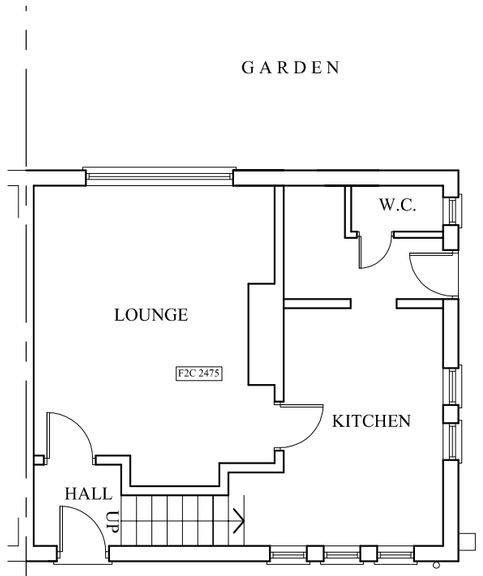
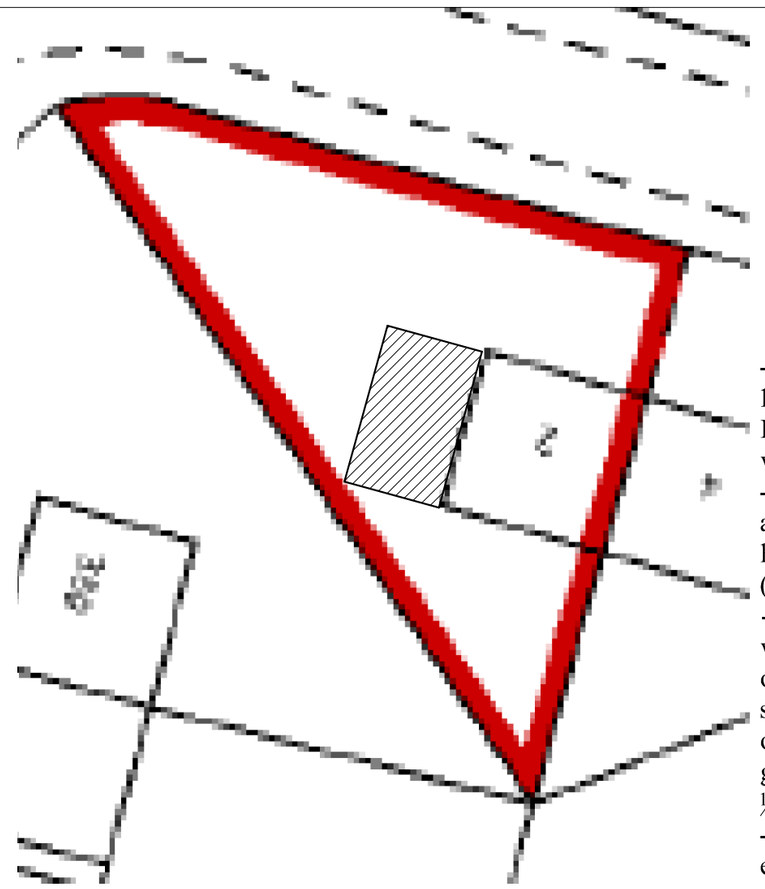
