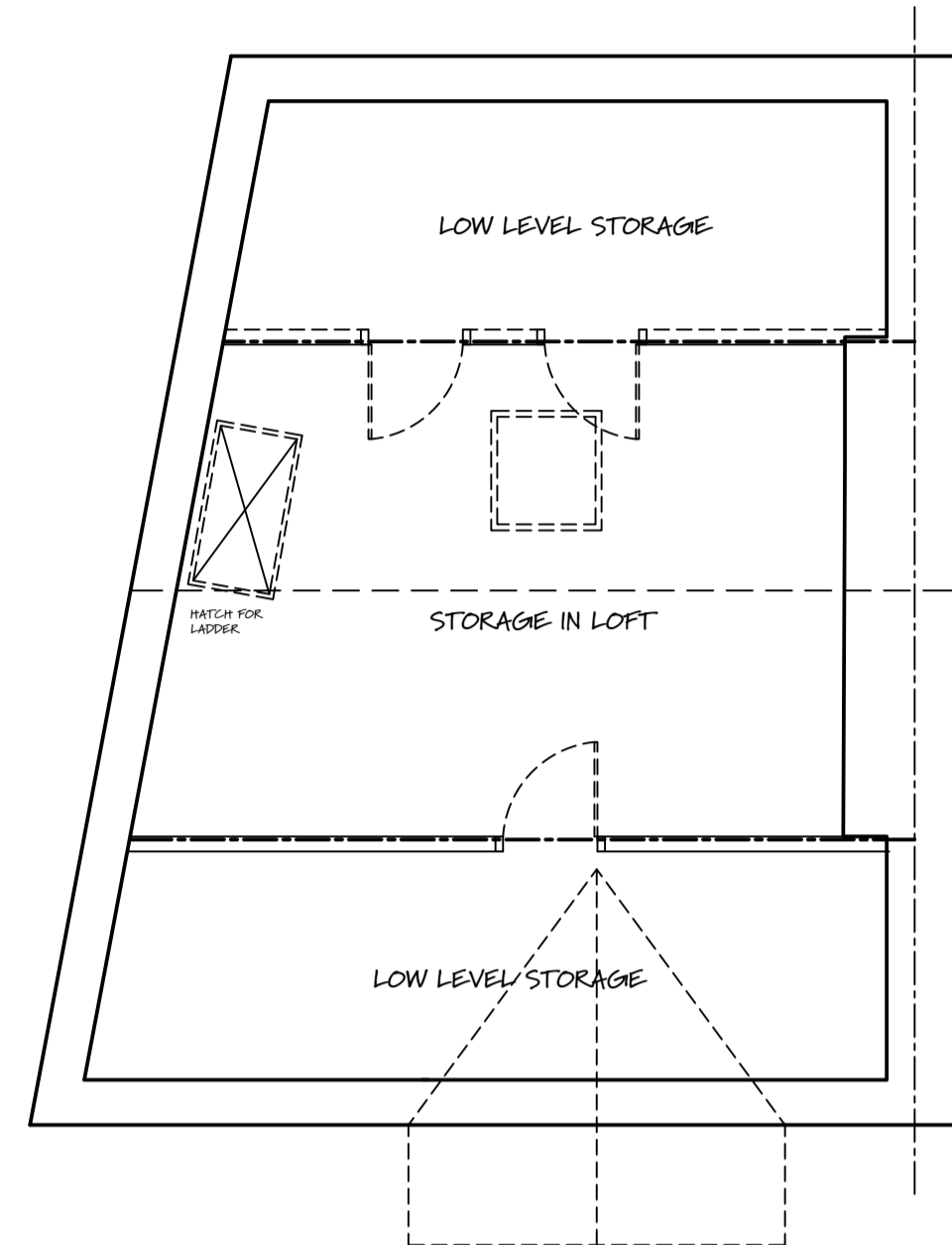


NOTE: BROKEN LINEWORK DENOTES ITEM(S) THAT NEED TO BE DEMOLISHED AND OR REMOVED FROM SITE.



