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 proprietory 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 neccessary 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

SMOKE & HEAT DETECTION:
Self contained smoke alarms to be mains operated with a secondary battery power supply and to be wired to a seperate fused circuit to IEE wiring regulations all in accordance with BS 5446. Smoke Detectors to be located in all rooms, and within 7500mm of each door to a habitable room. Detectors should not be situated within 300mm of a wall or light fitting. All in accordance with Approved Document 'B'
Kitchen to receive a heat Detector Grade D, L02 system.
Interlinked mains wired smoke detectors throughout the escape routes to be provided.
Interlinked smoke alarms located in each bedsit.

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. W/C and Bathroom to have extract rate of 30L/sec. Utility to have extraction rate of 30L/sec. All mechanical extract vents to terminate in external air. All to be in accordance with Approved Document 'F'

EMERGENCY LIGHTING:
Emergency lighting to be provided to Ground Hallway/Lobby area and First floor landing i.e escape routes. Importantly the system should be designed to comply with bs 5266 parts 1 and 7 .

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 certifivate 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 comepetent 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 adeqaute testing equipment.

ESCAPE WINDOWS :
Must have an unobstructed openable area of 0.33sqm and be at least 450mm high x 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor level.

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.
Gas safe certificate required for any gas appliances.
Energy Performance Certificate required for the property

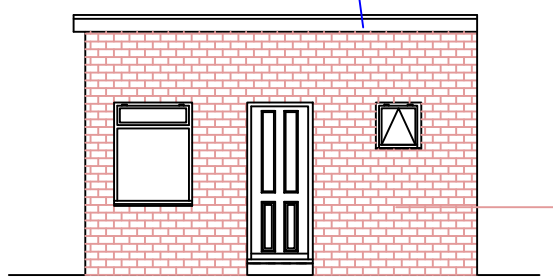
COMPARTMENATION
All bed walls and floors that vertically and horizontally seperate each bed from other parts of the building should be constructed to achieve 30 minute fire resistance. Also the Ground Floor is to be underdrawn at basement level with a 60min fire resisting board to achieve a 60 min resistance.
The surface linings of walls and ceilings on escape routes and/or other circulation areas will have a class o surface spread of flame rating.

PART L :
Energy efficient lighting to be fixed assumption of 30%, or one per four fixed lighting fittings. The lighting fittings to have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit watt.

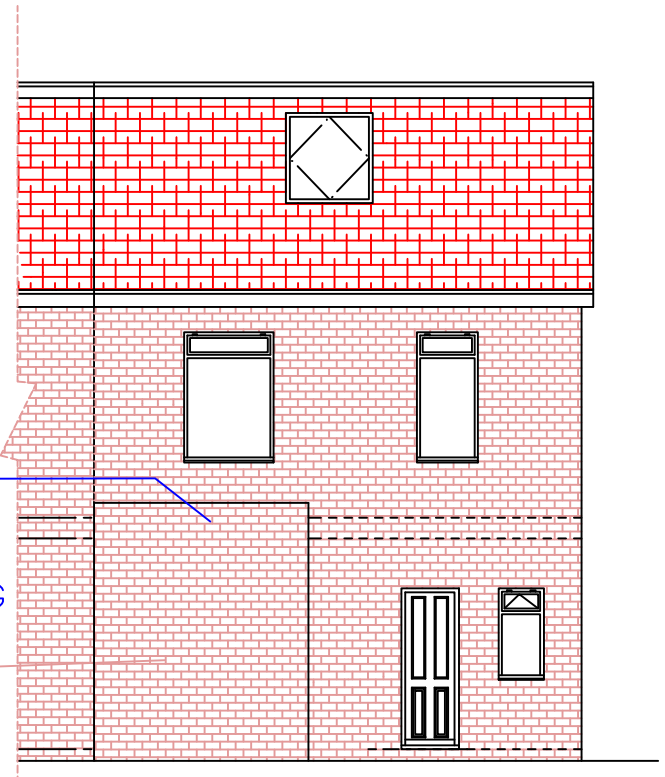
PAINT GRADE TIMBER DOORS (INTERNAL)
strength class - medium duty
door leaf to have a solidcore construction faced either side with 4mm plywood and provided with blocking for fixing of ironmongery as required by the schedule.
All bedroom doors to have a nighlatch internally and the front and back external doors are to have a thumb turning lock to the inside.
vertical edges of doors are to be lipped with minimum 4mm hardwood.
Door leaf is to be primed with 1no. coat of thinned lacquer and finished with 3no. full clear polyeurethane lacquer coats.
new internal timber door frames are to be formed from ex50x125mm hardwood to bs1186, class 1, dimensions of finished frame to comply with bs4787:part1:1980. the stops are to be formed integral to the frame. the frames are to be rebated as required to accept fire or acoustic seals as indicated on the schedule.
the frame is to be primed and gloss painted.

