Bifolding Doors.
New doors to be 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 S soft coated inner pane to achieve maximum "U" value of 1.54W/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 mm 2 trickle vents per habitable rooms and 2500 mm 2 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 withBS6206.

Fire doors
All doors marked * to be ½ hour self closing fire doors FD30 SC 12 mm rebates with intumecent strips inserted as per Document B2006 edition

Escape Route.
All final exit doors to allow opening from inside without the use of a key i.e. thumb turn.

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 jambs and below window openings with welded up stands. Joints to be lapped min 150 mm and lead to be dressed 200 mm under tiles.

Condition Notes
1. 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.
2. 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.
3. All work must be carried out in accordance with the relevant building regulations and codes of practice.
4. 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.
5. 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.
6. The Contractor is to notify Building Control at the appropriate stages of construction – necessary for them to determine the works statutory compliance.
7. Before work commences – ensure all Planning and/or Building Regulations Conditions have been resolved to the satisfaction of the Local Authority.

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

New ceiling fixed to u/side of rafters (room in roof).
Provide 75mm thick Kingspan Kooltherm K107 pitched roof board between rafters, u/side flush with bottom of rafters, leaving min. 50mm ventilated void to u/side of existing roof battens.
Provide a further 57.5mm (total thickness) Kingspan Kooltherm K118 insulated plasterboard fixed to u/side of new rafters to give a 'U' value of min. 0.18W/ m.sq. K.
Provide 3mm plaster skim finish to ceiling.

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.

Ventilation
Mechanical ventilation to WC/bathroom 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.

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

Rear dormer wall construction
Marley grey wall hung concrete tiles class 'a' fire resistant cladding fixed to 38 x 19 treated sw vertical battens at a gauge to suit on breathable sarking felt membrane on plywood sheathing. 125 x 50 treated sw framing at 400 centres with noggins at 600 vertical centres. Provide 38 x 19 treated sw counter-battens with no.4 lead fixed to counter-batten and dressed to window frame. At abutments with gable wall provide no.3 lead soakers (felt to overlap) and dressed down min. 200 mm over roof 100 mm thick 125 mm thick KINGSPAN insulation between studding and vapour barrier to warm side of insulation giving a u value of 0.28 insert 100 x 100 mm sw corner posts and each side of any windows, insert 150 x 100 lintel over any opening in dormer.

Dormer cheeks to adjoining boundaries.
Insert 6 mm thick supalux for boundary dormer cheeks fixed to the outside of the dormer framework in addition to 12.5 mm plasterboard to inside face of framework.

Disabled requirements
Light switches at max 1200 above floor level sockets 450 mm above floor level, level access front door and new 1:20 ramp to rear entrance doors.

Gas Central Heating.
Provide Worcester-Bosch or similar approved gas fired wall mounted high efficiency condensing combi boiler (Sedbuk rating Band A).
Location of boiler to be to be agreed with Client and sited and installed in accordance with Approved Document J.
Boiler to be minimum 300 mm from any opening into the building.
Boiler to be controlled by time-clock.
Provide new Steirad Elite pressed steel radiators or similar throughout, all with thermostatic valve controls.
Hot water to be provided to each bath, shower, wash hand basin and sink.
New heating system to be designed, installed, tested and fully certified by a 'Gas Safe' registered approved contractor.
All work to be in accordance with the Local Water Authority By Laws, gas safety requirements and IEE Regulations.

Heating System
New heating system to be installed by 'Gas Safe' registered approved contractor. A Sedbuk efficiency rating of not less than 86% to be achieved.

Electrical Contractor
All electrical work required to meet the requirements of Part P (electrical safety) will be designed, submitted, inspected and tested by a person competent to do so. Prior to completion the Local Authority must be satisfied that either electrical installation certificate issued by competent person or appropriate certificate and form defined in BS 7671 to be submitted.

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.

Mains water supply and Efficiency
Mains water supply of wholesome water supplied by statutory undertaker. All WC's to be provided with dual flush mechanisms. Consumption to not exceed 125 litre/head/day with estimated water consumption calculation provided upon completion of project in accordance with paragraphs 2.2 & 2.3 of Part G (2010 Edition)

Thermal Efficiency.
Following completion of the property a pressure test must be carried out in accordance with section 3.13-3.21 of approved document L1A (2013 Edition) and a Carbon Emission rate calculation must be prepared in accordance with section 2.13 of approved document L1A (2013 Edition). In addition an energy rating EPC shall be provided and attached in the property in accordance with section 4.3 Part L1A (2013 Edition).

Lighting
All lighting to be energy-efficient.
Metering and Energy Monitoring Equipment
The electricity metering provision shall be supplemented by additional metering to measure the energy yield from the photovoltaic system. Propose a single point smart meter arrangement to facilitate this with a simple visual display of instantaneous and cumulative energy data.
The amount/type of light fittings and electrical wall sockets is to be agreed with the owner before work commences on site.

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 t0 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.

General Notes.
These plans have been prepared for the sole purpose of obtaining building regulation approval and do not constitute a full building specification.

Qualified Operatives.
Anyone carrying out the work shown must be suitably qualified and have the appropriate experience to do so.
All work must be carried out in a safe and workmanlike manner in full accordance with relevant British Standards and Codes of Practice.

Suppliers and Materials
All specified named references to manufacturers, suppliers and materials are to be assumed to be suffixed 'or similar approved'. Alternatives must be qualified and agreed in writing before works commence.

