

NOTES
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Rev.	Description	Drawn	Date	Ch'ked	Date
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Provide an insulated loft hatch to client approval in the Dressing area.
 Rooflight sizes TBA with client

Main Extension Roof, min. U value 0.15
 Use tiles to suit roof pitch, colour to match existing, on 50x25 SW battens, on Vent3 or similar breathable roofing felt, on rafters to SE design with min 300mm of cross layered quilt insulation between & above the ceiling joists, underdrawn with 12.5mm p/board & skim.

Walls, min. U value of 0.18
 Render outer leaf (to match existing), 50mm cavity, 50mm Kingspan rigid insulation, (or full fill insulation approved by Building Inspector), tied to 100mm dense 7.3kN concrete block inner leaf. Lined with 50mm Kingspan or similar approved Rigid insulation. Plasterboard & skim. Provide Thermabate or similar insulated cavity closers at window & door openings. All cavities to be sealed at eaves & reveals with Thermabate or similar approved cavity closers.

First Floor Above garage: Supalux 60mm fireboard ceiling or 2 layers of 12.5mm p/board with staggered joints to provide 60min fire resistance and skim.

First Floor :Floor finish to client approval on 22mm flooring grade plywood on, SW floor joists to SE design, with noggins & with min 100mm of acoustic grade quilt insulation between, under-drawn with plasterboard & skim.

All steel/ structure 'indicative' until designed by qualified structural engineer.

Contractor to allow for plaster skimming existing and new walls as required to ensure a smooth and even finish throughout this new extension and existing space.

All new internal stud walls to contain min 100mm of acoustic grade (i.e min 10kg/m3) mineral wool insulation between studs, p/board & skim both sides.

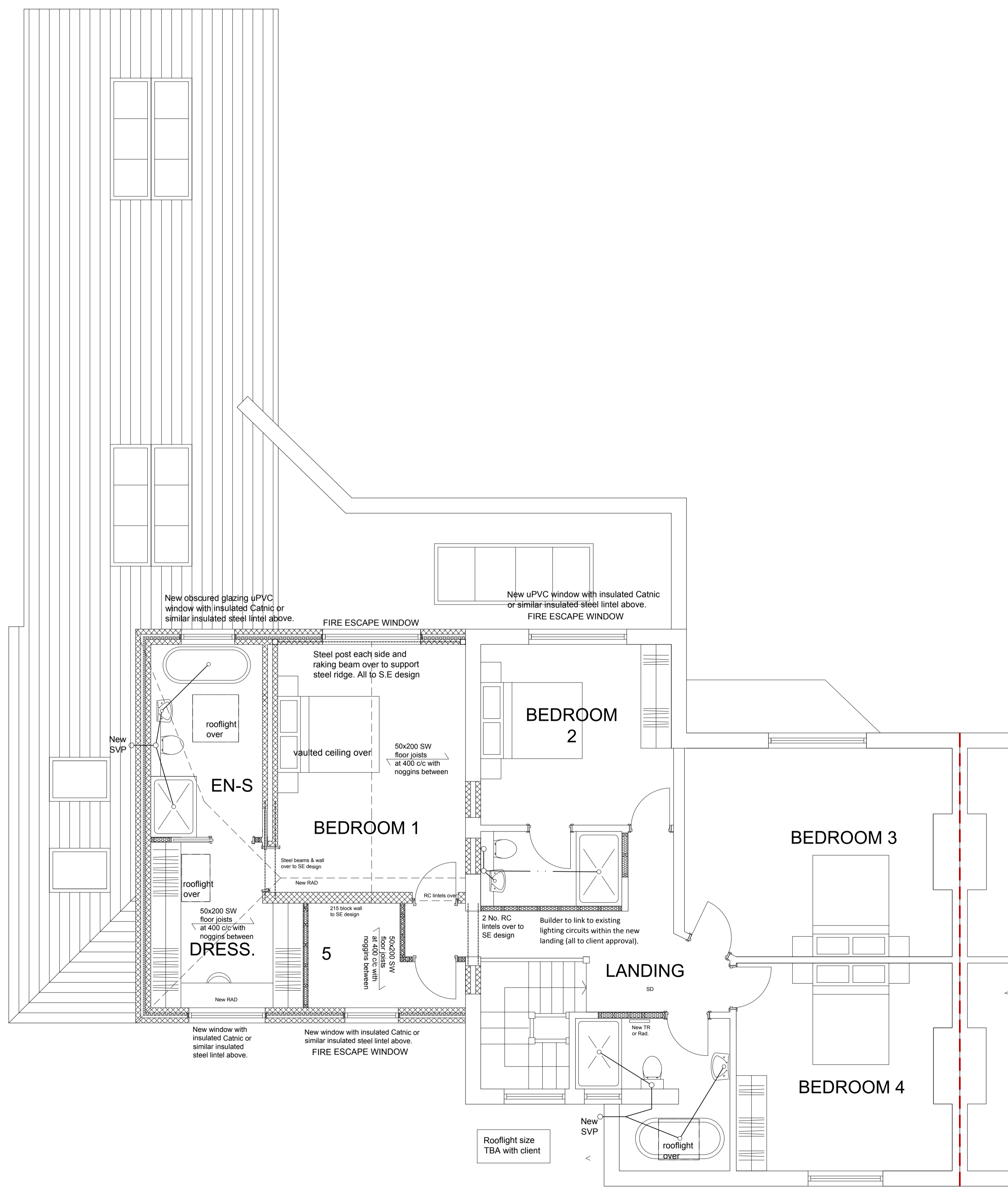
New white uPVC windows (with insulated Catnic or similar insulated steel lintel above.

Existing Internal walls and ceilings
 Builder to 'make good' all plaster work and finish throughout the existing hall, in order to leave a smooth and professional finish to the walls, coving, skirting board and ceilings.

Electrical layout within the new extension is indicative only. Final layout and specification of sockets, pendants, switches etc. to be agreed with client. Builder to evaluate all existing electrics and make use of existing electrical/ lighting circuits as appropriate.

Contractor to allow for plaster skimming existing and new walls as required to ensure a smooth and even finish throughout remodelled areas.

Lighting:
 Number of spots are indicative. Builder to use existing lighting circuits. Builder to discuss proposed lighting arrangements with client. Builder to include for the installation of the new lighting layout indicated on the drawing in price but check with client for final detail.



Proposed First Floor Plan 1:50

ARCHITECTURE 1B

Project
**48 Spofforth Hill,
 Wetherby, LS22 6SE**

Drawing Title:
**First Floor Plan
 As Proposed**

Scale:	Date:	Drawn:	Checked:
1:50 @ A1	Feb 24	MS	
Drawing Number:	Revision:		
2024-703-010	A		