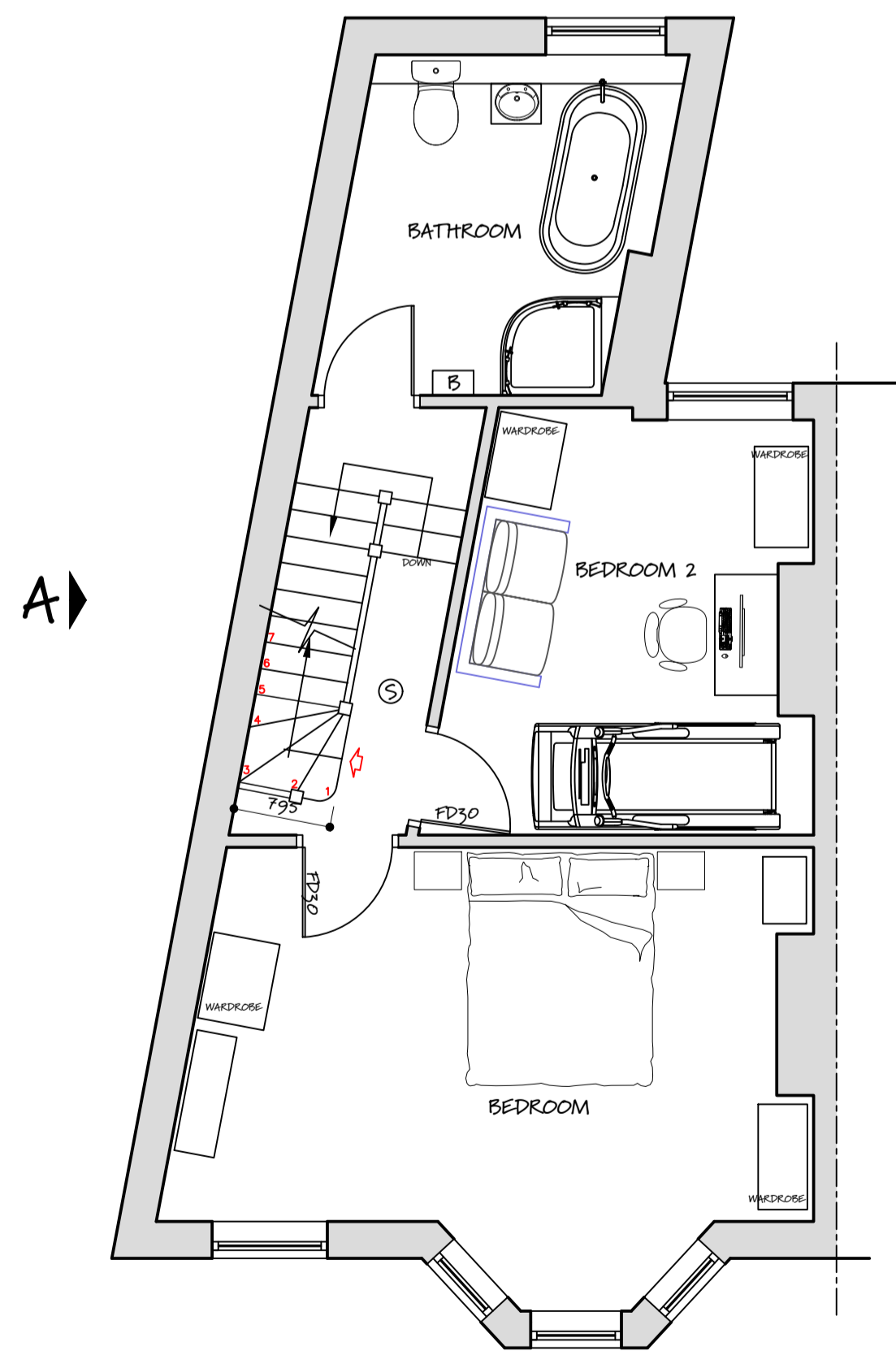
CDM REGULATIONS:
THE OWNER, SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2007 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE COMPLIANCE WITH THE CDM REGULATIONS.

THERMAL BRIDGING:
CARE SHALL BE TAKEN TO LIMIT THE OCCURANCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (IE AROUND WINDOW AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION / NEW BUILD WORKS ARE CONSTRUCTED TO MINIMISE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

