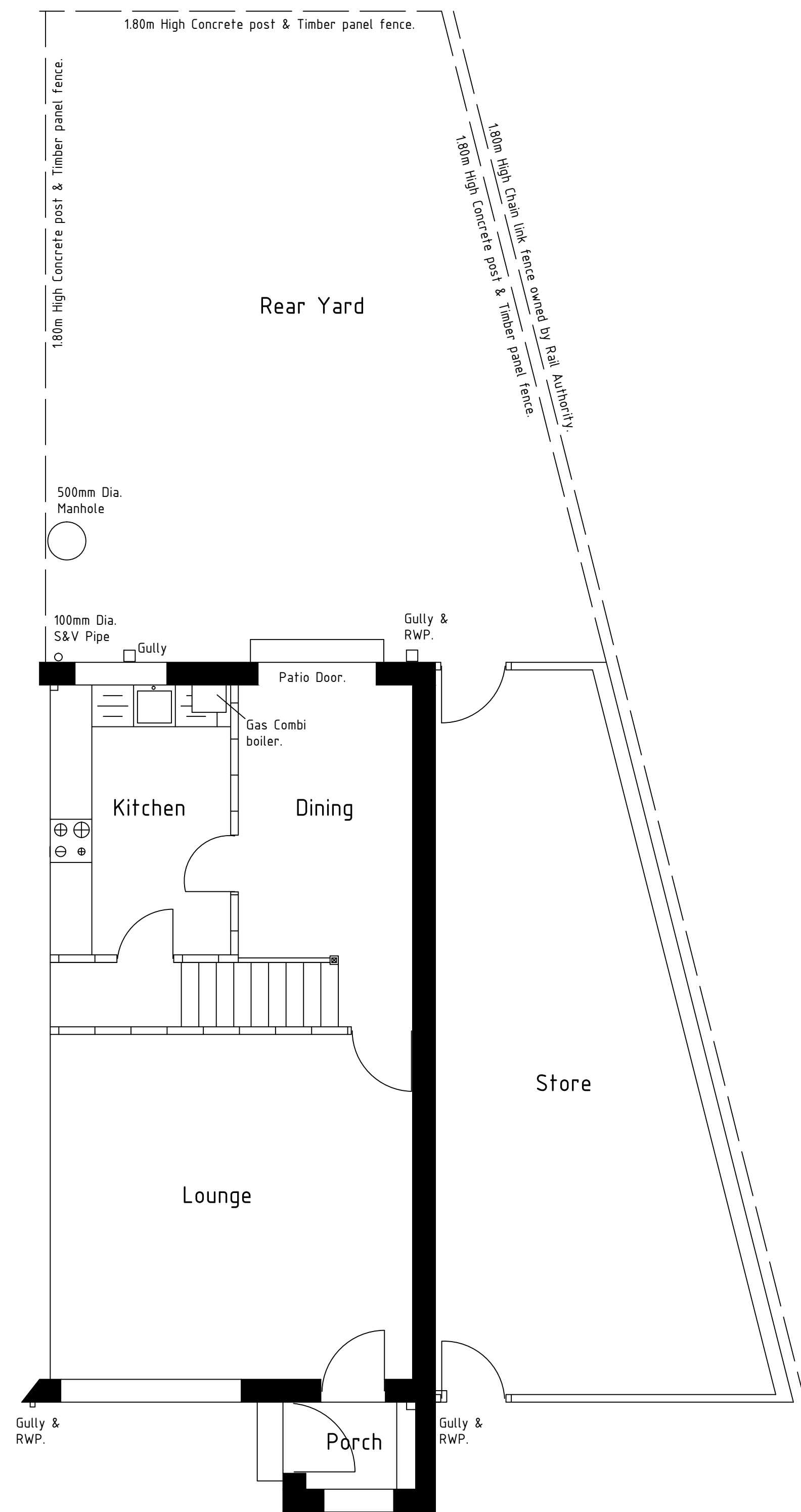
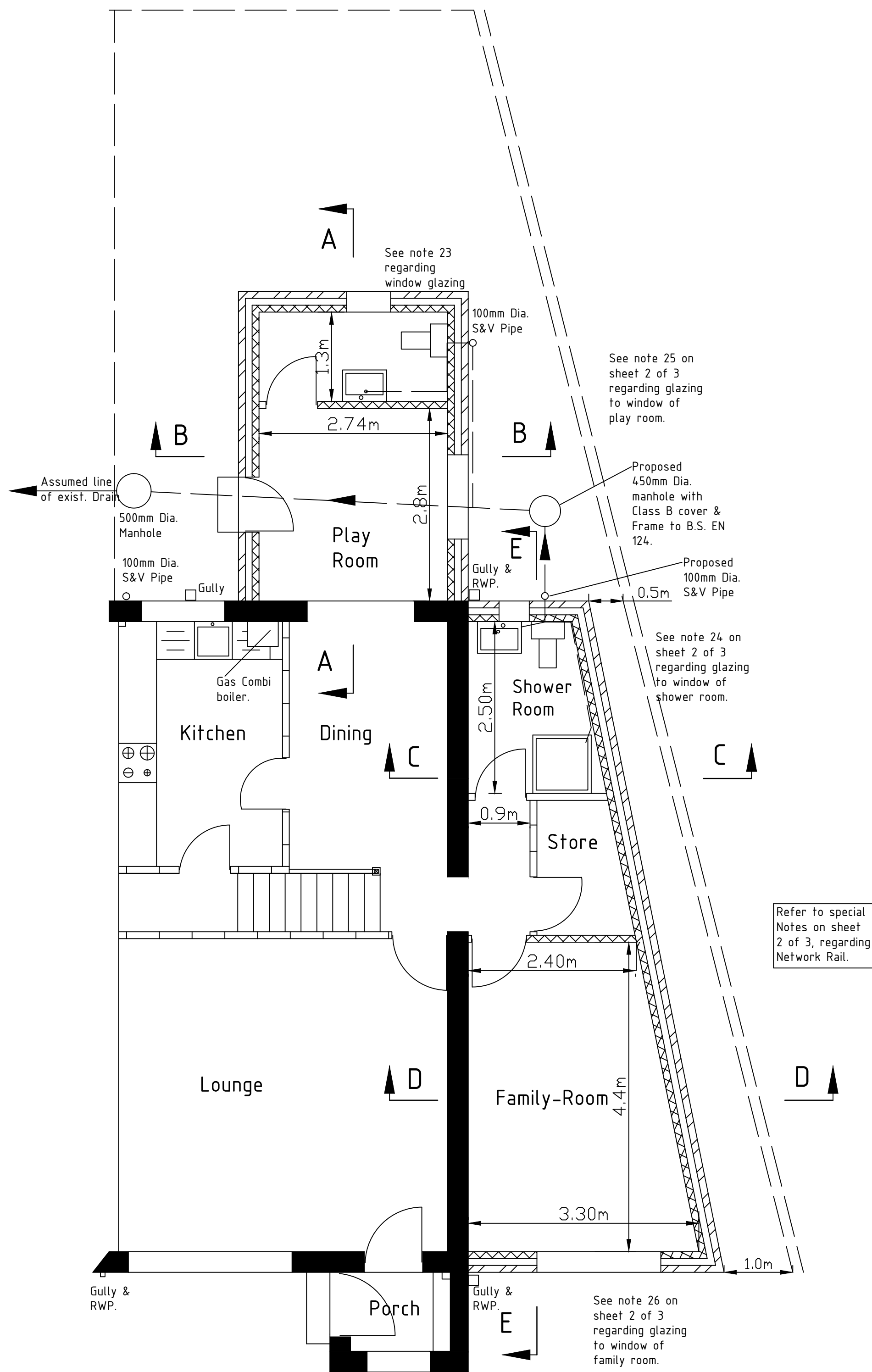




