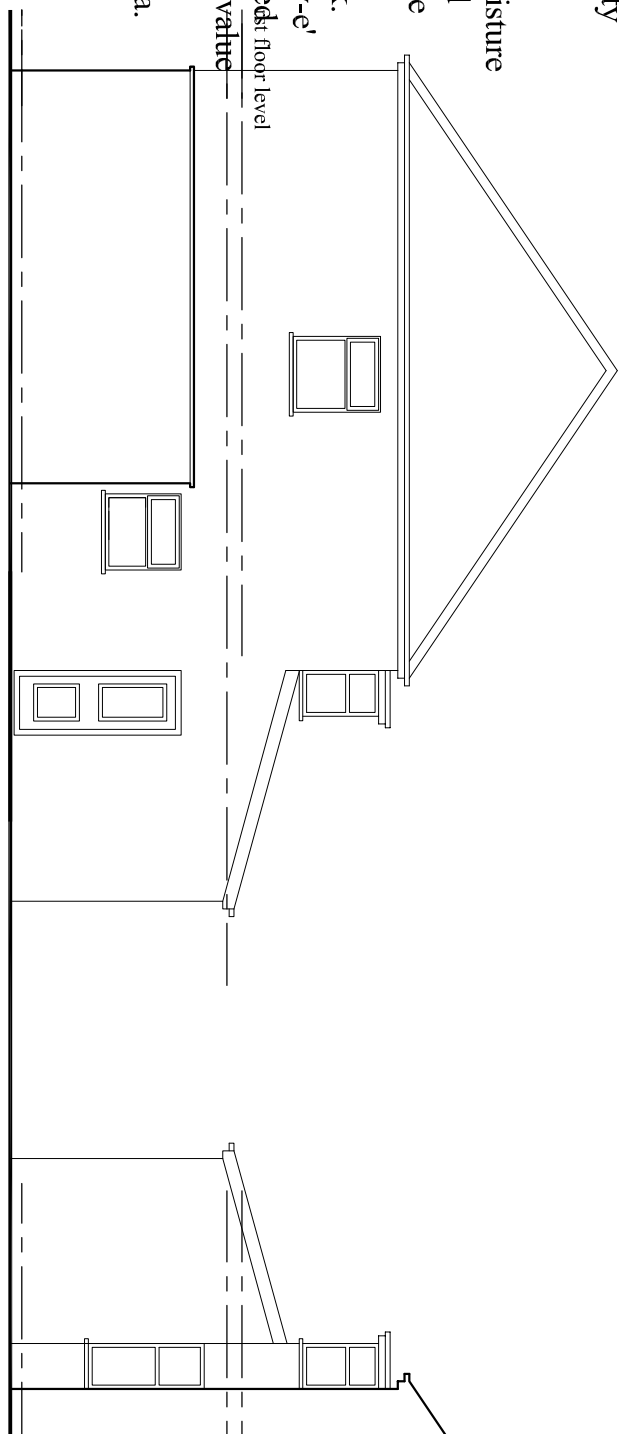
- All new Electrical work to be carried out by a qualified and competent person and certificate to be issued on completion of works.

- All smoke & heat detectors to be battery packed, mains powered, hardwired and interlinked to all storey landings



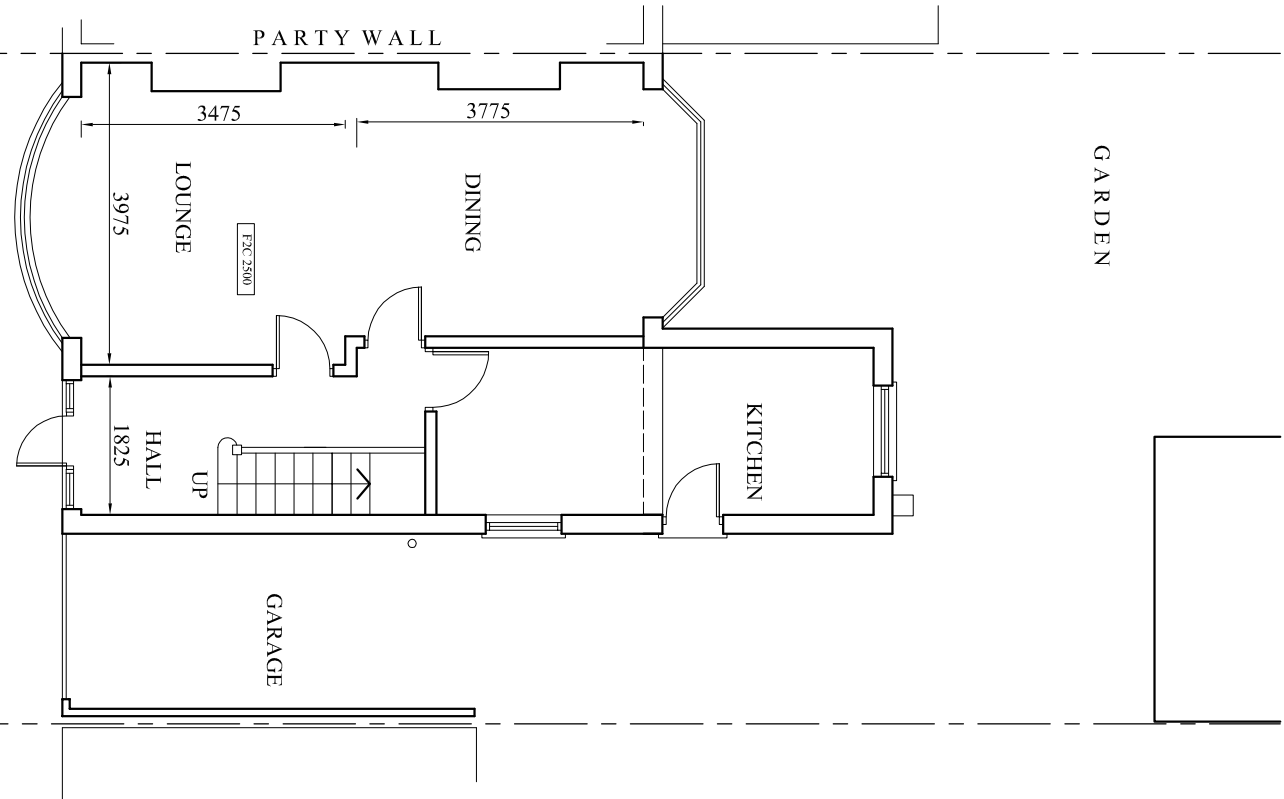
EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

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