

NOTES:

INTERNAL PARTITIONS

First Floor Stud partitions 100x50mm studs at 600 centres with 100x100mm posts at corners and reveals. Walls finished with 12.5mm plasterboard using wall board 10 or similar density with 100mm mineral wool quilt 10kg/m3 between studs.
Walls in bathroom to have moisture resistant plasterboard.
Walls to main staircase to have 15mm Fire Retardant plasterboard with plaster skim finish.

CAVITY CLOSURES

To prevent thermal bridging, the cavity around all external window and door openings are to be fitted with Thermabate cavity closures or similar, fitted in accordance with the manufacturers instructions.
Provide tray dpc to cavity walling above beams and flashings.

SURFACE WATER DRAINAGE & RAINWATER

To comply with BS6367. Rwp's and floor gully's to discharge to existing STORM drains to side/rear of property or a soakaway located min 5 metres away from any building and to BCO's approval.
Rainwater guttering and downpipes to match existing.

SURFACE PIPEWORK

All to be installed in accordance with approved document H of the Building Regulations and comply with BS5672 and in accordance with the manufacturers recommendations.
Shower and sink waste pipes are to be fitted with 40mm min dia waste pipes. WHB to be fitted with 32mm min dia waste pipe. WC's to be fitted with 100mm min dia waste pipes. Where 40mm dia wastes exceed 3m in length or 32mm dia wastes exceed 1.7m in length, anti-syphon traps must be fitted.
Rodding eyes to be provided at all changes of direction in waste pipes. 40mm and 32mm dia wastes shall be installed at a gradient of between 18-90mm/m run of pipe.
WC 100mm dia pipes shall be installed at min gradient of 18mm/m run.
All new shower, sinks and whb to be fitted with 75mm deep seal traps.

ELECTRICAL INSTALLATION

All to be installed in accordance with approved document P of the Building Regulations 2001 elec and safety and must be designed, installed, inspected and tested by a suitable electrical self-certified scheme installer to BS 7671 2001. To obtain the SEEB Test certificate of compliance on completion of works.
All new electrical sockets/switches for the extension to be agreed on site with Client and electrical contractor.
Energy efficient lighting to be provided by either, one fitting per 25sq m floor area or 25% of the total new fittings installed (whichever the greater).
Smoke Detectors are to be installed at Ground, First and Second floor levels in the vicinity of the Staircase connected to Mains Electrical Supply with battery backup interconnected with the Heat Detector in the kitchen in accordance with BS5839 part 1&6.

