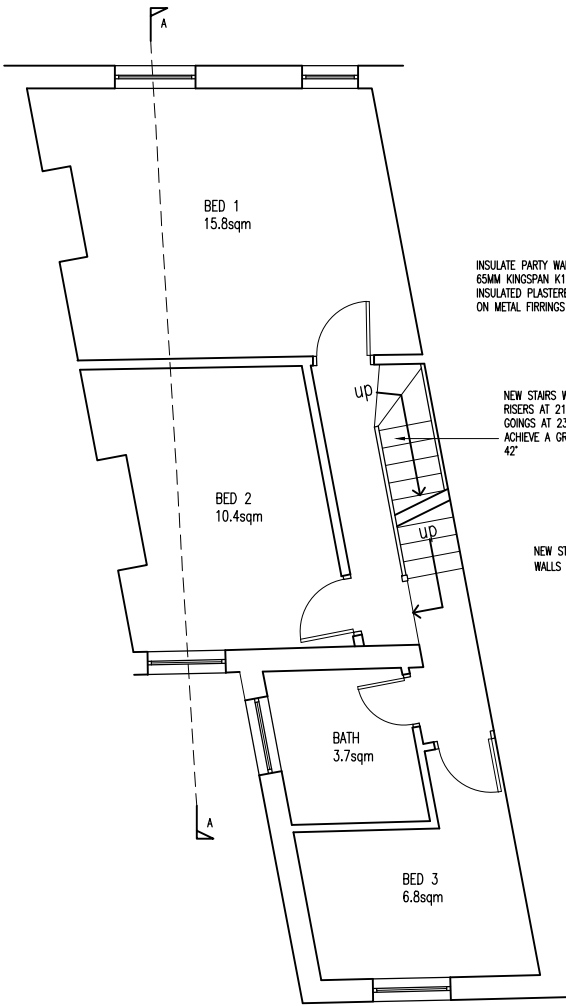
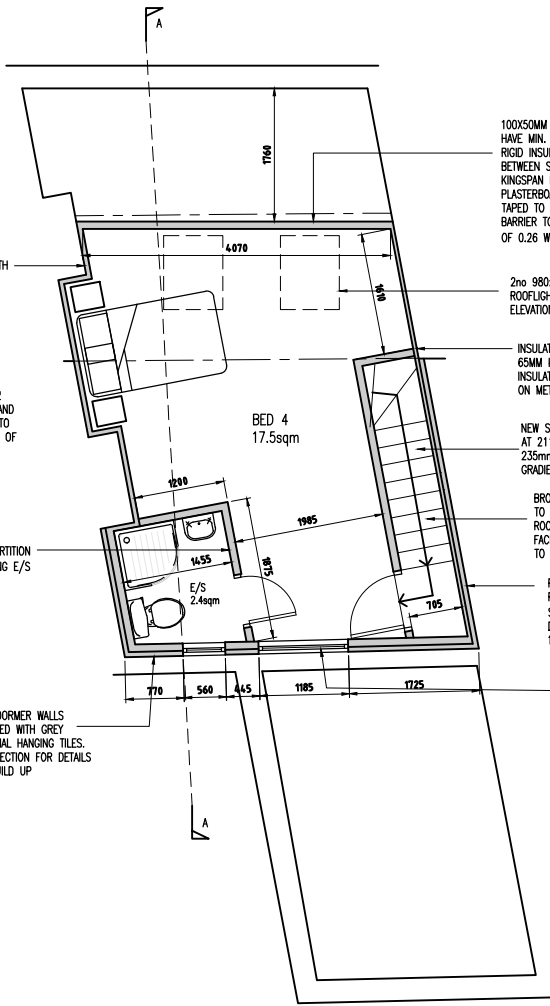




PROPOSED FIRST FLOOR PLAN
1:100 @ A3



PROPOSED SECOND FLOOR PLAN
1:100 @ A3

GENERAL NOTES
All materials and construction works are to comply with current BSI standards and Codes of Practice, Building Regulations and NHBC Standards.
All materials and proprietary goods shall be suitable for their purpose and shall be stored, mixed and fixed in accordance with the manufacturers instructions.
The Contractor shall ascertain and include for all works and necessary materials to complete the works to the complete satisfaction of the Building Inspector and Client whether indicated on this drawing or not.
Existing elements of structure to be assessed on site and be thermally upgraded, if required to satisfy A Doc L.
Sound testing may be required to the Party Walls

PART P:
All electrical work required to meet the requirement of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the local authority must be satisfied that either :-
An electrical installation certificate issued under a Competent Person Scheme has been issued; or
Appropriate certificates and forms defined 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 BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

SMOKE & HEAT DETECTION:
Self contained smoke alarms to be mains operated with a secondary battery power supply and to be wired to a separate fused circuit to IEE wiring regulations all in accordance with BS 5446. Smoke Detectors to be located in all escape routes, and within 7500mm of each door to a habitable room. Detectors should not be situated within 300mm of a wall or light fitting. All in accordance with Approved Document 'B'
Kitchen to receive a heat Detector Grade D, L02 system.
Interlinked mains wired smoke detectors throughout the escape routes to be provided.