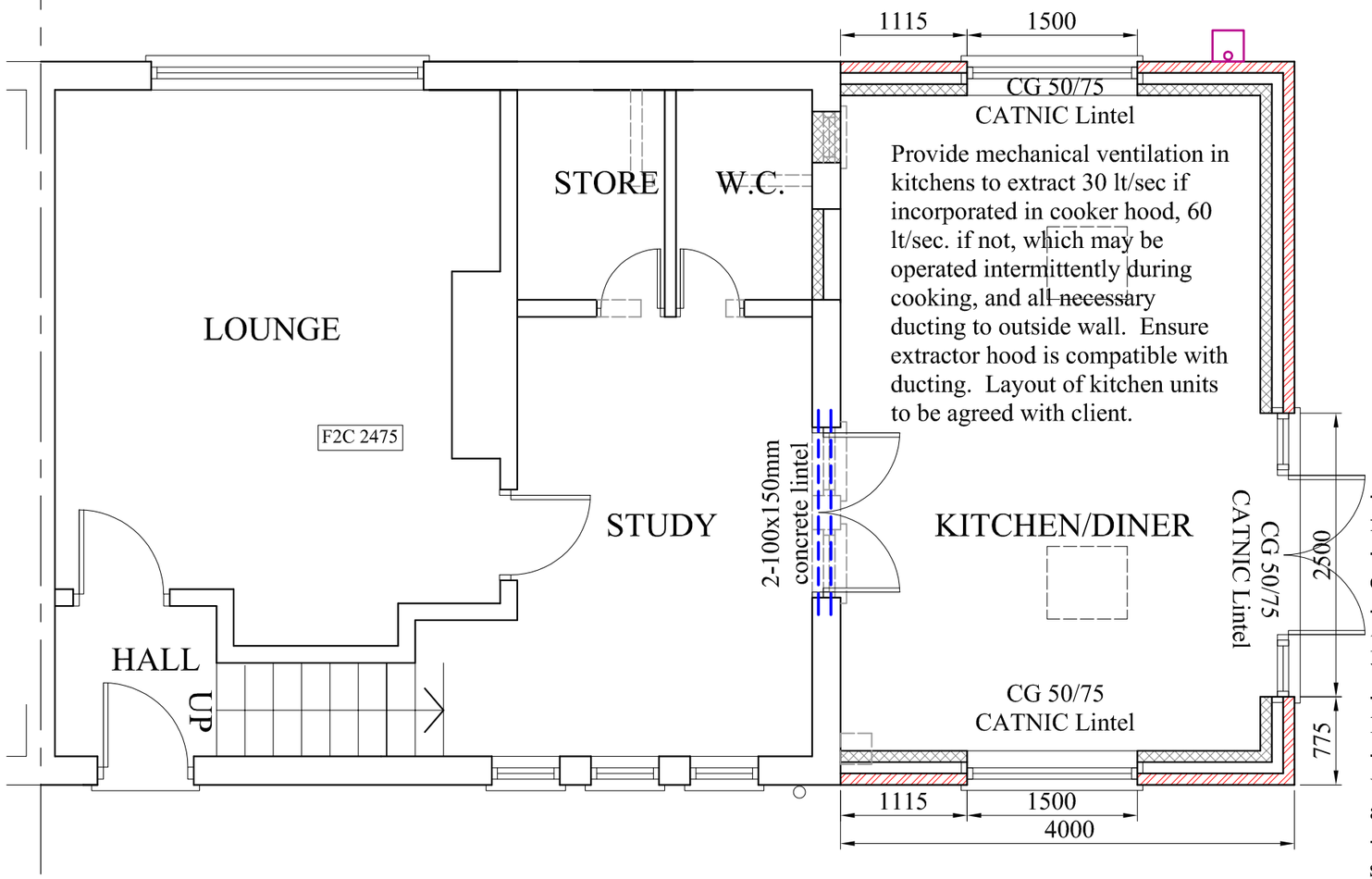


