

WINDOWS / GLAZING

All windows are to comprise sealed double glazed units set within good quality softwood frames to match existing and to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.6 W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Windows to bedrooms at first floor level to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. Window cill is to be positioned to ensure that cill level is within 1100mm of first floor level. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked.

Removable guarding to be fitted to all windows that have a cill height within 800mm of floor level. Guarding to constructed from balustrade formed out of softwood turned balusters, set at 100mm centers. Guarding to be made removable for escape during fire.

ENGINEERED STEEL BEAMS

All engineered steel beams are to be as indicated. Steel beams are to be protected from fire by means of 12.5mm thick plasterboard and nominal skim finish to provide 30 minutes fire protection.

JULIET BALCONY

Juliet balcony guarding is to be designed and fabricated by specialist manufacture and to be fixed to masonry wall. Balcony to be 1100mm above first floor level. Guarding to be able to withstand a horizontal uniformly distributed line load of 0.74KN/m and to comply with BS6206. Contractor to ensure that a 100mm diameter sphere cannot pass through any gaps within its construction. Specialist manufacturer to provide details to local authority building control.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur.

EFFICIENT LIGHTING

75% of fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 75% of all new fixed light fittings are fitted with lamps of at least 40 lumens / circuit watt luminous efficiency and replace all other bulbs within the property with energy efficient bulbs.

STUD PARTITIONS

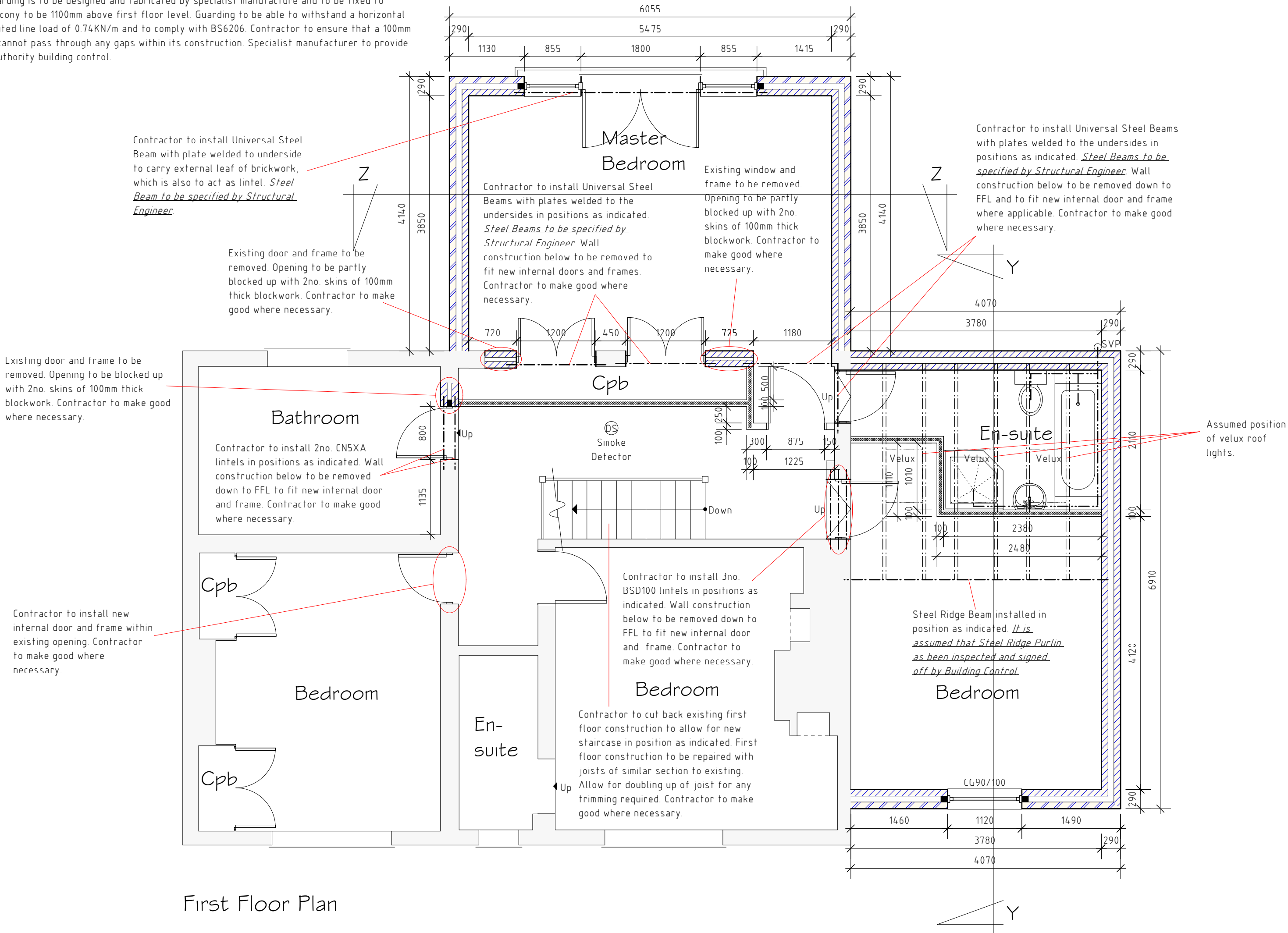
Stud framed partitions are to comprise 12.5mm plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Addition framing to installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

MECHANICAL VENTILATION

Provide mechanical ventilation to Kitchen, Utility, WC and En-suite by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:
Kitchen: Cooker hood to extract at a rate of 30 litres per second.
Utility: Wall mounted fan to extract at a rate of 30 litres per second.
Shower Room: Wall mounted fan to extract at a rate of 15 litres per second to be operated in conjunction with light switch with a 15 minute over run facility. Door to WC to be undercut by 10mm to allow for continuous ventilation.
En-suite: Wall mounted fan to extract at a rate of 15 litres per second to be operated in conjunction with light switch with a 15 minute over run facility.
Vents to be covered with weather proof grilles at points of discharge to external air.

STAIRCASE

Staircase to be purpose made in hardwood to the design as indicated. Staircase total rise is to be 2340mm with 12no. equal risers of 195mm with 223mm treads. Pitch of staircase is to be 42° maximum. Flight to be 900mm wide. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide softwood handrail to flight set at 900mm above nosings, handrail to be supported on balustrade. Balustrade formed out of hardwood turned balusters. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Provide newel posts out of 90mm x 90mm section hardwood at changes in direction of handrail. All dimensions to be checked on site prior to manufacture. Stairs to have 2000mm clear vertical headroom throughout.



First Floor Plan

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

Please read in conjunction with Engineer's Specification

A	03/14	Design Amends	S.M.E.
Rev	Date	Detail	Initial

Project: Proposed Alterations at Rose House, School Lane, Overton, LL13 0ES.	
Title: First Floor Plan	Scale: (A2) 1:50

Drawn By: S M Eltham	Date: Feb 2014
Drawing No: B080/002	Sheet: 2 of 4



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