GROUND FLOOR PLAN
as proposed
scale1:50 @ A3

BUILDING REGULATION NOTES

LINTOLS
ALL NEW 2 AND 3 COURSE DEEP PROPRIETARY INSULATED GALV MS LINTOLS TO HAVE MIN END BEARING OF 150MM WITH CONCRETE PADSTONES AT EACH END AND TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. WEEP HOLES AND CAVITY TRAYS PROVIDED OVER LINTOLS.

TIMBERS
ALL STRUCTURAL TIMBERS TO BE C16 GRADE UNLESS OTHERWISE NOTED AND TREATED WITH PRESERVATIVE. HICKSONS VACVAC DOUBLE VACUUM PROCESS WITH VASCOT WR IN PREPARED OPENING.

'U' VALUES
'U' VALUE FOR WALLS 0.28 W/M2 K
'U' VALUE FOR PITCHED ROOF WITH RAFTER LEVEL INSULATION 0.18 W/M2 K
'U' VALUE FOR ROOF WITH CEILING LEVEL INSULATION 0.16 W/M2 K
'U' VALUE FOR WINDOWS 1.6 W/M2 K WITH 20MM ARGON FILLED AIR GAP
'U' VALUE FOR FLOORS 0.22 W/M2 K

LATERAL SUPPORT
LATERAL SUPPORT TO BE PROVIDED BY STRAPPING DOWN WALL PLATES ,JOIST AND RAFTERS USING 30X5MM GALVANISED MILD STEEL STRAPS AT @ 2 METER C/C (B. REG. A1/2 C33 TO 37) FIXED TO BLOCKWORK.

D.P.C.'S
PROVIDE HORIZONTAL D.P.C.'S AT MIN 150MM ABOVE GROUND LEVEL TO EXTERNAL LEAF.
PROVIDE VERTICAL D.P.C.'S TO JAMBS OPENINGS AND HORIZONTAL D.P.C.'S TO CILLS.

SAFETY GLAZING
TOUGHENED /SAFETY GLAZING TO BE USE IN ALL CRITICAL LOCATIONS (BELOW 800MM FROM FLOOR LEVEL IN WINDOWS AND LESS THAN 1500MM ABOVE FLOOR LEVEL IN DOORS) GLAZING TO CONFORM TO BS 6206:1981 (BS EN 12600).

IMPORTANT
THE CONTRACTOR WILL BE RESPONSIBLE FOR SETTING OUT
THE WORK. ALL DIMENSIONS MUST BE OBTAINED FROM OR CHECKED ON SITE.

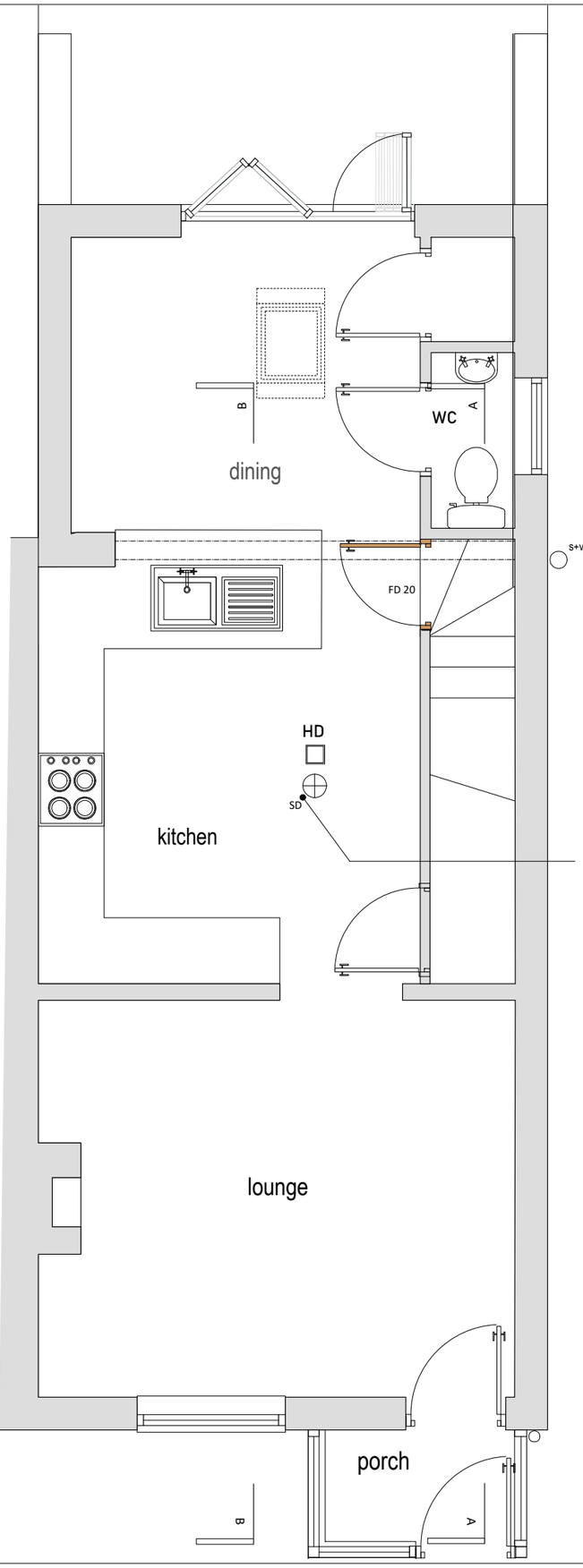
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE.

