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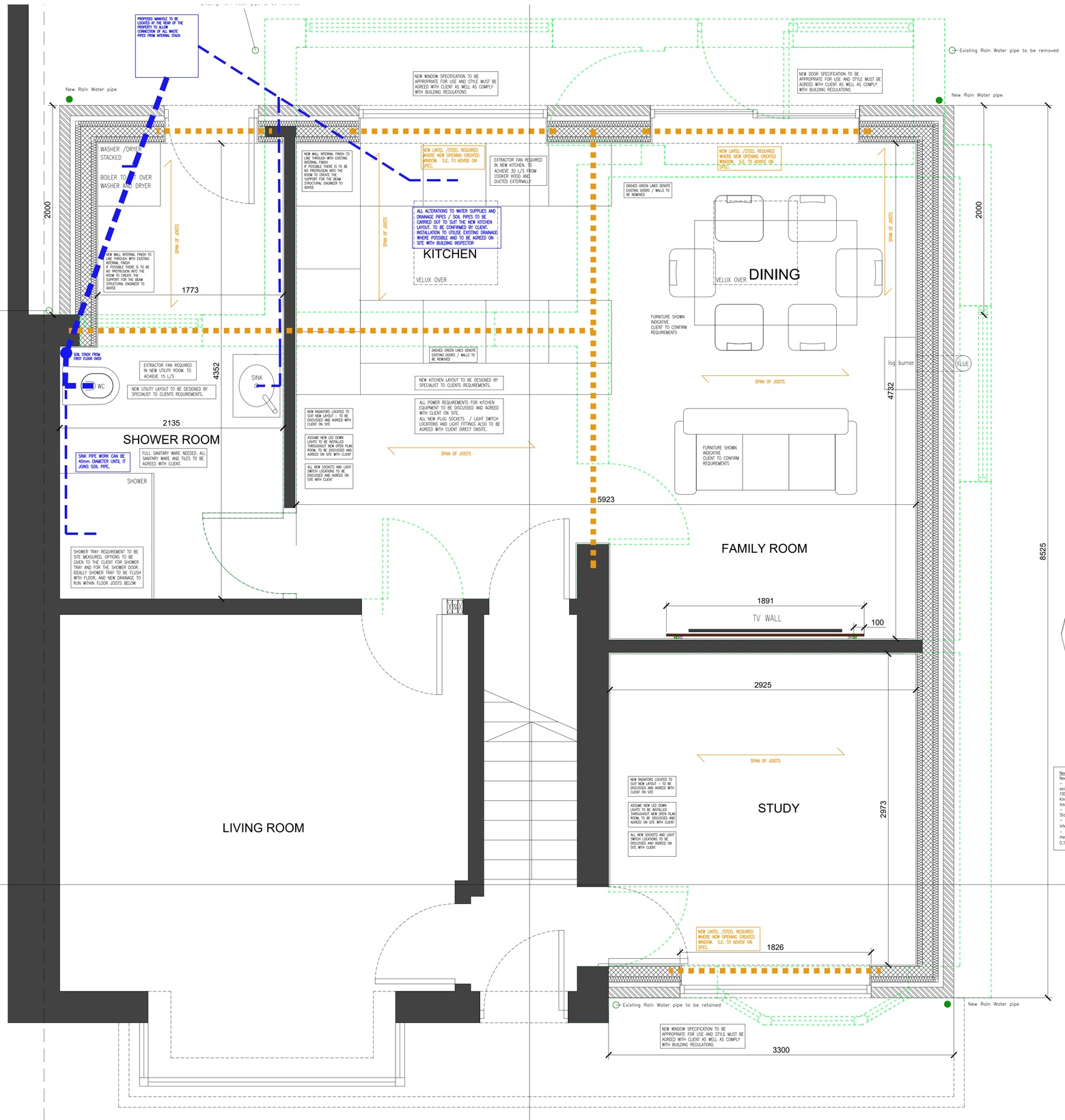
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:



