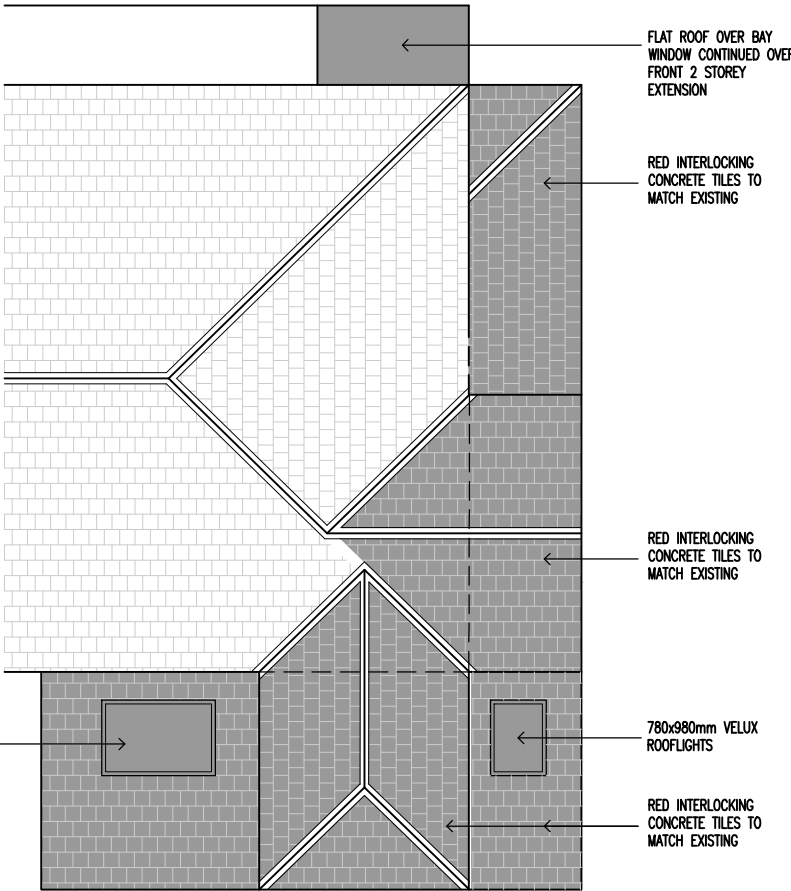
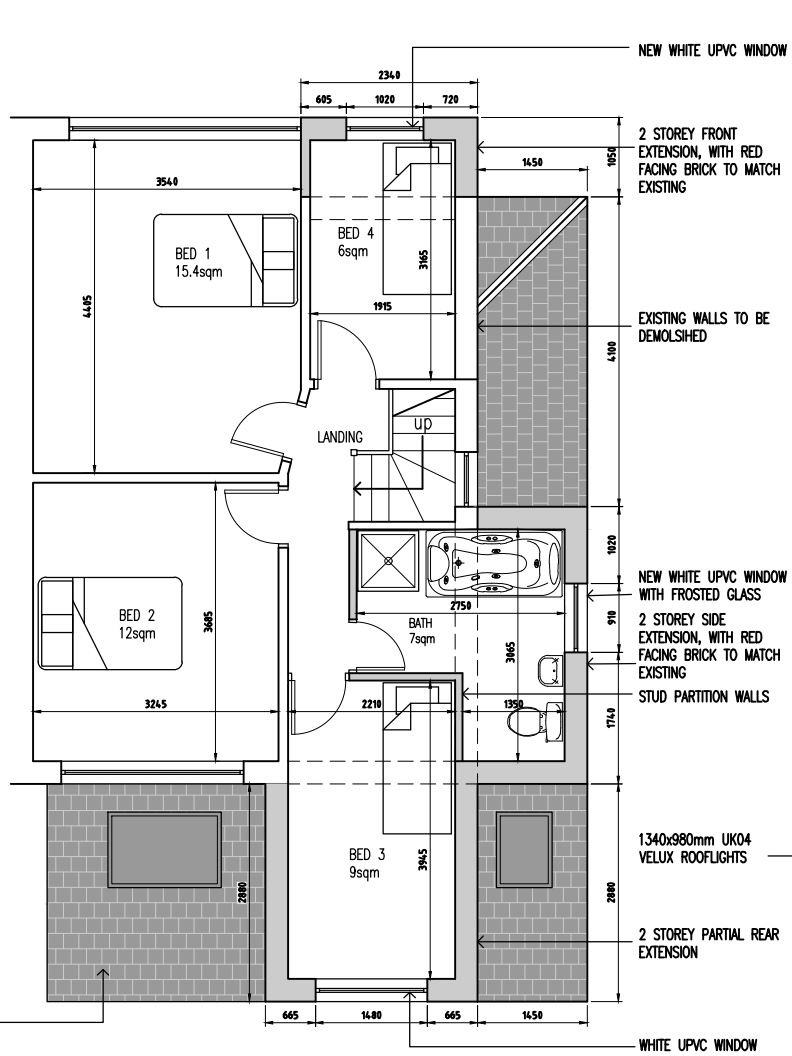
