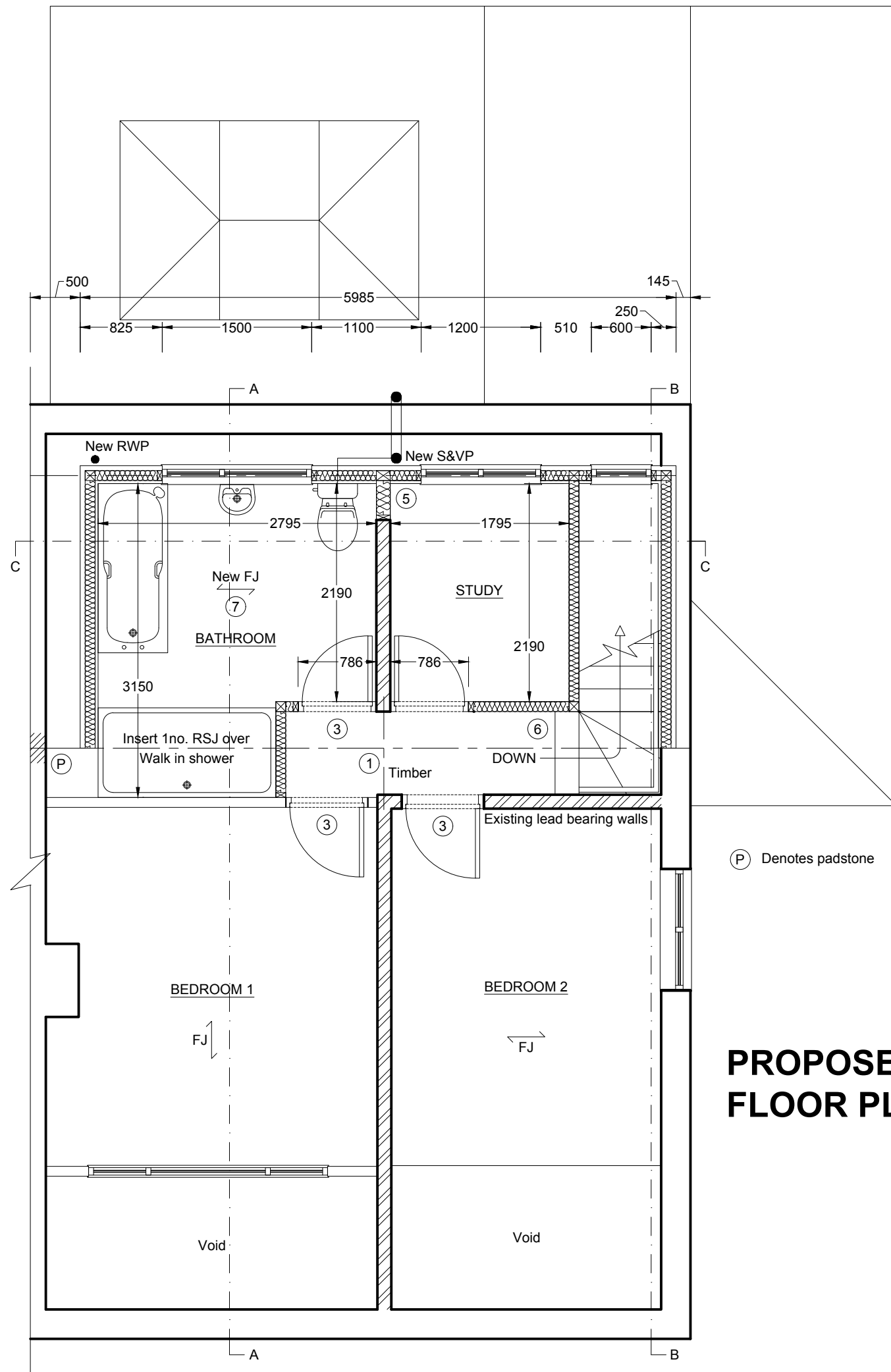




(P) Denotes padstone

PROPOSED FIRST FLOOR PLAN

- KEY:**
- 1. Mains operated and interlinked smoke detector.
 - 2. Heat detector.
 - 3. 30 minute fire door.
 - 4. 2 number trimmers to stairs.
 - 5. 100 x 50mm load bearing studding at 400mm ctrs.
 - 6. Clear landing at head and foot of stairs.

WINDOWS:
Cut and form new openings as shown on the enclosed plans.
Provide UPVC framed windows with opening lights, to give natural light + ventilation requirements; min. 1/20th floor area; with 16mm argon filled air gap and a soft low - E coating double glazed units; with 4000mm² (bathroom and en suite) / 8000mm² trickle vents for background ventilation.

Maintain 750mm high x 450mm wide escape windows - equalling o/a clear opening of 0.33m² and cill height between 800 - 1100mm from finished floor level to bedrooms as shown.

Provide window restrictors where necessary.
All glazing to be Pilkington 'K' glass to comply with Part N of building regulations.
Maintain U value of 1.6 W/m² K.
All glazing to windows less than 800mm from internal floor level to be laminated safety glass in accordance with BS 6206.

Glazing to meet relevant containment, impact and barrier loadings as per building regulations.

Obscure glazing to bathroom.

Use Catnic, I.G or similar approved lintels to openings.
See elevations + sections for locations.

STAIRCASE GF - FF
800mm approx. clear width. 13 N° 204.6mm approx. rises and 245mm goings (check on site). Maximum pitch 42 degrees. Handrail 900mm above pitch line and landing. Tapered treads to be 50mm minimum width, 100mm newal post. 2000mm headroom to be maintained to staircase. Staircase to be bolted to load bearing walls using M12 bolts at 300mm centres. Maintain clear landings to top and bottom of stairs. Staircase to be fully protected to underside with 12.5mm plasterboard and skim to give 30 minutes fire resistance.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall etc Act 1996 contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com
For further information on the Party Wall etc Act 1996:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev. A Added 1:1250 location plan to suit Planning Officers comments. 21.01.19



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PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED SINGLE STOREY SIDE / REAR EXTENSION, PROPOSED REAR FLAT ROOF DORMER WINDOW.

CLIENT DETAILS:
**MR AND MRS A WING.
34 TETLEY DRIVE,
BIRKENSHAW,
BRADFORD.
BD11 2NB.**

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	29/10/18	M2910/04/103	A