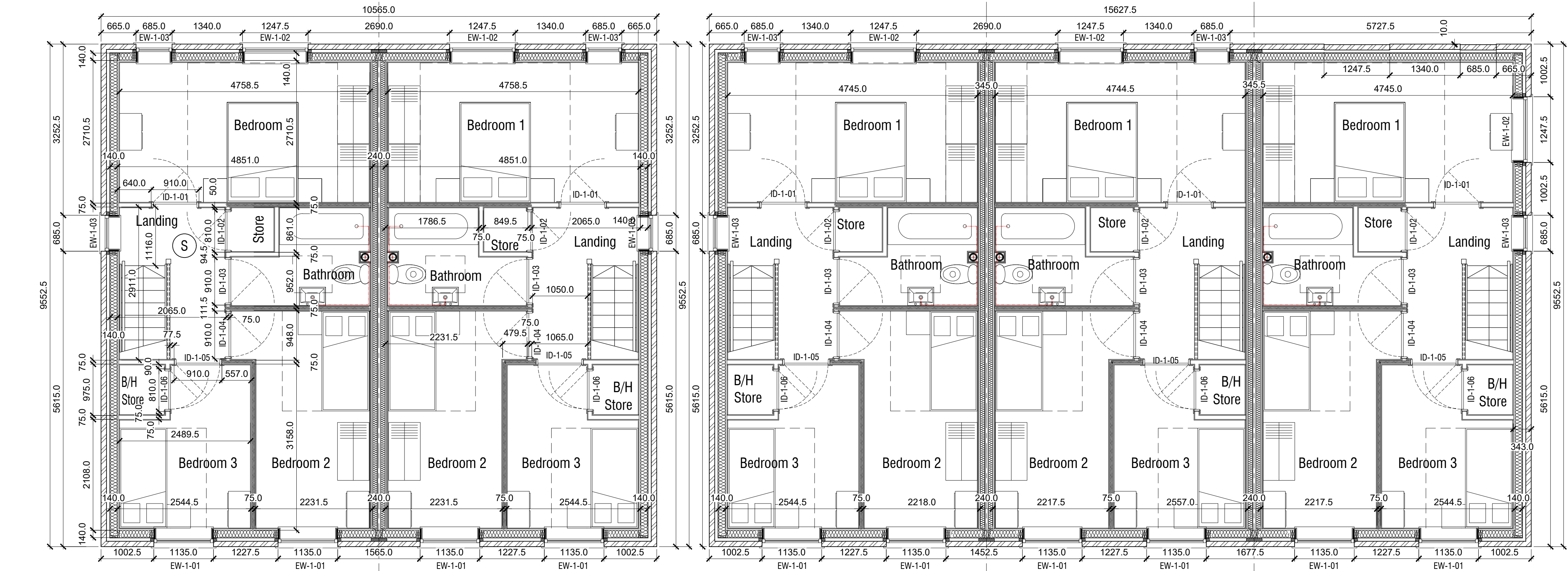
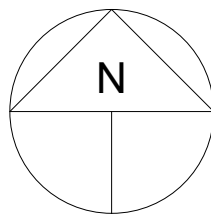
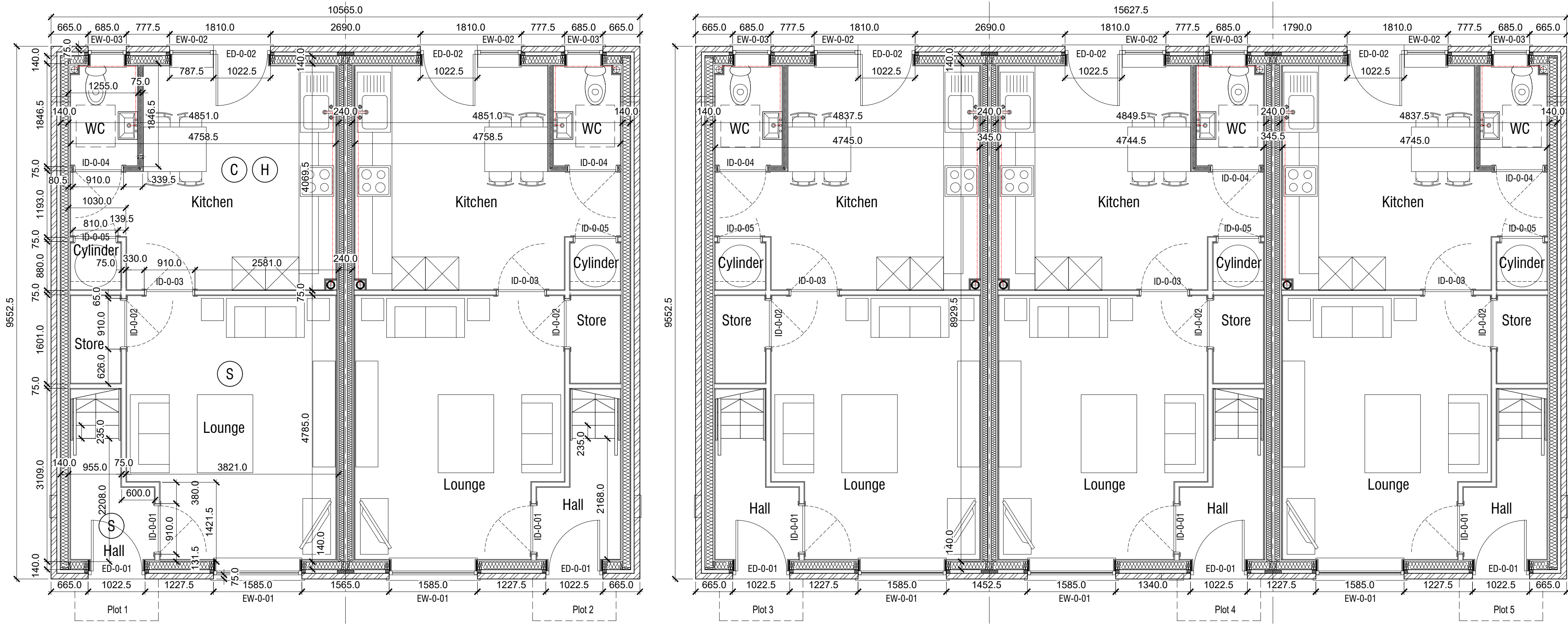




