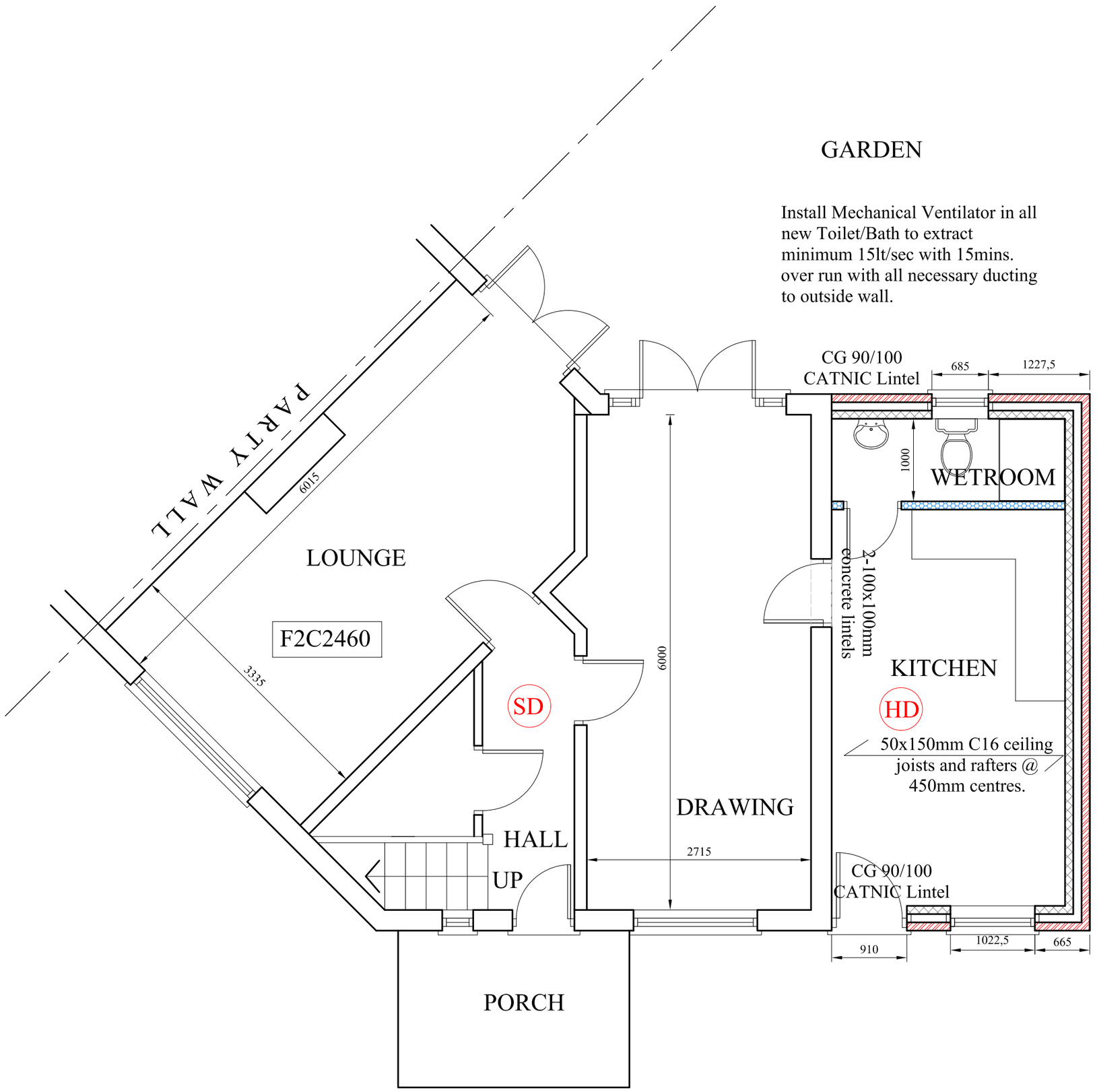


PROPOSED GROUND FLOOR PLAN

- New 102mm facing brick work to match existing. 100mm Cavity to be filled with 90mm Kinspan's Kooltherm K106/Celotex CW4000 cavity insulation OR 150mm cavity to be fully filled with Knauf's Dritherm 32 cavity insulation, 100mm Thermalite 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/cs, 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. Windows to have trickle vents.
- 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/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 Regulations
The client has been advised of his duties to appoint a principal designer and principal contractor for works to commercial propertes 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/or 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 N 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 commence 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 865, investigation before commencing on site. The client must undertake all necessary enquiries 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.