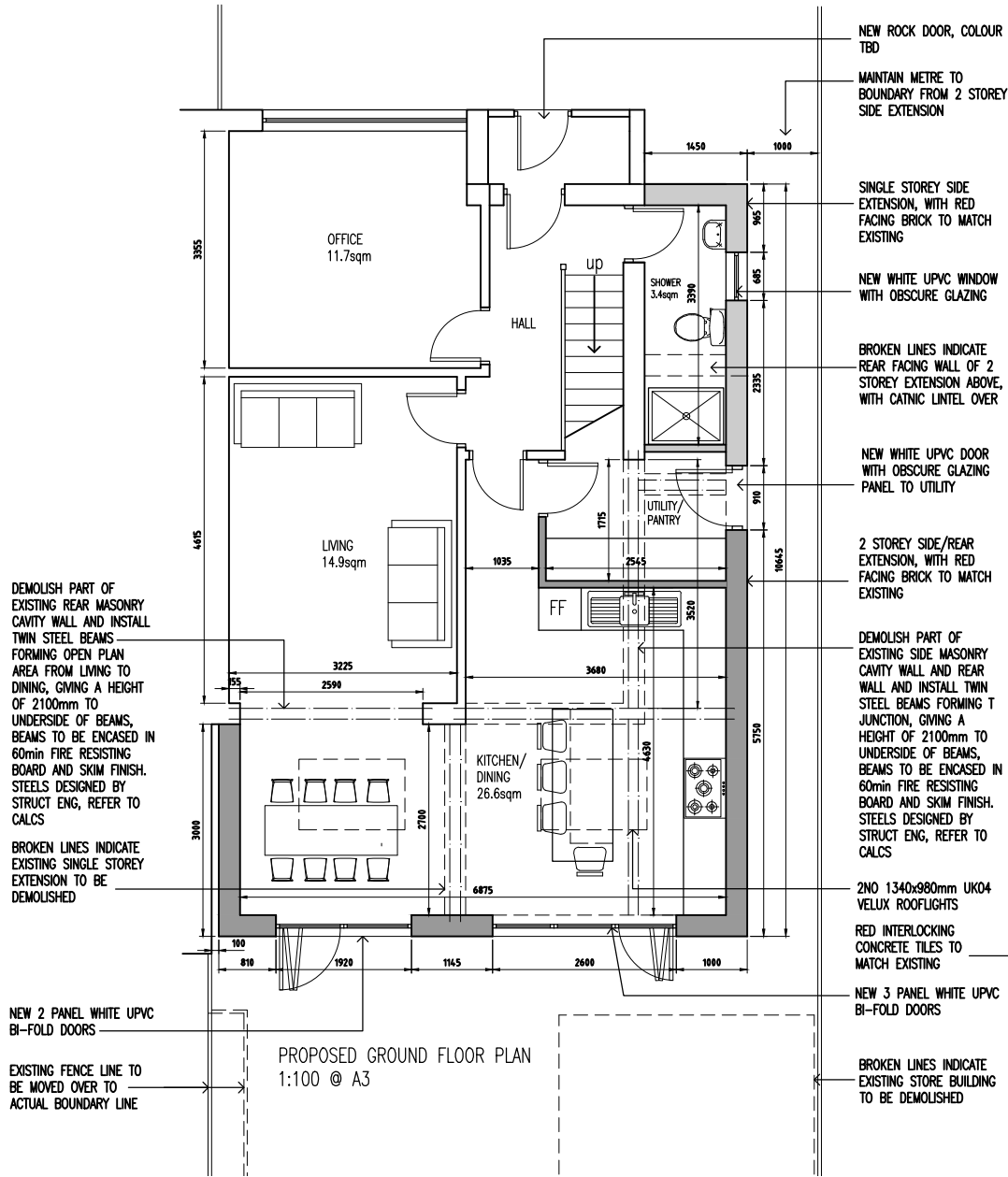




