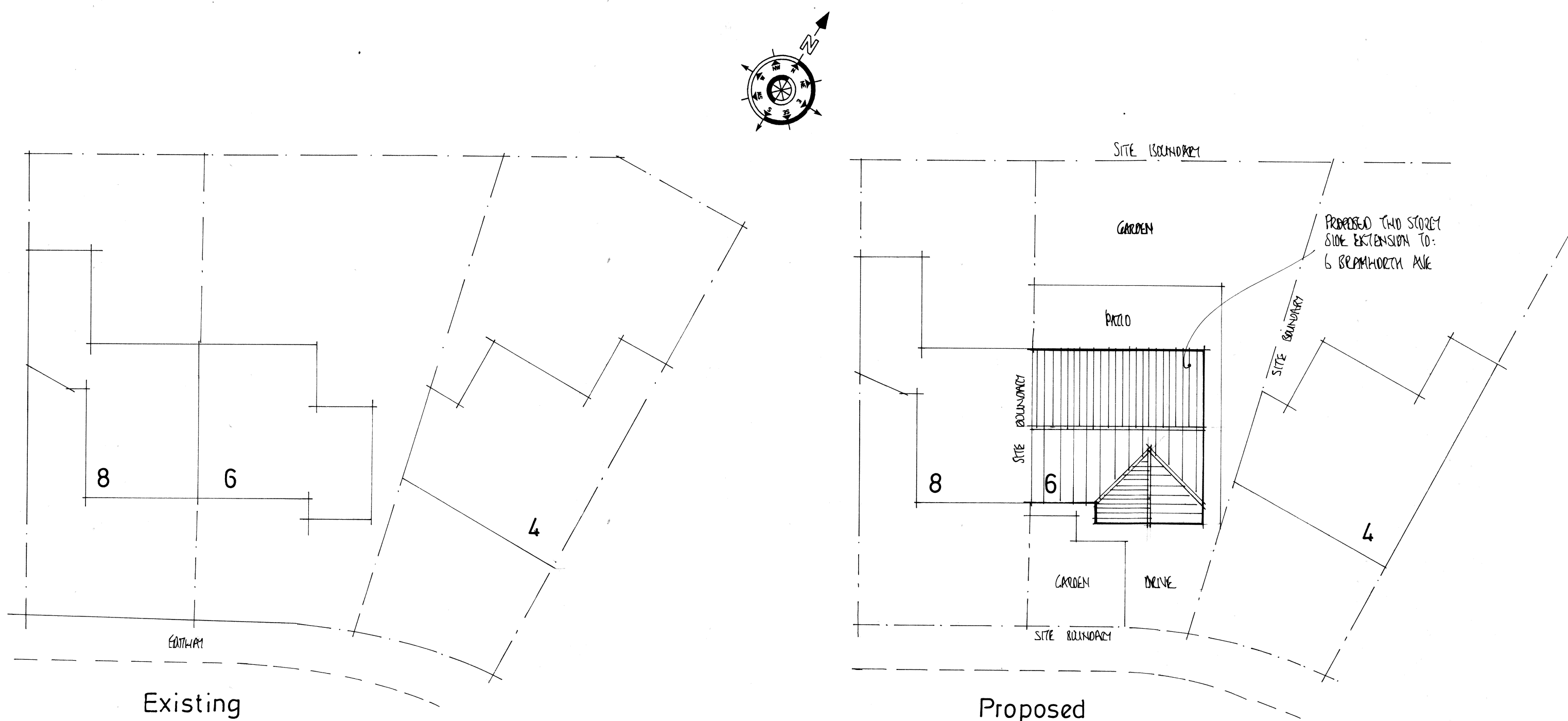
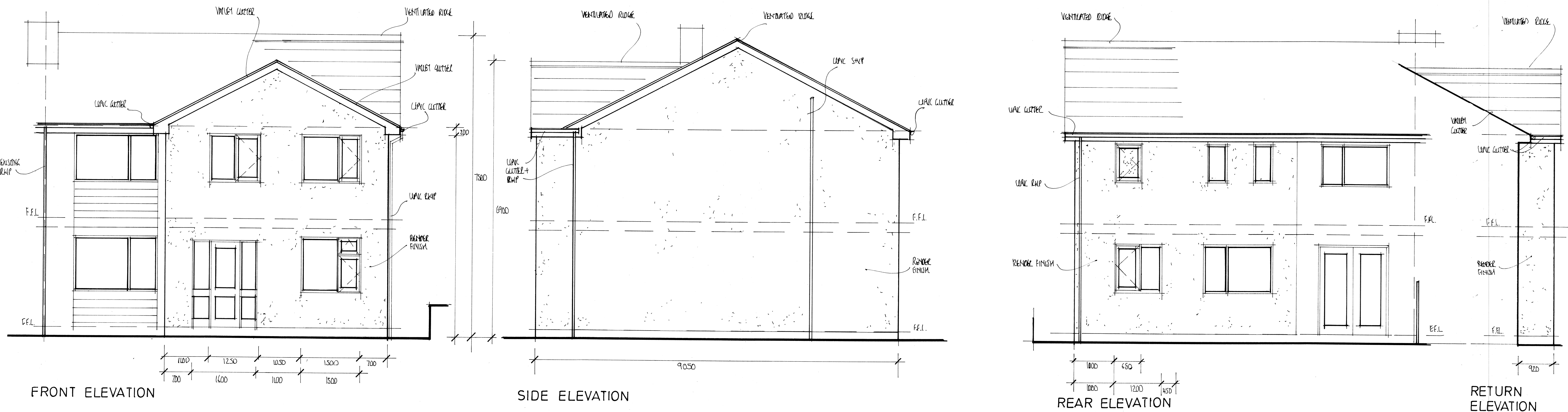




