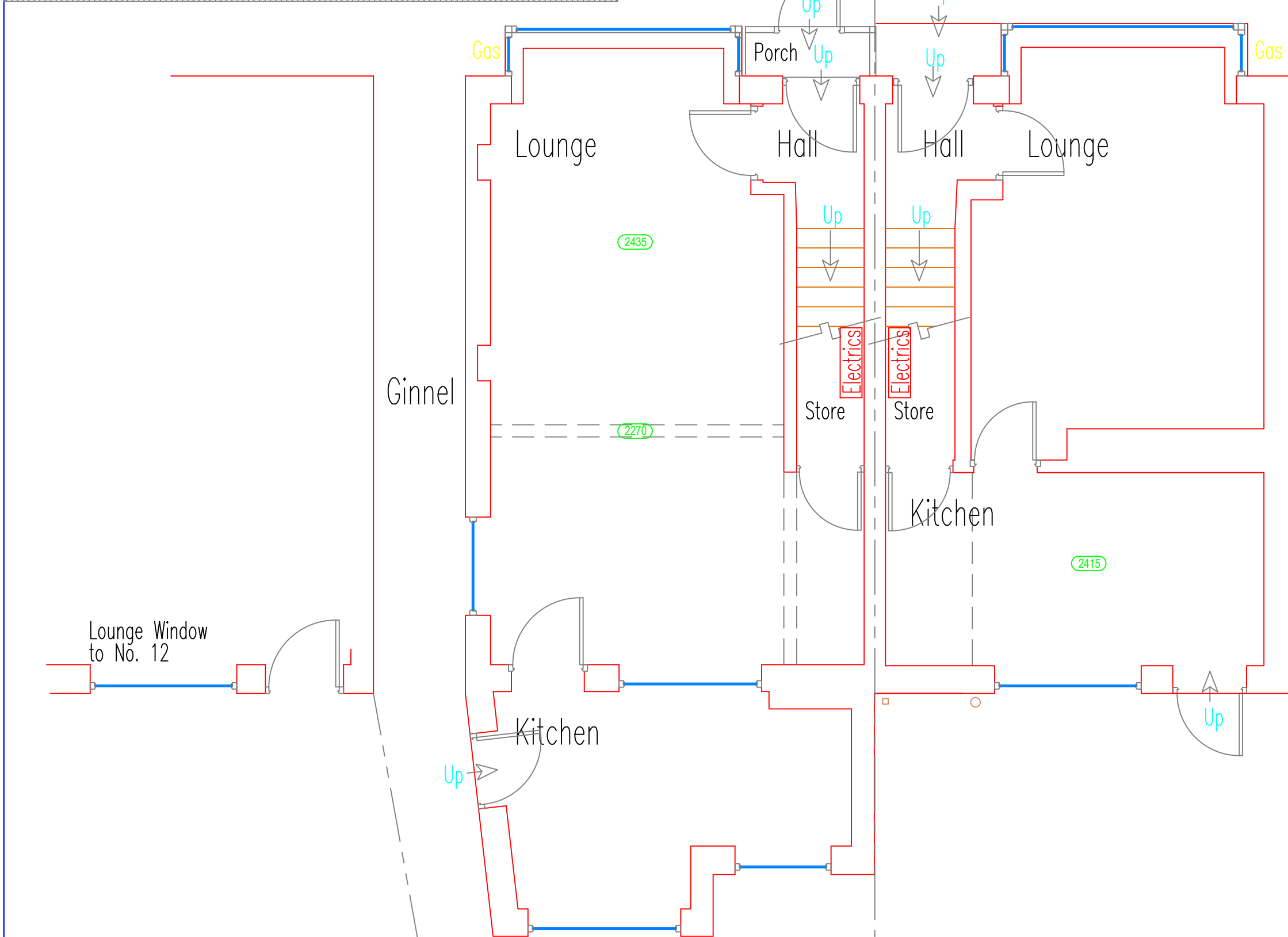
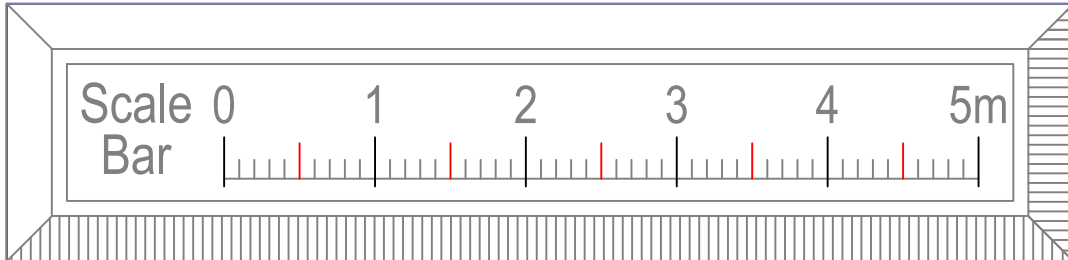
