

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 SPECIFIED OTHERWISE. THE CONTRACTOR SHALL ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (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 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 SATISFACTORILY COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND UNDERSTANDING THE PLANS AND 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 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 DRAINAGE AND SEWERAGE PROPOSALS SHALL AND SUBJECT TO THE CONDITIONS SPECIFIED ON DRAWING 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 REGULATIONS AND STANDARDS OF PRACTICE. A 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/m² k AND U-VALUE OF WINDOWS TO BE 1.6w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E. CONSTRUCTED AS INDICATED)
- SAFETY GLAZING TO CRITICAL LOCATIONS. TIMBER TYPE VENTILATIONS IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES Laid IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN OF THE EXISTING PROPERTY.
- THE NEW CAVITIES SHOULD BE CONTINUOUS WITH KERF 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 HARDWARE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm KINGSpan/XYRATHERA/CELOTEX INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 60mm SAND/CEMENT SKEWED OR 20mm ASPHALT. EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
31 Falshaw Way, MCR
M18 7TG

CLIENT

Mrs. Humaira T I Begum

DRAWING TITLE

Proposed Floor Plan

JOB No DRAWING No
NA-B01

SCALE DATE REVISION
1:50@A2 Apr. 2023 -

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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.

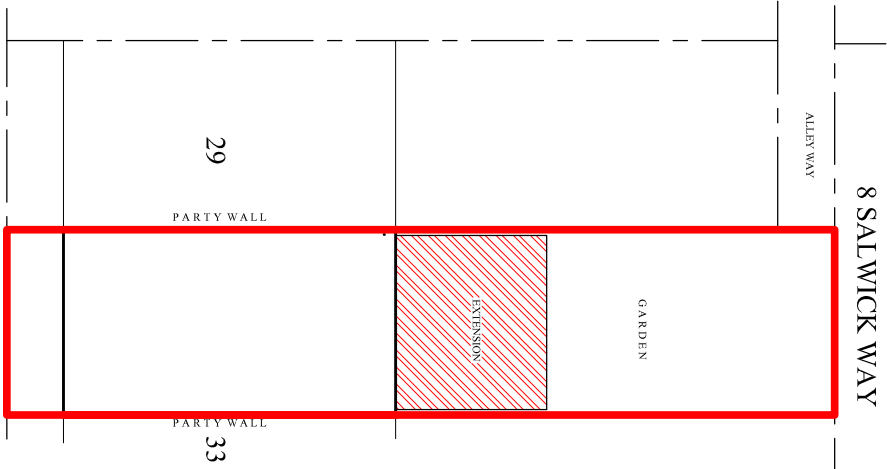
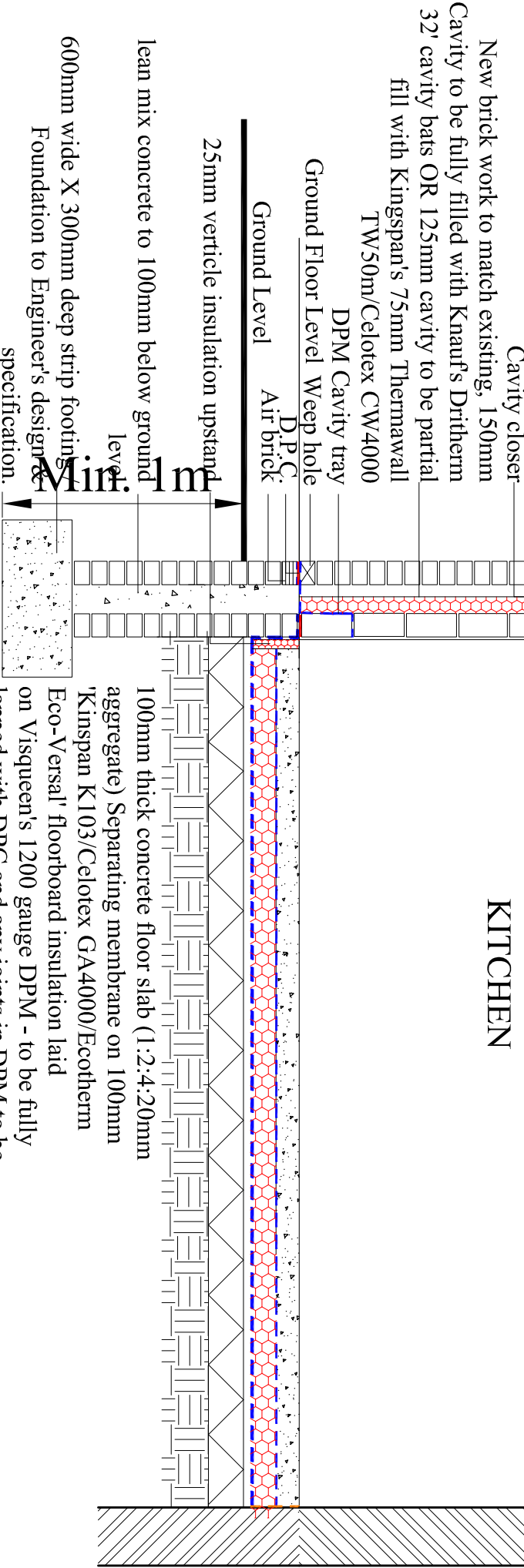
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Code 4 lead flashing with cavity tray, 150mm overlap

50x175mm pole plate bolted to wall with M10 rawl bolts@ 1m c/c. Nail plate rather to pole plate

