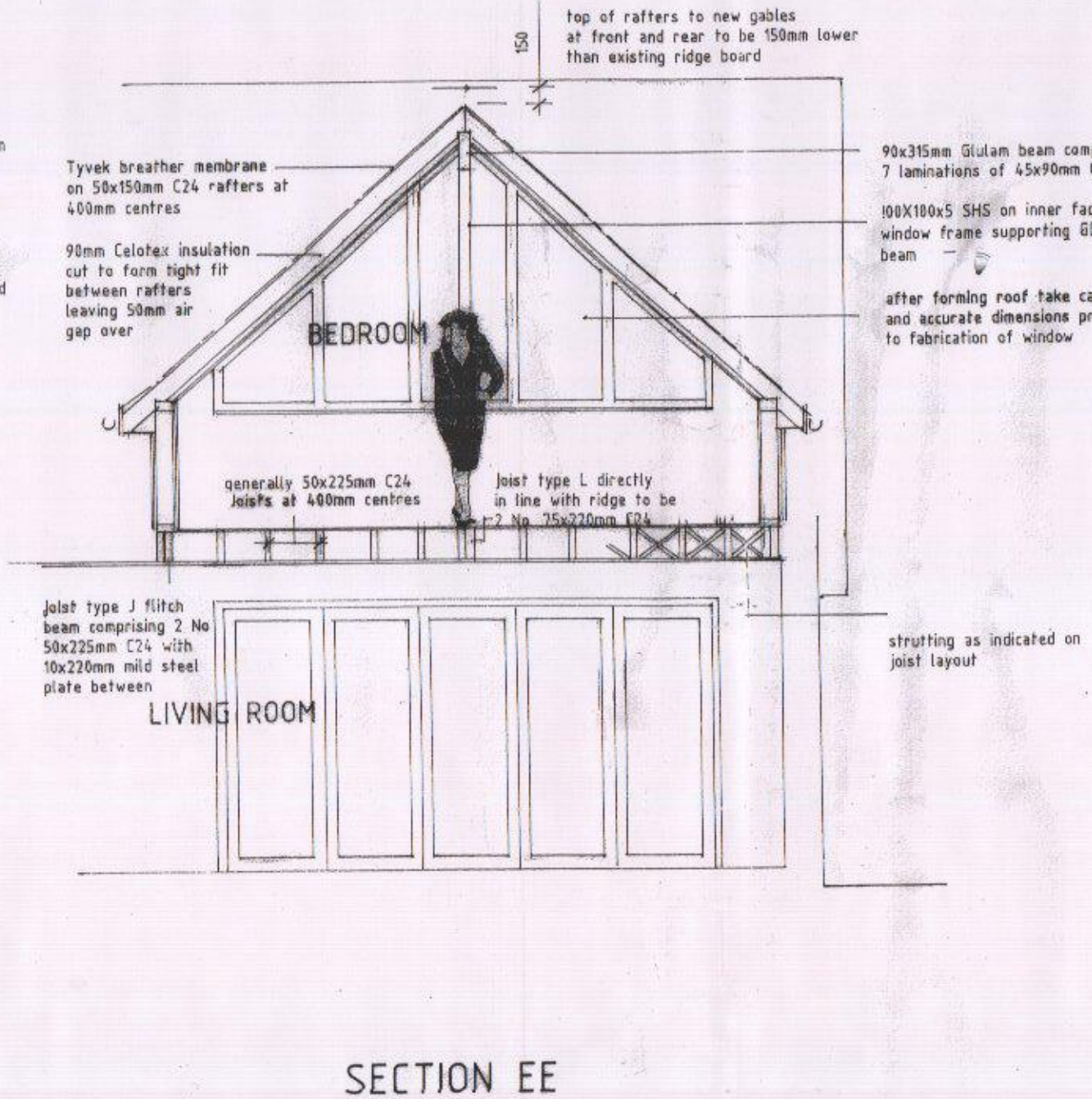
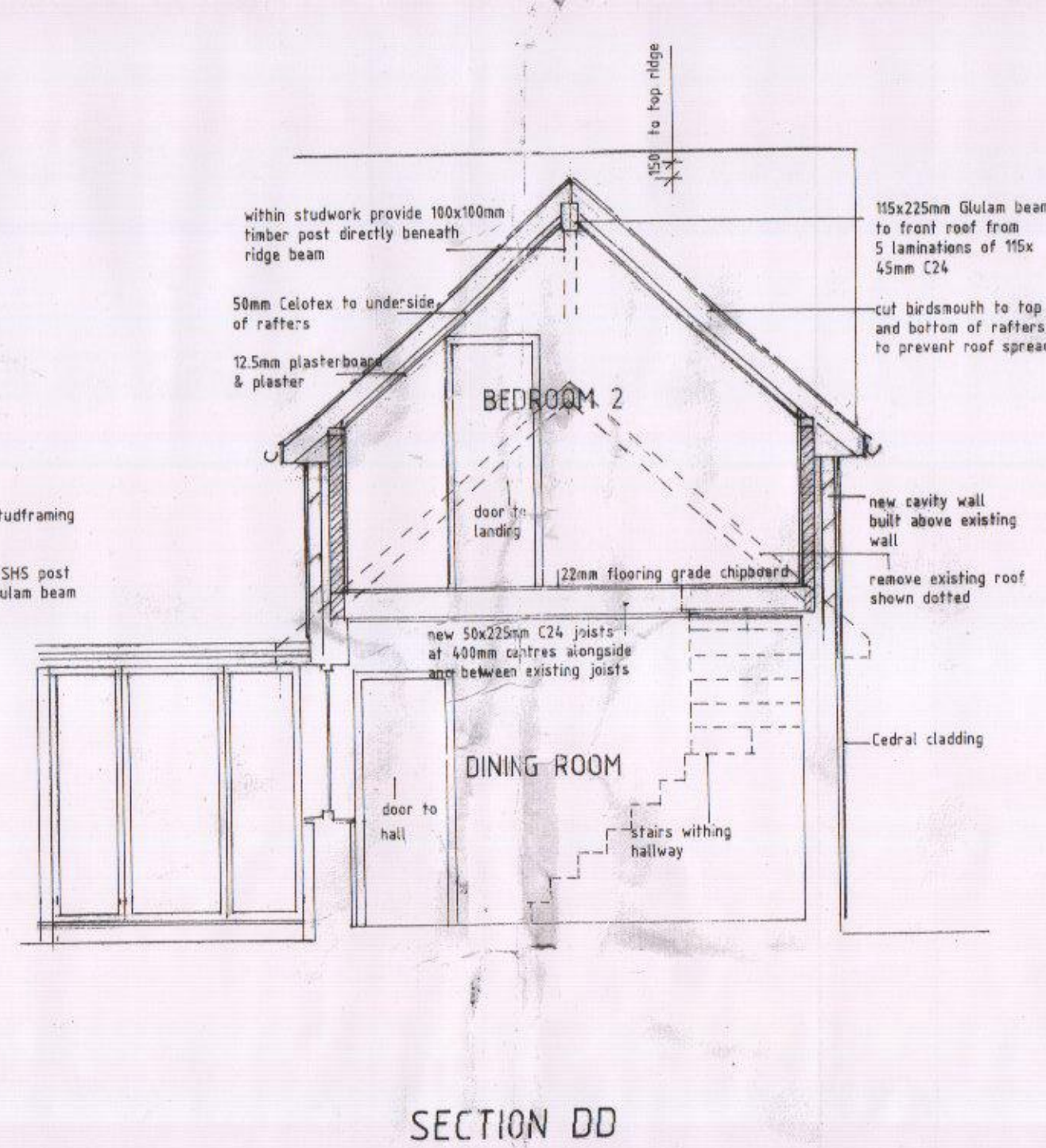
