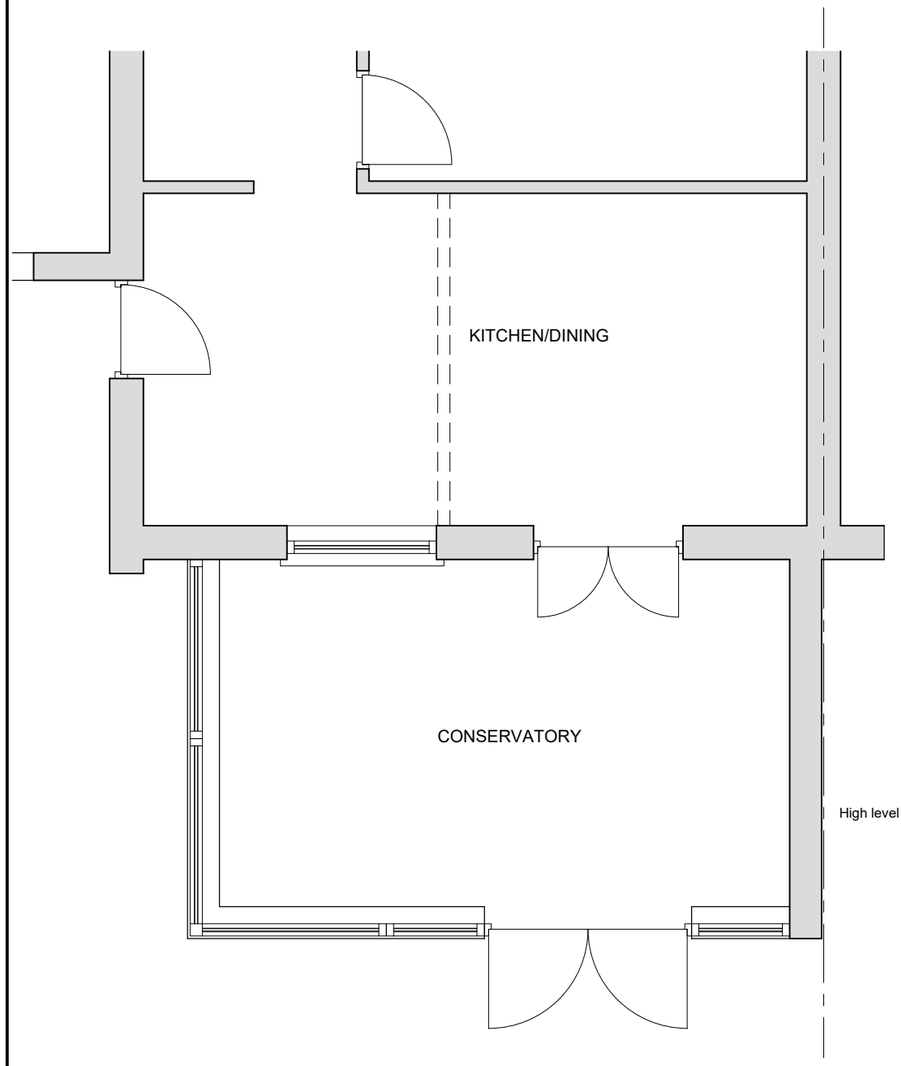
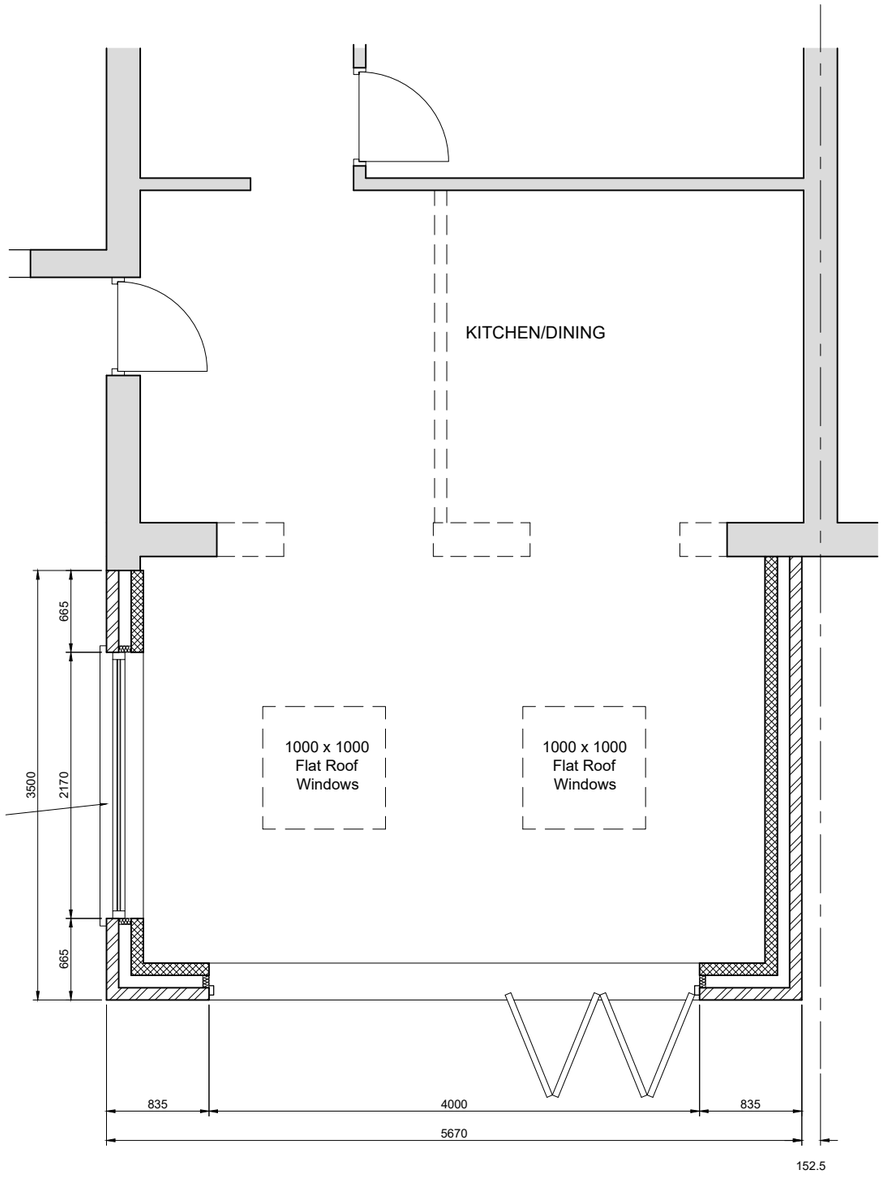