Proposed First Floor Plan
Scale 1:50



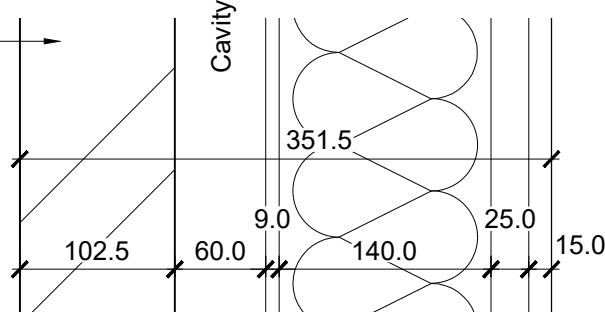
Proposed Ground Floor Plan
Scale 1:50



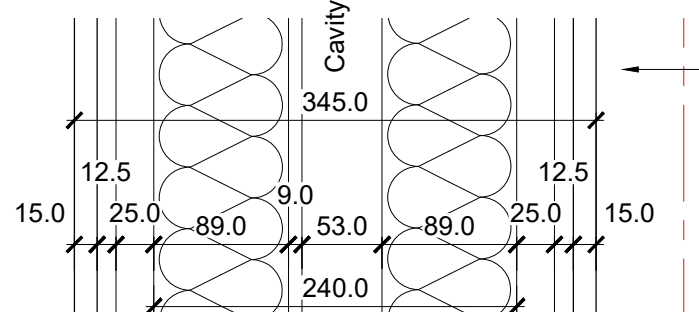
Notes: This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects. Do not scale from this drawing. All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment. Any discrepancies are to be reported to the architect for clarification. All materials and workmanship to be in accordance with the current British Standards and codes of practice. This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties. The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

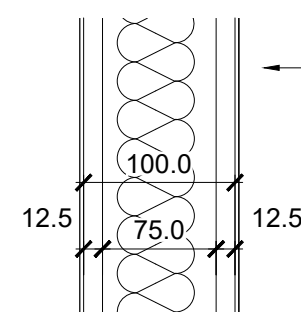
Cavity Walls Above DPC Level: to max 0.18 U-Value to comply with SAP calculations. External walls to comprise of: 102.5mm thick approved frost resistant FL quality facing brickwork outer leaf (Colour Red Multi Facing, Ref. TBC by Client choice), 60mm cavity, Protect TF200 Thermo breather paper, 9mm OSB3 sheathing, 38x140 C16 wall studs at 600mm centres, Mineral Wool 0.032W/mK (between 140mm timber frame), Protect VC Foil Ultra VCL, Low-emissivity cavity from Reflective VCL R>0.78Foil Ultra, unvented (between 25mm timber battens), Siniat GTEC Standard plaster board + skimming. Install insulated plasterboard (25mm insulation + plasterboard) at window and door reveals to mitigate cold bridging and enhance PSI values. Specific detailing will be finalized based on Frametech's PSI calculations and SAP analysis.