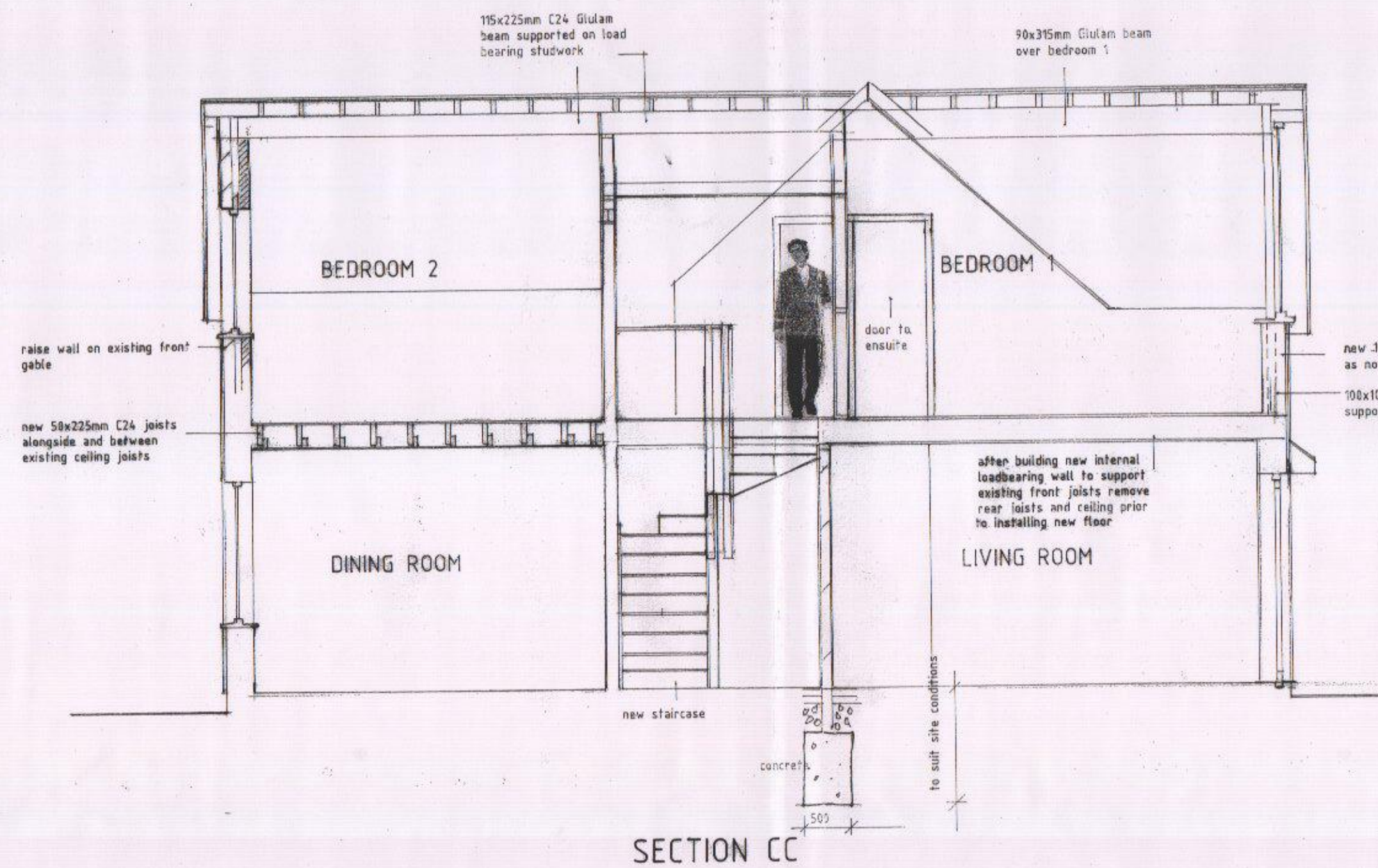