VENTILATION

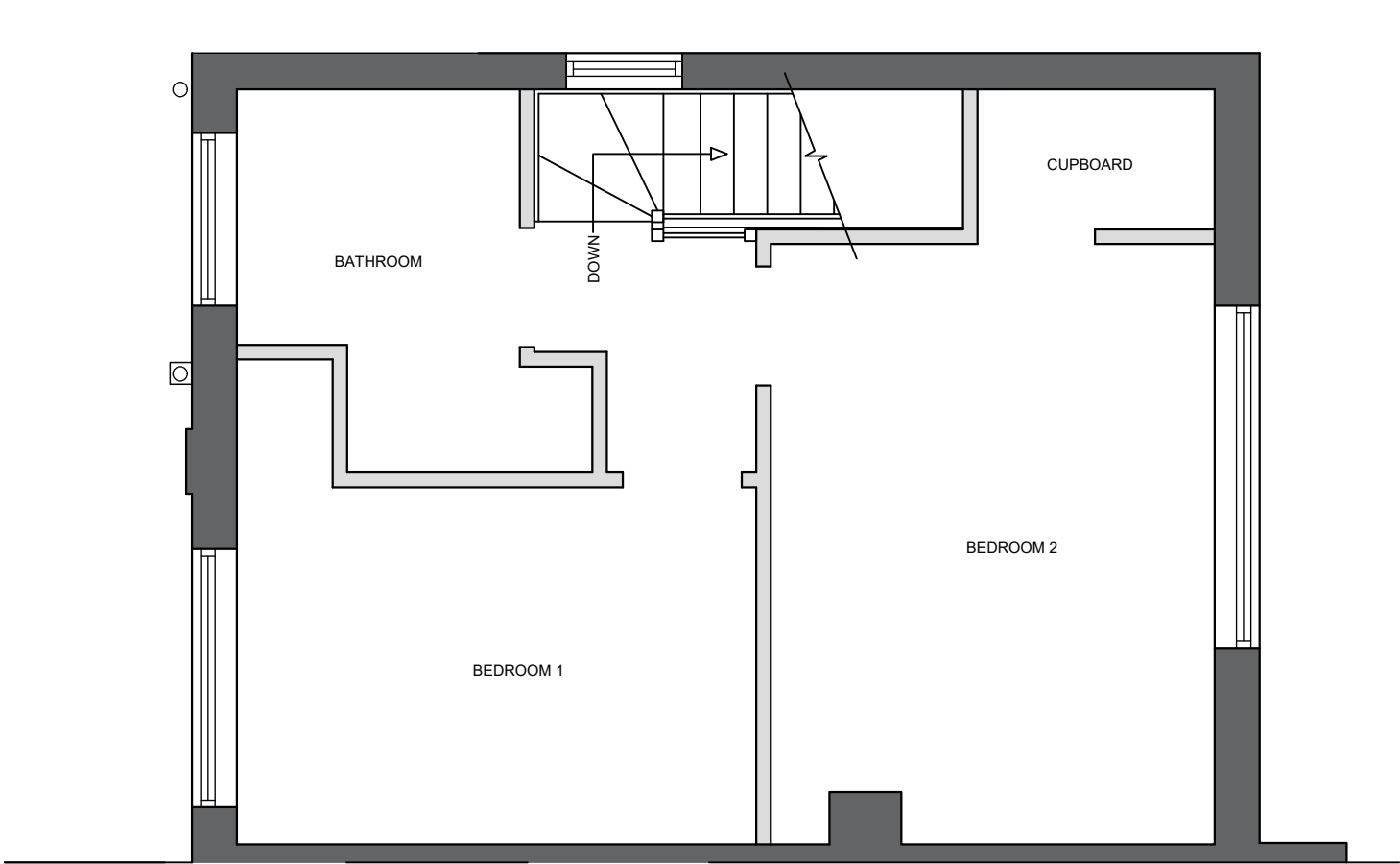
In accordance with approved document F of the Building Regulations.
Windows to all habitable rooms to have min 1/20th of the respective rooms floor area openable to the outside air, windows to also have trickle vents.
Kitchen to have extractor Fan capable of 60l/s or Cooker Hood of 30l/s.
Cloakroom to be ventilated to provide 15ltrs/sec extraction, operated by an intermitant timer and humidistat, over-run to be 20 minutes.