SERVICES:
All work & installations to comply with Regulations & recommendations of the relevant Board or Authority, to the satisfaction of their Inspector.
Water main to be 750 below ground level & riser to slab to be fitted with an insulation sleeve. Gas main to have min. 375 ground cover. Electricity main to have 450 ground cover & electrical installation to comply with I.E.E. Regulations. Any pipework running outside insulated shell of building to be insulated. All hot water pipes in roof space & hot water cylinder should be adequately insulated if central heating system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.
Gas safe certificate required for any gas appliances. Energy Performance Certificate required for the property.
Part J. Ensure any new combustion appliances appliances is installed by a competent person. Ensure any new or repositioned flue outlets are at an appropriate distance horizontally from window and/or door openings.
Part G. The potential consumption of wholesome water by persons occupying the flats must not exceed 125 litres per person per day. BBL to be notified that the calculated consumption rate of wholesome water does not exceed this rate as determined in accordance with the methodology outlined in the water "Water Efficiency calculator for new dwellings".
Ensure new baths are fitted with an appropriate temp. control device which will not allow hot water supply to exceed 48 degree C to prevent scalding.

DRAINAGE:
New Foul drains to be at min. 1:40 fall, and to connect to existing drainage system to rear of property.
Drainage routes to be determined onsite and to the satisfaction of the building inspector.

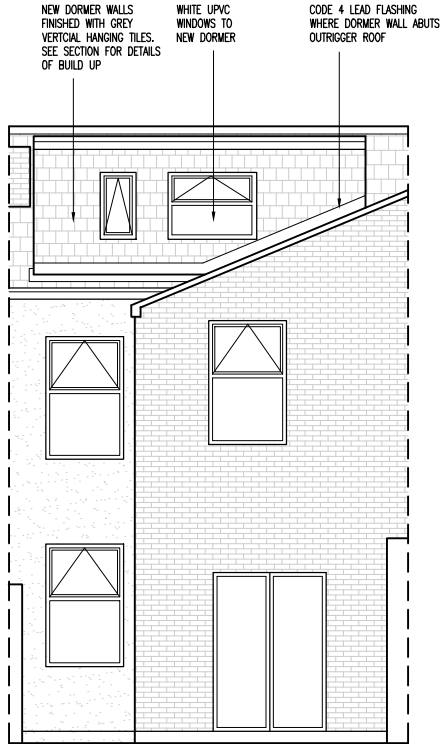
VENTILATION:
Rapid ventilation- opening lights and doors to provide rapid ventilation at not less than 5% of the habitable room floor area.
Background Ventilation to be provided by trickle vents to window heads or lockable limit stays fixed to opening lights.
All Kitchenettes to have extract rate of 60L/sec or 30L/sec. If extract is incorporated in cooker hood. W/C and Bathroom to have extract rate of 30L/sec. All mechanical extract vents to terminate in external air. All to be in accordance with Approved Document 'F'

PART K
New staircase to be timber constructed of 12 risers at 211mm and to have 235mm goings, creating a gradient of 42 degrees.
timber balustrading with height to stairs to be 900mm from pitch line of stairs, 1100mm high to landings.
balustrade not to be climeable and gaps not such as will passage of a 100mm sphere. headroom min 2000mm above pitch line clear of landing at the head and foot of staircase to be at least the width of the stairs.
where fire resistance of 30 mins is required, underdraw stairs by battering out filling voids with rockwool and applying 12.5mm fireline plasterboard and skim to u/s.

