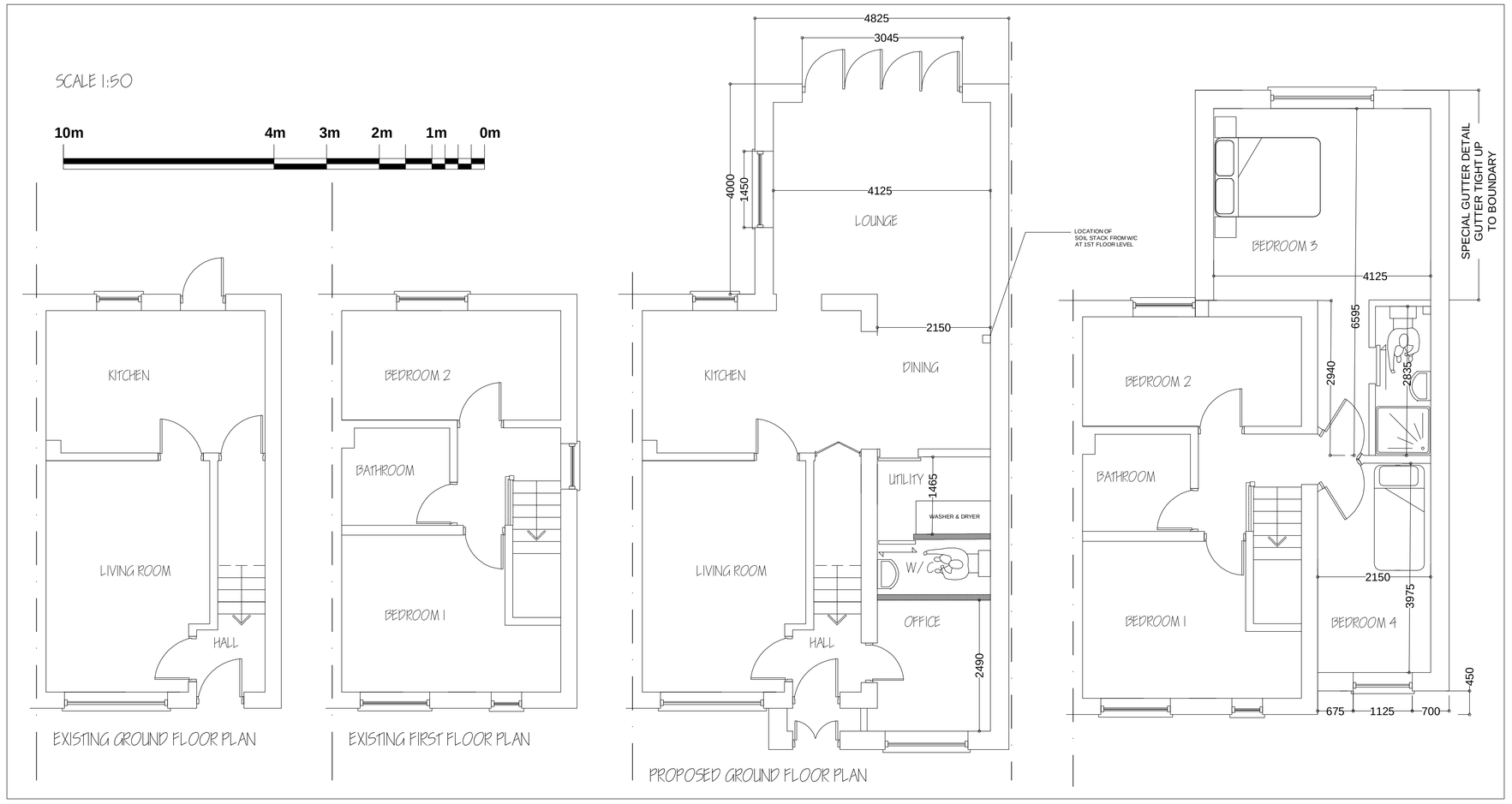
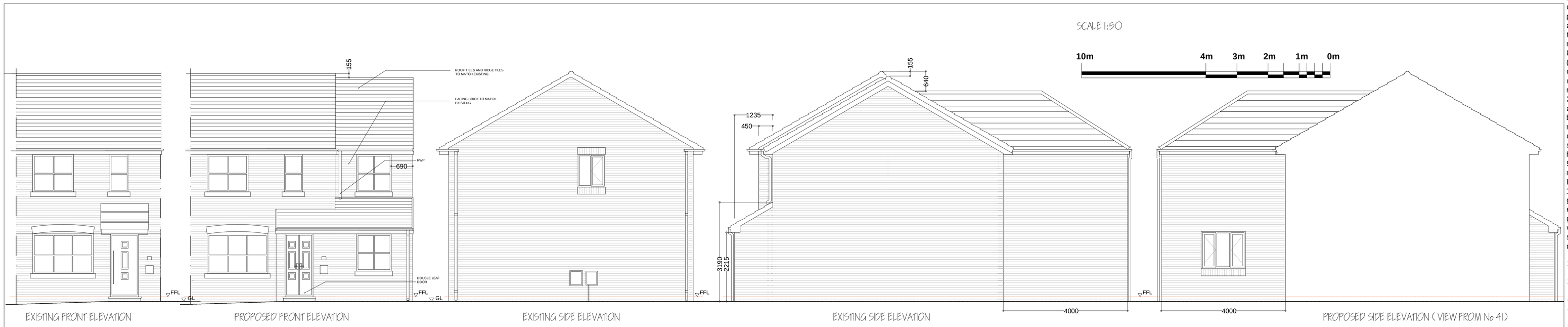
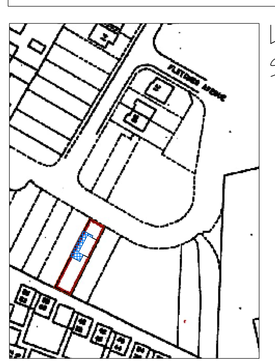
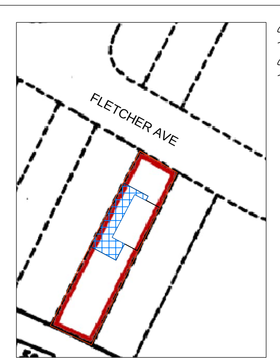