HEATING

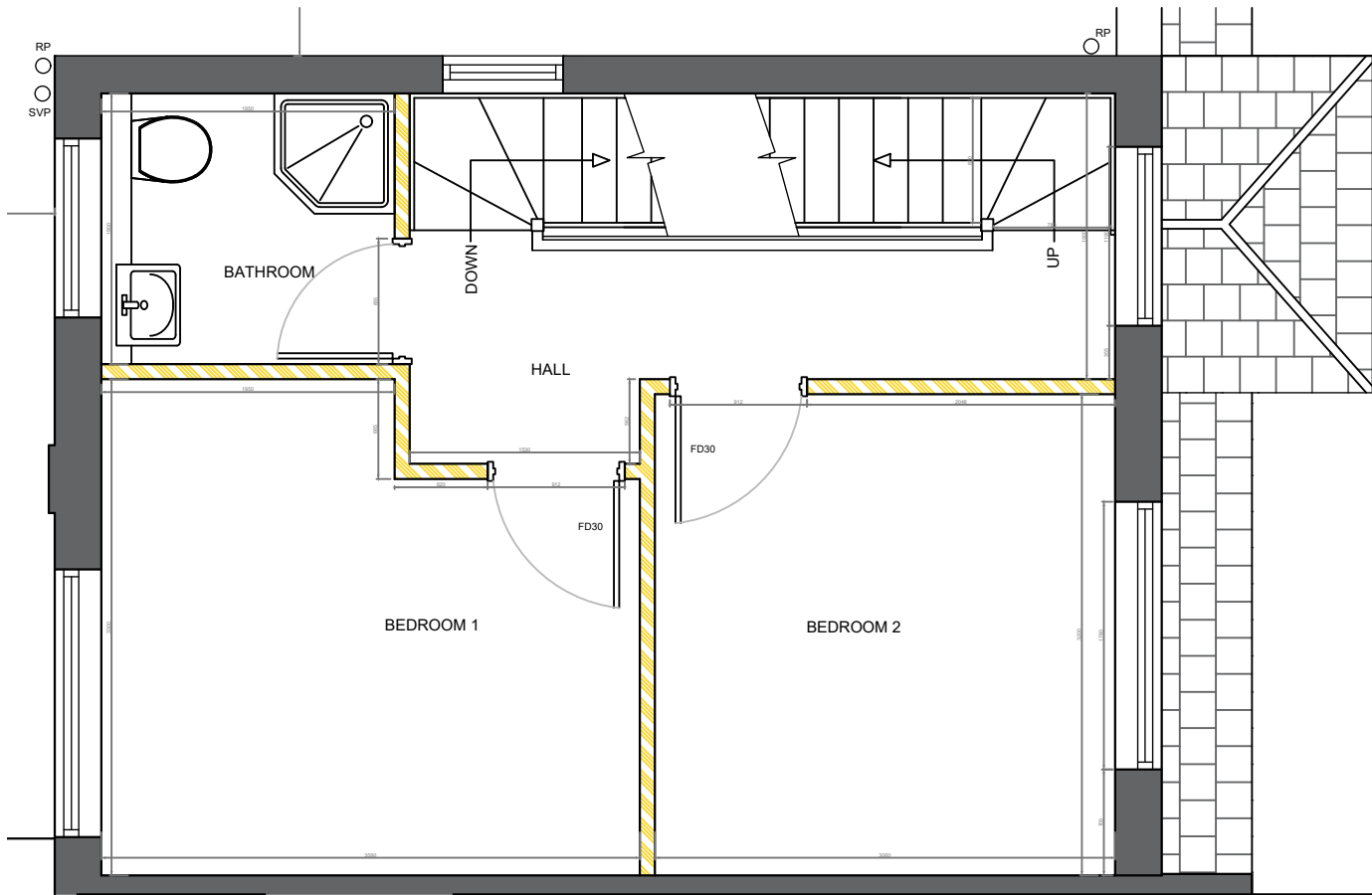
Existing Boiler to be checked for suitability to cope with additional new living space and if necessary, to be upgraded. New gas Boiler to be a condensing boiler with a min SEDBUK value of 86%. Boiler to be fitted with a suitable timing device to control programmable heating periods. All new radiators to have individual thermostatic valve controls. Positions of rads to be agreed with client on site.

WINDOWS & DOORS

All new windows to be double glazed with 18mm argon gas filled air gap and soft low E Coating to give U-value 1.2w/m2c and a window energy rating (WER) of B or better with trickle vents and multi lock system.
Windows to side of Building and rear bathroom windows to have obscure glass.
Front Entrance to have composite Door and side windows.
Rear bi-fold doors to be double glazed with 18mm argon gas filled air gap and soft low E Coating to give u value 1.2w/m2k with trickle vents and multi lock system.
All to be finished in White.
Toughened safety glass to be fitted to BS6206 1981 in low level doors and windows up to 1500mm from floor level.



EXISTING FIRST FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

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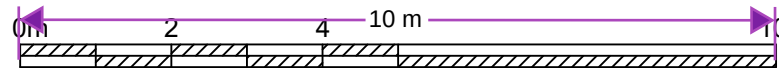
DIMENSIONS
All dimensions, levels and drains to be checked on site prior to commencement of any works and any discrepancies, errors and omissions to be reported directly to the client

ALL WORKS TO COMPLY WITH THE RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICES, BUILDING REGULATIONS and APPROPRIATE MANUFACTURERS RECOMMENDATIONS

THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS AND SPECIALIST DRAWINGS

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
Support of beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashings
Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site.

CDM REGULATIONS
The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2015 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.



Drawing Title:
EXISTING & PROPOSED
FIRST FLOOR PLANS

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No.	Date	Description
Revisions		
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