EXISTING GROUND FLOOR PLAN



SITE PLAN 1:250



Provide mechanical ventilation in kitchens to extract 30 lt/sec if incorporated in cooker hood, 60 lt/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.

PROPOSED GROUND FLOOR PLAN

- New 102mm brick work to match existing, 100mm Cavity to be fully filled with Knauf's Dritherm 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 continiuous.
- 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 completition.
- All new Electricla 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 internlinked.

OIL AND VENT PIPE

ALL NEW SVP'S TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES) AND SHOULD BE TAKEN 900mm ABOVE THE HEAD OF ANY WINDOW WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO WASTE PIPE CONNECTIONS ARE TO BE MADE WITHIN 200mm OF WC BRANCH TO MAIN STACK. SOIL STACK TO CONNECT TO SLOW RADIUS REST BEND AT BASE AND PROVIDE RODDING EYE 150mm ABOVE G.L. IN ALL CASES.

SANITARY PIPEWORK

TRAPS – ALL POINTS OF DISCHARGE INTO SYSTEM SHOULD BE FITTED WITH A WATER SEAL TO PREVENT FOUL AIR FROM THE SYSTEM ENTERING THE BUILDING. UNDER WORKING AND TEST CONDITIONS TRAPS SHOULD RETAIN A MIN SEAL OF 25mm. WASHBASINS, SINKS, BATHS AND SHOWERS TO HAVE A 40mm DIA. TRAP WITH 75mm DEEP SEAL
100mm SVP TO VENTILATE TO EXTERNAL AIR AND FINISHED AT LEAST 900mm ABOVE ANY OPENING INTO THE BUILDING NEARER THAN 3000mm. PIPE CAPPED WITH CAGE OR PERFORATED COVER. ALL PIPES TO BE 50mm DIA. EXCEPT W.C.s WHICH ARE TO BE 100mm. THE PIPES FITTINGS AND JOINTS ARE TO BE CAPABLE OF WITHSTANDING AN AIR AND SMOKE TEST OF AT LEAST 38mm WATER GAUGE FOR AT LEAST 3 MINUTES. SMOKE TEST IS NOT RECOMMENDED FOR UPVC. RODDING POINTS SHOULD BE PROVIDED TO GIVE ACCESS TO LENGTHS OF DISCHARGE PIPES WHICH CANNOT BE REACHED BY REMOVING TRAPS OR APPLIANCES WITH INTEGRAL TRAPS

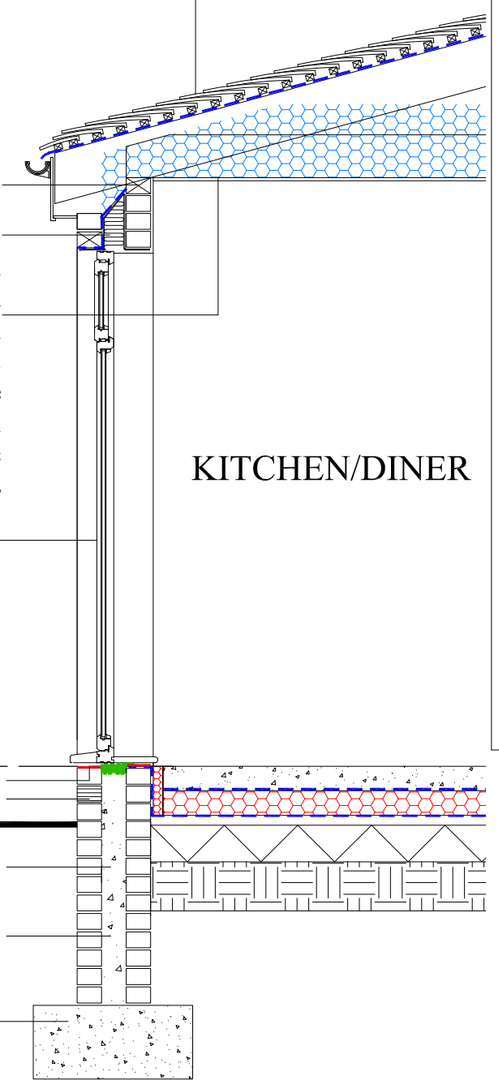
New roof to be tiled with tiles to match existing with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x175mm treated rafters @ 400mm c/c.
Ensure min. 15° roof pitch. Marley's Mendip/Wessex roof tiles to be used.

75x100mm wall plate

CG90/100 catnic lintel

Ceiling to be 12mm plasterboard taped and skimmed with plaster work coving, Include a min. 100mm layer of thermal insulation between ceiling joists and 200mm thick layer of loft insulation above joists. Ceiling joists to be 50x175mm treated rafters. NOTE - Special precautions may be required when electric cables are covered by insulating materials

Safety glazing French door



SECTION

100mm thick concrete floor slab (1:2:4:20mm aggregate) on separating membrane on 100mm 'Xtratherm/Kinspan/Celotex' floorboard insulation laid on 1200 gauge DPM - to be fully lapped with DPC and any joints in DPM to be lapped min. 300mm, on 40mm Sand blinding with 150mm well consolidated clean crushed stone hardcore.

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 discreprencies 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 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 ON SITE.
(7) THE PLANS RELATING TO THE PROPOSED PROJECT 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 1991, 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 TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
(10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3: 1985.
(15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
(16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
(17) 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.
(18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P. COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
(19) SITE 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/m k AND U–VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8w/m k (I.E.. CONSTRUCTED AS INDICATED).
– 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 HARDCORE TO NEW EXTERNAL VENTS, 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 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/CELOTEX/XTRATHERM' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED.
EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
2, Glenhurst Road, Burnage

CLIENT
Mr. Suleman Sheikh

DRAWING TITLE
Proposed Plan

JOB No -
DRAWING No NA-P01
SCALE 1:25/50/100@A2
DATE June 2019
REVISION -
DRAWN NA
CHECKED BY -

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na design