Proposed External Wall Detail
Scale 1:5



Proposed Party Wall Detail
Scale 1:5



Proposed Partition Detail
Scale 1:5

Internal studwork walls to be as Approved Document E, to comprise 75 x 50mm studs with mid height horizontal noggins as required. Internal partitions to be filled with min 25mm sound deadening quilt, to habitable room to habitable room and to all partitions surrounding bathrooms (minimum density 10kg/m3) to meet Building Regs Approved Doc E. Partitions to be faced with 12.5mm plasterboard and skim finish (min 10kg/m2).

NOTE:
UNDERGROUND SERVICES SURVEY REQUIRED TO ENSURE NO ENCROACHMENT WITH POTENTIAL UNDERGROUND UTILITIES AND OTHER SUBSURFACE INFRASTRUCTURE SUCH AS GAS, WATER, ELECTRICITY, TELECOMMUNICATIONS, DRAINAGE, AND SEWAGE SYSTEMS

NOTE:
AIR TIGHTNESS TEST REQUIREMENTS AN AIR PERMEABILITY SCORE OF 5M3/HM2 OR UNDER IS TO BE ACHIEVED TO BE CONFIRMED BY SAP CALCULATION.

NOTE:
DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR TO ENSURE NO AERIAL NOR SUBSTRUCTURE ENCROACHMENT OF THE BOUNDARY

NOTE:
ALL EXISTING DRAIN RUNS / EASEMENTS TO BE DETERMINED ON SITE AND ANY MODIFICATIONS TO THESE RUNS TO BE AGREED ON SITE WITH BUILDING INSPECTOR ALSO ALL REDUNDANT DRAIN RUNS TO BE TAKEN OUT AND SEALED OFF AS REQUIRED. NEW RUNS AND CONNECTIONS TO BE DETERMINED ON SITE AND AGREED WITH BUILDING INSPECTOR. REFER TO DRAINAGE LAYOUT & HARD PAVING SPECIFICATIONS DETAILS BY BUILD VISION CONSULTING ENGINEERS, CONTACT: MIDDLE COTTAGE, BEN KAYE ROW, HOLMFIRTH, HD9 1EF. MOBILE: 07799 823040, EMAIL: SARAH.GRIGGS@BVCONSULTING.CO.UK

ALL STEELWORK, SUPPORTS AND ASSOCIATED BUILDING WORKS ARE ALL TO BE TO ENGINEERS DETAILS. ALL STEELWORK TO HAVE 30 MINUTE FIRE PROTECTION AS NECESSARY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS BY PARTINGTON & ASSOCIATES LIMITED STRUCTURAL DESIGN CONSULTANTS, CONTACT: PETER ECCLES, 13 GILLIBRAND STREET | CHORLEY | LANCASHIRE | PR7 2EJ | TEL: 01257 249863 | E: PETER@PARTINGTON-ASSOCIATES.COM. REFER TO PROPOSED STRUCTURAL DRAWINGS & CALCULATIONS.

NOTE:
CONTRACTOR TO COORDINATE AREAS ON PARTITIONS THAT REQUIRE FIXING & ALLOW FOR PATRESSING AS NECESSARY

THIS DRAWING IS SUBJECT TO BUILDING REGULATION APPROVAL FURTHER INFORMATION/CHANGES MAY BE REQUIRED

Note:
U-values, and PSI details to be confirmed by SAP calculation and specialist timber frame supplier respectively.



Drawing Status: PRELIMINARY

8 Updated drawing to Client's feedback 18.09.2024
A Expanded storage under stairs and bedroom 1 to NDS5, widened corridor 1F, updated doors, staircase, furniture, added dimensions & annotation 11.09.2024

REV DESCRIPTION CHECK DATE

CLIENT

J Walker Homes

PROJECT
New Development at Baytree Lane,
Middleton, Rochdale

DRAWING
Proposed Floor Plans

SCALE 1:50 @ A1 DATE July 2024 DRAWN PB CHECKED
DRAWING NO. R-0893-01 CAD REFERENCE NO. REVISION B



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