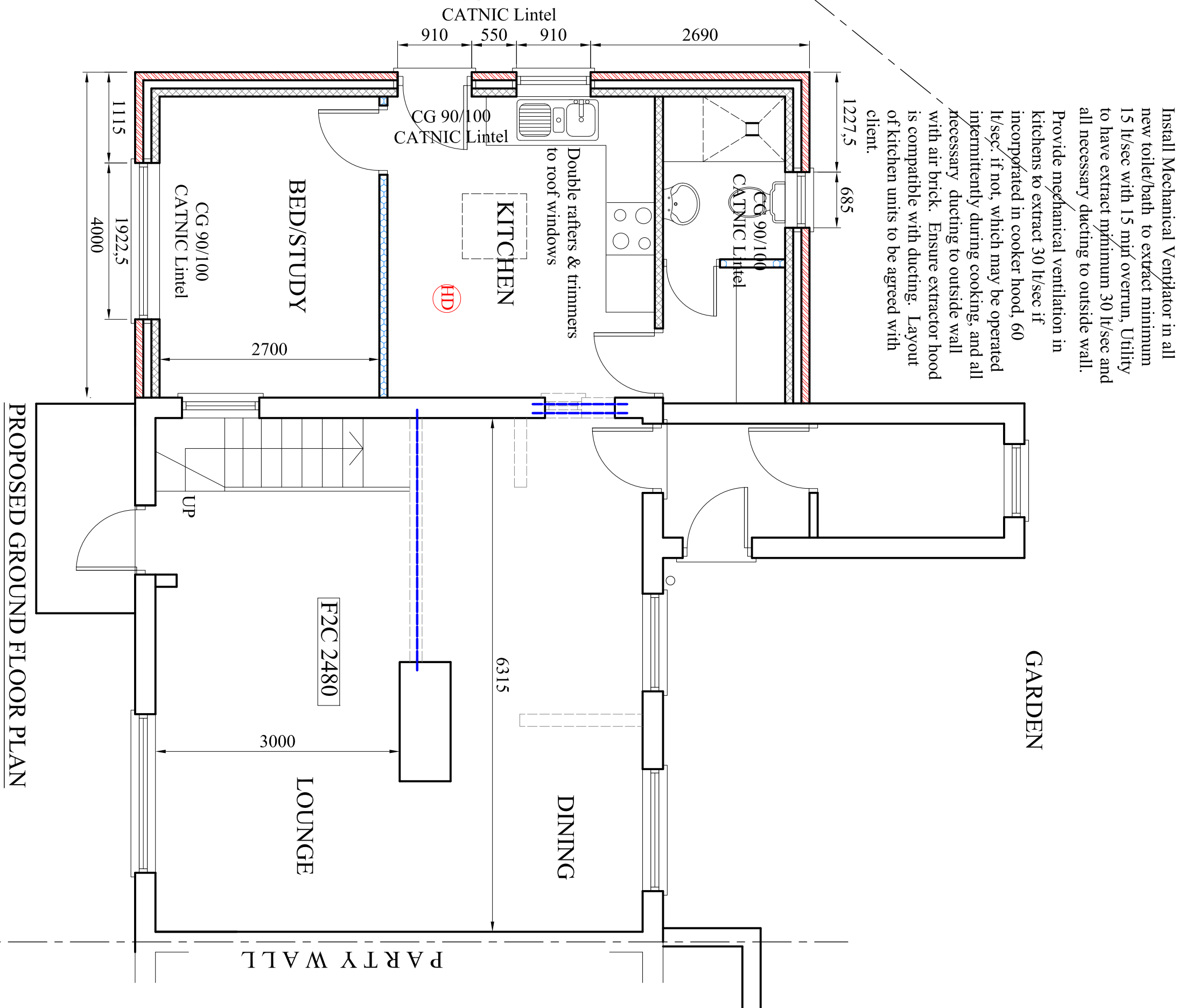


- New 102mm facing brick work to match existing. 100mm Cavity to be partly filled with 90mm Kinspan's Kooltherm K106 cavity insulation OR 150mm cavity to be fully filled with Knauf's Dritherm 32 cavity insulation, 100mm Thermaite block work to internal skin. Dot & dab plasterboards taped and skim finished.
- Proposed external walls incorporating appropriate cavity wall ties, at max. 750mm horizontal and 450mm vertical centers (300mm at wall reveals).
- All 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 acoustic insulation between framework.
- 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 1.4w/m²k.

- Trickle vents to windows. Safety glazing to critical locations as per approved document 'K'. Windows to open ¹/₂₀ th of the floor area. All first floor habitable room windows to be fire escape, windows to be 800-1100mm above F.F.L. Safety glazing to critical locations.
- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skimmed. **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/c's with 30mm QuietZone Acoustic Blanket fixed to manufacturers specification and an access panel to enable rodding of the Soil Pipe. All pipe work to be wrapped in 'QuietZone Partition Roll'.

- Mid span strutting should be provided to floor and ceiling 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 for lateral restraint at top with gable wall and roof rafters and at wall plate @ 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 to all storey landings.



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 SPECIFIC REFERENCES ARE MADE TO THEM.
- (3) BEFORE WORK COMMENCES, THE CONTRACTOR SHALL 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 BS800 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) UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR OBTAIN ANY UNAPPROPRIATE 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 2010, 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 DAMAGE AND LOSS TO EXISTING UTILITIES, SERVICES, STRUCTURES AND BUILDINGS, INCLUDING ADJACENT PROPERTIES, SHALL BE REPAIRED TO ORIGINAL CONDITION IMMEDIATELY.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:1973:1985.
- (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 REGULATIONS AND STANDARDS AND THE CONTRACTOR SHALL BE PROVIDED ON COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

All works at height to be undertaken from appropriate working platforms.

The Contractor shall check and verify all building and site dominions, levels and sewer invert connection points before work commences.

The contractor shall comply with all workmanship clauses in BS8000 series and in full compliance with the Building Regulations.

This drawing is to be read in conjunction with structural engineers design details.

No services investigation has been carried out. Contractor must undertake 'dial before you dig', tel 0800 0853 865, investigation before commencing on site. The client must undertake all necessary enquiries with sewerage and utilities companies to establish exact route of any public sewer/ water mains etc and obtain all necessary agreements/ diversions before commencing any work.

CDM Designers Residual Risk Assessment

A type 3 intrusive asbestos survey must be undertaken prior to commencement of building works and any materials identified as containing asbestos to be removed / protected in accordance with HSE/EU directives.

All demolition works to be undertaken by CITB trained demolition operatives. No service investigations have been undertaken. The contractor must undertake "dial before you dig" investigations before works commence on site and take with United Utilities regarding the location of the electrical income and invert depth of same.

The contractor must install all necessary temporary supports etc. necessary to introduce new steel beams etc. as designed by structural engineer to support the first floor following removal of load bearing walls.All works to electrical works to be undertaken by NICEIC qualified contractors. All works to gas services to be undertaken by Gas Safe registered contractors.

Boundaries /Party wall etc.

The Client shall confirm the exact position of legal boundaries, any boundaries shown on these plans are notional/ as advised by client and must be accurately established before any construction work commence. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

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 encroach any boundary without written permission of adjoining owners.

PROJECT
43 Portway, Wythenshaw

CLIENT
Mr. Saby Dimello

DRAWING TITLE
Proposed Floor Plan

JOB No DRAWING No
NA-B02

SCALE DATE REVISION
1:50@A2 Jul 2025 -
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