General

All new glazing to doors and windows within 300mm of doors or below 800mm high to be safety glazing in accordance with Part K of the Building Regulations.

New windows and doors to be white powder coated aluminium and double glazed with Optifloat 16mm argon filled gap / and Pilkington K Glass 0 value 1.5w/m²K. Windows and doors to be draught proofed and sealed at perimeter with expanding foam insulation.

Windows and door to upper bedrooms to provide escape having clear unobstructed openings equal to 0.33m² and have clear opening dimensions of minimum 450mm wide x 750mm high sited with bottom of opening a maximum 1100mm above floor level for means of escape.

Provide extract ventilation to ensuite, bathroom and ground floor shower room rated at 15l/s ducted to external air. In addition internal shower room beneath stairs to have fan connected to the light switch with 15 minute overrun facility and air inlet in form of 10mm gap at bottom of door. Kitchen to have extract fan rated at 30l/s in form of cooker hood. Fully insulate any ductwork passing through roof void.

Provide trickle vents of 8,000mm² to all rooms and opening windows (more than 30° opening) and doors in external walls equal to 1/20th floor area.

All leadwork to be in accordance with the Lead Development Association and the Lead Sheet Association guidelines.

Extend central heating system to first floor with new radiators, sized by competent heating engineer for room capacity and located in positions to be agreed. Provide thermostatic radiator valves to all new radiators. Hot water supply to bathroom and ensuite to be limited to 48°C.

Electrical

Install self contained smoke alarms fitted to positions marked SA to circulation routes and all habitable rooms. Self contained smoke alarms should be interconnected and permanently wired to a separately fused circuit at the distribution board all law Part B of the Building Regulations.

Smoke alarm installer (electrician) to provide owner with manufacturer's instructions concerning operation and maintenance.

Provide electrical sockets, switches and ceiling pendants to positions to be agreed with client. All electrical design, installation and testing to be carried out in accordance with BS 7671:2001 (incorporating amendments No 1: 2002 and No 2: 2004). Requirements for Electrical Installations (18th Wiring Regulations 17th Edition by the Institution of Electrical Engineers, including all necessary protective and relevant earthing and bonding systems.

