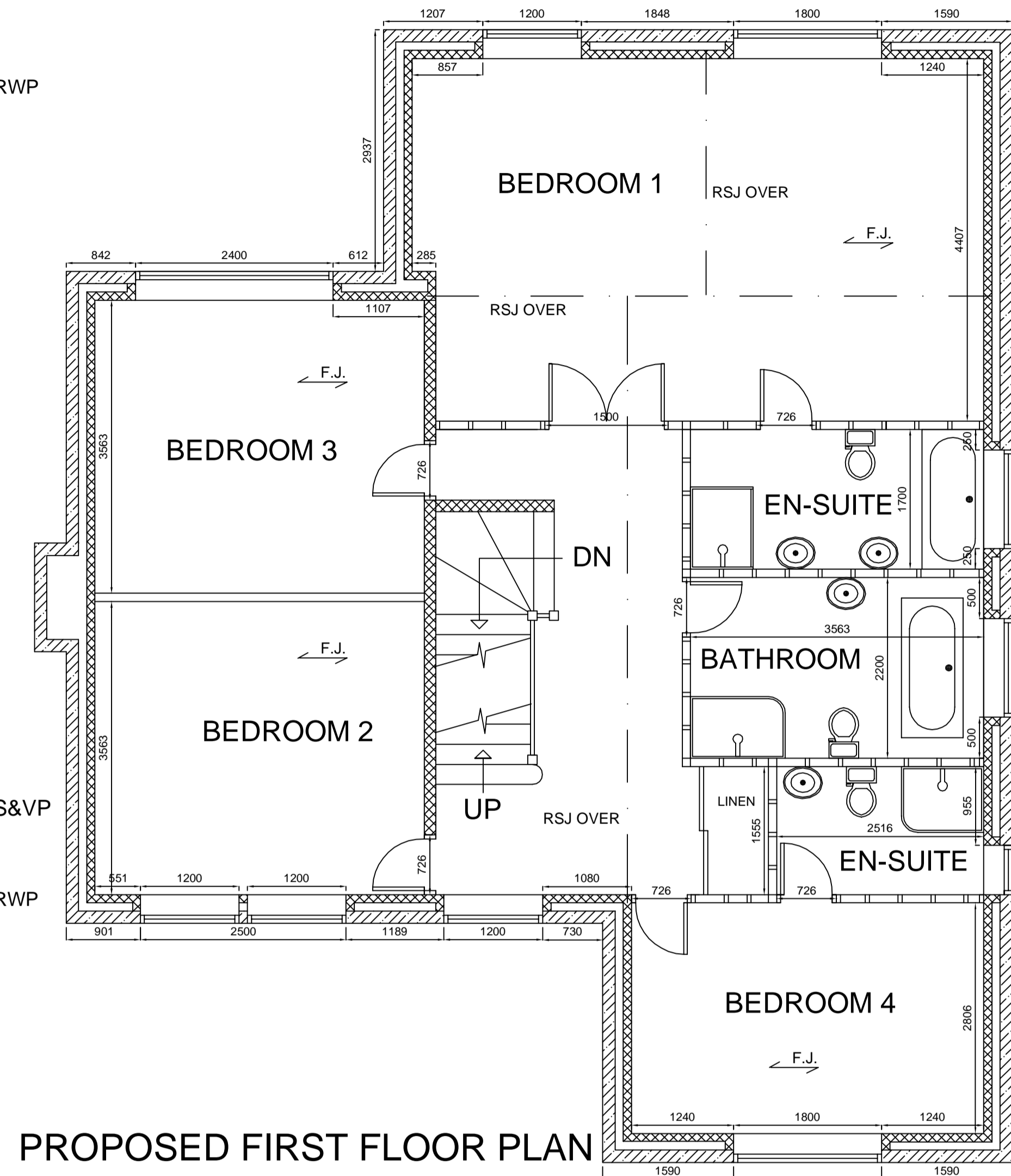


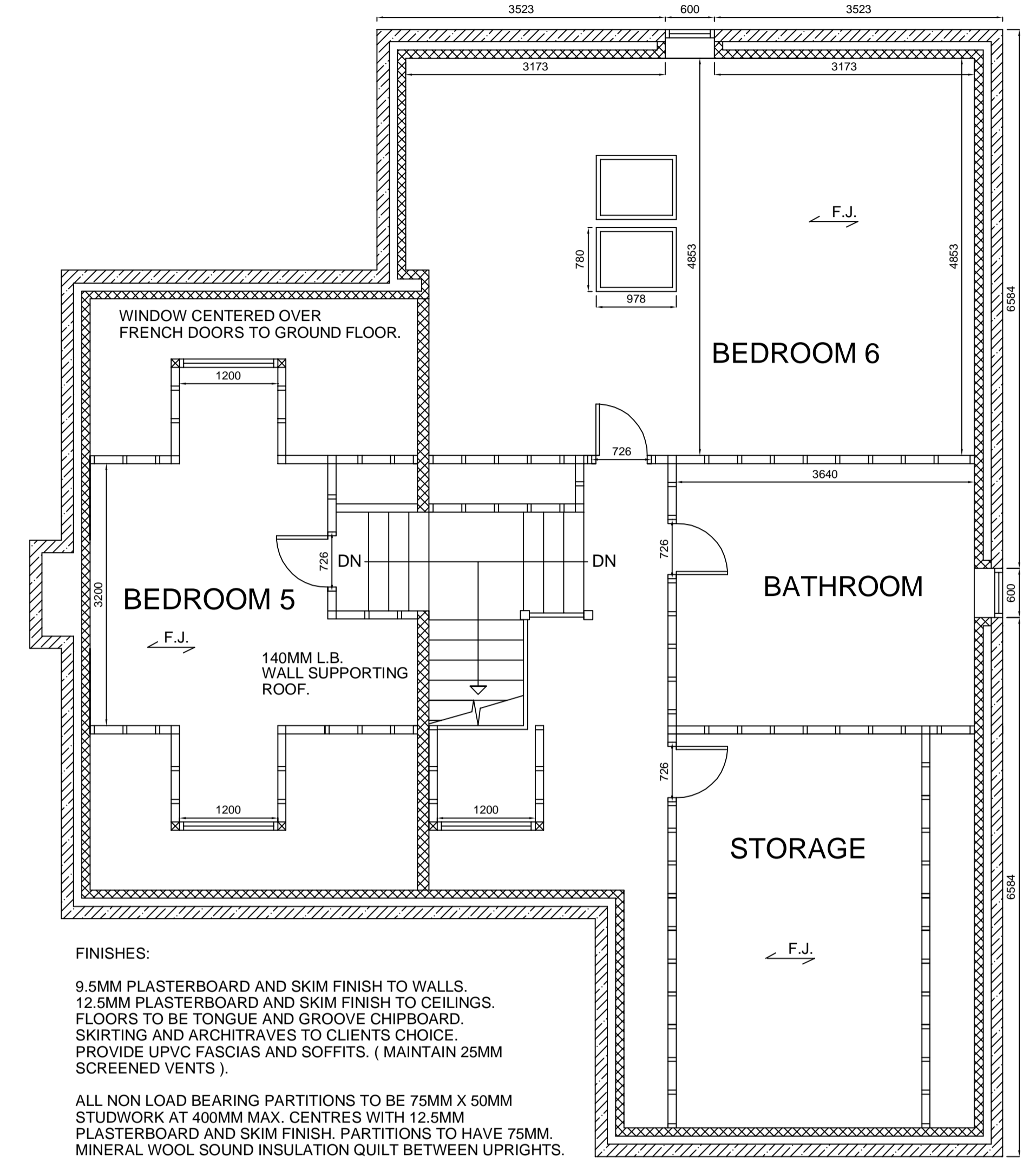
PROPOSED GROUND FLOOR PLAN

PLUMBING:
 ALL NEW FITTINGS TO BATHROOM / ENSUITES TO BE TO OWNERS CHOICE. PROVIDE 100MM DIA. WASTE TO WC PANS. BASINS TO HAVE 32MM DIA. WASTE AND 75MM DEEP SEAL ANTI VAC TRAPS. SHOWERS / BATHS TO HAVE 38MM WASTE OUTLETS. SINKS TO HAVE 42MM. PROVIDE SANI-FLOW TO WC TO GROUND FLOOR; CONNECTED TO NEW EXTERNAL SOIL STACKS.
 ALL TRAPS AND SEALS TO APPROPRIATE BRITISH STANDARDS.
DECORATION:
 ALL DECORATIVE FINISHES TO BE AGREED WITH OWNER AND MAIN CONTRACTOR FOR PRICING PURPOSES.

