

CONTRACTOR
Drawings to be read in conjunction with all relevant contract documents, structural engineer's details and specification.

The contractor shall be responsible for all levels and dimensions. He is to take requisite levels and dimensions from site and verify those shown on drawing. Any discrepancy is to be brought to the attention of Uppal Design Ltd immediately.
The contractor is to comply with all statutory obligations and regulations relating to CDM, and Health and Safety.

Builder to confirm whether any existing drain located beneath or within 3m of proposed extension is a public sewer to comply with Approved Document Part H4 obtain confirmation from Thames Water Utilities / Environment Agency to allow the discharging of rainwater into a surface water drain.
Air permeability and pressure Testing Reports in accordance with The ATTMA publication 'Measuring Air permeability of Building Envelopes' (ATTMA 2006) are to be provided by builder.

Ventilation systems should be installed & commissioned in accordance with the guidance given in the 2010 edition of the Domestic Ventilation Compliance Guide. Sufficient information about ventilation system should be given to the building owner upon completion of the building work, so that the ventilation system can be operated to provide adequate air flow.

The proposed Heating & Hot water system's are to meet the requirement of 'The Domestic Heating Compliance Guide'.
Energy efficient light fittings will be provided and specified in accordance with Approved Document L1.
CO2 Emission rate Calculations and EPC's for the dwelling to show that the dwellings emission rate (DER) is no greater than the Target Emissions rate (TER) using SAP 2005
Full details of water efficiency (G2) and prevention of excessive temperatures (G5) are to be provided in accordance with approved Document G.

ELECTRICAL SPECIFICATION
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.
Install electrical power and lighting circuits and their fittings. Type and positioning to be agreed with Client.
Light switches and power socket outlets are to be positioned between 450mm and 1200mm above finished floor level.
75% energy efficient lighting to be provided.

Fixed external lighting should have effective control and/or use efficient lamps; having lamp capacity not greater than 100 lamp-watts per light fitting alternatively lights should have lamps with a luminous efficacy greater than 45 lumens per circuit-watt. The lighting automatically switches off when there is enough daylight and they should be controllable manually as well.

HEATING SPECIFICATION
Install new radiators in positions or under floor heating to be agreed with Client.
Install (If required) central heating boiler with a SEDBUK rating of at least 86% and to be a condensing type.
Type and positioning to be agreed with Client.

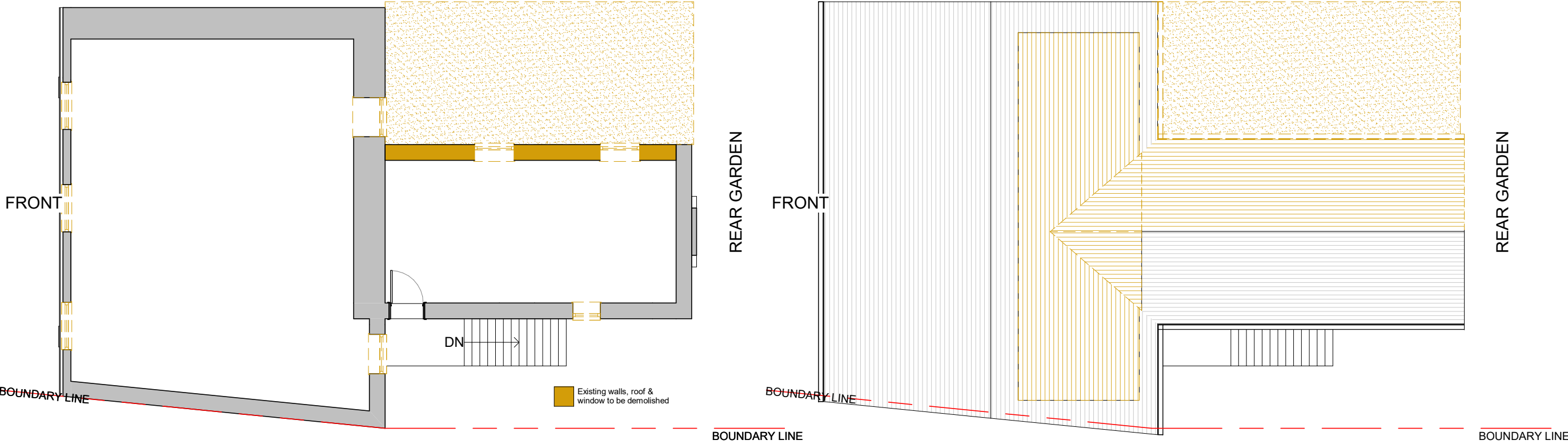
Install HepvO Valve method for termination of discharge pipes in hot water storage unit accordance to BRG digest 308

Thermostatic radiator valves to be installed to the new radiators.

CARPENTRY SPECIFICATION
All timber materials and workmanship to be in accordance with BS 5268: Part-2 Structural Use of Timber.
All concealed timbers to be treated with pre-injected wood preservative, plus all cut ends to be painted.

All timber is to be treated by vacuum pressure impregnation of organic or water borne preservative, to a dry salt retention in accordance with the manufacturers recommendations.

Type of treatment may be 'Tanalith', 'Celcure' or 'Protim'.
All timbers to be a minimum strength class 'C16' (unless noted otherwise) and to have a maximum moisture content of 18%
Double joists and rafters to be bolted together at 600mm centres with 12mm diameter bolts and 50 x 50 x 3mm washer plates.
All fixings in roof space (nails, screws, bolts and hangers) are to be galvanized unless noted otherwise.
Make good with appropriate plaster or filler, all walls and woodwork affected by works.
Prepare all surfaces for decoration, finishes to be agreed with Client.
Construct pipe ducting using 50 x 50mm softwood framework faced with 12.5mm foil backed plaster board skimmed and set, to be fitted with access panels for rodding of pipes and filled with 'Rockwool' insulation for soundproofing. Size and positioning to be agreed with Client.



BC-EXISTING FIRST FLOOR PLAN
1 : 100

BC-EXISTING ROOF TOP PLAN
1 : 100

CLIENT		
REV	DATE	NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ONSITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HERewith.

PROJECT		
63, Heol Cae Gurwen, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot SA18 1HG		
DRAWING NO.		
BC-02		
REV.		
R-2		
DATE		
25-01-24		
DRAWN		
FU		
SCALE		
1 : 100@A3		

DRAWING TITLE	
EXISTING PLANS	
0m 2m 4m 6m 8m 10m	
Meters @ 1:100 @ A3	


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