ROOF & SITE PLANS SCALE 1:200

Inspection chamber

Provide 600 mm diameter polypropylene inspection chamber positioned over existing drain. Break open existing drain within chamber to form channel and make good. Cut down height of chamber to suit ground level and finish with cast iron cover and frame.

Windows and Doors

New window and doors to be white PVCu and bifold doors to be powder coated aluminium, all with minimum 16 mm air gap with argon filled double glazing with Pilkington K Glass 5 soft coated inner pane to achieve maximum "U" value of 1.4W/m²K to windows and doors and 1.77W/m²K to bifolds with fully draught stripped open able light equivalent to minimum 1/20 floor area for purge ventilation and including minimum 5000 mm² trickle vents per habitable rooms and 2500 mm² for non habitable rooms (kitchen, bathroom, en-suite) for background ventilation in accordance with Part F 2010 Edition System1 Table 5.2a and based on 277m² floor area-total equivalent ventilator area 194000m². Frames to be lapped minimum 30 mm across cavity closer in accordance with Part L1A section 5.9 and Accredited Construction details under section 5.12 to limit thermal bridging. Details to be inspected on site in accordance with checklist to maintain quality assurance. Any glazing within 800 mm of floor level, and within 1500 mm of floor level where within 300 mm from a door and all glazing to bifold doors to be safety glass to comply with BS6206. Windows to all first floor bedrooms to incorporate unobstructed clear opening of 0.33 m² and at least 750 mm high and 450 mm wide, with bottom of open-able area no more than 1100 mm above floor level.

Trickle Ventilation

Replacement windows - background ventilators to be provided as follows:
Habitable rooms - 5000mm² equivalent area
Kitchen, Utility and Bathroom - 2500mm² equivalent area

Safety glazing

All glass below 800 mm from ground floor level or ground level to be laminated glass to BS 6206 class b

Escape windows

Opening lights suitable for rescue / means of escape are required to be min 0.33 sq m with min dimension of 450 mm wide x 740 mm high max 1100 mm above floor level (clear opening when in the open position).

Doors (New or replacements)

External door to be upvc double glazed u value of door to be 1.8W/m²K

800 Internal doors

800 door set comprising 1981x726x44 solid core flush doors painted three coats, set in softwood frame 13 mm rebated and with ex. 50x25 sw architraves. Doors fitted with 1.5 pairs 100 mm bolts and 1 set lever handles. Style and type of paneled door to client's choice.

Lead work and flashings and any valleys

Use Code 5 lead and laid according to lead development association. Flashing to be provided to all joints and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Ventilation

Mechanical ventilation to WC/bathroom/en-suites by Xpelair DX100 wall mounted extractor or DX100 ceiling mounted extractor. Extractors capable of min 15 L/S extraction and to incorporate minimum 15 min over run timer. Similarly mechanical ventilation to Utility by Xpelair SL150 wall mounted extractor (min 30 L/S). Mechanical ventilation incorporating in the cooker hood in the kitchen (min 30 L/S) ducted to external wall.