WINDOWS:
 AS PER PLAN. PROVIDE UPVC FRAMED WINDOWS; WITH 16MM ARGON FILLED AIR GAP AND A SOFT LOW - E COATING DOUBLE GLAZED UNITS; WITH 4000MM² / 8000MM² TRICKLE VENTS FOR BACKGROUND INSULATION. MAINTAIN 750 HIGH X 450MM WIDE ESCAPE WINDOWS TO BEDROOMS. PROVIDE OBSCURE GLAZING TO BATHROOM AND ENSUITE WINDOWS. ALL GLAZING TO BE PILKINGTON "K" GLASS TO COMPLY WITH PART N OF BUILDING REGULATIONS. MAINTAIN U VALUE OF 1.8 W/M² K. USE CATNICK I.G OR SIMILAR APPROVED LINTELS TO OPENINGS.



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

FINISHES:
 9.5MM PLASTERBOARD AND SKIM FINISH TO WALLS.
 12.5MM PLASTERBOARD AND SKIM FINISH TO CEILINGS.
 FLOORS TO BE TONGUE AND GROOVE CHIPBOARD.
 SKIRTING AND ARCHITRAVES TO CLIENTS CHOICE.
 PROVIDE UPVC FASCIAS AND SOFFITS. (MAINTAIN 25MM SCREENED VENTS).
 ALL NON LOAD BEARING PARTITIONS TO BE 75MM X 50MM STUDWORK AT 400MM MAX. CENTRES WITH 12.5MM PLASTERBOARD AND SKIM FINISH. PARTITIONS TO HAVE 75MM MINERAL WOOL SOUND INSULATION QUILT BETWEEN UPRIGHTS.

ELECTRICS:
 CLIENT TO CONTACT ELECTRIC SURFACE PROVIDER IN ORDER TO CUT OFF CURRENT SUPPLY TO DWELLING. PROVIDE NEW SUPPLY TO DWELLING; INCLUDING FOR NEW MAINS BOX TO NEW EXTERNAL WALL; ALL WORK TO BE CARRIED OUT BY SERVICE PROVIDER. DESIGN, SUPPLY AND INSTALL FULL ELECTRICAL LAYOUT TO SPECIFICATION CARRIED OUT BY ELECTRICAL ENGINEER. POSITIONS OF SWITCHES, SOCKETS AND LIGHT FITTINGS TO PART M DIAGRAM 28 OF BUILDING REGULATIONS. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) OF THE BUILDING REGULATIONS. THIS WORK MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. THE LOCAL AUTHORITY SHOULD BE SATISFIED THAT PART P OF THE BUILDING REGULATIONS HAS BEEN MET AND THE INSTALLER MAY BE REQUIRED TO SUBMIT AN INSTALLATION CERTIFICATE TO BS 7671. SUPPLY AND INSTALL MAINS OPERATED, SELF MAINTAINED SMOKE DETECTION SYSTEM; 1NO. PER ROOM OPENING ON STAIRS AND TO EACH CIRCULATION LANDING AREA. PER FLOOR LEVEL. ALL WORK TO COMPLY WITH BS5839. PART 1. SUPPLY AND INSTALL HEAT DETECTOR TO KITCHEN.
 PROVIDE LOW ENERGY LIGHT FITTINGS TO BEDROOMS. PROVIDE MECHANICAL EXTRACTOR FANS TO KITCHEN (60 LITRES / SEC.) UTILITY (60LITRES / SEC.) AND WC/BATHROOM/EN SUITE (15 LITRES / SEC.); ALL DUCTED DIRECTLY TO EXTERNAL AIR.

HEATING:
 CLIENT TO CONTACT GAS SURFACE PROVIDER IN ORDER TO CUT OFF CURRENT SUPPLY TO DWELLING. PROVIDE NEW SUPPLY TO DWELLING ; INCLUDING FOR NEW MAINS SUPPLY BOX TO NEW EXTERNAL WALL; ALL WORK TO BE CARRIED OUT BY SERVICE PROVIDER. PROVIDE AND INSTALL 2 NO. WALL MOUNTED CONDENSING BOILERS (1 No. TO UTILITY, 1 No. TO LOFT VOID). ALLOW FOR NEW HEATING AND HOT / COLD WATER SYSTEM.
 ALL WORK TO BE DISCUSSED WITH CLIENT BEFORE COMMENCEMENT; INCLUDING ALL NEW RADIATORS AND FITTINGS. PROVIDE THERMOSTATIC RADIATOR VALVES TO ALL NEW RADIATORS. ALL WORK TO BE CARRIED OUT BY A CORGI APPROVED INSTALLER. ALL WORK TO COMPLY WITH PART J OF THE BUILDING REGULATIONS.
 CONTRACTOR TO SUBMIT DETAILED SPECIFICATION OF ALL WORKS TO BE CARRIED OUT ON SITE