GENERAL NOTES
All materials and construction works are to comply with current BSI standards and Codes of Practice, Building Regulations and NHBC Standards.
All materials and proprietary goods shall be suitable for their purpose and shall be stored, mixed and fixed in accordance with the manufacturers instructions.
The Contractor shall ascertain and include for all works and necessary materials to complete the works to the complete satisfaction of the Building Inspector and Client whether indicated on this drawing or not.
Existing elements of structure to be assessed on site and be thermally upgraded, if required to satisfy A Doc L. Sound testing may be required to the Party Walls

WINDOWS & DOORS:
The area of the doors & windows covered by the extension will be less than 25% of the floor area.

WINDOWS:
All new windows are to white upvc framed windows, all windows internally beaded. Top lights to each window and fitted with espagnolette locking system, incorporating night vent locking positions and trickle vents to frame head. Glazing to be soft low e glass at ground floor level and to be in accordance with BS6262 and to be sealed double glazed units with 16mm air space. Any glazing in doors and side panels below 1500mm and within 300mm at either side of door and glazing within 800mm of internal floor level to be toughened or laminated safety glass. New windows to achieve a 'U' Value 1.6 w/m2k. Opening lights to be min. 1100mm above FF level.

VENTILATION:
Rapid ventilation- opening lights and doors to provide rapid ventilation at not less than 5% of the habitable room floor area. Background Ventilation to be provided by trickle vents to window heads or lockable limit stays fixed to opening lights.
Kitchen to have extract rate of 60L/sec or 30L/sec if extract is incorporated in cooker hood.
All to be in accordance with Approved Document 'F'

PART P:
All electrical work required to meet the requirement of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so. Prior to completion the local authority must be satisfied that either :-
An electrical installation certificate issued under a Competent Person Scheme has been issued; or Appropriate certificates and forms defined in BS 7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience, relevant to the nature of the work undertaken and to the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

SERVICES:
All work & installations to comply with Regulations & recommendations of the relevant Board or Authority, to the satisfaction of their Inspector.
Water main to be 750 below ground level & riser to slab to be fitted with an insulation sleeve. Gas main to have min. 375 ground cover. Electricity main to have 460 ground cover & electrical installation to comply with I.E.E. Regulations. Any pipework running outside insulated shell of building to be insulated. All hot water pipes in roof space & hot water cylinder should be adequately insulated if central heating system is to be provided. Room thermostats or radiator thermostatic valves to be fitted.

WASTES AND RAINWATER
New Gutters to be 110mm dia square black Upvc with 75mm dia black upvc rainwater pipes discharging into new gully.
Gully to connect into existing drains, to be determined on site.

LIGHTING:
New Internal lighting to be in accordance with doc 'L1' para 1.54 and table 4.

SMOKE DETECTION:
Self contained smoke alarms to be mains operated with a secondary battery power supply and to be wired to a separate fused circuit to IEE wiring regulations all in accordance with BS 5446. Smoke detection is required to the new Snug area in new rear single storey extension.
Detectors should not be situated within 300mm of a wall or light fitting. All in accordance with Approved Document 'B'.

LINTELS:
External openings to all new doors and window openings to have Catnic Cougar CG90 / 100 open back insulated galv.steel lintels (or similar approved) unless noted otherwise. All lintels to have stop ends and min.150mm bearing to each end. Use cavity tray lapped over, with plastic weep vents over external openings at max 900c/c (min 2no per opening) .

STEEL BEAMS:
All new steel beams to be designed by struct engineer, and to be encased in 60 min fire resisting board and skim finish



Rev	Amendments	Date	Ints
C2	Revisions after planning comments	14.12.21	MG
C1	Revisions after planning comments	14.10.21	MG
Mark Gordon Design + Associates			
Project			
15 QUEENSWAY MANCHESTER, M19 1QP			
Drawing Title PROPOSED PLAN LAYOUTS			
Drawn	TW	Checked	-
Date	JUN 2021	Scale	A3 1 : 100
Drawing No.	15Q/302/BR	Rev.	C2