

ATTIC FLOOR PLAN
as proposed
1:50 @ A3

BUILDING REGULATION NOTES

UNITS

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

TIMBERS

ALL STRUCTURAL TIMBERS TO BE C16 GRADE UNLESS OTHERWISE NOTED AND TREATED WITH PRESERVATIVE. HICKORY VACUUM DOUBLE VACUUM PROCESS WITH VASCOIR 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 305MM GALVANISED MILD STEEL STRAPS AT @ 2 METER C/C (18 REG. A1/2 C13 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 CHL.

SAFETY GLAZING

TOUGHENED/SAFETY GLAZING TO BE USED 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.

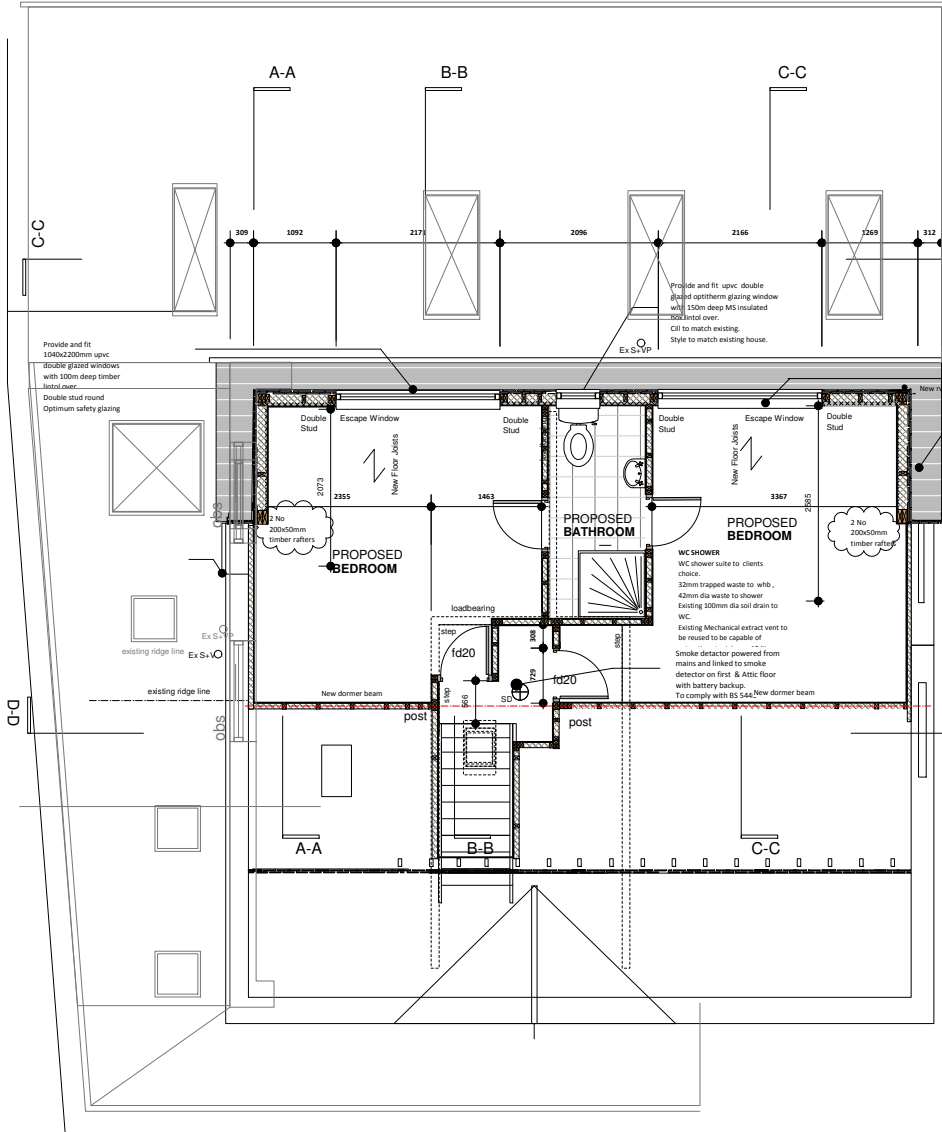
ELECTRICAL WORK

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, IN SUITS AND UTILITY ROOMS. FURTHER VENTILATION PROVIDED BY OPENING LIGHTS 5% OF FLOOR AREA WHEN OPENING BEYOND 30 DEGREES (30% IF LESS THAN 30 DEGREES). MECHANICAL EXTRACT VENTILATION IS REQUIRED TO IN SUITS GIVING 15 LITRES/SECOND, 40 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).



GENERAL NOTES

1. ALL NOTES TO COMPLY WITH BUILDING REGULATIONS AND TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTISE.
2. CONTRACTOR IS TO USE ONLY THE STAMPED APPROVED BUILDING REGULATION DRAWING FOR SITE CONSTRUCTION.
3. ROOF TO BE VENTILATED IN ACCORDANCE WITH BS 2550, GAPS AT FASCIAS, GLYDVALE OR REDVENT.
4. CONTRACTOR TO REMOVE ALL DEBRIS FROM SITE DURING PROGRESS OF WORK AND LEAVE FREE FROM DEBRIS AND TOY ON COMPLETION.
5. INTERNAL GLAZING AND DOORS TO BE FITTED WITH STIPPOLYTE SAFETY GLASS TO BS 6216 GLASS IS OBTAINABLE OR PILKINGTONS ARMOUR PLATE AS REQUIRED.
6. IF TOUGHENED GLASS IS USED, THEN A CERTIFICATE OF PROOF IS REQUIRED.
7. A CERTIFICATE OF PROOF WILL BE REQUIRED FROM THE CONTRACTOR OF COMPLIANCE WITH RELEVANT CODES OF PRACTISE.

Provide and fit 1000x200mm upvc

5000mm glazed windows with 100mm deep timber lintel over.

Double stud round optimum safety glazing

Dry Verge

Provide and fit marley dry verge units appropriate to tiles with to screw, end cap and all associated fittings.

STUD PARTITION

New stud partitions to be 75 x 50mm studs at 450mm centres on 100x50mm ground with 13mm plasterboard and skim finish to both sides with 100mm sound insulation batts between studs. 2100x 105 wide door frame in stud wall. Provide and fit sw internal door and frame, style to clients choice with sw architrave round.

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PROVISIONAL COPY
PLANNING APPROVED
SUBJECT TO
BUILDING REGULATION APPROVAL
Commencement on site before full
Building Regulation approval at
own risk

D	rear extension reduced	June 21
C	Building Regs and rear extension	June 21
B	Window to side elevation GF removed	June 18
A	Ridge increase removed	June 18

project
Proposed Rear Dormer and
Single Storey Rear Extension
at
11 Hawthorn Road, Bamford,
OL11 5JG
client
Mr & Mrs Saqib Khawaja

drawing	date	Aug.2017
ATTIC FLOOR PLAN as proposed	drawing	
	scale as indicated @ A3	
status		
Building Regulation Submission	D	rev.

ATTIC FLOOR PLAN
as proposed
1:100 @ A3