Exist. Ground Floor Plan



Proposed Ground Floor Plan

- NOTES
1. Do not scale from this drawing.
 2. The Contractor must check all dimensions on site prior to starting any works.
 3. The Contractor must comply with all current Health & Safety legislation.
 4. The dimensions shown on the plans are from wall to wall and do not take into account the plasterboard & skim to inner faces of the walls.
 5. All new brickwork to match and bond into existing. The proposed walls to achieve "U" value of 0.28W/m2K.
 6. 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.
 7. Brickwork to outerleaf to DPC level only.
 8. Internal face of inner leaf to have 12.5mm plaster & skim.
 9. Stainless steel double triangular wall ties at 750mm horizontal & 450mm vertical centers. Ties at reveals to be at 300mm centers.
 10. All new cavities to be suitably closed and protected by DPC.
 11. Catnic or similar lintols to be provided over the new door & window openings.
 12. Minimum bearing to any beam or lintol to be 150mm.
 13. Internal partition walls to be constructed of 50x75mm timber frame with 12.5mm plasterboard on both sides to be plastered & skimmed.
 14. All exposed steelwork to be protected by 2 layers of 12.5mm plasterboard & skimmed to provide 30minutes fire resistance.
 15. 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
 16. For the W.C. to the rear extension, 32mm WH basin waste to discharge to new 100 mm dia. soil & vent pipe.
 17. For the shower-room to the side extension, 32mm WH basin waste and 38mm shower waste to discharge to 100mm dia. soil & vent pipe.
 18. The soil pipes to be vented 900mm above the highest window opening on the respective elevation.
 19. The W.C. to the rear extension and the shower room to the side extension shall have extractor fans of 15.0 l/s rating fitted.
 20. All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
 21. All gas works to be undertaken by a trained person on "Safe Gas Register".
 22. All new heating appliances to be fitted with independent thermostatic control valves.
 23. New window assemblies to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
 24. The window to W.C. to the rear extension shall be 0.641m wide x0.92m high and shall have level 5 obscure glazing.

Notes continued on sheet 2 of 3

No	DATE	DRAWN	CHKD	AMEND
P3	09.05.22	AUH	AUH	Note added to proposed ground floor plan regarding glazing and note 23 above amended.
P2	29.09.21	AUH	AUH	Note added to proposed ground floor plan regarding Network Rail.
P1	07.08.21	AUH	AUH	Proposed side extension moved away from the boundary fence.

DRAWING STATUS				
Planning				

CLIENT	
MR M.A. Hamza	
PROJECT	
25 Woodfold Avenue, Levenshulme, Manchester M19 3AP	
DRAWN	
A. Ul-Haq	AUH

TITLE	
Demolition of existing store to the side and construction of Single Storey Side and Rear Extensions. Existing & Proposed Plans Sheet 1 of 3	
SCALE	DRAWING No
1:50	2021/04/01
DATE	AMDT
June 2021	P3