

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 Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

General Notes

Steelwork

All new steel beams to be in accordance with Structural Engineers details. 30 minute fire protection to be provided by encasing beams with 15mm fireline board with skim finish.

Windows and Doors

Glazing to be 'Low E' glass in accordance with part L of the building regulations. New windows require a WER of band C or better or a U-value of 1.6 W/m²K and doors require a U-value of 1.8 W/m²K. Safety glazing to BS 6206 to be fitted where window cills are lower than 800mm from finished floor, and glazing to doors lower than 1500mm from finished floor and externally 300mm either side of the door.

Windows and doors to be sealed externally with mastic pointing and internally with a bead of acrylic sealant. Window and doors to have horizontal and vertical dpc's. All opening lights to have pivot hinges to allow for ease of cleaning from the inside. Main Contractor to ensure that all accessible doorsets have PAS24 accreditation and windows to have PAS24 accreditation. All frames to be mechanically fixed to the structure of the building in accordance with the manufacturers instructions and installation guides.

Mechanical Ventilation

Kitchen - mechanical ventilation giving 30 litres / second incorporated within cooker hood.

Bathroom and GF WC - mechanical ventilation giving 15 litres / second. Ground Floor WC to have a 15 minute over run

Provide heat detection to Kitchen

Drainage

All existing drainage to be determined on site and any modifications to these runs to be agreed on site with Building Control Inspector and all new runs and connections to be determined on site and agreed with Building Control Inspector.

Sink --- 40mm dia. waste 75mm deep seal trap
Waste pipe diameter to be increased to 50mm where more than one drainage connection

Soil and vent pipes open to air terminating a min of 900mm above highest window head level (within 3M) and finished with a perforated cover.

All soil pipes and accessories to BS4514, 100mm dia. UPVC soil and vent pipe to be positioned as indicated on proposed layouts.

Pipework to have generally 1:40 falls for foul drainage and 1:50 falls for service water drainage.

If location and levels of existing drainage are not capable for connection of proposed, allow for the installation of a Saniflo Drainage system. To Specialists design and layout.

Sanitary Fittings to Client's choice.

Electrical Installation

All electrical work is to meet the requirements of Part P (electrical safety) and to be designed, installed, inspected and tested by a person competent to do so. Details of all energy light fittings to be provided by electrical specialists design and to comply with Part L1A. Prior to completion the Local Authority must be satisfied that either:-

Appropriate certificates and forms in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person

A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

All switches and sockets to be installed in habitable rooms are to be between 450mm and 1200mm above the finished floor level. 100% of new light fittings to be low energy fittings

Services

All work to comply with regulations and recommendations of the relevant supply company and to the satisfaction of the inspector.

Boxing for concealed services to be sealed at floor, wall and ceiling levels. Piped services are to be sealed where they penetrate or project into hollow construction and voids.

C	Enlarged dining room door to Client's request	10.01.2022
B	Window/Door building regulation note updated	07.01.2022
A	Internal door between garage and kitchen repositioned	06.01.2022
A	External doors to kitchen removed and replaced with new window	

REV	DESCRIPTION	CHECK	DATE
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CLIENT

