

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.

CW4000 cavity insulation OR 150mm cavity insulation, 100mm Thermalite block work to internal skin. Dpi & dab plasterboards taped and skim finished.

- Proposed external walls incorporating appropriate cavity wall ties, at max. 750mm horizontal and 450mm vertical centres (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/c's, head and sole plate to be provided. With gypsum skim finish to plasterboard and 75mm crown framework' 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 2/3rds of the floor area. All first floor habitable room windows to be fire escape, windows to be 800-1000mm above FFL. Safety glazing to critical locations.

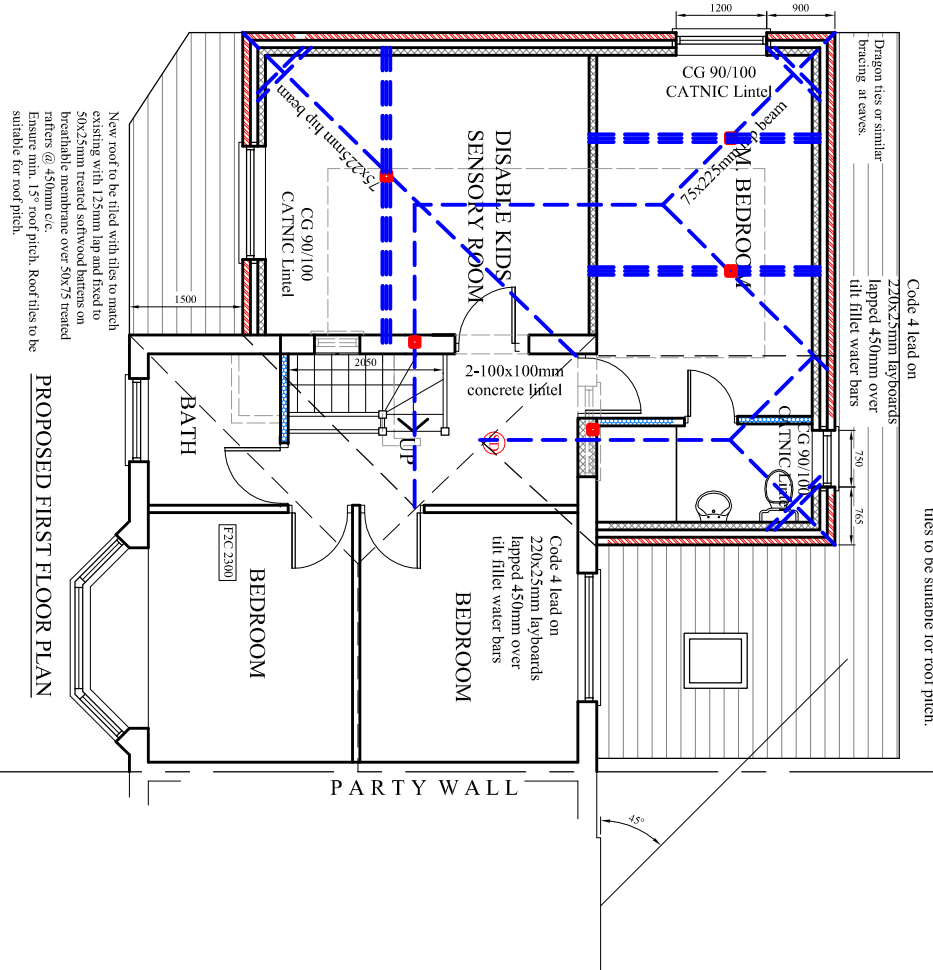
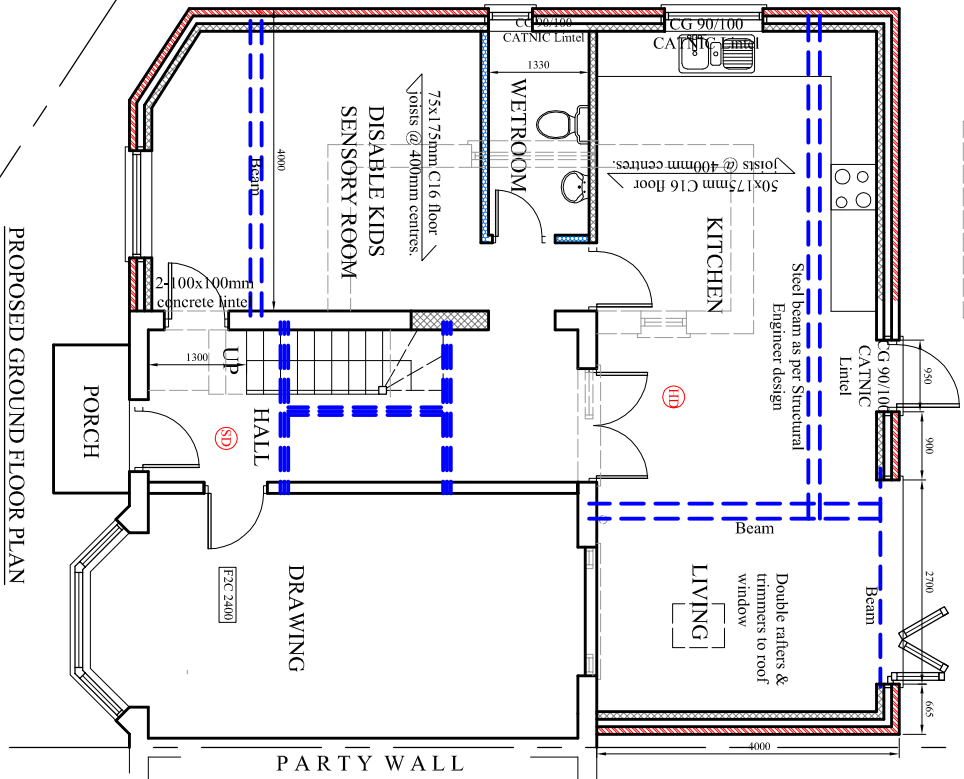
- Ceiling to be 12.5mm Gyproc Wallboard Duplex taped and skimmed. NOTE - Special precautions may be required when electric cables are covered by insulating materials.
- All internal SVPs to be boxed in with 2 No. layers of 12.5mm plasterboard, outer layer to be moisture resistant, on 75x50mm softwood 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.
- 30x50mmx2m galvanized steel straps to be used for lateral restraint at top with gable wall and roof rafters and skew wall plate @ 2m c/c.
- Steel work to Structure Engineer's design and specifications. Boxed in 2 layers of plasterboard or single layer of finishing.
- 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 powered, mains powered, hardwired and interlinked to all storey landings.

Provide mechanical ventilation in kitchens to extract 30 l/s/sec if incorporated in cooker hood, 60 l/s/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 all new toilet/path to extract minimum 15 l/s/sec with a 15min overrun, and all necessary ducting to outside wall.

GARDEN



- Materials used/to be used**
- Bricks front: Red Smooth
- Side and rear: Common bricks weathered
- Windows: Grey uPVC double glaze, Kitchen door grey uPVC double glaze, Patio door grey aluminium double glaze
- Fascia/Soffit: Grey PVC
- Gutters/down pipe: Grey PVC
- Roof tiles: Sandtoft clay new Cassius tile Antique Slate

PROJECT

12 Hinstock Crescent,
Gorton

CLIENT

Mr. M Abdullah Bajwa

DRAWING TITLE

Proposed Plan

JOB No

NA-P02

SCALE

1:100@A3

DATE

Nov. 2022

REVISION

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DRAWN

CHECKED BY

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na design