ARCHITRAVES
all doors are to be fitted with 25x75mm architraves. where there is no return on the jamb the architrave is to be scribed to create a bead profile. architraves are to be formed from softwood and are to be painted as for door frames.

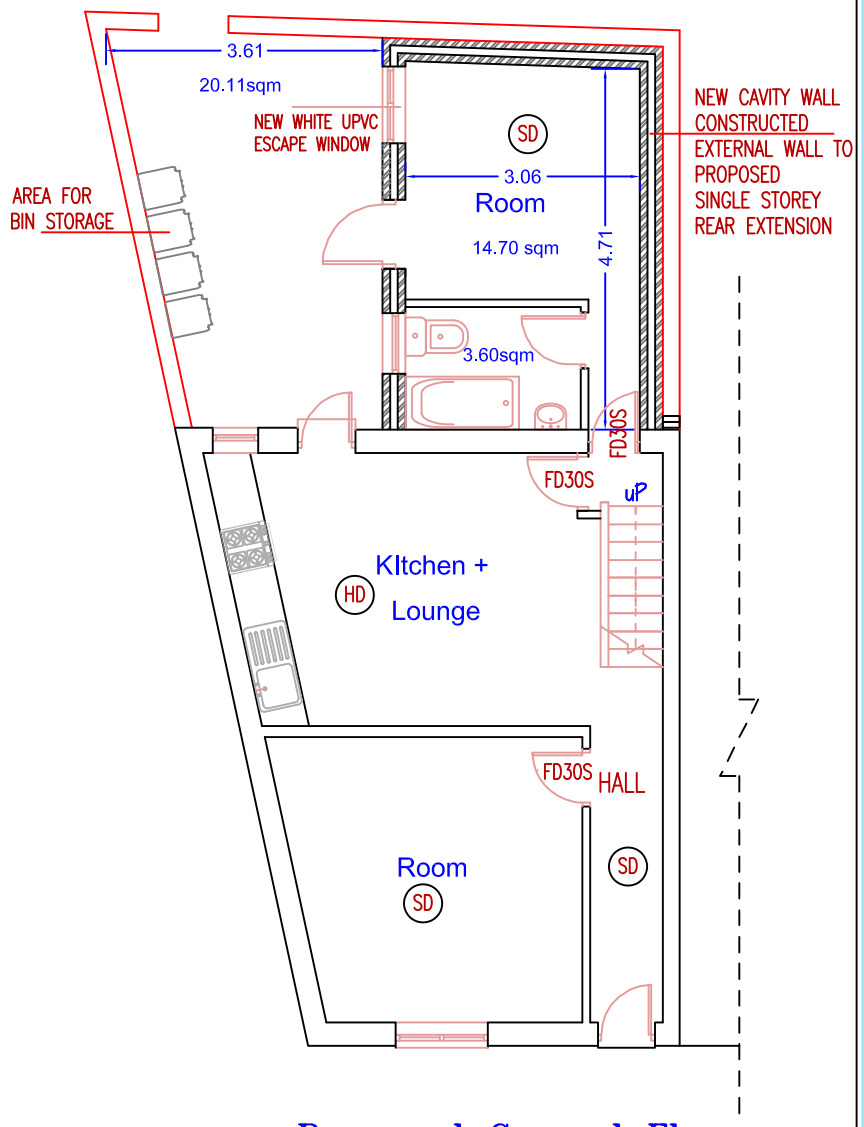
FD30S 30 MIN FIRE RESISTANT FIRE DOOR
(SD) SMOKE DETECTOR
(HD) HEAT DETECTOR



Proposed Exitention Elevation



Proposed Rear Elevation



Proposed Ground Floor

FIRE AND SMOKE DOORS
doorsets within firewalls, as indicated on plans by thick red lines, are to be 30 min fire/smoke rated are to have intumescent/smoke seals rebated into the door or frame as required to comply with the certification procedures of the following british standards:-
Note all fire doors to habitable rooms to have self-closers.

FIXING
painted hardwood door frames are to be supplied to site pre-drilled for steel countersunk frame anchors, at fixing points in accordance with bs4787:part1:1980.
countersunk screw holes are to be filled and sanded prior to receipt of finishes.
door frames are to be packed and wedged at fixing positions to ensure a rigid and secure fit.
construction tolerance between the frame and structural opening, of fire rated doors are to be sealed with a proprietary intumescent sealant on a backing rod.

SEALANT
all externalwindows are to be sealed all round externally with a proprietary silicone sealant, as recommended by the sealant manufacturer, on a polystyrene backing rod to control joint depth.
all sealants are to be applied in accordance with the recommendations of the manufacturer, on suitable primer.

FIRE EXTINGUISHER
1 no. fire extinguisher placed at Ground Floor within Hallway and 1 placed at first & second floor to landing areas. Where extinguishers are installed they should comply with BS EN 3-7 and be maintained in accordance with BS 5306-3. Suitable instructions should be given to tenants on their correct use at the start of the tenancy.

LIGHTING:
