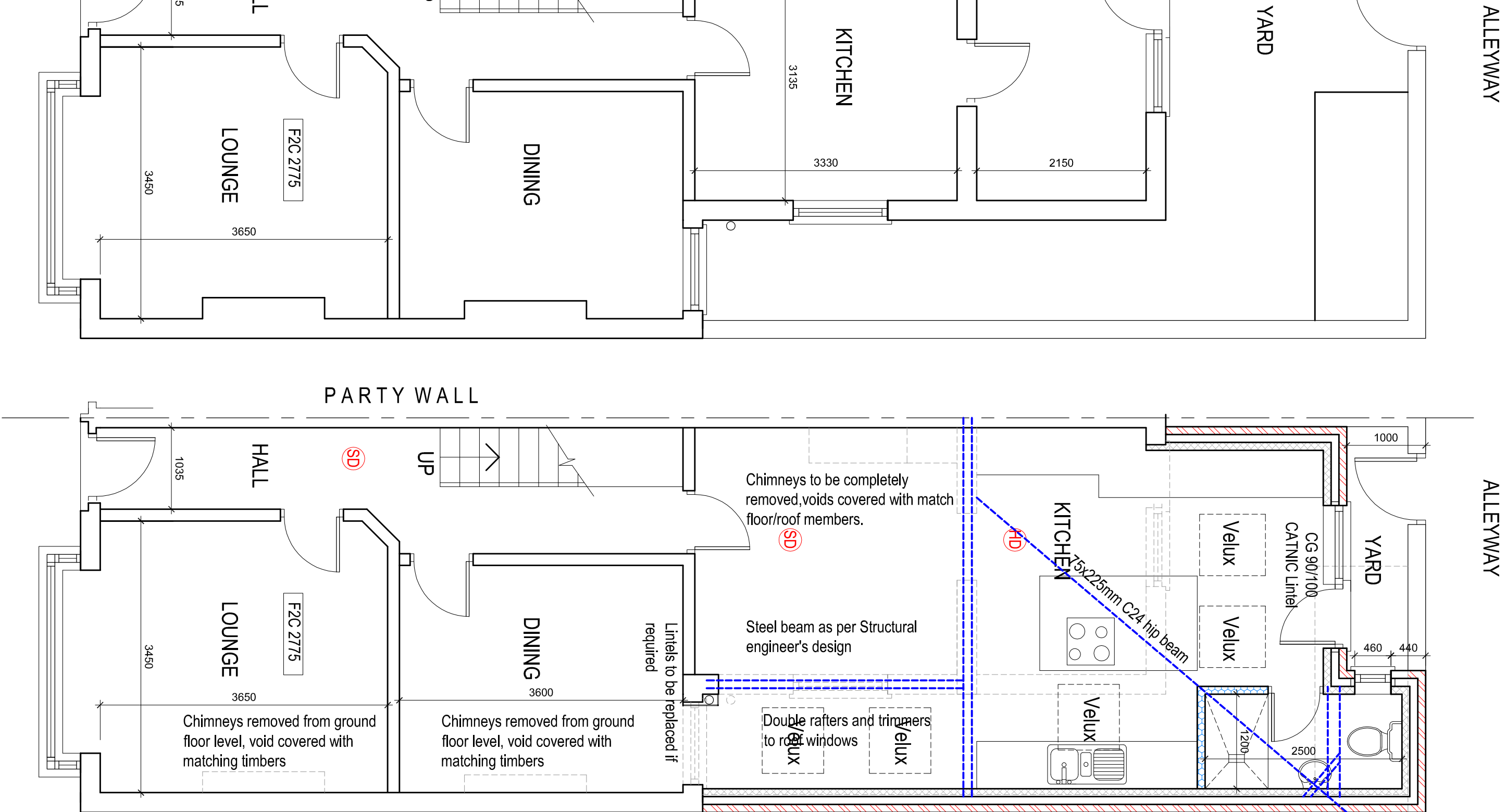




Provide mechanical ventilation in kitchens to extract 30 l/sec if incorporated in cooker hood, 60 l/sec, if not, which may be operated intermittently during cooking, and all necessary ducting to outside wall. Ensure extractor hood is compatible with ducting. Layout of kitchen units to be agreed with client.