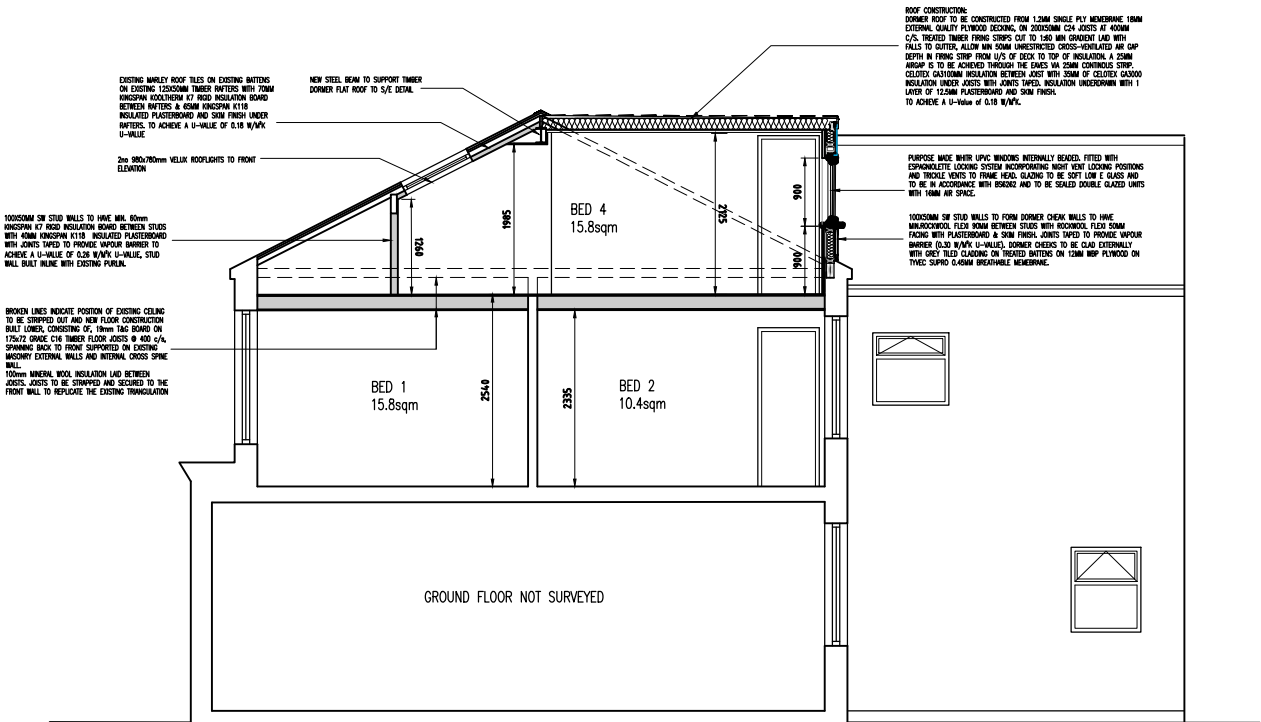
INTERNAL PARTITIONS:
All new partitions are to be built to the underside of the existing structural soffits (including facings) and are to be fully acoustic sealed around the perimeters and around penetrations to facilitate 30min fire resisting construction generally. New internal partitions are to be formed using 75mm Gypframe Metal studs with 12.5mm Fireline Duraline board (or similar approved) and either side finished with a skim finish. Cavity filled with rockwool insulation.
Note new walls to w/c/shower room to have moisture resistant plasterboard to both sides with skim finish.

PAINT GRADE TIMBER DOORS (INTERNAL)
strength class - medium duty
door leaf to have a solidcore construction faced either side with 4mm plywood and provided with blocking for fixing of ironmongery as required by the schedule.
All bedroom doors to have a nightlatch internally and the front and back external doors are to have a thumb turning lock to the inside vertical edges of doors are to be lipped with minimum 4mm hardwood.
Door leaf is to be primed with 1no. coat of thinned lacquer and finished with 3no. full clear polyurethane lacquer coats.
New internal timber door frames are to be formed from ex50x125mm hardwood to bs1186, class 1, dimensions of finished frame to comply with bs4787:part1:1980. the stops are to be formed integral to the frame. the frames are to be rebated as required to accept fire or acoustic seals as indicated on the schedule.
the frame is to be primed and gloss painted.

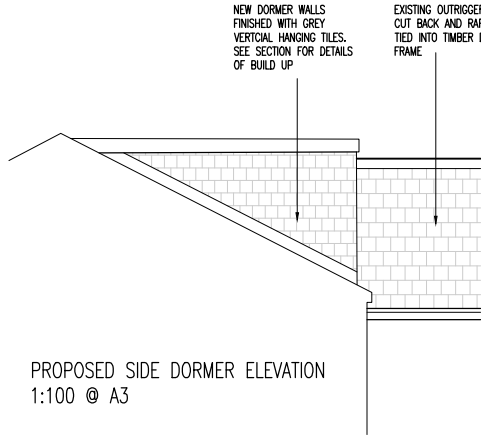
ARCHITRAVES
all doors are to be fitted with 25x75mm architraves. where there is no return on the jamb the architrave is to be scribed to create a bead profile.
architraves are to be formed from softwood and are to be painted as for door frames.



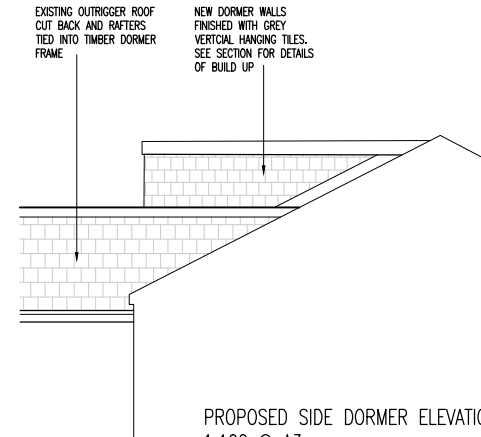
PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED SECTION A-A
1:100 @ A3



PROPOSED SIDE DORMER ELEVATION
1:100 @ A3



PROPOSED SIDE DORMER ELEVATION
1:100 @ A3

C1	Minor Amendments	20.09.21	MG
Rev	Amendments	Date	Ints
Mark Gordon Design + Associates			
Project			
7 ELSMA ROAD NEWTON HEATH, M40 1QG			
Drawing Title PROPOSED LAYOUTS			
Drawn	TW	Checked	-
Date	AUG 2021	Scale	0A3 1 : 100
Drawing No.	7ER/202/BR	Rev.	C1