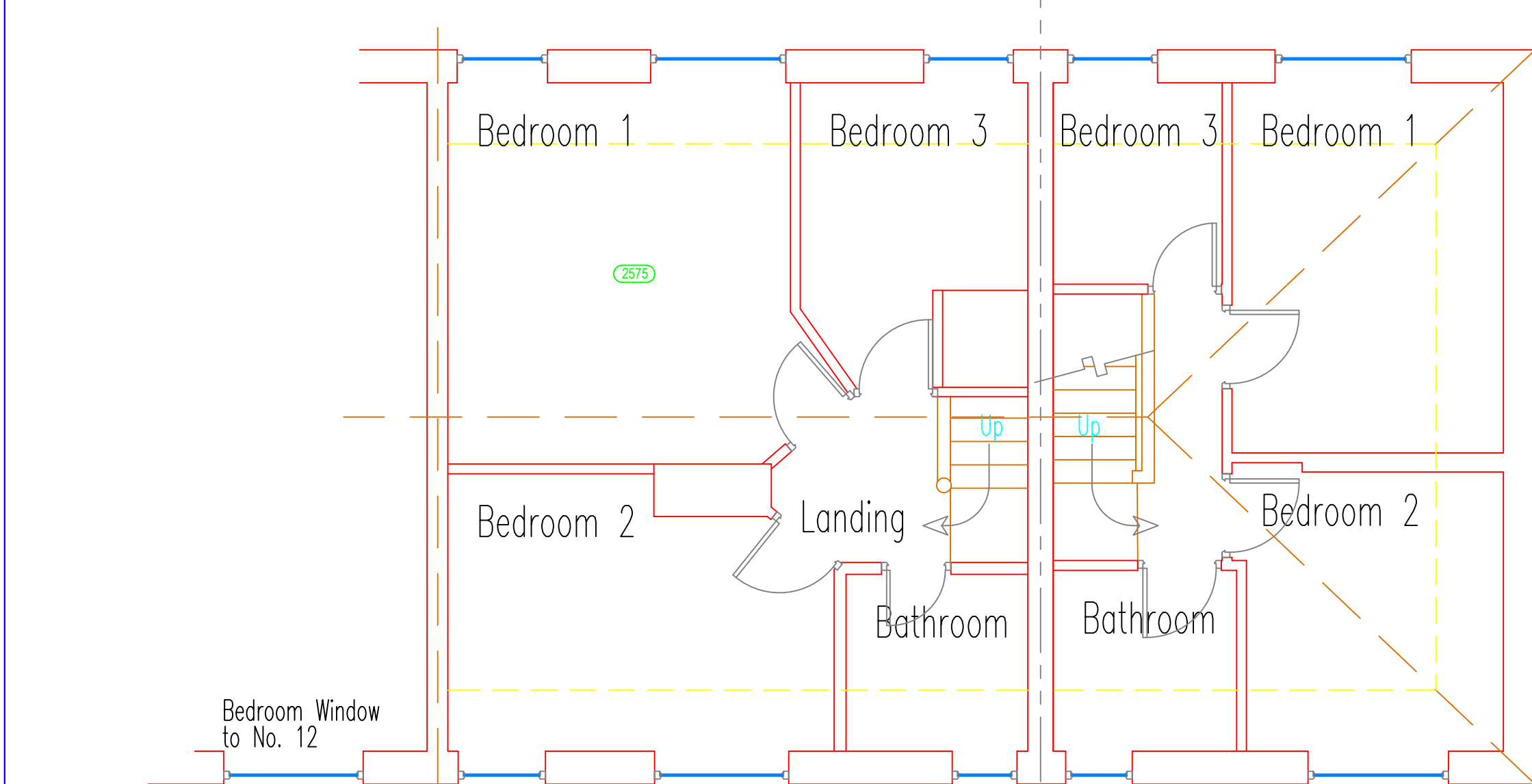