Notes

1. All work to comply with the Town and Country Planning Act 1990, the Building Regs 2000, and all relevant codes of practice, British and European Standards. The Party Wall Act 1996, neighbouring consent to be sort for work on, at or within 3m of a party wall or fence, 2 months notice required.
2. Electrical work to be carried out t NIC EIC regulations with the position of and number of socketsand light fittings discussed and agreed with the client at tendering stage. Provide low energy light fittings, and work to comply with Parts P and M of the building regulations with work carried out by a competent person, with certification provided.
3. Central heating system is to be extended into proposed areas with the work carried out by a suitably qualified and registered contractor. The position of radiators and suitability of the existing boiler is to be discussed and assessed before work commences on site and price agreed. Insulate all new pipes and ducting in Part L1. Radiators to be fitted with Thermostatic valves and hot water to be fitted with device to restrict temperature to not exceed 48 deg cen. Prior to consumption, a wholesome water calculation to be provided to the local authority.
4. All dimensions are to be checked on site prior to work commencing and any discrepancies reported to designer. Drawings should nbot to be scaled.
5. Foundations to be a minimum 1000mm deep, 600mm wide and 225mm thickness of concrete, all to building control officer's approval. Brick cavity construction up to DPC to be 110mm cavity.Lean mix concrete fill to cavity to within 225mm of ground level and DPC IN 150mm above ground level and to lap with DPM. Existing foundations to be exposed by trial hole to BCO approval. The conditions of the Part Wall Act 1996 shall be considered for excavations on or within 3m of a boundary; neighbours consent to be sought for all party wall work. Allow for the root progression of any adjoining trees and any variation in ground levels and drain inverts all to BCO approval on site.
6. Floor slab to be minimum 125mm concrete with latex leveller 75mm sand cement screed, 150mm celotex FR4000 insulation below slab and 25mm perimeter insulation around slab edges on 1200 gauge polythenemembrane on 25mm compacted sand on 150mm clean and well compacted hardcore. All vegetable matter are to be removed from below slab areas. Allow for ducting any existing air bricks through slab to new air bricks.
7. External walls to be 100mm rendered block or brick to match the existing. 100mm dri therm insulation, 100mm concrete block inner leaf with inner face dot and dab 9.5 plaster board skimmed. Cavity ties to be stainless steel and be spaced at max 750x450 c/cs. Allow for cavity trays to roof abutments etc, insulated VDPC to all window / door reveals ie, thermabate green or similar product.
8. Pitched roof tiled with tiles to be Marley Modern (Anthracite) and be suitable for pitch, on 38x25mm battens on breathable tyvek felt to BS747 on 225x50 SC3 rafters @ 400c/cs. Wall plate to be 100x75mm with 30x5x1.5m restraint straps at max 1800mm c/cs. Hips to be 225x75mm. Allow for 19mm ply and 12.5mm plasterboard and skim finish to the underside of the rafters. Rafters to be truss clipped to headq and feet wall plates/ ridge for restraint. Allow for insulation as noted below, and provide cross ventilation to roof voids via Glidevale eaves vent strips equal to 25mm continuous strip. Provide vent tiles at high level.
9. Lintels to be taken from the Catnic range and to have a minimum 150mm end bearing and insulated to meet Part L1/L2.
10. Doors to be powder coated aluminium and double glazed, trickle vents to be provided to window heads equivalent to 8000mm squared. Laminated or toughened glass to be provided within 800mm of floor level for windows and 1500mm of floor level for doors and door side screens. Glass to be K glass with minimum 22mm double glazed units equal to min 1.4k W/M2 U Value.
11. Rainwater goods to be 100mm square guttering leading to square down pipes.
12. Drains to be traced and new drains to UPVC and be laid to 1 in 40 on 150mm pea gravel with minimum 150mm cover. Any drains passing under proposed to be linteled over and encased in 150mm concrete with joints left flexible.
13. All skirting and arcs to match existing.
14. Internal stud walls to be 75x50mm unless otherwise stated with 12.5mm plasterboard and skim finish and supported on concrete padstones minimum 2 courses deepwith steel fixed together with diaphragm connectors 600/sc allow for the building of reveals in semi engineering brick min 10N. Cleat and weld all beam to beam connections.
15. All steelwork to be encased in 2 layers of 12.5mm plasterboard and skim, and supported on concrete padstones minimum 2 courses deep with steels fixed together with diaphragm connectors 600/sc. allow for the rebuilding of reveals in semi engineering brick min 10N, cleat and weld all beam to beam connectors.
16. Mechanical extract fan to kitchen to be equal to 60 ltrs per second.
17. Flashings and valleys to be in Code 4 lead with minimum 150mm upstand.
18. Insulation to sloping sections to be 175mm celotex XR4000 rigid insulation, allowing for cross ventilation to all voids with minimum 50mm clear passage. This will involve cross battening to allow for vent void between rafters.
19. Condition of existing internal walls to be checked to ensure they are fully loadbearing and any existing structural member to be assessed to BCO approval on site.
20. Flat roof to be built up either by fibreglass or rubberoid or similar proprietary system. 225x50mm joists @400centres cross battened with 175mm celotex insulation 12.5mm plasterboard and skim.

PROJECT	ADDRESS	TITLE
PROPOSED PLANS & ELEVATIONS	43 FLETCHER AVENUE, PRESCOT L34 6LN	PROPOSAL DRAWING

REV	DATE	DESCRIPTION
A	21/5/24	AMENDMENTS TO ENSUITE
B	19/9/24	AMENDMENTS TO UTILITY SPACE & DIMS ADDED

CLIENT	SCALE	DATE
AMIEE & DEAN	AS SHOWN	May 2024

JOB NUMBER	DRAWING NUMBER	REV
FD/A&D	01	B