Use reclaimed floor boards to match existing where walls have been removed

Exact location of party wall to be agreed with neighbour and party wall surveyor

Skylight over. Confirm structural requirements with engineer and details with structural glazing manufacturer. Ensure edge of skylight is flush with wall line

Confirm underfloor heating requirements with owner

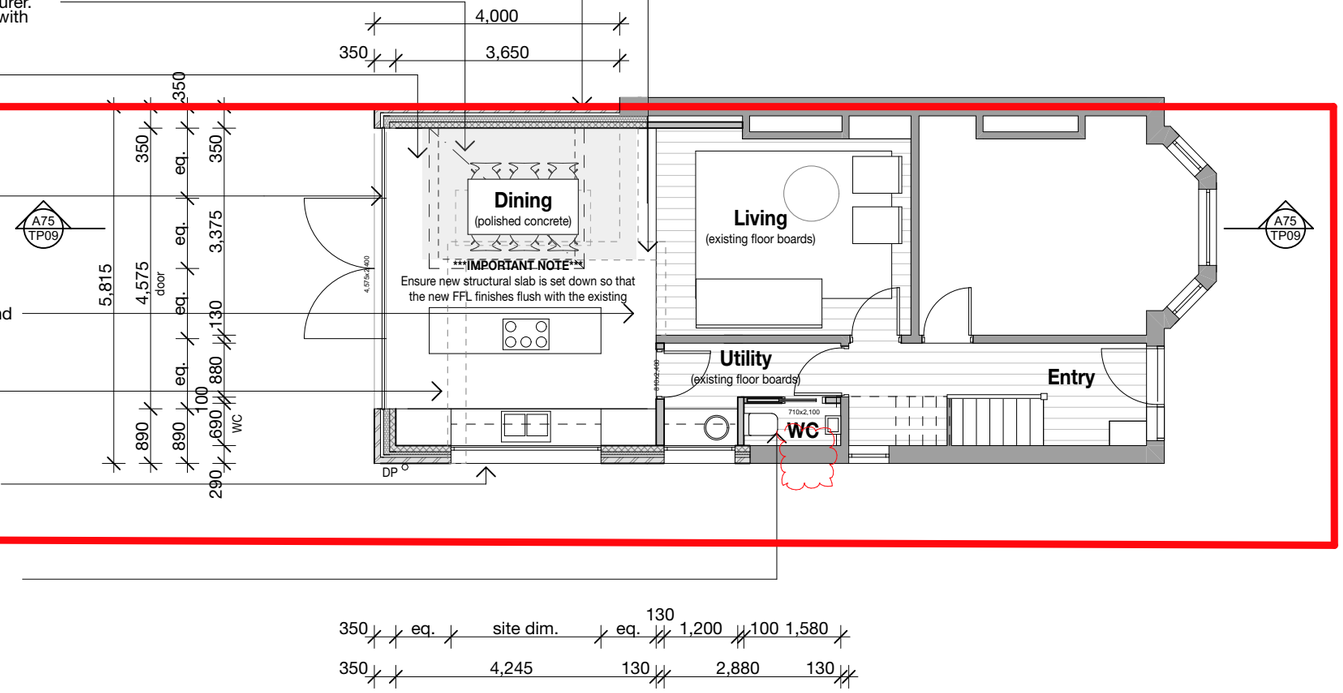
Provide rebate to structural slab to allow door threshold to finish flush with internal FFL. Confirmed required depth with window/door manufacturer and allow additional height to door, typical for all external opening doors

Provide timber or metal, level, transition piece between new and existing flooring

Demolished walls shown grey dashed

Site measure window and ensure sill finishes flush with kitchen bench top and underside of overhead cabinetry

WC size and access to be discussed and agreed with building control



Legend

ref.	Refrigerator	st	Store	R1	Roof Type 1
wo.	Wall oven	wir	Walk in wardrobe	DP	Downpipe
dw	Dishwasher	hc	Hosecock	OP	Overflow pop
shr.	Shower	W1	Wall type 1	HOP	Hopper
s	Sink	PS	plumbing stack		
t	Laundry tub	MF	metal flashing		
vb	Vanity basin				

Refer to General Notes For Details

All structure shown as graphic representation: please refer to structural engineering package for exact details of footings, concrete slab, timber framed floors, wall & roof framing

Notes

- Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings
- All new windows and doors sizes indicated are to structural openings and to be site measured. Window style/ detailing and opening sash locations to be confirmed and approved by owner prior to fabrication. All new windows require means of escape with an unobstructed openable area of 0.33sq.m. and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above floor level. All windows to achieve the minimum U values specified in the British Standards.
- **All floors (suspended or on ground) walls and roofs are to be insulated and achieve at least the minimum U values listed under Approved Document Part L of the British Regulations.**
- Confirm all finishes and materials with owner.
- **Provide DPC 150mm min. above natural ground to all masonry walls.**

*****All works to be constructed in accordance with accredited construction details*****

NOTES

Do not scale this drawing. All dimensions are to be verified on site and any discrepancies reported before commencement of any work or shop drawings.

These drawings are for the purpose of achieving building regulations approval only and subject to final review/approval by building control. All drawings must be read in conjunction with structural engineers design, drawings and calculations.

Issue/ Rev	Description	Date
#	Initial Issue	13.01.20
A	Window updates	30.03.20

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FOR PLANNING/ BUILDING CONTROL APPROVAL

Client

Katy-Louyse Tottman & Alex Moore

Project Description

9 Roseleigh Avenue, Burnage

Project Number **ROS009**

Drawing Title

Plans - Proposed Ground Floor

Drawing Number **TP05**

Scale **1:100 @ A3**