Install Mechanical Ventilator in toilet to extract minimum 15 l/sec with a 15min overrun, and all necessary ducting to outside wall

- New brick work to match existing, 100mm Cavity to be filled with 90mm Kingspan's Kooltherm K106/Celotex CW4000 cavity insulation OR 150mm cavity to be fully filled with Knauf's Dritherm 32 cavity insulation, 100mm Thermatite 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 crown frame/therm 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 20mm 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 FFL. 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 SV/PS 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 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.

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/UK directives.

All demolition works to be undertaken by CIBT trained demolition operatives. No service investigations have been undertaken. The contractor must undertake 'dial before you dig' investigations before works commence on site and liaise 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

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 commences. 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.

CDM Regulations

The client has been advised of his duties to appoint a principal designer and principal contractor for works to commercial properties and notify the HSE using F10 form if should the construction programme extend beyond 30 days in duration with more than 20 operatives on site at any one time/er will involve more than 500 person days work, for domestic clients, for domestic clients (those person engaging services to be undertaken on their own home) the duties under CDM regulations are to be undertaken by principal contractor (or in the case where more than one contractor, the Client Must appoint once contractor to take the role of Principal Contractor who will have a responsibility to to coordinate all H&S matters across all contractors involved in the project)

The client has Not appointed a Design as the Principal Designer to undertake duties required under this role as required under CDM Regulations 2015. The client is aware of their legal duty to appoint competent person to undertake this role in good time before the construction work commences on site to ensure that the project has been effectively planned, managed, monitored and coordinated with respect to health and safety matters.

The client must ensure that all the pre construction information obtained and provided in good time to The Contractor/ Principal Contractors before construction activities commence and Principal Contractor Must prepare a suitable Construction Phase Plan on all project before work commence on site.

No services investigation has been carried out, Contractor must undertake dial before you dig, tel 0800 0855 665, investigation before commencing on site. The client must undertake all necessary inquiries 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.

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.

PURPOSE OF ISSUE

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 CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKSMANSHIP CLAUSES IN THE BUILDING REGULATIONS.
- (5) THE 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 FROM PLANS USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (8) 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 WORKED BY LABC/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:PART3:1985.
- (16) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (17) ALL CONCRETEWORKING SPECIFICATION PROJECT IS SUBJECT TO THE BUILDING REGULATIONS.
- (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 THROUGHOUT. GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K AND U-VALUE OF WINDOWS TO BE 1.6w/m² K AND DOORS 1.8w/m² K.
- GLAZING IN CRITICAL LOCATION TO BE SAFETY GLAZING.
- FLOOR TO PROVIDE LATERAL SUPPORT TO END WALL WITH 30x5mm GALVANISED STEEL STRAPS, AT INTERVALS NOT EXCEEDING 2000mm, CARRIED OVER AT LEAST 3 JOISTS WITH 38mm THICK NOGGINs EXTENDED AT LEAST HALF THE DEPTH
- GABLE WALLS TO BE STRAPPED TO ROOF JOISTS BY 30x5mm GALVANISED STEEL STRAPS, SPACED MAX. 2000mm CENTRES, TO PROVIDE LATERAL SUPPORT
- VERTICAL STRAPPING ANCHORED TO WALL AND TURNED OVER WALL PLATE TO BE MIN. 1000mm IN LENGTH AT INTERVALS NOT EXCEEDING 2000mm

PROJECT		
19 Bedford Avenue,		
Whalley Range		
CLIENT		
Mr. Tahir Mehmood		
DRAWING TITLE		
Proposed Floor Plan		
JOB No	DRAWING No	
-	NA-B02	
SCALE	DATE	REVISION
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