Existing Ground Floor Plan



Existing First Floor Plan

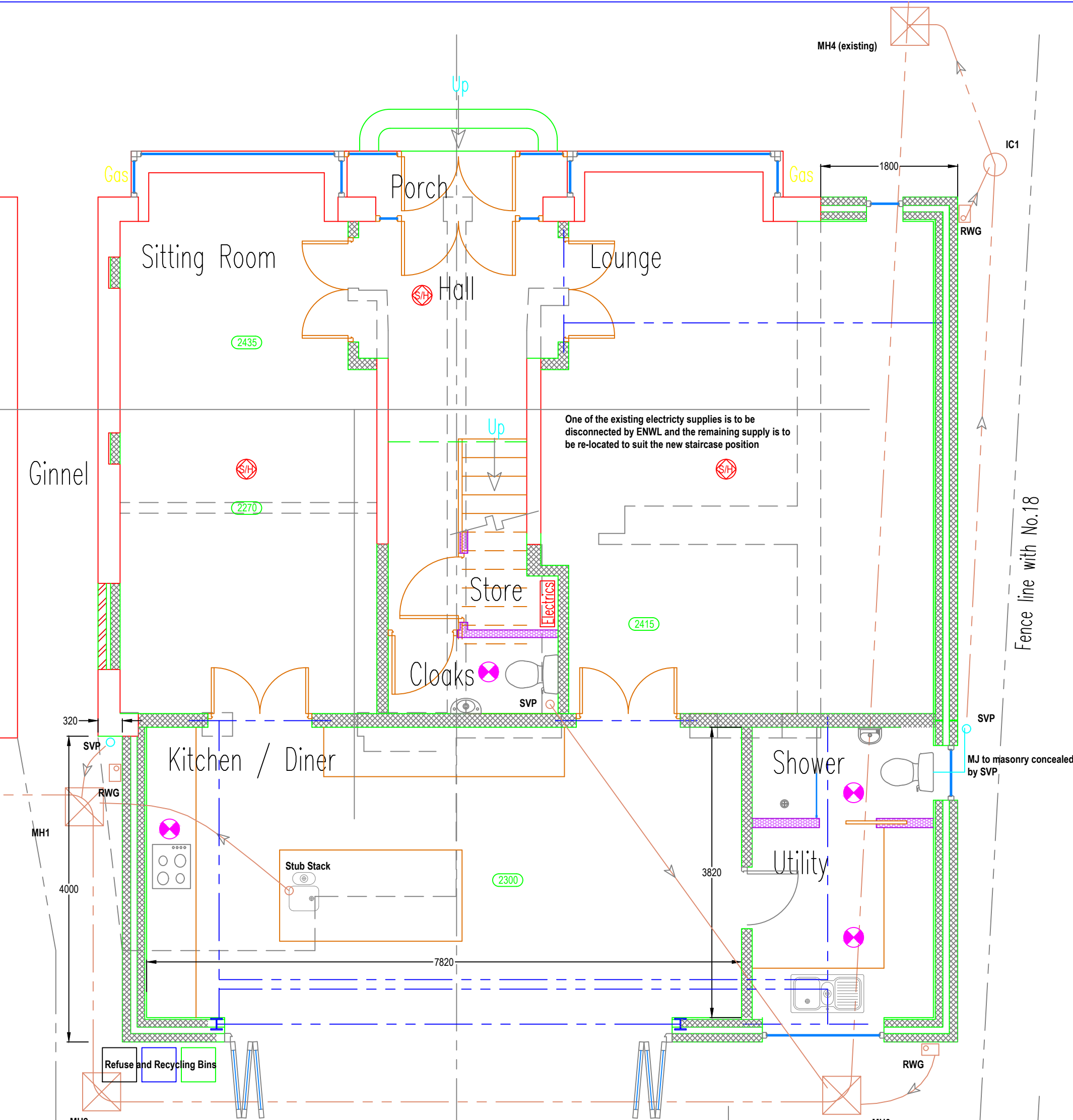
Install Visqueen Gas Barrier System to proposed extensions in strict accordance with Visqueen written instructions and the following details :-