STEELWORK:
 STEELWORK RSJ'S AND PADSTONES TO ENGINEERS CALCULATIONS. (CONDITIONAL APPROVAL REQUESTED FOR BUILDING REGULATION COMPLIANCE). MAINTAIN 150MM BEARING CAPACITY. CLAD STEELWORK WITH 15MM FIRE LINE PLASTERBOARD AND SKIM TO GIVE 30 MINUTES FIRE RESISTANCE. (DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS).

DOORS:
 PROVIDE 30 MINUTE FIRE DOOR FROM KITCHEN TO HALLWAY.
 826MM HARDWOOD TIMBER DOORS TO GROUND FLOOR.
 726MM HARDWOOD TIMBER DOORS TO FIRST / SECOND FLOOR.
 ALL DOORS OPENING ON TO NEW STAIRS TO GROUND AND FIRST FLOOR TO BE 20 MINUTE SELF CLOSING FIRE DOOR AND DOORS TO SECOND FLOOR BEDROOMS TO BE 30 MINUTE SELF CLOSING FIRE DOORS.

OPENINGS:
 LINTELS OVER WINDOW AND DOOR OPENINGS TO BE CATNICK, I.G OR SIMILAR APPROVED; FITTED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE PRE CAST REINFORCED LINTELS TO INTERNAL LOAD BEARING OPENINGS.
 ALL CAVITY TRAYS TO HAVE WEEP HOLES AT MAX. 400MM CENTRES.

GENERAL:
 INCLUDE FOR MAKING GOOD TO ALL SURFACES INSIDE AND OUT INCLUDING DECORATIVE FINISHES.
 KITCHEN TO CLIENTS OWN CHOICE OF STYLE / SPECIFICATION. CONTRACTOR TO LIASE WITH OWNER AND TO APPOINT KITCHEN DESIGN REPRESENTATIVE TO DISCUSS PROPOSED LAYOUT.
 LOCATION OF GAS, ELECTRIC AND WATER SUPPLIES TO BE LOCATED PRIOR TO THE WORK STARTING ON SITE; INCLUDING INITIAL CAPPING OFF.

PARTY WALL ACT:
 (PARTY WALL ACT TO BE SERVED TO ADJOINING NEIGHBOURS BY APPROPRIATE BODY APPOINTED BY DUTTON DODD CONSULTANTS).