HEATING SYSTEM
ALL WORK TO COMPLY WITH THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.
TRADITIONAL HEATING SYSTEMS HAVE THE FOLLOWING MINIMUM EFFICIENCIES:
GAS FIRED BOILER EFFICIENCY 92% (SEDBUK 2009)
OIL FIRED BOILER EFFICIENCY 88% (SEDBUK 2009)
GAS BOILERS NOW REQUIRE ONE OF THE FOLLOWING:
" FLUE GAS HEAT RECOVERY
" WEATHER COMPENSATION
" LOAD COMPENSATION.
" SMART THERMOSTAT WITH AUTOMATION AND OPTIMISATION.

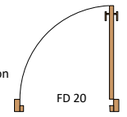
TIME AND TEMPERATURE CONTROLS TO BE INSTALLED FOR THE HEATING SYSTEM.
HOT WATER SUPPLY TEMPERATURE TO A BATH MUST BE LIMITED TO MAXIMUM OF 48 DEGREES C.

ELECTRICAL WORK
ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON REGISTERED WITH A COMPETENT PERSON SCHEME.
75% OF NEW LIGHTING MUST BE LOW ENERGY LIGHT FITTINGS EFFICIENT WITH LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LAMP LUMENS PER CIRCUIT-WATT.

VENTILATION
BACKGROUND (TRICKLE) VENTILATION OF 5000MM2 EQUIVALENT VENTILATOR AREA IS REQUIRED TO EACH NEW HABITABLE ROOM AND 2500MM2 TO BATHROOMS, KITCHENS, EN SUITE AND UTILITY ROOMS. PURGE VENTILATION PROVIDED BY OPENING LIGHTS 5% OF FLOOR AREA WHEN OPENING BEYOND 30 DEGREES (10% IF LESS THAN 30 DEGREES)
MECHANICAL EXTRACT VENTILATION IS REQUIRED TO EN SUITES GIVING 15 LITRES/SECOND, 60 LITRES/SECOND TO KITCHEN, 30 LITRES/SECOND TO UTILITY AND 6 LITRES/SECOND TO W.C. (W.C. FAN TO HAVE 15 MINUTE OVER RUN).



INTERNAL DOORS
Take out any existing doors to lounge and habitable inc kitchen
Provide and fit 1 nr FD20 826x2100mm internal quality door in 75x50mm @ 450mm stud partition with architrave round.
Style to clients choice.



Smoke detactor powered from mains and linked to smoke detector on first floor with battery backup.
To comply with BS 5446



Drawings to be read inconjunction with
Structural Engineers report by TJ Booths Associates
Report details to take president over drawings

PROVISIONAL COPY

SUBJECT TO PLANNING & BUILDING REGULATIONS
Use only stamped drawings

Commencement on site before Planning & full Building Regulation approval at own risk

revisions		

project
Proposed Front & Rear Dormer Extension
at
2 Dove Street, Rochdale.
OL11 4EG

client
Mr and Mrs J Bell

drawing GROUND FLOOR PLAN as proposed	date March:2022 drawing 2 scale as indicated @ A3
status Building Regs Submission	rev.