Visqueen Gas Barrier System Technical Literature
Visqueen Gas Membrane Steel Column Detail
Visqueen Gas Membrane Typical Service Pipe Sleeve Details
Visqueen Gas Membrane Floor Gully Sealing
Visqueen Gas Membrane Typical Abutment Detail to Existing Wall
Visqueen Gas Barrier System Declaration of Performance

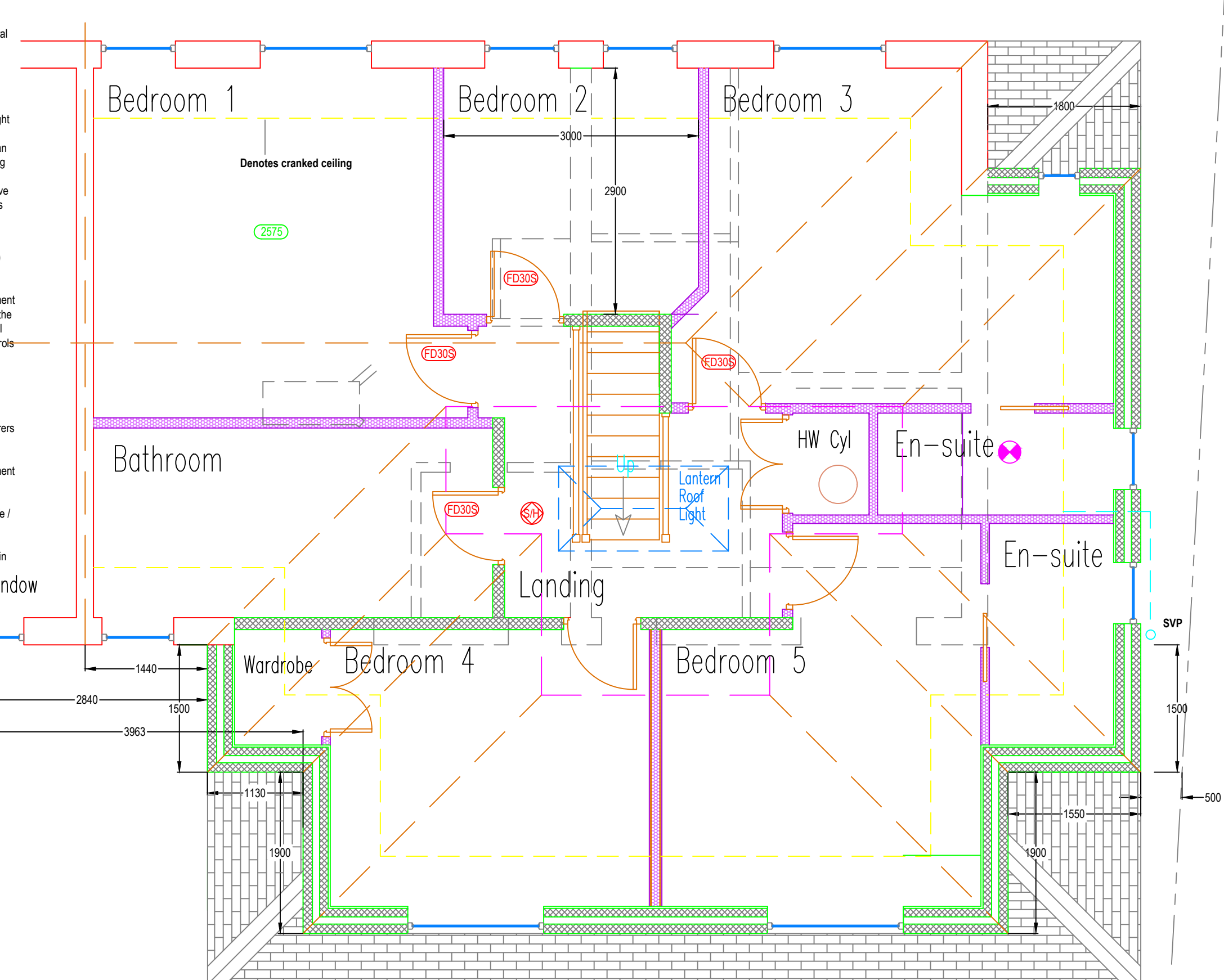
PLUMBING
All above ground drainage to comply with BS 8000-13.
Bath, whb, shower and kitchen sinks wastes to be min. 38mm dia fitted with resealing anti-vac traps. Waste pipes to be laid at min 180 falls. Combined waste pipe to be min 50mm dia.
No opposing connections to SVPs within 200mm of a WC connection.
100mm dia. SVP provided as indicated - accessible rodding eye to base and to all changes in direction. SVP to terminate a min of 900mm above opening windows / rooflights within 3m and be fitted with 3rd cage.
Air relief valves (where specified) to be installed above the level of the highest appliance overflow that is also connected to the system.
Soil pipes passing through habitable rooms or ceilings above same are to be lagged with min. 50mm sound deadening quilt and with 2 No. layers of 12.5mm plasterboard on a 38x38mm timber framework. Provide access points to ceiling / floor voids etc. to ensure all plumbing is accessible as required.
HOT WATER TEMPERATURE TO BATHS
Mixor valves to be fitted to hot water supplies to baths to restrict temperature of hot water at the tap to a maximum of 48 degrees C