EXISTING GROUND FLOOR



PROPOSED FIRST FLOOR

General

These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on the attached drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement; the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be necessary.
Satisfy all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

Re-site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing. For design of steel beams see calculations

Construction (Design and Management) Regulations 1994

Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.

Electrical Installations.

All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting - 1 in 4 to be low energy.

Doors / windows.

All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating. Style and colour are to be confirmed.
All windows to have 1/20th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas.- Door and panels 1500mm from finished floor level or windows within 800mm from floor level. All glazed doors internally and externally are to have toughened or safety glass to BS6206 1981 and as defined in Approved Document N.
Trickle vents to be provided to all new windows 8000 mm² min.
Windows are to be casement type. Windows at first floor level are to be escape windows with an unobstructed area that is at least 0.33m2 and at least 750mm high x 450mm wide.

Water supply

Plans to be conditioned subject to Part G water efficiency calculations to be provided prior to completion.
Wholesome water supply is to be provided by the local water supply undertaker.
All baths are to be fitted with a suitable device to limit the hot water temperature to a max of 48 °C Hot water taps to be installed on the left.
A notice confirming that the hot water system has been properly commissioned, and issued by a person competent to do so, is to be provided on completion.

U Values

The builder shall ensure that the following values are achieved.

Roof	0.20w/m²k
Walls	0.27w/m²k
Ground Floor	0.22{with P/a 09}
Windows / doors	1.6w/m²k

All roof and wall insulation is to be continuous.

Miscellaneous

Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the Structural Engineer's calculations shall override any details shown on this drawing.

13 CHURCH STREET
EXISTING & PROPOSED GROUND FLOOR PLANS
DRG - LDC20-016-02B (1:50 A3)