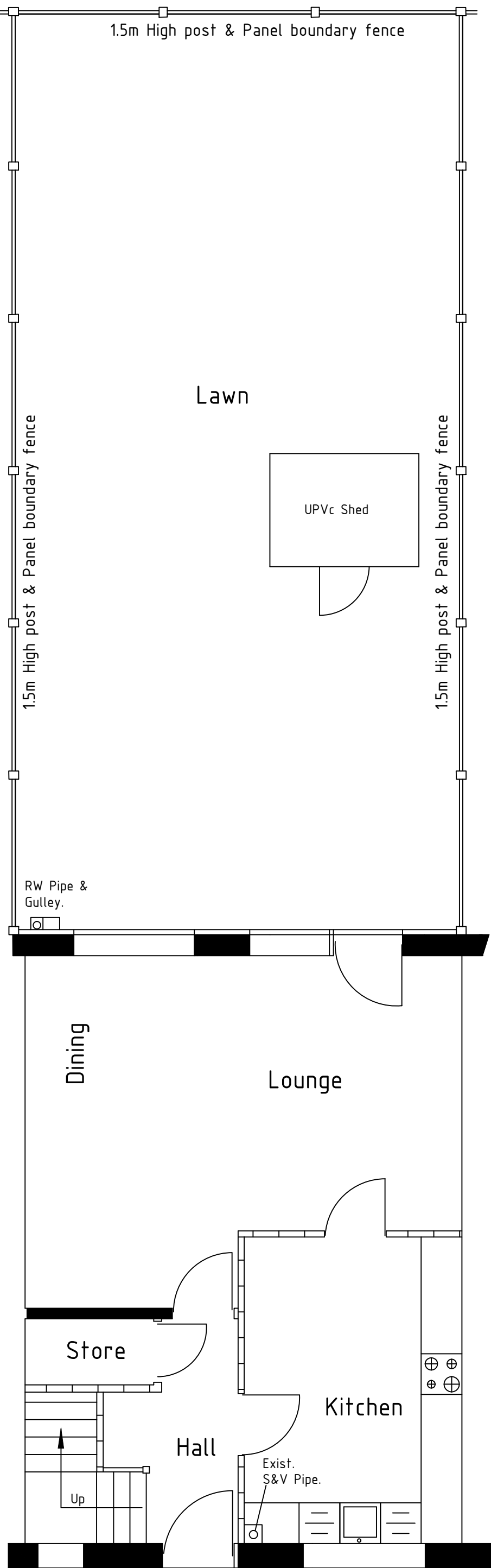
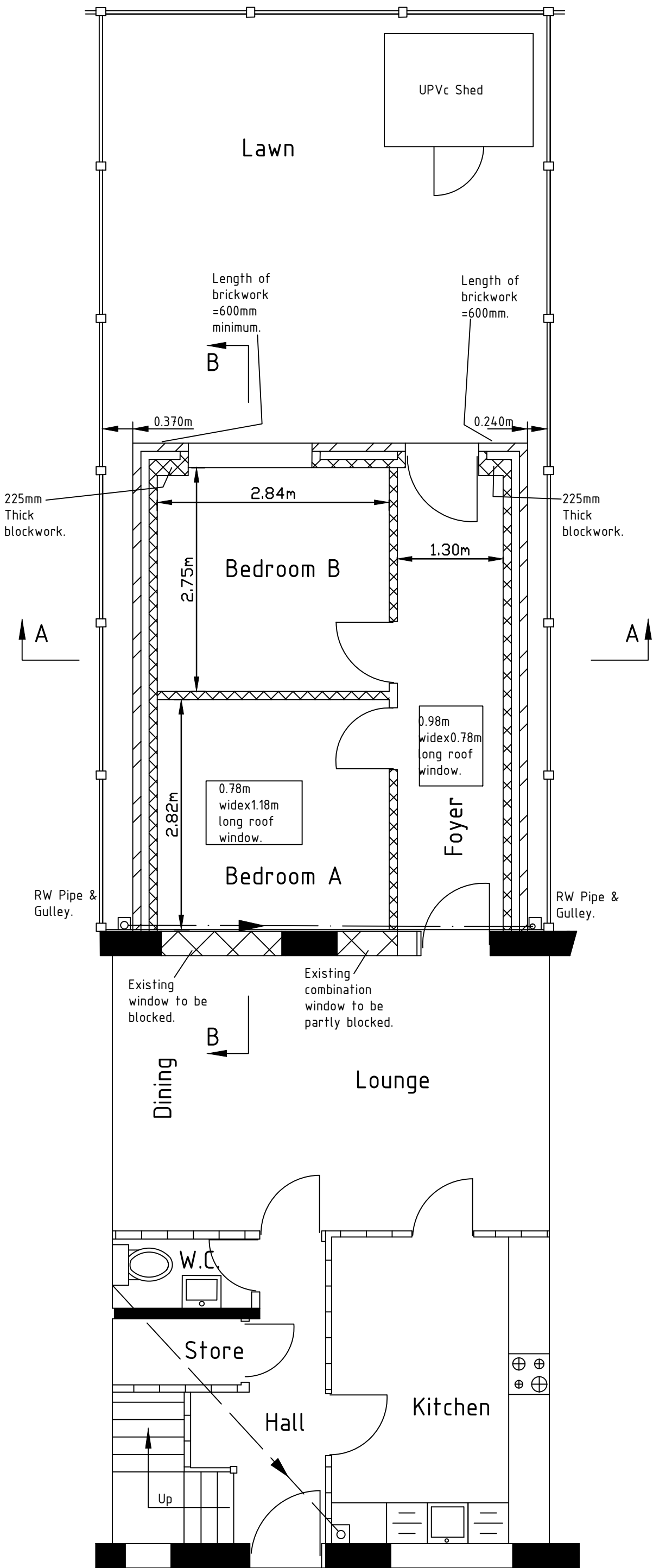