New Internal lighting to be in accordance with doc.'L1' .para 1.54 and table 4.
Note all communal lighting to be on a sensor

INTERNAL PARTITIONS:

All new partitions are to be built to the underside of the existing structural soffits (including facings) and are to be fully acoustic sealed around the perimeters and around penetrations to facilitate 30min fire resisting construction generally. New internal partitions are to be formed using 75mm Gypframe Metal studs with 12.5mm Fireline Duraline board (or similar approved) and either side finished with a skim finish. Cavity filled with rockwool insulation.
Note new walls to w/c/shower room to have moisture resistant plasterboard to both sides with skim finish.

FIRE BLANKET
fire blanket is required in the kitchen of a licensed HMO. They must be capable of dealing with small fires such as cooking fires or fires involving clothing, and they should comply with BS 6575 or equivalent. They should be wall mounted (approximately 1.5m high) and situated sufficient distance from a cooking facility(ies) so that the blanket can be safely removed from its housing in the event of a fire. Note that they should be closer to the room exit than the cooking facility itself.

DRAINAGE:
New Foul drains to be at min. 1:40 fall, and to connect to existing drainage system to rear of property. Drainage at First and second floors to run under floor and to be boxed in with MF hanging system finished with plasterbaord and skim finish with 50mm isowool insulation within the boxing.

Sinks to have 38mm dia wastes with 75mm deep seal bottle traps. W.c branch pipes to be nom.100mm dia. Soil and vent pipes to be 100m dia terminating min.900mm .

Owner:
Mahi Property Ltd
1Grasmere Street,Longsight M12 5TE

CUBES Contracting Limited

Project Name:
Extention at ground floor

Dwg Title:
Proposed Extention

Date:	Contract No:	Scale:	Dwg No:
	2/03/2020	1/100@A3	2
Drawn by:	Checked by:	Sheet No:	

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