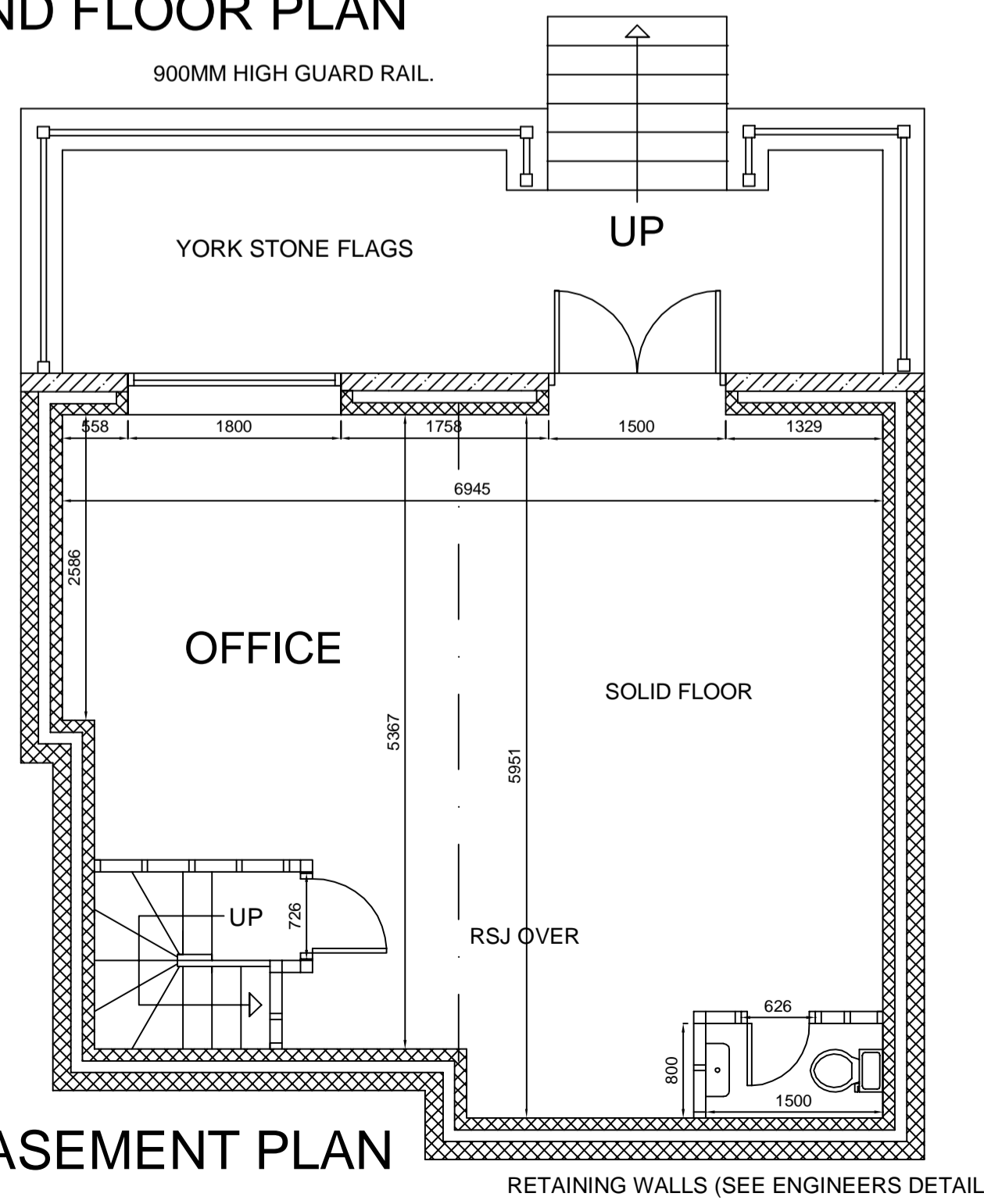
SAP CALCULATION:
 ALL SAP CALCULATIONS TO BE CARRIED OUT BY CONTRACTOR APPOINTED BY MAS DESIGN CONSULTANTS LTD.

NOTE
 THESE NOTES DO NOT COMPRISE A FULL SPECIFICATION THEY ARE FOR GENERAL GUIDANCE ONLY AND THEIR PRIMARY FUNCTION IS TO ASSIST LOCAL AUTHORITY OFFICERS IN DETERMINING BUILDING REGULATION COMPLIANCE. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS STARTING.
 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.

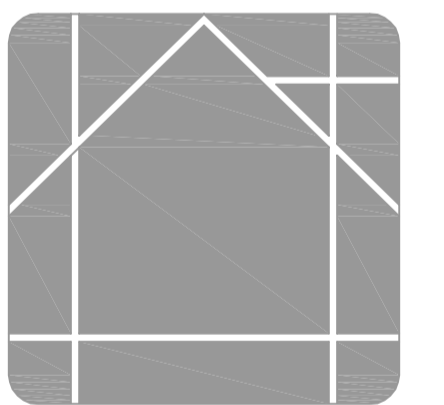
NOTE:
 PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
 CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

NOTE:
 Materials to match existing.
 These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance. All dimensions must be checked on site prior to works starting. Do not scale.
 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.



PROPOSED BASEMENT PLAN



MAS DESIGN
 Consultants Ltd
 info@masdesignconsultants.com
 T 01943 878398
 22 Granville Terrace, Guiseley, Leeds, LS20 9DY

EXTENT OF PROJECT:
 PROPOSED NEW SIX BEDROOM DETACHED DWELLING

CLIENT DETAILS
 MR I WILLIAMS
 68 KINGS ROAD
 ILKLEY
 WEST YORKSHIRE
 LS29

DRAWING TITLE:
 PROPOSED FLOOR PLANS

PAPER SIZE	SCALE	DATE	REV
A1	1:50	01/09/06	