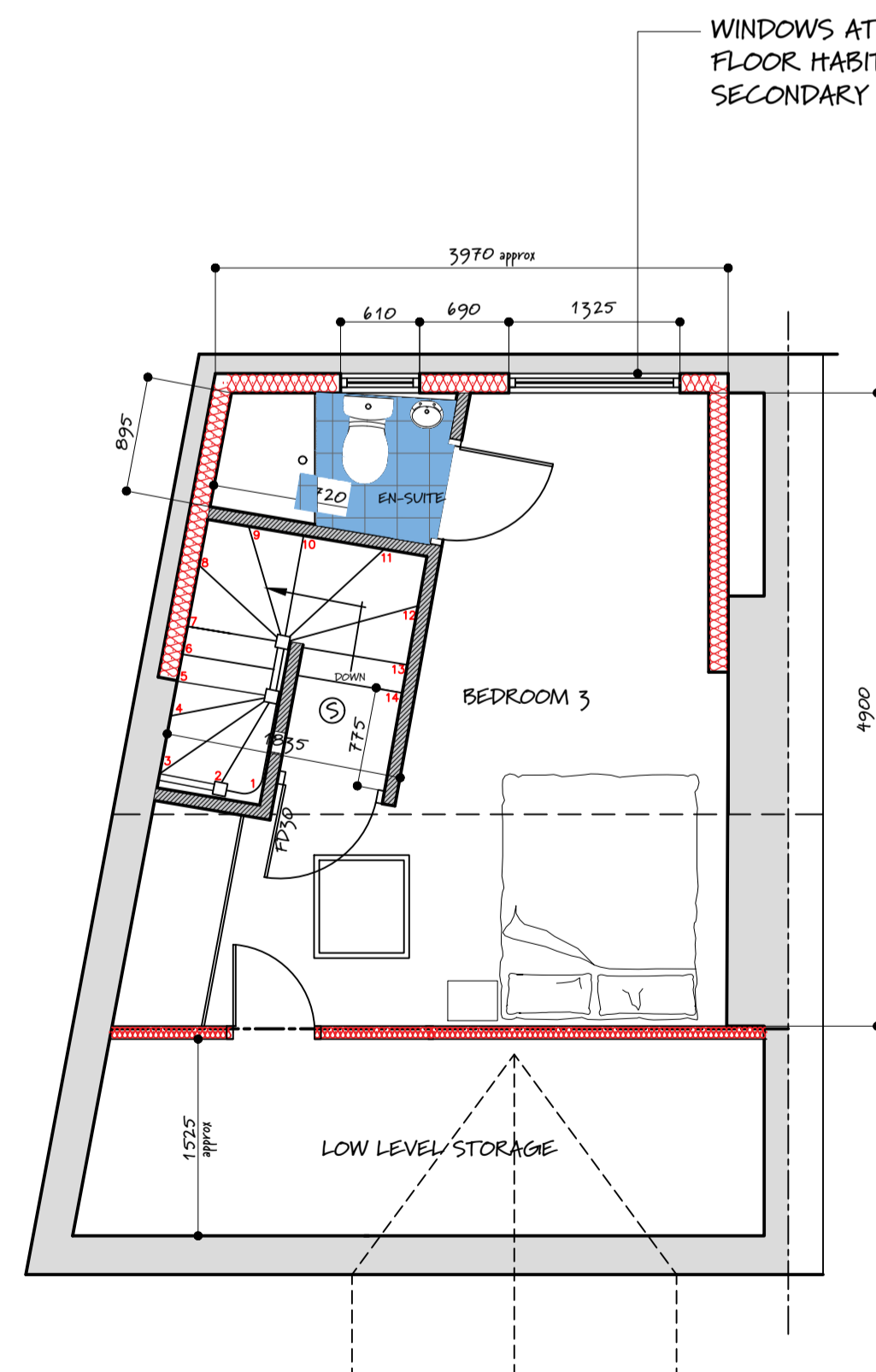
DRAINAGE:
CONTRACTOR TO EXPOSE ALL DRAIN RUNS TO CONFIRM LAYOUTS AND DISCHARGE ROUTES

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

WINDOWS AT FIRST AND SECOND FLOOR HABITABLE ROOMS TO ACT AS SECONDARY MEANS OF ESCAPE

MECHANICAL EXTRACTION:
PROVIDE MECHANICAL EXTRACTION TO BATHY/SHOWER OPERATING AT 15 LITRES/SEC AND BE CAPABLE OF OPERATING INTERMITTENTLY AND HAVE AN OVER-RUN PERIOD OF 15 MINUTES.

NOTE:
ALL NEW WORK, INCLUDING FOOTINGS, GUTTERINGS, ETC. TO BE KEPT WITHIN CURTILAGE OF OWNERSHIP.

THE PARTY WALL ACT
ALTHOUGH NOT PART OF THE BUILDING REGULATIONS, THE REQUIREMENTS OF THE PARTY WALL ACT SHOULD BE NOTED AND IMPLEMENTED ACCORDINGLY. PLEASE REFER TO THE PARTY WALLS ACT 1996, WHICH PROVIDES A FRAMEWORK FOR PREVENTING AND RESOLVING DISPUTES IN RELATION TO PARTY WALLS, BOUNDARY WALLS AND EXCAVATIONS NEAR NEIGHBOURING BUILDINGS. A BUILDING OWNER PROPOSING TO START WORKS COVERED BY THE ACT MUST GIVE ADJOINING OWNERS NOTICE OF THEIR INTENTIONS IN THE WAY SET OUT IN THE ACT. ADJOINING OWNERS CAN AGREE OR DISAGREE WITH WHAT IS PROPOSED. WHERE THEY DISAGREE, THE ACT PROVIDES A MECHANISM FOR RESOLVING DISPUTES.

FIRE SAFETY
ANY PROPOSED RECESSED DOWNLIGHTING SHOULD BE PROVIDED WITH SUITABLY TESTED AND FIRE RESISTING BACKS AND SHOULD BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS TO PREVENT POTENTIAL FOR OVERHEATING FROM THE ROOF THERMAL INSULATION.

PROVIDE HEAT DETECTOR TO KITCHEN AREA.

PROPOSED PLANS

CLIENT:
MS KAROLINA IWASZKO
PROPOSED REAR FACING
DORMER @
18 BLOOM STREET
PONTCANNA
CARDIFF
CF11 9QE
DESCRIPTION:
EXISTING AND
PROPOSED PLANS



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DATE: MARCH 2024
SCALE: 1:50 @ A1 1:100 @ A3
DRAWING NO: 18BLOOM/01

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