Olivia Holden

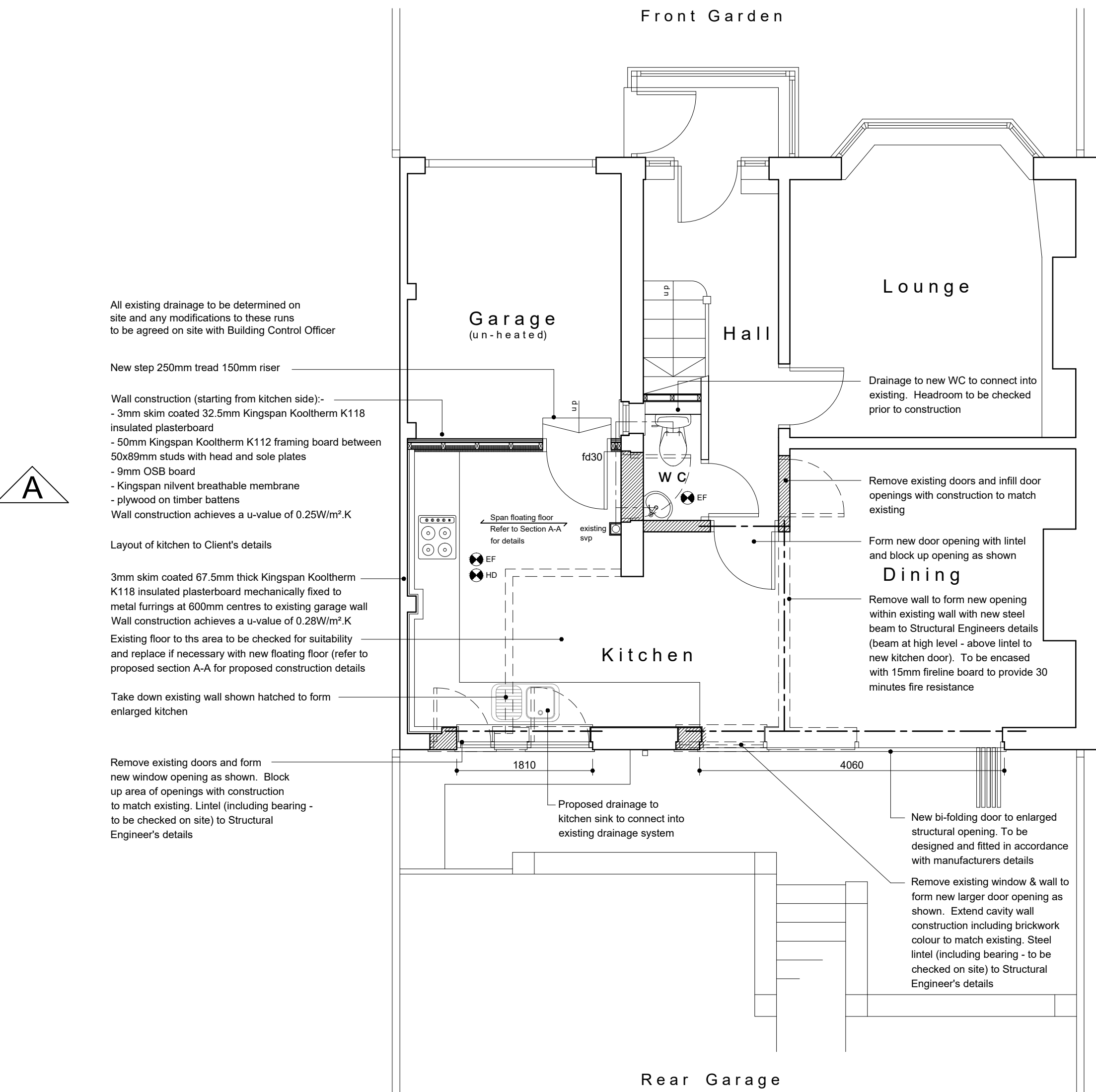
PROJECT

Proposed Alterations at
45 Springside Road, Bury BL9 5JB

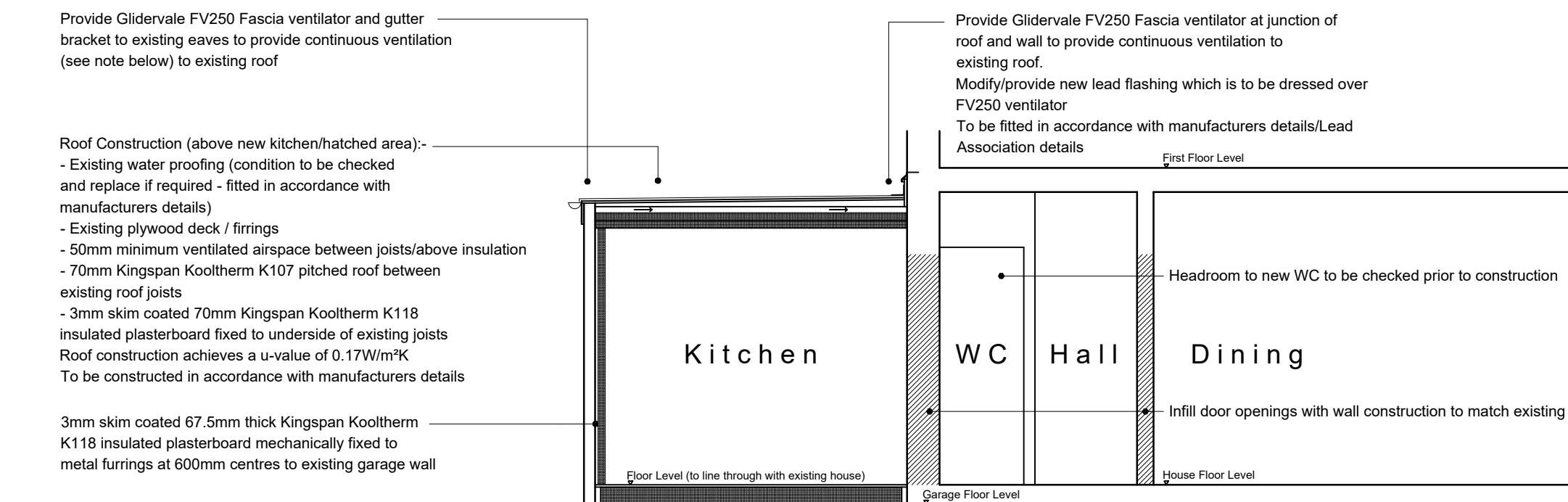
DRAWING