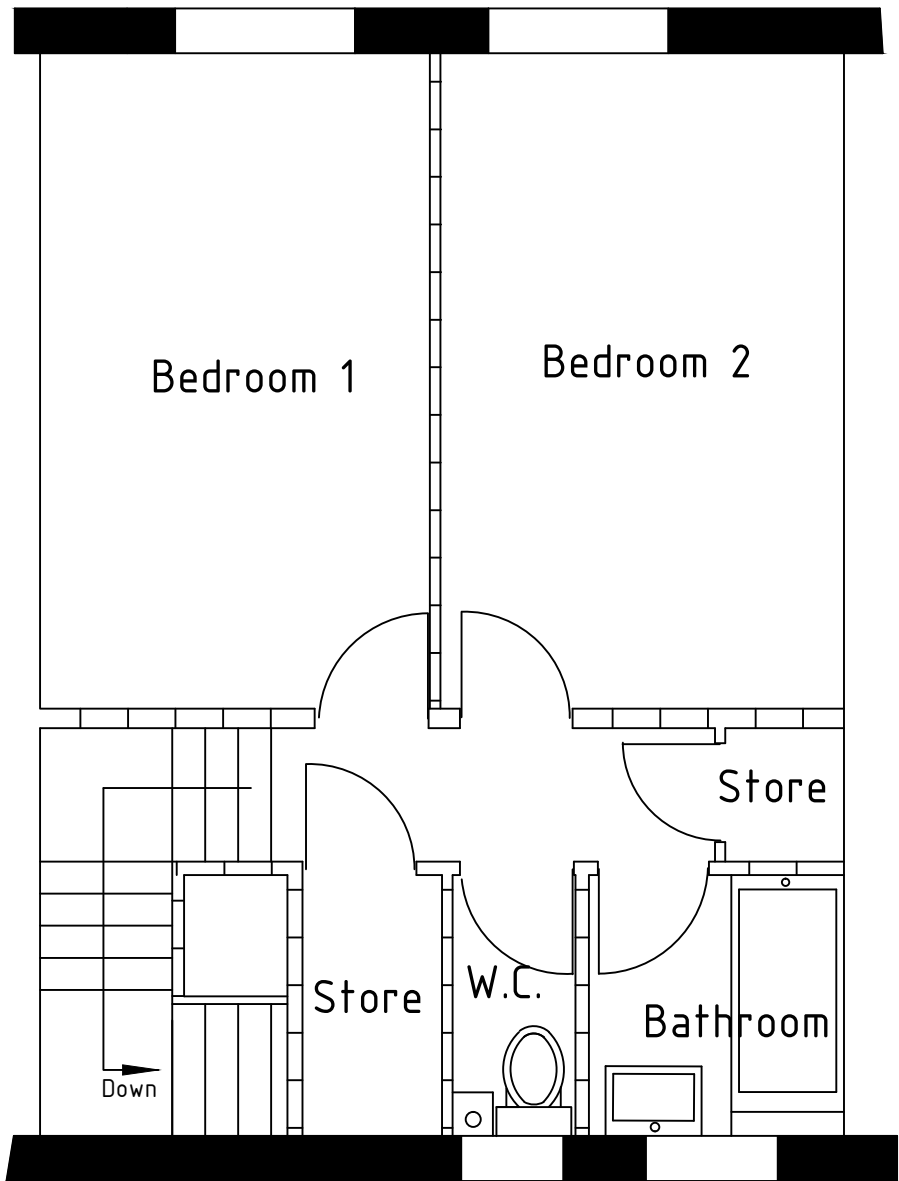