Condition Notes

- The drawings relating to the proposed project are for the purpose of obtaining Planning and Building Regulations approval only. All work thereafter is undertaken solely at the Clients/ Contractors discretion and liability is therefore transferred.
- In order to prepare these drawings, certain assumptions have been made which have to be verified both before and during the course of the works. Should at any time the existing construction be exposed which does not agree with these drawings or dimensions vary, then the engineer should be informed immediately and suitable actions taken.
- All work must be carried out in accordance with the relevant building regulations and codes of practice.
- Do not scale from drawings. Work only from figured dimensions. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately.
- The drawings relating to the proposed project must be read in conjunction with and checked against any structural engineer's or specialist drawings and details provided.
- The Contractor is to notify Building Control at the appropriate stages of construction - necessary for them to determine the works statutory compliance.
- Before work commences - ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

R.S.J.s

Encase new RSJ with 2 layers of 12.5 mm plasterboard and skim with staggered joints to give 1-hour fire protection.

Utility Ventaxia

Mechanical ventilation to Utility to give 3 air changes per hour connected to light switch into 100 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 30 litres/second

Kitchen Ventaxia

Mechanical ventilation to Kitchen to give 3 air changes per hour connected to light switch into 150 mm upvc pipe to outside with cowl fixed all to regulation F1 2010 60 litres/second

Background ventilation

All new habitable rooms to have background ventilation not less than 8000 sq mm kitchen and en-suites to have 4000 sq mm. Insert permanent trickle vents to heads of all windows to rooms affected. All to regulation F1 2010

Lighting

Provide 75% of new primary light fitting units to new extension to be of type, which will only take high efficiency lamps Provide min one third of primary lights to have a luminous efficiency greater than 40 lumens per circuit watt. The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

Electrical Contractor (Competent Person)

All the wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the IEE 18th edition wiring guidance and Building Regulations Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the Secretary of State, AND The competent person is to send to the approved inspector a 'self certification certificate' within 30 days of the completion of the electrical works. The Client is to be provided with a copy of the 'self certification certificate' and a BS 7671 electrical installation test certificate.

Flagging

Lay 900 x 600 x 50 mm thick pre-cast concrete flags on 50 mm sand blinding to new patio area

Electrical Fittings

All sockets to be positioned above 450 mm from floor level, and all switched to be positioned below 1200 mm from finished floor level to comply with Part M of the Building Regulations. Minimum 3 out of every 4 internal light fittings and all external lights to incorporate only fittings with LED lamps-luminous efficiency greater than 45 lamp lumens/circuit-watt and total output greater than 40 lamp lumens, with and external lights to incorporate daylight sensor, all in accordance with Part L1B section 4.24 Building Regulations (2010 Edition with 2013 amendments) and Table 42 of Domestic Building Service Compliance Guide 2013 Edition.

Electrical installation to be designed and installed and tested on completion by an NICEIC registered contractor in accordance with BS 7671:2001 to comply with Part P of Building Regulations.

Notes

These drawings are for the purpose of obtaining Building Regulations and Planning permission only. All work thereafter is undertaken solely at the clients/contractors discretion and liability is therefore transferred. With regards to any matters relating to Planning or Building Regulation, they are solely at the discretion of the client, no information or advice given prior to or after the drawings are completed are for information only and not binding. All work must be carried out in accordance with the relevant building regulations and codes of practice. Do not scale from drawing. All dimensions to be checked on site and any discrepancies to be notified to the relevant bodies immediately. Services i.e. Electric, heating, plumbing etc. Are not included in these drawings.

Smoke alarms and heat detectors

Fire Safety Approved Doc B

Where new habitable rooms are provided above ground level, a fire detection system shall be installed. Provide a mains linked smoke alarm in the circulation space on all levels in accordance with Paragraph 1.10 to 1.18. Also provide 1 no smoke detector to ground floor. There will be a compatible interlinked heat detector or heat alarm in the kitchen, in addition to whatever smoke alarms are needed in the circulation space.

PROJECT

PROPOSED TWO STOREY
SIDE EXTENSION.

DRAWING TITLE

PROPOSED ELEVATIONS
ROOF AND SITE PLAN.

CLIENT

MRS. BETH ALLEN.

ADDRESS

6, BRAMWORTH AVE,
RAMSBOTTOM. BLO 9ET.

SCALE

SCALE 1:50@A1

SCALE 1:200@A1.

DRAWING No

ADL 10215712/4.



Scale Bar