Proposals

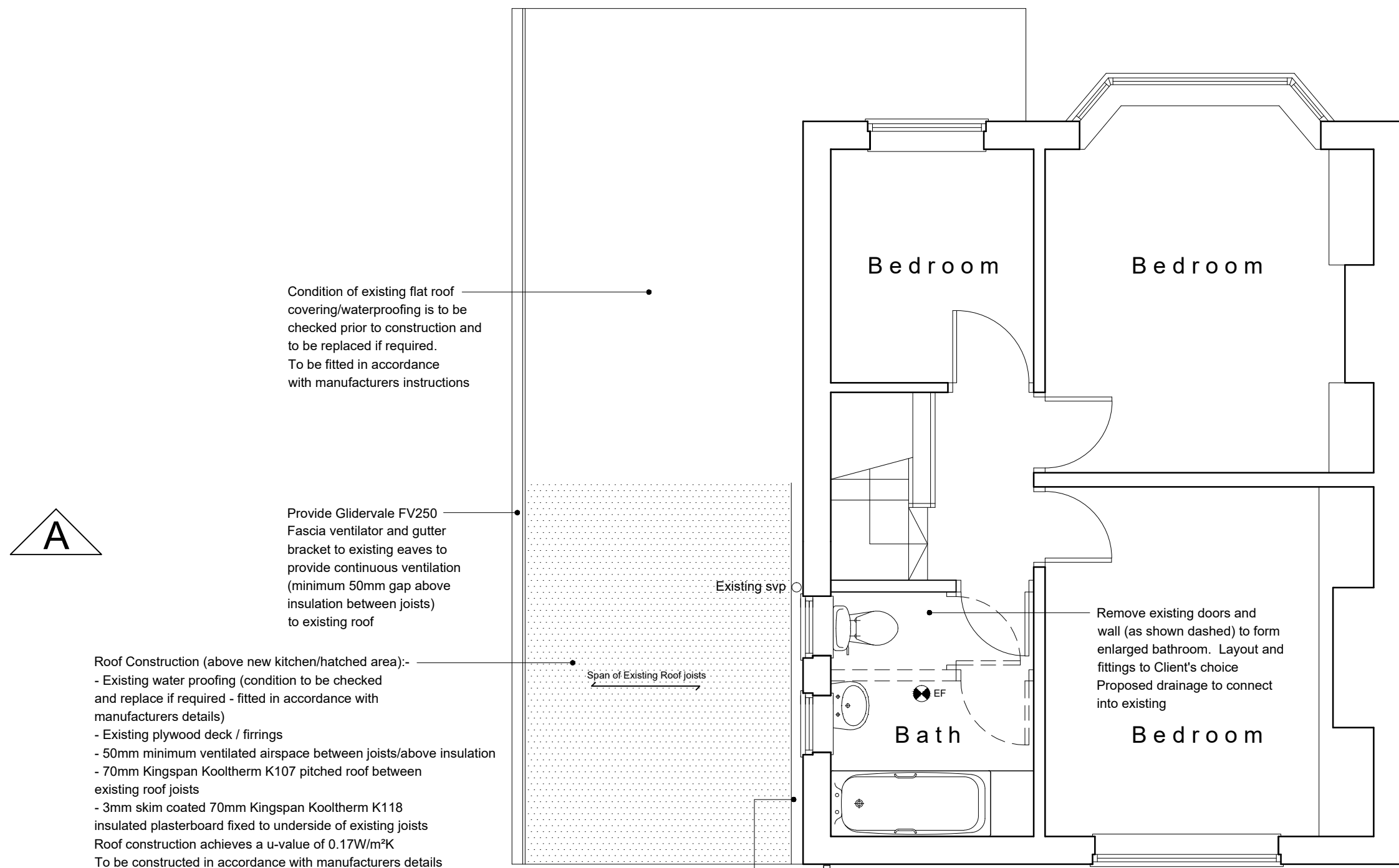
SCALE	DATE	DRAWN	CHECKED
A1 1:50	December 21	MH	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0703-02		C	