New external walls
New external wall construction to be:
– 102mm thick brickwork to match existing.
100mm structural cavity with 50mm thick Kingspan Thermawall TW50 or equivalent insulation.
– 100mm thick blockwork inner leaf by Stocks Ltd. or equivalent.
– 1 Layer insulated backed plasterboard internally (62.5mm)
– (Thermal insulation requirement to meet building Regulations Part L 0.18W/m2K)

NOTE OFFSET FROM NEIGHBOURS HOUSE PROPOSED TO BE 150MM FROM BOUNDARY

- Existing Rain Water pipe to be retained
- Proposed Rain Water pipe
- Proposed Soil Pipes
- Proposed Waste Water Pipes
- Proposed vertical waste pipe
- Existing Soil Stack Location
- New cavity wall with insulation backed plasterboard
- New blockwork
- Blockwork with 20 Render finish
- new brick work
- Existing walls
- New insulated stud walls, 70mm timber studs with 50mm rockwool insulation with 12.5mm plasterboard and skim fixed to studs
- Steel Beams – refer to Structural Engineer's drawings
- To be demolished

FIRE PROTECTION / ESCAPE

ALL DOORS TO HABITABLE ROOMS ARE REQUIRED TO MEET FD20 INSTALLATIONSTANDARDS. PLEASE REMEMBER TO UPGRADE THE HINGES HAVING A MELTING POINTOF AT LEAST 800C. THE DOOR SHOULD BE ATTACHED TO THE DOOR FRAME WITH STEELHINGES, NOT BE VISIBLY WARPED, FIT WELL INTO ITS FRAME (4MM GAP AT HEAD ANDSIDES MAXIMUM) AND THERE SHOULD TO ADJACENT WALLS OR AROUND DOOR FRAMESFORMING THE STAIR ENCLOSURE.

FIRE PROTECTION / ESCAPE

THE PROPERTY WILL NEED TO BE PROVIDED WITH INTERLINKED (I.E. RADIO FREQUENCYLINKED) MAINS POWERED SMOKE ALARMS WITH BATTERY BACK-UP, LOCATED WITHINTHE CIRCULATION SPACE WITHIN 7.5M OF THE DOOR TO EVERY HABITABLE ROOM, TO ALLLEVELS.

TERMS & CONDITIONS

1. THIS DRAWING IS DETAILED SUFFICIENTLY, IN ACCORDANCE WITH CURENT ARCHITECTURAL PRACTICE, TO SATISFY A BUILDING REGULATIONS SUBMISSION. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OF ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE, REAL OR ALLEGED, OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE.

2. THE LAYOUT AND SPECIFICATION ON THIS DRAWING IS A GUIDE AS TO WHAT MAY BE REQUIRED TO SATISFY A BUILDING REGULATIONS SUBMISSION THIS DOES NOT IMPLY THAT THIS IS THE ONLY ACCEPTABLE WAY OF ACHIEVING BUILDING REGULATION CONSENT. NO LIABILITY IS ACCEPTED FOR LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATION TO THE LAYOUT OR SPECIFICATION THAT MAY BE REQUIRED AS A RESULT OF SITE CONDITIONS, AVAILABILITY OF MATERIALS, CUSTOM AND PRACTICE, THE REQUIREMENTS OF THE BUILDING CONTROL OFFICER, OR OTHER CIRCUMSTANCES.

3. DO NOT SCALE THIS DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE PROJECT CO-ORDINATOR IMMEDIATELY.

4. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKING DRAWINGS OR COMMENCING WORK ON SITE.

5. THE CONTRACTOR MUST ENSURE, AND WILL BE CONSIDERED RESPONSIBLE FOR, THE OVERALL STABILITY OF THE BUILDING STRUCTURE, EXCAVATIONS ETC. AT ALL STAGES OF THE WORK.

6. ALL WORK TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.

7. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.

SECTION A-A

Client
Mr and Mrs Ashworth

Project
312 Wood Lane, Heskin
Chorley, PR7 5NT

Drawing Title
Proposed Ground Floor Plan

Drawn	Checked	Paper Size	Scale	Date
PL	PL	A1	1:20	DEC 2022

Project No.	Drawing No.	Revision
22 - 761	01-03	A

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