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/EU directives.
All demolition works to be undertaken by CITB trained demolition operatives.
No service investigations have been undertaken. The contractor must undertake "dial before you dig" investigations before works commence on site and laise with United Utilities regarding the location of the electrical incomer 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 /Party wall etc.
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 commence. 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.

OIL AND VENT PIPE
ALL NEW SVP'S TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES) AND SHOULD BE TAKEN 900mm ABOVE THE HEAD OF ANY WINDOW WITHIN 3000mm AND FINISHED WITH SUITABLE CAGE. NO WASTE PIPE CONNECTIONS ARE TO BE MADE WITHIN 200mm OF WC BRANCH TO MAIN STACK. SOIL STACK TO CONNECT TO SLOW RADIUS REST BEND AT BASE AND PROVIDE RODDING EYE 150mm ABOVE G.L. IN ALL CASES.
SANITARY PIPEWORK
TRAPS – ALL POINTS OF DISCHARGE INTO SYSTEM SHOULD BE FITTED WITH A WATER SEAL TO PREVENT FOUL AIR FROM THE SYSTEM ENTERING THE BUILDING. UNDER WORKING AND TEST CONDITIONS TRAPS SHOULD RETAIN A MIN SEAL OF 25mm. WASHBASINS, SINKS, BATHS AND SHOWERS TO HAVE A 40mm DIA. TRAP WITH 75mm DEEP SEAL
100mm SVP TO VENTILATE TO EXTERNAL AIR AND FINISHED AT LEAST 900mm ABOVE ANY OPENING INTO THE BUILDING NEARER THAN 3000mm. PIPE CAPPED WITH CAGE OR PERFORATED COVER. ALL PIPES TO BE 50mm DIA. EXCEPT W.C.s WHICH ARE TO BE 100mm. THE PIPES FITTINGS AND JOINTS ARE TO BE CAPABLE OF WITHSTANDING AN AIR AND SMOKE TEST OF AT LEAST 38mm WATER GAUGE FOR AT LEAST 3 MINUTES. SMOKE TEST IS NOT RECOMMENDED FOR UPVC.
RODDING POINTS SHOULD BE PROVIDED TO GIVE ACCESS TO LENGTHS OF DISCHARGE PIPES WHICH CANNOT BE REACHED BY REMOVING TRAPS OR APPLIANCES WITH INTEGRAL TRAPS

U Values required to achieve.
-New Floor 0.13 W/m2K. (existing dwelling renovation 0.25 W/m2K.)
-New Cavity Wall 0.18 W/m2K.
-Existing Cavity Wall 0.35 W/m2K.
-Pitched roof - insulation at ceiling level 0.15 W/m2K.
-Pitched roof - insulation at rafter level 0.15 W/m2K.
-Flat roof - insulation between/under joists 0.15 W/m2K.
-Flat roof - insulation above joists 0.15 W/m2K.
-New windows/external doors will achieve a minimum U Value of 1.4 W/m2K

PURPOSE OF ISSUE	BUILDING CONTROL

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discreprencies 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 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 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.
(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 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.
(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 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 WHERE INDICATED.
– DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U–VALUE OF WALLS TO BE 0.28w/m k AND U–VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8w/m k (I.E., CONSTRUCTED AS INDICATED).
– WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100mm EARTHENWARE PIPES LAID IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN
– THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE 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 HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINGSPAN KOOLTHERM K103 /CELOTEX GA4000' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED. FOR VENTILATION OF EXISTING WOODEN FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR USING TELESCOPIC VENT SYSTEM.

PROJECT
174 Cornishway, Wythenshaw
CLIENT
-
DRAWING TITLE
Proposed Floor Plan
JOB No
DRAWING No
NA-B02
SCALE 1:50@A2
DATE Mar. 2026
REVISION -
DRAWN
CHECKED BY

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