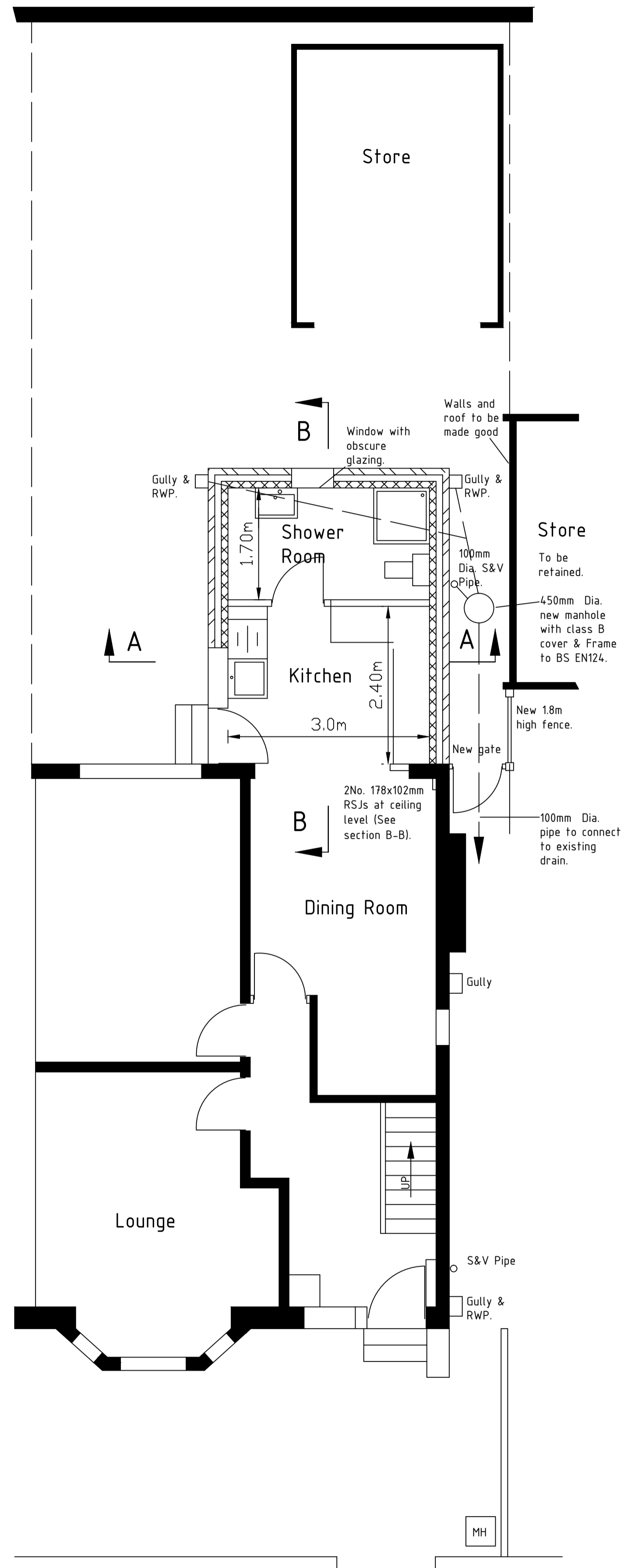


Exist. Ground Floor Plan



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. All new brickwork to match and bond into existing.
  5. 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 centres. Ties at reveals to be at 300mm centres.
  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 bathroom on the ground floor, 32mm WH basin waste to combine with 38mm shower waste and increase to 50mm diameter before discharging into the new 100 mm dia soil pipe.
  17. The soil pipe to be vented 900mm above the highest window opening on the respective elevation.
  18. All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
  19. All gas works to be undertaken by a trained person on "Safe Gas Register".
  20. All new heating appliances to be fitted with independent thermostatic control valves.
  21. Where proposed timber partition walls run parallel to the floor joists, these should be supported on double joists bolted together.
  22. New window assemblies to achieve "U" value of 1.8W/m2K and have argon gas filled cavities.
  23. The window to kitchen shall be 0.92m wide x 1.073m high. (1/20th floor area to open).
  24. The window to the shower room shall be 0.641 wide x 0.920m high.

Notes continued on sheet 2 of 2

No	DATE	DRAWN	REV'D ENG.	AMENDMENT
DRAWING STATUS				
Prior Approval				
CLIENT				
Ms. Kushwant K Sidhu				
PROJECT				
34 Buller Road, Longsight, Manchester M13 0PP				
DRAWN		CHKD		
A. Ul-Haq		AUH		
TITLE				
Demolition of existing out-building and construction of Single Storey Rear Extension.				
Existing & Proposed Plans				
Sheet 1 of 2				
SCALE	DRAWING No	DATE	AMDT	
1:50	2021/04/01	May 2021		