ELECTRICAL INSTALLATION
All electrical installations to be undertaken in accordance with BS7671 and with the latest edition of the IEE Wiring Regulations. All electrical works are to comply with Approved Document Part P of the Building Regulations. Electrical installations should be inspected / tested prior to the works commencing and upon completion of the project and appropriate certification e.g. IEE, NICEIC, ECA issued to the occupier.
Light switches and socket outlets shall be located at appropriate heights between 450 and 1200mm above the finished floor.
Self contained mains powered smoke detectors to be installed in domestic situations with integral battery back up, provided at each level as indicated by SD on floor plans. All alarms to be interlinked and wired to separate sub-circuit on mains distribution board. Smoke alarms to be situated within 5.0m of bedroom doors.
Lighting (Energy Saving Provisions)
To any new wiring system or when rewiring an existing lighting system install energy efficient light fittings as follows:
Fixed Internal Lighting - Fix light fitting that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt (power consumed), either 1 per 25m2 of dwelling floor area (excluding garages) or part thereof OR 1 per 4 fixed light fittings.
Fixed External Lighting - Lamp capacity not to exceed 150 watts per light fitting and fitting to have automatic daylight / motion sensors fitted OR fitting to have sockets capable of only using lamps with efficacy greater than 40 lumens per circuit watt
PRIMARY AND SECONDARY HEATING SYSTEMS (NEW AND REPLACEMENT SYSTEMS)
Primary refers to main heating and hot water system, eg main boiler.
Secondary refers to localised heating provisions, eg gas fire / solid fuel fire / stoves.
The efficiency and controls for both types of systems, whether as a new installation or replacement for an existing system must be designed, installed and commissioned in strict accordance with the "Domestic Heating Compliance Guide" published by the Department for Communities and Local Government. The contractor shall check with the boiler manufacturer as to the appropriate controls to be used to achieve Approved Document L1 compliance.
Any new gas boiler to be min 86% SEDBUK condensing wall mounted with balanced flue / stainless steel guard to outlet.
Liquid condensate to discharge to a suitable foul drain, condensate pipework as per manufacturers instructions, insulated where external and 75mm deep trap to prevent smells entering building.
Flues to discharge in accordance with manufacturers instructions and to meet Approved Document J of the Building Regulations.
Completion certificate - Copy of boiler Building Regulation Compliance Certificate from Gas Safe / OFTEC / HETAS registered installer to be provided to Building Control and Occupier.
All new radiators to be fitted with thermostatic valves and all new pipework to be fully insulated in accordance with "Domestic Heating Compliance Guide".

WATER EFFICIENCY
All water using appliances / fittings to comply with Building Regulations G2 and Regulation 36, to achieve an average water consumption not exceeding 125 litres per person per day. All appliances / fittings to comply with the EU Water Labelling Regulations, appliances maximum consumption 8 litres per minute, baths maximum capacity 170 litres, WCs dual flush maximum consumption 4.5 litres, whb taps maximum flow rate 4.7 litres per minute, showers maximum flow rate 6 litres per minute, kitchen sink taps maximum flow rate 8 litres per minute.
ENERGY CONSERVATION
The client shall obtain Energy Performance Certificates for each dwelling prior to them being advertised for rent or sale, same to be made available to prospective tenants / purchasers. The client shall commission SAP ratings for the properties from the manufacturer of the insulation / qualified consultant to demonstrate compliance with the Building Regulations Part L