Exist. Ground Floor Plan



Proposed Ground Floor Plan



Exist. First Floor Plan

Legend

Brickwork	
Blockwork	
Stud Partition	

- NOTES
- Do not scale from this drawing.
 - The Contractor must check all dimensions on site prior to starting any works.
 - The Contractor must comply with all current Health & Safety legislation.
 - All new brickwork to match and bond into existing. The proposed walls to achieve "U" value of 0.28W/m2K.
 - New external walls to be 300mm thick, consisting of 100mm thick thermolite or similar blocks to outer and inner leaf, 100mm cavity with drytherm or similar insulation.
 - Brickwork to outer-leaf to DPC level only.
 - Internal face of inner leaf to have 12.5mm plasterboard & skim.
 - All internal dimensions shown are brickwork to brickwork.
 - Stainless steel double trinangular wall ties at 750mm horizontal & 450mm vertical centres. Ties at reveals to be at 300mm centres.
 - All new cavities to be suitably closed and protected by DPC.
 - Catnic or similar lintols to be provided over the new door & window openings.
 - Minimum bearing to any beam or lintol to be 150mm.
 - All exposed steelwork to be protected by 2 layers of 12.5mm plasterboard & skimmed to provide 30minutes fire resistance.
 - 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
 - All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
 - All gas works to be undertaken by a trained person on "Safe Gas Register".
 - All new heating appliances to be fitted with independent thermostatic control valves.
 - New window assemblies to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
 - The window to new bedroom B shall be 1.52m wide x 1.20m high, to match existing, (1/20th floor area to open).
 - The roof window to Bedroom A shall be 0.78m wide x 1.18m long, shall be electrically operated and shall have obscure/darkened glazing.
 - The roof window to foyer shall be 0.98m wide x 0.78m long, shall be electrically operated and shall have obscure/darkened glazing.
 - safety glazing to be used where window cill height is less than 800mm from the floor level, for doors less than 1500mm from the floor level.
 - The proposed below ground drainage pipe shall be 100mm diameter of clay or plastic and shall be protected by 150mm concrete surround.
 - Any foundations within 1.0m of drain or manhole, shall be taken down to invert level.
 - Any drains passing through the walls or foundations, shall be protected by concrete lintols.
 - Drain pipes below the floor construction, shall be protected by 150mm concrete surround.

P1	14.02.23	AUH	AUH	The size of the window in Bedroom A amended and the direction of the window in foyer changed. Also notes 20 & 21 above revised.
No	DATE	DRAWN	CHK'D	AMENDMENT

DRAWING STATUS
Planning

CLIENT	Mr & Mrs. Ellahi		
PROJECT	91 Devonshire Stree South, Ardwick, Manchester M13 9HY		
DRAWN	A. Ul-Haq	CHKD	AUH

TITLE			
Proposed Single Storey Rear Extension			
<u>Existing & Proposed Plans</u>			
Sheet 1 of 2			
SCALE	DRAWING No	DATE	AMDT
1:50	2022/05/01	Nov. 2022	P1