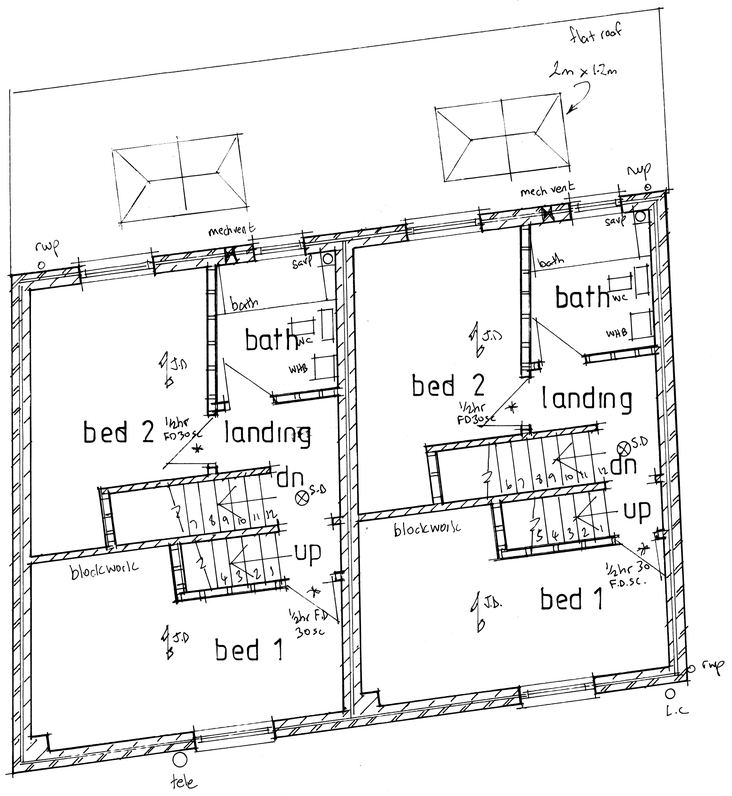
British Standards
All works and materials are to comply with the latest British Standards, Codes of Practice and in accordance with the latest Building Regulations and Local Authority Bye Laws, Custom Build (Foundation 19) Regulation
All materials instructions or specifications, all materials shall be suitable for their purpose.

Setting out
Is to be the responsibility of the main contractor but may be checked by the Architectural designer of Structural Engineer.

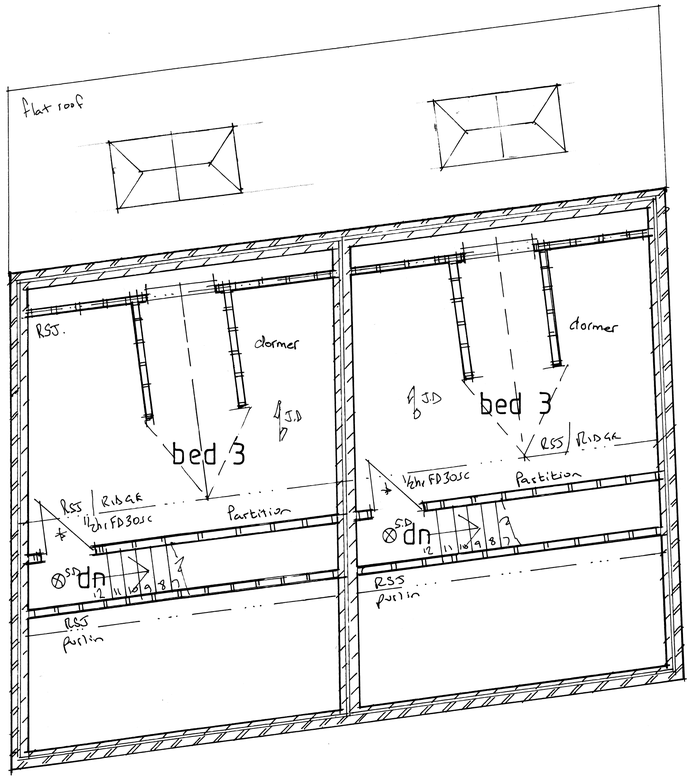
Health and Safety
Requirements to be met by reference to the 'Health and Safety Act 1974' and the 'Construction (Working Places) Regulation 1966.

Providing Information
The owner is to provide sufficient information about the building, fixed building services, controls and they're maintenance requirements, so that the building may be operated as efficiently as possible.

Fire resistance to existing staircase.
Overlay existing timber lath and plaster with 2 layers of 12.5mm thick Gyproc 'FIRELINE' board laid in accordance with manufacturers instructions to give min one hour fire resistance.



FIRST FLOOR



SECOND FLOOR

A AMENDMENTS
CLIENTS REQUIREMENTS DEC 2020
1. RELOCATE KITCHEN AREA TO REAR OF SINGLE STOREY INCLUDING ADDITIONAL DRAINAGE PLUS NEW ROOF LANTERN IN FLAT ROOF.

PROJECT
PROPOSED NEW DEVELOPMENT.
DRAWING TITLE
PROPOSED FIRST AND SECOND FLOOR LAYOUTS.
CLIENT
IMPERIAL PROPERTY DEVELOPERS.
ADDRESS
53-55, PEEL STREET, ROCHDALE.
SCALE
SCALE 1:50
DATE
MAR 2019.
DRAWING No
RC 03195436/2 **A**