Proposed Ground Floor Plan



Proposed First Floor Plan

GENERAL
No dimensions are to be scaled from this drawing. The contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.
This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required; the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.
Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.
These drawings have been prepared only for the purposes of obtaining Local Authority approval.
The contractor is to notify Building Control at the appropriate stages in construction necessary for them to determine the works statutory compliance.
Should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer.
The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.
All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finishing coverings. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer
PARTY WALL etc ACT
The building owner shall serve notice on all adjoining owners who will be affected by the proposed works as detailed under the Party Wall Act 1996 and receive written consents or appoint surveyors to determine a party wall award, before such works commence on site.
CDM - REGULATIONS
The client MUST avail themselves of their Legal Duties to comply with the CDM Regulations 2015 by visiting the following HSE website <http://www.hse.gov.uk/pubns/m9411.htm> and the requirements to appoint a Principle Designer and a Principle Contractor for works to commercial properties, and notify the HSE using an F10 form if the project extends to more than 30 days in duration with more than 20 operatives on site at any one time / or will involve more than 500 person days of work. For Domestic clients (those persons engaging services to be undertaken on their own home) the duties under the CDM Regulations are to be undertaken by the Contractor (or in the case where there is more than one contractor, the Client MUST appoint one contractor to undertake the role of Principle Contractor who will have the responsibility to co-ordinate all H&S matters across all contractors involved in the project.
The client has NOT appointed myself as the Designer / Principle Designer to undertake the duties required under this role as required under the CDM Regulations 2015. The client is aware of their Legal Duty to appoint a competent person to undertake this role in good time BEFORE the construction works commence on site to ensure that the project has been effectively planned, managed, monitored and co-ordinated with respect to Health and Safety matters.
The client must ensure that all appropriate pre-construction information is obtained and provided in good time to the Contractors / Principle Contractors BEFORE construction activities commence on site and the Principle Contractor MUST prepare a suitable Construction Phase Plan on ALL projects BEFORE works commence on site.
CDM - DESIGNERS RESIDUAL RISK ASSESSMENT
No asbestos survey has been undertaken and a level 3 intrusive survey must be undertaken prior to commencing works, should any asbestos containing materials be identified then appropriate action must be taken by licensed contractors to remove any risk to the contractors / occupants / members of the public in addition to the level 3 survey the contractor shall report any materials which he suspects may contain asbestos and ensure that samples of same are tested for the presence of asbestos.
All demolition works to be undertaken by CITS operatives using appropriate temporary supports. The contractor shall ensure that means of escape are maintained throughout the construction project. All construction activities are to be adequately segregated from members of the public and any occupiers of the building / adjacent properties in accordance with HSG 151 Protecting The Public.
No services investigations have been carried out, the contractor must undertake "dial before you dig", tel 0844 800 9957, investigations before commencing excavations on site.
All works at height to be undertaken from appropriate working platforms.
The contractor shall programme the works and undertake all necessary temporary measures to maintain the means of escape for the premises throughout the project.
All electrical works to be undertaken in accordance with BS7671 and the latest IEE Regulations, all installations to be inspected and certified by NICEIC / ECA registered engineers. A CO detector shall be installed in each room containing a gas appliance and a smoke detector shall be placed on each floor in all properties offered for rent from 1st October 2015.
All works to gas appliances / pipework / fittings to be undertaken by appropriately licensed engineers who are part of the Gas Safe Register.
The client has been made aware that special access equipment will be required to clean the lantern roof light that he has requested above the new stairwell.

BOUNDARIES
The client shall confirm the exact position of legal boundaries, any boundaries shown on these drawings are notional / as advised by the client and must be accurately established before any construction works commence. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

FIRE PROTECTION LEGEND

	Smoke/Heat detector + sounder		Carbon Monoxide detector
	Fire door, 30min rating + smoke seals		

F	Gas membrane details revised	July 21	DAP
E	Gas membrane details added	Jun 21	DAP
D	Gas membrane note added	Nov 20	DAP
C	Amended for planning	Oct 20	DAP
Rev.	Mod. Notes	Date	By

Client
Fiaz Khali

Location
14 & 16 Kathkin Avenue
Crumpsall M8 4QL

Job Title
Proposed alterations and extensions to form one dwelling

Drawing Title Existing and Proposed Plans Sheet 1 of 2	
Scale 1:50	Sheet A1
Date Mar 20	Drawn by DAP
Dwg. No. 20/09-01	Rev. F