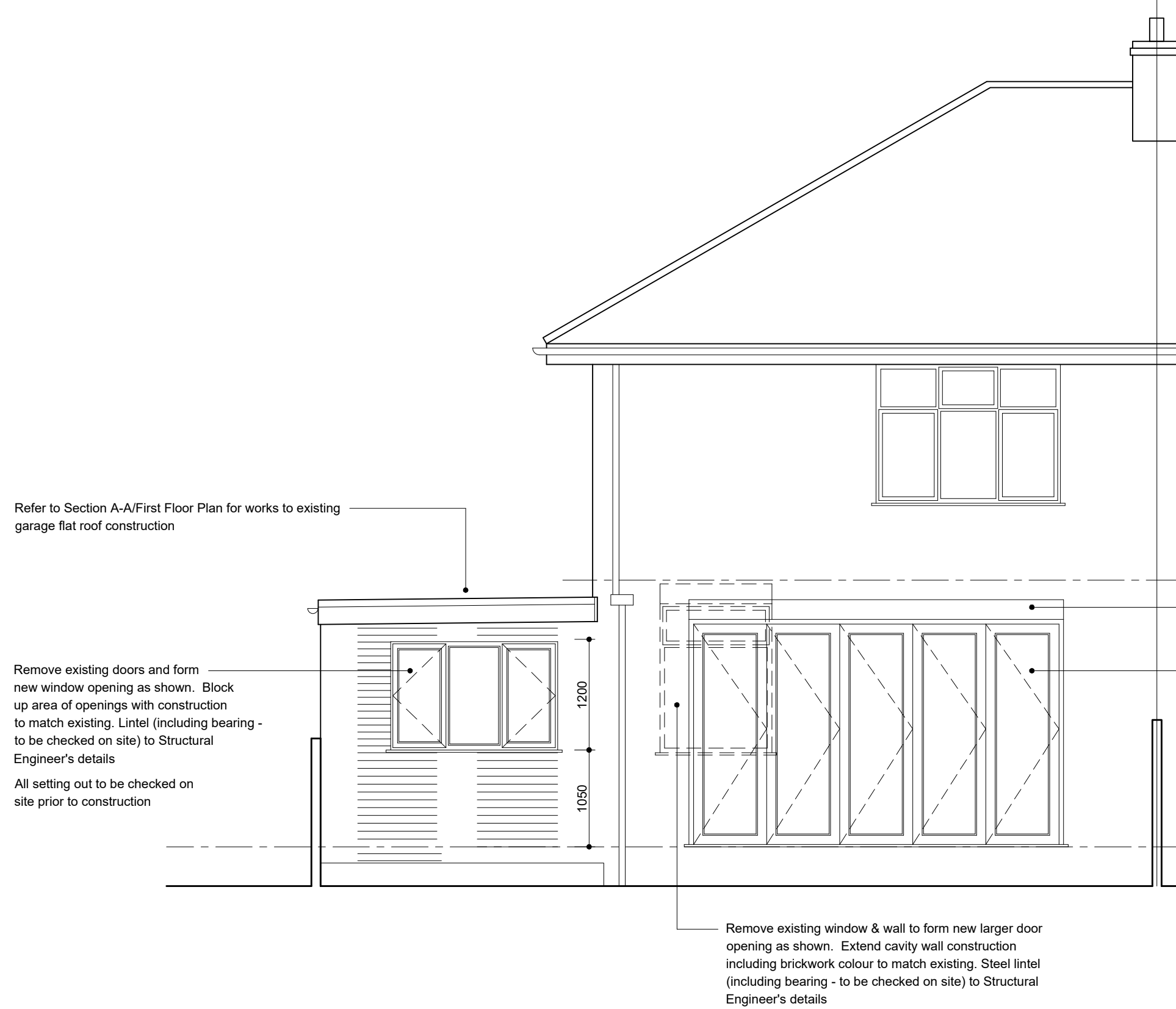
Proposed Ground Floor Plan



Proposed Section A-A



Proposed First Floor Plan



Proposed Rear Elevation

Preliminary Issue

Subject to feedback from building control