



# PROPOSED FIRST FLOOR PLAN

SA Denotes smoke alarm

### PART J, STOVE AND FLUE DESIGN

Design and installation of flue to HETAS Engineers' details. Provide twin wall flue circa 150mm diameter to suit stove manufacturers' requirements. Design to be compliant with all aspects of Part J of Building Regulations. Combustion Air Requirements. All heating appliances need air to work efficiently and safely. It is essential that the appropriate permanent air supply, as required by the appliance manufacturer and Building Regulations is provided into the room where the appliance or open fire is situated. Always refer to the appliance manufacturer's recommendations and Building Regulations before installation. Allow for any required air bricks and making good required. All wood burning and multi-fuel appliances should have a carbon monoxide alarm fitted within the same room as the appliance. The carbon monoxide alarm should comply with BS EN 50291-1:2010, and must be installed to the manufacturers' installation instructions, and current Buildings Regulations.

**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



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## PROPOSED

**EXTENT OF PROJECT:**  
**PROPOSAL: PROPOSED SINGLE STOREY REAR EXTENSION; FORMING UTILITY AND OPEN PLAN KITCHEN / DINING / FAMILY AREA. PROPOSED FIRST FLOOR FRONT EXTENSION; FORMING BEDROOM. NEW ROOF OVER ENTRANCE. RENDER FINISH TO REAR ELEVATION.**

**CLIENT DETAILS:**  
**MRS S DON,  
14 ACORN WAY,  
POOL IN WHARFEDALE, OTLEY.  
LS21 1TY.**

**DRAWING TITLE:**  
**PROPOSED FIRST FLOOR PLAN.**

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