75% of new light fittings to be energy efficient (compact fluorescent lamps not GLS tungsten lamps with bayonet or Edison screw base) having a maximum luminous efficacy greater than 45 lumens per circuit-watt.

Prior to completion the local authority should be satisfied that Part P of the Building Regulations has been complied with, this will require an appropriate BS7671 electrical installation certificate to be issued by a competent electrician

Finishes

All plasterwork to be allowed to thoroughly dry out and surface imperfections filled and brought back to smooth finish. Single diluted (mist) coat of emulsion prior to top coat(s) or agree finish with client.

New skirtings etc to match existing. All internal ceilings finished with 2 coats of meeting compound, all holes filled, priming coat, two undercoats and gloss finish all timber surfaces. All coats to be allowed to dry completely before being rubbed down slightly and cleaned before additional coats are added.

Staircase

Install new staircase with maximum pitch of 42°. Overall rise to be verified on site prior to fabrication (approx rise to 2744mm). 14 risers with maximum rise 220mm (196mm). Going to be minimum 270mm (275mm).

Install handrail 900mm above stairs and glassed unclimbable balustrade and handrail to design as agreed with client sited 900mm above pitch line and landing with matching moulded sw handrail. No opening in stairs or balustrade to exceed 100mm.

Ensure 2000mm headroom maintained to stairway.

14.07.2014 Building Regulation notes and sections added.
02.04.2014 Revisions at request of client - middle bathroom now ensuite, family bathroom to replace bedroom 4, ensuite now walk in wardrobe, stairs re arranged.

FIRST FLOOR EXTENSION
& ALTERATIONS
7 HOLLOW LANE
HAYLING ISLAND
HAMPSHIRE
PO11 9AA
HAVANT BOROUGH COUNCIL
- 9 MAY 2016
RECEIVED

MR CLARK

DRAWING: PROPOSED FIRST FLOOR PLAN
SCALE: 1:50
DRG No. 1032/3 DATE: MARCH 2014

SPACE & Style HOME DESIGN
www.spaceandstyle.co.uk
Tel: 02392 525 100

This drawing is to be read in conjunction with any accompanying calculations, drawings, notes or specification. All dimensions on site supersede drawing and to be checked and verified by contractor prior to ordering materials. Any discrepancies or changes to be referred to Space & Style Home Design.

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Sanitary pipework

Client to supply bathroom and ensuite fittings and appliances, exact layout on site may vary to suit client.

100mm Ø branch to WCs, 32mm Ø waste to basins and 40mm Ø waste to showers and baths taken to new 100mm Ø SVPs. Provide 100mm Ø SVP terminating 900mm above any window within 3m. Base of SVP to have minimum 200mm radius bend. All appliances to be fitted with 75mm deep anti siphon traps.

All sanitary pipework to be carried out in accordance with manufacturer's instructions and BS 5572. Box in all visible pipework with 12.5mm plasterboard and skim on timber cradle framing.

Framing to dormers

Cedral Weatherboard on battens and Tyvek breather membrane fixed through 12mm exterior grade plywood to timber framing studs all as described for external timber framing.

Stud framing from 100 x 50mm studs, noggings sole and headplates with studs at maximum 400mm centres. Dormer cheeks built off of loadbearing studwork and double rafters with third rafter alongside to support tiling battens. Provide double studs each side of windows and 2 No.150 x 50mm heads over openings.

Provide 90mm Celotex GA30902 insulation between studwork with second continuous layer of 25mm Celotex to internal face of studs. Finish with 12mm plasterboard and plaster skim.

External timber framing to rear gable

Cedral Weatherboard (exact colour to be agreed with client and local planning authority as condition of approval) by Maxley Eternit (Tel: 01283 722588) fixed fully in accordance with manufacturer's instructions to 50 x 30mm minimum timber battens at 400mm centres on Tyvek breather membrane fixed through 12mm exterior grade plywood to timber framing studs.

Stud framing from 150 x 50mm studs, noggings sole and headplates with studs at maximum 400mm centres. Provide double studs each side of window.

Clad framing externally in 12mm exterior plywood, and fix Tyvek breather membrane by DuPont Engineering Products (Tel: 01275 879770) installed in accordance with the manufacturer's instructions and Agreement Certificate.

Provide 50mm Rockwool batts minimum density 13kg/m³ between studs for sound insulation backed up with 90mm Celotex GA30902 insulation between studwork with second continuous layer of 50mm Celotex TB3012 to inner face of studs. 12.5mm plasterboard and plaster finish internally.