Double ceiling joist & trimmers
100mm PIR insulation

KITCHEN



PROPOSED SITE PLAN 1:200

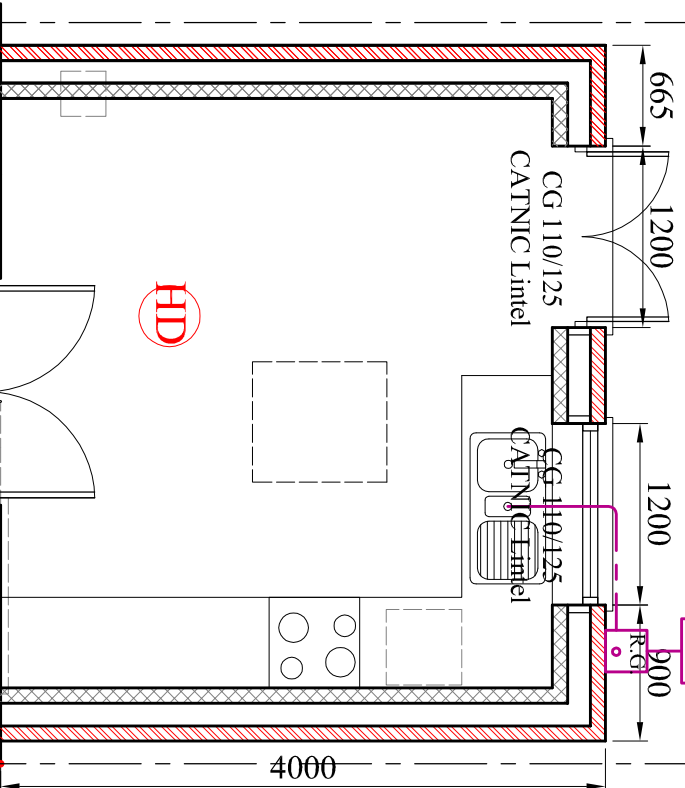
Centre pivot roof window to have double rafters and trimmers

New roof to be tiled with Marley's Mendip Wessex roof tiles with 125mm lap and fixed to 50x25mm treated softwood battens on breathable membrane over 50x175 treated rafters @ 400mm c/c. Ensure min. 15° roof pitch. 100mm PIR insulation. 75x100mm wall plate CG110/125 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.

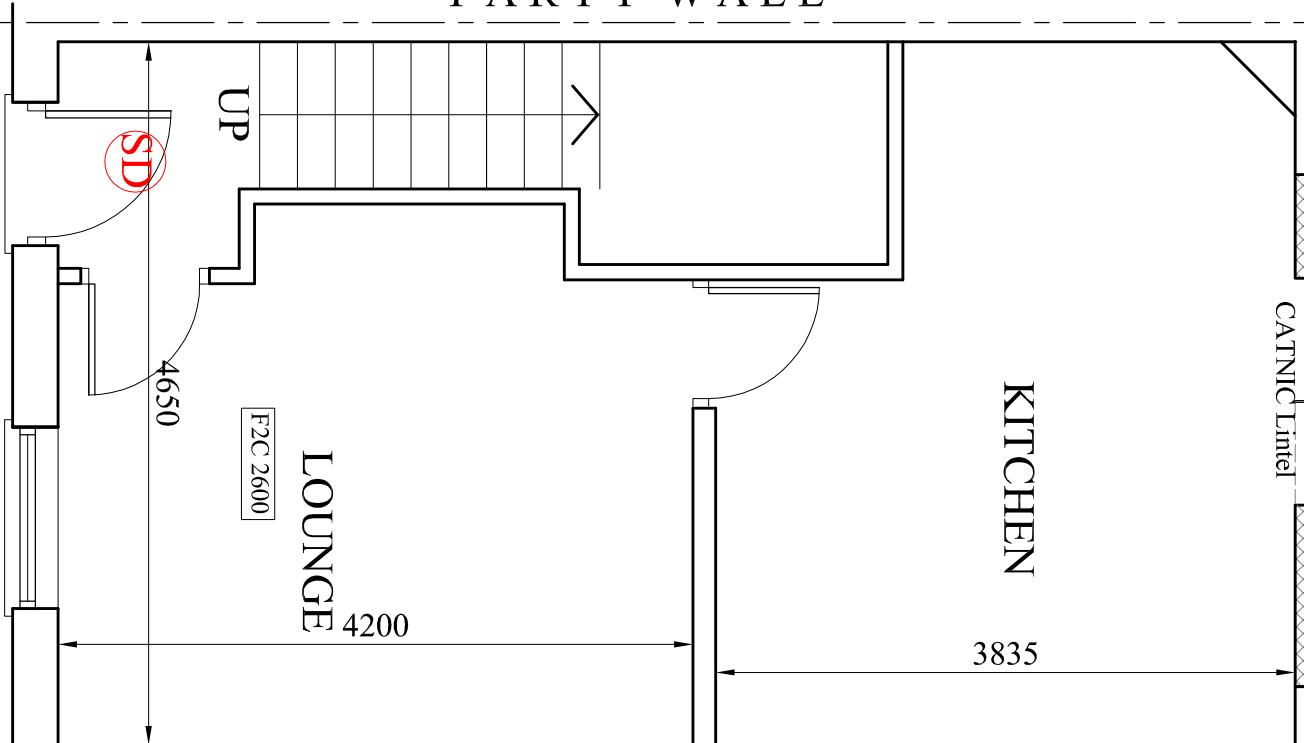
- New 102mm facing brick work to match existing. 125mm Cavity to be partly filled with 75mm Kingspan's Thermawall TW50/Celotex CW4000 cavity insulation OR 150mm cavity to be fully filled with Knauf's Dritherm 32 cavity insulation, 100mm Thermatite block work to internal skin. Dot & dab plasterboards 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 studwork 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 frametherm' 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 $\frac{1}{20}$ 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 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 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.
- 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 completion.
- All new Electricia 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.

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.

GARDEN



PARTY WALL



PROPOSED GROUND FLOOR PLAN

PARTY WALL